creative and inspired building for smart, strong and bold girls

GIRLS, INC.

Location
510 16th Street
Oakland

Project
Seismic Retrofit, Building Renovation,
Tenant Improvements,
Historic Preservation

Value
$16 Million

Completion
Spring 2013

Architect
Anne Phillips Architecture

Contractor
Oliver & Company

Financing
Conventional Debt, Capital Campaign,
Grants, New Markets Tax Credits,
Historic Tax Credits

ECB was the project manager and tax credit financing consultant to Girls Incorporated of Alameda County for the renovation of their newly acquired building located in the historic district of downtown Oakland. Girls Inc. is a nonprofit organization dedicated to inspiring all girls to be strong, smart, and bold. This 5-story Morgan Building remodel helps fulfill the nonprofit's vision of becoming the region's first Girls Resource Center, providing innovative programs that build self-esteem, foster creativity, and promote critical thinking skills for school-aged girls (grades K-12) in high-risk, underserved areas.

Improvements to the 34,000 sq.ft. building includes historic preservation of the ornate terra cotta façade, seismic upgrades, renovation of core elements including stairs and elevators, replacement of all major building systems, and full interior tenant improvements. Administrative offices and a counseling center are located on the upper floors, while the girls program space on the lower floors provides the library/resource center, internet café, fitness and yoga studios, gathering spaces and a teaching kitchen to provide a safe and inviting place for academic, enrichment and skills- building programs. The project received a LEED Silver rating.

The $16M project was financed by a combination of New Markets Tax Credits, Historic Tax Credits, capital campaign funds, grants, and conventional debt.