

Option	Description	Size (S.F.)	Estimated Cost	Debt Service	Assessment Need
#1 Single location Eastbridge	Build out full Community Art Center on Eastbridge site as defined in the needs assessment of the Webb study. Move out of current 29 th Ave space. No office/front desk presence on the North side. (land cost \$8.00/ft)	33,000	\$19M	\$1.7M	+\$16 \$54/MO \$648/YR
#2 Single location Eastbridge	Build out Phase 1 of Eastbridge consistent with the Webb study. Delay theater portion till a future date. Move out of current 29 th Ave space. No office/front desk presence on the North side. (land cost \$8.00/ft)	21,000	\$12M	\$1.1M	+\$10 48/MO 576/YR
#3 Single location Central	Return to developing the Admin building at the Tower site to serve as MCA Business office, FD with additional meeting and special event space. (Space must be leased) Theater space not included in plan.	17,000	\$6.6M	\$633K	+\$5 \$43/MO \$516/YR
#4 Multiple locations West East North	Maintain Roslyn location for Aquatics & Activities front desk. Build smaller footprint on Eastbridge site, but consistent with amenities and finish levels of a Community Arts Center. Essentially Phase 2 of plan. Lease a ground floor apartment North to serve as a FD for aquatics and activities until suitable space is available to lease at Conservatory Green.	12,000 (EB) 3,000 (Ros) <u>1,250 (No)</u> 12,000(new) 16,250 (Tot)	\$5.5 - \$6M	\$550K	+\$4 \$42/MO \$504/MO
#5 Multiple locations West East North	Maintain Roslyn location for Aquatics & Activities front desk. Build out East bridge at a lessor level consistent with a typical office project thus reducing the cost per square foot to under \$300. Focus on Special events and meetings rather than cultural programming. Build an additional FD and Community space at Conservatory Green to serve the needs of the North. Defer placing a Community Arts Center when the Community is more fully built out and a more central location is identified.	3,000 (Ros) 8,000 (EB) <u>4,000 (CG)</u> 12,000 (New) 15,000 (Tot)	\$4.5M	\$420K	+\$2 \$40/MO \$480/YR

<p>#6</p> <p>Multiple locations</p> <p>South</p> <p>North</p>	<p>Maintain Roslyn location for Aquatics & Activities Front desk. Negotiate with FC to purchase 1 acre site at CG. Build out a second larger facility at CG that MCA can own. Facility would serve as the MCA Business office and include adequate community meeting and special event space.</p>	<p>3,000 (Ros)</p> <p><u>10,000 (EB)</u></p> <p>13,000 (Tot)</p>	<p>\$3.5M</p>	<p>\$325K</p>	<p>+\$2</p> <p>\$40/MO</p> <p>\$480/yr</p>
<p>#7</p> <p>Multiple locations</p> <p>South</p> <p>North</p>	<p>Maintain 29th Ave location for Aquatics & Activities Front desk. Negotiate Lease of 2nd floor space in 29th Ave TC for MCA business operations. Move to 3rd floor TC if and when it would become available. Lease a ground floor apartment North to serve as a FD for aquatics and activities until suitable space is available to lease at Conservatory Green.</p>	<p>3,000 (Ros)</p> <p>2000 (TC)</p> <p><u>1250 (No)</u></p> <p>6,250 (TOT)</p>	<p>N/A</p>	<p>\$100K</p>	<p>\$0/</p> <p>\$38/MO</p> <p>\$456/YR</p>

*Debt Service calculations based on 6.96% for 20 years

** Assessment need based upon 7500 units. Actual as of Jan 2104.

***Current budget accounts for the first \$250,000 of debt service.