

Agenda Report

DATE: SEPTEMBER 24, 2001
TO: PASADENA CITY COUNCIL
THROUGH: FINANCE COMMITTEE
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: GRANT TO ARMORY CENTER FOR THE ARTS FOR SEISMIC
UPGRADE OF COMMISSION OWNED PROPERTY AT 145 N.
RAYMOND AVENUE

RECOMMENDATION:

It is recommended that the Pasadena City Council:

Approve a journal voucher appropriation of \$100,013 from the Unappropriated General Fund Balance to Account No.8114-101-952100 for the purpose of granting the Armory Center for the Arts \$100,013 for seismic work on the Commission owned Armory building.

EXECUTIVE SUMMARY:

The Armory Center for the Arts (ACA), who is the Commission's current tenant at 145 N. Raymond Avenue, is currently renovating the building to increase their utilization of the space at a cost of \$1,300,000. On February 26, 2001 City Council approved \$146,762 toward necessary seismic work required at this Commission property. As worked has progressed, it became apparent that the necessary seismic work is more extensive than first estimated. Therefore, ACA now requests an additional grant of \$100,013 to cover the cost of all required seismic work.

BACKGROUND:

On February 26, 2001 the Pasadena Community Development Commission authorized a 30-year Lease Extension with the Armory Center for the Arts to renovate the building to increase their utilization of space, by upgrading the lighting, adding air conditioning, replacing the storage at the rear second story with a state of the art media lab, adding an elevator and walkway to connect the east and west sides of the building, and adding

Armory Center for the Arts

2,155 square feet at the rear of the building for a new ceramics, drawing, and painting workshop. On that same date, City Council granted ACA \$146,762 toward seismic repair. As work progressed, it became apparent that the necessary seismic repair is more extensive than at first estimated. ACA still plans to pay for the construction through grants and donations but looks to the City to grant \$100,013 needed for the more extensive seismic work required for this public building. The three areas requiring seismic mitigation are: 1) Strengthening the roof diaphragm in the large workshop/gallery area; 2) Anchoring the floor and roof wood joist framing to the perimeter concrete wall and; 3) Installation of diagonal bracing at north and south end bays of the Observation Gallery. The seismic improvements proposed by the Armory Center for the Arts is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 Existing Facilities.

In conformance with the lease authorized by the Pasadena Community Development Commission, ACA began construction only after acquiring all necessary entitlements and providing proof that 75% of the estimated \$1,300,000 construction costs have been committed. ACA will continue with the same non-profit organization in place for the benefit of Pasadena residents for the duration of the Lease.

ACA has been using the property and providing services at this location since 1989. Since the opening of the Armory, the level of public participation has increased steadily, more than tripling the number of visits between 1989 and 2000. Today ACA provides innovative arts experiences to approximately 25,000 children and adults each year.

In general, the demographics of ACA's participants from October 1999 through September 2000 reflect the demographics of this community.

- A total of 25,100 individuals took part in 62,500 program visits.
- Of these approximately 70% were children and youth ages 3 to 18.
- 83% of all participants' visits were free.
- 44% of individual participants were white, 26% were Latino, 13% were African-American, 13% were Asian, and 4% were of other ethnic or mixed backgrounds.

The Armory presents programs in six areas:

1. Programs for the Schools – field trips and artist residency projects for students and their teachers.
2. Studio Programs – innovative art classes for children and adults taught by professional artists.
3. Programs in the Community – free classes for children and youth located in lower-income community sites such as parks, libraries, and schools.
4. Artist Mentorship Programs for Youth – in-depth and long term instruction with artists-in-residence provided free of charge for students 11 to 18.
5. Professional Development Programs – instruction and hands-on experience in arts education techniques for artists, teachers, and college and graduate students.
6. Gallery Programs – exhibitions and performances presented in the Gallery that are integrated with the Armory's other educational program components.

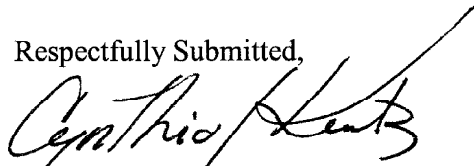
Armory Center for the Arts

During renovation, in order to continue their programs and serve Pasadena residents, ACA has temporarily located to the City building adjacent to Robinson Park at 965 N. Fair Oaks.

FISCAL IMPACT

Sufficient funds are available in the Unappropriated General Fund Balance to cover this expense.

Respectfully Submitted,



CYNTHIA J. KURTZ
City Manager/Chief Executive Officer

Prepared By:



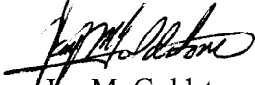
Manuel Negrete Jr.
Real Property Manager

Approved By:



Richard Bruckner
Director of Planning & Development

Concurred:



Jay M. Goldstone
Director of Finance