

CITY OF EMERYVILLE CAPITAL IMPROVEMENT PROGRAM

☐ New Project ☒ Existing Project

CIP#: CF-08

Project Category: Community Facilities

Project Number: 06466107

Title: Art Center

Lead Department: Economic Development and Housing

Priority Level: Discretionary

Description and
A 30,000 square foot building at 4060 Hollis, adjacent to City Hall, was acquired in March 2006 to serve as art and cultural center. The building needs to be seismically upgraded and needs a roof, water, and lighting prior to any use, such as the Emeryville Celebration of the Arts annual show. The Center may be expanded and adaptively reused to include additional space for exhibitions, lectures, films, workshops, and arts related activities and a creative community center with arts programming for adults and youth. The elimination of the Redevelopment Agency stopped the operational planning; despite previous Planning approvals in 2012. New construction estimates, program definition and operating models are needed in a fiscally constrained environment. This project consists of commissioning a feasibility study for the Center and committing available funds to a capital campaign for the development of a feasible project including a new roof, earthquake retrofit, and basic improvements needed for an Art Center.



Justification: The project would transition an existing, dilapidated building owned by the City and adjacent to Old City Hall into a vital community space. The City of Emeryville has need of a center of the arts to showcase its artistic community and provide a permanent home for the annual Celebration of the Arts exhibit. The 2016 Public Art Master Plan outreach process identified strong community interest in the Art Center's development.

Current Status: Feasibility study needed. City owns site as Successor to the Redevelopment Agency. Prior project entitled - unfunded. Limited funding available from Pixar and PGE and Redevelopment bond proceeds (\$4.7 M), additional funding needed to construct and operate project.

Endorsing Authority: Park Avenue District Plan, adopted August 2006; City of Emeryville Successor Agency Amended Long Range Management Plan. Redevelopment Implementation Plan (2009-2014)

Prioritization Factors:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Public Safety | <input type="checkbox"/> Mandated Program | <input checked="" type="checkbox"/> Hazard Elimination | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Preventive Maintenance | <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Family Friendly |
| <input checked="" type="checkbox"/> Citywide Impact | <input checked="" type="checkbox"/> Leverages Outside Funding | <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Climate Action |

Anticipated Costs:

Design/Prof Svc	\$ 18,234,512
Construction	TBD
Construction Admin	TBD
Total:	\$ 18,234,512

Operating Budget Impact

FY 16-17	NA
FY 17-18	NA
FY 18-19	TBD
FY 19-20	TBD

Estimated Costs and Funding Source:	Encumbrance and Carryover thru					
	June 2016	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
RDA (Acquisition)	\$ 5,303,882					
EPA Grant	\$ 230,630					
General Plan Maintenance Fund		\$ 200,000				
Pixar/PGE Donations			\$ 500,000	\$ 925,000		
Implementation Plan Fund				\$ 3,800,000		
General Capital Fund				\$ 7,275,000		



City of Emeryville
2017-19 Budget

Capital Project Funds
Capital Improvement Project List

Project	Fund	Total Project Cost	Expenditures Through June 2017	Encumbrances and Budget Carryover at June 2017	2017-18 Budget	2018-19 Budget	2019-20 Projection	2020-21 Projection
Community Facilities								
CF-01 Eastshore State Park/Powell Street Bioswale								
475	General Capital Fund	\$ 100,000	\$ -	\$ 20,000	\$ 80,000			
254	Grant Fund	400,000	-	50,000	350,000			
		500,000	-	70,000	430,000	-	-	-
CF-02 South Bayfront Bridge and Horton Landing Park								
RDA	Redevelopment Agency	2,682,000	2,682,000	-	-	-	-	-
472	Redevelopment	11,201,466	390,745	10,810,721	-	-	-	-
473	Developer Contribution	1,618,178	168,178	1,450,000	-	-	-	-
475	General Capital Fund	3,115,535	-	-	3,115,535	-	-	-
479	RDA Implementation Plan	1,829	1,829	0	-	-	-	-
237	Park Impact Fees	284,465	-	284,465	-	-	-	-
250	Traffic Impact Fees	1,200,000	-	1,200,000	-	-	-	-
262	Grant Fund	2,000,000	-	-	2,000,000	-	-	-
		22,103,473	3,242,752	13,745,186	5,115,535	-	-	-
CF-03 Transit Center-Plaza and Platform Extension								
254	Grant Fund	834,077	74,100	759,977	-	-	-	-
473	Developer Contribution	208,923	-	208,923	-	-	-	-
		1,043,000	74,100	968,900	-	-	-	-
CF-04 Transit Center -Public Parking and Bus Bays - STIP Grant								
254	Grant Fund	4,200,000	2,556,301	1,643,699	-	-	-	-
472	RDA Bond Fund	4,230,952	2,575,322	1,655,630	-	-	-	-
		8,430,952	5,131,623	3,299,329	-	-	-	-
CF-05 Corporation Yard Improvements/Emergency								
475	General Capital Fund	11,107,000	239,363	4,630,637	3,837,000	840,000	900,000	660,000
650	Major Maintenance Fund	1,900,000	8,341	1,891,659	-	-	-	-
		13,007,000	247,704	6,522,297	3,837,000	840,000	900,000	660,000
CF-07 Underground Tank Closures								
475	General Capital Fund	100,000	72,517	27,483	-	-	-	-
CF-08 Art Center								
101	General Fund	33,593	33,593	(0)	-	-	-	-
	Former Redevelopment							
RDA	Agency	5,303,882	5,303,882	-	-	-	-	-
225	General Plan Maintenance	200,000	-	200,000	-	-	-	-
247	EPA Grant	230,630	230,630	-	-	-	-	-
473	Developer Contribution	1,425,000	-	-	500,000	925,000	-	-
479	RDA Implementation Plan	3,800,000	-	-	-	3,800,000	-	-
475	General Capital Fund 650	5,775,000	-	-	-	5,775,000	-	-
650	Major Maintenance Fund	90,000	29,016	60,984	-	-	-	-
		16,858,106	5,597,122	260,983	500,000*	10,500,000*	-	-

* Total Available (existing dedicated funds) as of 11/2017 = \$11,000,000

Note: these are not projected funds but existing sources of funds allocated over several budget periods (including the current fiscal year through FY 18-19).