

CAPITAL INVESTMENT IN CULTURAL CENTERS FY17-FY18



AFRICAN AMERICAN ART & CULTURE COMPLEX



Year built: 1935

Tenant org. founded: 2002

Former Acme Brewery

34,031 square feet

Three Floors

Theater Capacity 210

Supervisorial District 5

BAYVIEW OPERA HOUSE RUTH WILLIAMS MEMORIAL THEATER

Year Built: 1888

Tenant Organization Founded: 1989

Former Masonic lounge

Registered San Francisco

Landmark (National Register of
Historic Places)

14,000 square feet

Three Floors

Theater Capacity 300

Supervisory District 10



MISSION CULTURAL CENTER FOR LATINO ARTS

Year Built: 1906

Tenant organization Founded:
1976

Former mattress factory

32,780 square feet

Four Floors

Theater Capacity 150

Supervisorial District 9



SOMARTS CULTURAL CENTER



Year Built: 1906

Tenant Organization Founded: 1976

Former union ironworks machine shop

26,190 square feet

Two Floors

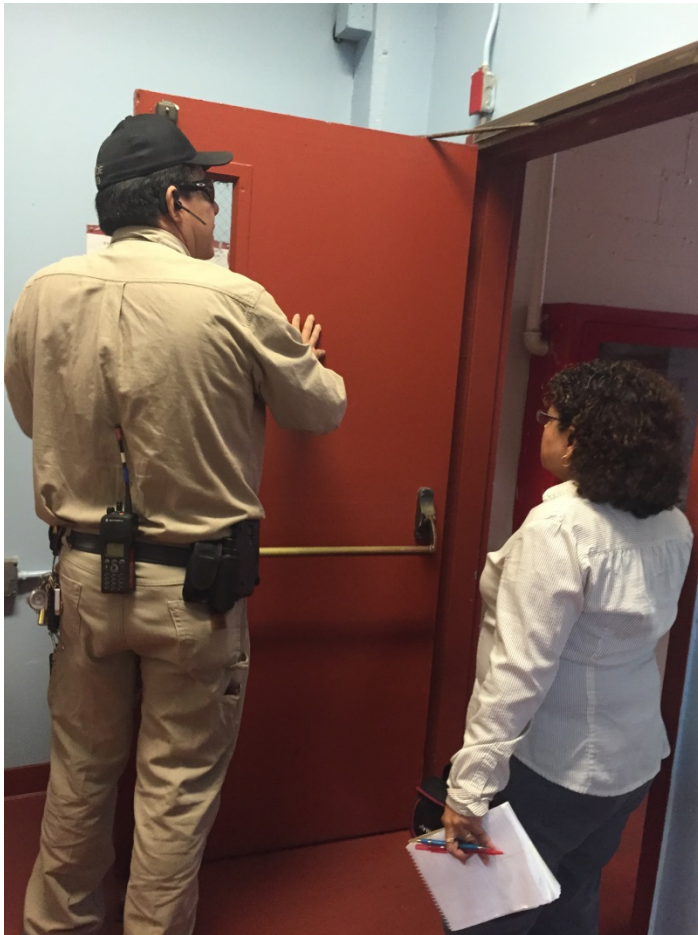
Theater Capacity 350

Supervisorial District 6

TENANT VS. LANDLORD RESPONSIBILITIES

- Our responsibility as landlord is to cover the building systems: roof, plumbing, electrical, elevator, fire/life safety, ADA and seismic improvements, HVAC, exterior walls, lead and asbestos abatement, window and door frames
- The tenant should cover: basic maintenance, programmatic needs (sprung floor, theater lighting, painting the gallery space), clogged toilets and dripping sinks, doors, doorknobs, keys, broken windows, tree trimming, security

REAL ESTATE DIVISION AND SFAC



- 1 Building and Grounds Maintenance Supervisor
- 1 Senior Stationary Engineer

MAINTENANCE AND REPAIR BUDGET

Fiscal Year	Amount
2014 - 2015	\$111,000
2015 - 2016	\$116,550
2016 - 2017	\$122,378
2017 - 2018	\$128,497
2018 - 2019	\$134,921*

*pending

MAJOR FACILITIES PROJECTS FY17 - FY19

HVAC Projects: AAACC & MCCLA

\$846,100



SOMARTS ADA Upgrades

\$1,172,684



MCCLA ELEVATOR RETROFIT
\$1,000,000



BVOH RENOVATION PROJECT

Before



After



FACILITIES PROJECTS

	Funded FY17	Funded FY18	Approved FY19
Capital budget:			
AAACC – HVAC (FY16 Funded)	\$ 246,100		
AAACC - HVAC (AC Specific)	\$ -	\$ 50,000	
BVOH – Capital Upgrades Special Grant	\$ -	\$ 100,000	
BVOH – Backflow Testing	\$ -	\$ 60,000	\$ -
MCCLA - HVAC	\$ 50,000	\$ 550,000	\$ -
MCCLA – Elevator Retrofit	\$ 500,000	\$ 500,000	\$ -
SOMA - MOD ADA work (Transfer from MCCLA Fire Panel)	\$ -	\$ 272,684	\$ -
Cultural Centers - Facilities Maintenance	\$ 122,378	\$ 128,496	\$ 134,921
Cultural Centers - Fire Safety Systems	\$ -		\$ 250,000
Cultural Centers - MOD ADA work (MOD only)	\$ -	\$ 900,000	
Totals	\$ 618,478	\$ 2,561,180	\$ 384,921