



MCA FUTURE SPACE NEEDS

This document is intended to describe current direction of the MCA and anticipate future space needs to deliver services to the community. We are looking for space that can accommodate the following uses: MCA Business Office, Special Event Space, Community Meeting Space, Aquatics Staff Training, Event Support Staff, Additional on-site Storage, and MCA Grounds Operations. We are looking at a split model, (north/south) given that we have been unable to identify a single site to build or lease office and community space. We are working towards a model that would have the MCA leasing space on both the south and north sides of I-70 as a means to accomplish our mission.

Currently the only location south of I-70 available to expand into is 7,500 sf of space available on the 3rd floor of the current 29th Ave Town Center building (This is the former SDC office location). We are working with Forest City to design an appropriate layout. The space plan that we have submitted will require upgrades to both the buildings fire system as well as the HVAC system. The largest community room space in our submitted space plan is 1600 sf located on the east side of the floor. This is roughly 1.6 times the size of the current community room and should accommodate functions up to about 160 people. We are also able to identify a smaller boardroom space which will be ideal for association board meetings (MCA, Sub-associations and other community organizations).

Currently the only location North of I-70 is the proposed development at Conservatory Green scheduled to open late 2015/early 2016. The current plan would allow us approximately 3,000 sf that would divide into lobby, front desk, 1,000 sf of community room (size of the current CR) generally geared for association needs, meetings and room rentals. In addition we split the balance of the space for kitchen, storage and office. Our current office and community room is 3,000 sf. There are currently no other projects that we are aware of that would fit our stated needs for office and community room space.

The developer of Conservatory Green would consider modifying the building design if we were interested in acquiring more space. Under this scenario the MCA would lease 6,000 sf in which to house a larger yet divisible community room that would open to 2800+ sf. (3 times our current room) able to accommodate 250+ ppl. Divided up we would be able to accommodate small meetings and trainings. Opened we would be able to accommodate large community meetings, social events, small corporate events weddings and receptions. MCA would develop community programming that could function in this space such as jazz and chamber music series, film festivals and "farm to table" events. This space would also serve to compliment community events that were taking place on the plaza and the Green.

Neither of the two office locations would be able to support the cultural programming vision that the Community Arts Center had envisioned. Under this scenario our major cultural programming would remain focused around the two outdoor amphitheaters. The larger events would remain in the 29th Ave Green. This includes a summer concert series, larger theater production, CO Shakespeare Festival, summer movie series and the beer festival. The Valentia Green will be more conducive to smaller and

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more intimate events that potentially would include summer music series, children's theater, BBQ and Bluegrass festival and an evening Farmers Market.

Affordability

Both locations will lease for an initial \$28/sf. The 29th Ave location will have additional common space expense and the conservatory green space will have some additional CAM expenses. I have attached our income and expense projections through 2020 maintaining our current \$40/month assessment.

MCA MAIN 29TH OFFICE - approx. 7,500 sf (2014)

- Business offices Space = 3000 s.f.
- Large Community Meeting space = 1,600 sf
- Board Room 675sf
- Kitchen 200sf
- Restrooms 400sf
- lobby = 1000sf
- Estimated Lease: \$19,833/MO or \$238,000/YR

Uses: Main MCA business office, board meetings, community meetings, medium size community event space (160) for social gathering such as evening wine events.

MCA COMMUNITY CENTER at conservatory green - 3,000 – 6000 sf (2016)

- Maintains Front Desk & Event Staff
- Large rentable special event and meeting space = 2800sf
- Lobby/Gallery/Pre-function space = 1200 s.f.
- Catering Kitchen = 600
- Restrooms = 600
- Admin/Box office/ Front Desk = 600
- Storage = 200
- Anticipated Lease rate is approx. \$28/sf
- 3000sf = \$84000/year 6000sf = \$168,000/year

Uses: Satellite business office, board meetings, community meetings, large community event space (250-300) for social gathering, music series, film festivals, weddings, receptions and smaller corporate events.

	2013	2014	2015	2016	2017	2018	2019	2020
Income								
Assessments	2,723,096	3,130,584	3,438,624	3,669,024	3,899,424	4,129,824	4,360,224	4,590,624
PCMD	843,199	936,800	1,047,056	1,170,543	1,308,848	1,463,750	1,637,240	1,831,548
Working Capital	97,427	96,000	96,000	96,000	96,000	96,000	96,000	96,000
Collections	22,702	28,200	35,000	35,000	35,000	35,000	35,000	35,000
Aquatic	586,926	634,500	666,225	699,536	734,513	771,239	809,801	850,291
Cultural Arts	128,933	142,000	156,200	171,820	189,002	207,902	228,692	251,562
Facility Rental	33,993	34,500	41,400	49,680	59,616	71,539	85,847	103,016
Special Services	45,241	31,750	25,000	25,000	25,000	25,000	25,000	25,000
Other Income	8,121	120	100	100	100	100	100	100
Retail Sales	40,608	53,250	58,575	64,433	70,876	77,963	85,760	94,336
	4,530,246	5,087,704	5,505,505	5,916,603	6,347,403	6,800,254	7,277,804	7,783,041
Expense								
Admin & Payroll	592,797	722,100	750,984	781,023	812,264	844,755	878,545	913,687
Internal Operations	80,000	102,600	102,600	102,600	102,600	102,600	102,600	102,600
South Office & Community Rooms	97,000	242,564	244,792	246,895	249,061	251,227	255,558	259,890
North Office & Community Rooms	-	-	-	168,000	168,000	168,000	184,800	184,800
Assess Processing	167,008	171,288	202,879	216,472	230,066	243,660	257,253	270,847
Prof Services	66,737	73,000	80,300	88,330	97,163	106,879	117,567	129,324
Insurance	104,469	117,900	123,795	148,554	155,982	163,781	171,970	180,568
Cultural Programming	433,702	457,420	515,794	550,354	584,914	619,474	654,034	688,594
Park Maintenance	457,057	471,320	518,452	570,297	627,327	690,060	759,066	834,972
Utilities	200,358	194,375	213,813	235,194	258,713	284,584	313,043	344,347
ROW Maintenace	624,024	693,620	776,854	870,077	974,486	1,091,424	1,222,395	1,369,083
Utilities	201,404	225,180	252,202	282,466	316,362	354,325	396,844	444,465
Aquatics Programming	591,530	735,710	751,210	751,210	831,050	831,050	831,050	925,000
Aquatic Facilities	229,571	361,350	347,050	347,050	405,790	405,790	405,790	475,000
Other Expenses	3,713	2,100	5,000	5,000	5,000	5,000	5,000	5,000
	3,849,370	4,570,527	4,885,724	5,363,522	5,818,778	6,162,609	6,555,515	7,128,177
Net	680,876	517,177	619,781	553,081	528,625	637,645	722,289	654,864
Reserves	337,726	337,726	350,000	350,000	350,000	350,000	350,000	350,000
CIP	281,136	175,000	250,000	200,000	175,000	275,000	350,000	300,000
	618,862	512,726	600,000	550,000	525,000	625,000	700,000	650,000
Total Expense	4,468,232	5,083,253	5,485,724	5,913,522	6,343,778	6,787,609	7,255,515	7,778,177
Net	62,014	4,451	19,781	3,081	3,625	12,645	22,289	4,864