

# ecb

EQUITY  
COMMUNITY  
BUILDERS



## integrating history with state of the art technology



### ► EAST BAY CENTER FOR PERFORMING ARTS

#### Location

339 11th Street  
Richmond

#### Project

16,000 sq ft Performing Arts Center

#### Completion

May 2011

#### Architect

Mark Cavagnero Architects

#### Contractor

Oliver & Company

#### Financing

Government and Foundation Grants, Bank Financing, Capital Campaign, and New Markets Tax Credits

ECB was the Development Project Manager and Financing Advisor for the rehabilitation of the historic Winters Building in downtown Richmond, CA. The East Bay Center for the Performing Arts (EBCPA), a nonprofit arts and educational organization, has occupied the building for over 40 years.

The EBCPA recently acquired the 90 year old structure, and with the help of the City of Richmond, numerous foundations, and ECB, embarked on a major rehabilitation of the building to accommodate their growing number of programs, and to offer them in a state of the art modern facility.

The \$14 million project included electrical, mechanical, and seismic upgrades including the complete removal of the old, fire damaged timber structure, and installation of a new steel structure inside the retained historic exterior walls.

The 16,000 SF building, completed in May 2011 includes both Proscenium and Black Box theaters, numerous practice rooms, lobbies, classrooms, a box office and staff offices.

A full theater fit out, including all theatrical lighting, rigging, curtains, and audio systems took place prior to the grand opening in the fall of 2011.

The project is financed by a combination of foundation grants, loans and New Markets Tax Credits.

On behalf of the East Bay Center for the Performing Arts, ECB coordinated the complex financing structuring for the project including managing the process of securing New Markets Tax Credit equity.

ECB is also acted as the Project Manager for the building's rehabilitation, including management of the construction of the facility.