

Art Gym Co-Op FAQ

How much will this cost me?

We know that the lease of space will be \$1.08/S\sq.ft. The rest is undetermined. We are in the process of figuring this out as there are factors to be considered and decisions to be made in order to reach an exact price, such as the co-op model (i.e. individual co-ops per discipline vs one overarching co-op), the number of members involved, if rolling carts and additional storage will be needed, what software and subscription services will be used, etc.

What is included in the \$1.08/sq ft price?

Building management, maintenance & repairs, taxes, building insurance, utilities (including internet), common area square footage, bathroom supplies, mop sink/janitorial supplies, and building access software.

What additional fees will the co-op be responsible for?

- Liability Insurance. The owners will provide insurance to cover the building, but the co-op(s) will be responsible for insuring themselves.
- Booking Software: CheckFront – Current Art Gym account is \$249/month which can facilitate up to 5500 bookings.
- Membership Database Software: Wild Apricot – Current Art Gym account is 500 contacts for \$147/month. Other options are available for a smaller group of members: 100 contacts for \$63/month, 250 contacts for \$78/month.
- Adobe Software: If the co-op decides to keep the computers and the software we currently provide, the co-op will absorb the responsibility of covering the subscription costs. Keep in mind, the computers that we currently have are aged out of being able to support newer versions of this software. If the most updated software is needed/desired, the co-op would be fully responsible for purchasing upgraded computer(s).
- Website: Art Gym currently uses Wordpress, the platform is free, but we utilize a lot of plugins for an additional fee. Building a website can also be done through Wild Apricot, which is included with any of their plans.
- Art Related Equipment: Presses, flex shaft, easels, printers and their toner/ink, printer paper, computers, storage (carts, cages, flat files)

Is there a determined end date to Art Gym?

No. December 23, 2025 is when we close for the holidays. After December 31, 2025, Art Gym will no longer have employees or staff the building but it will be available in 2026 for lease to art-making or art-related groups. There may also be a January/February break from re-opening to clean and do maintenance on the facility.

Do we need to have our storage cleared out before December 23?

Members who are committed to staying members and being involved in the co-op may keep their storage, paid or free. Others not sure or have decided to leave will need to have all their storage items and supplies removed by December 23rd, 2025.

When can the co-ops start using the space?

If the co-op(s) are solidified and sufficiently organized, they may begin using the space in the first quarter of 2026 at a date to be determined by AGD management and the co-ops.

What consumables will the co-op be responsible for?

These are the supplies that Art Gym currently provides which will then become the responsibility of the co-ops:

- *Metalsmithing*: acetylene tanks, pickle, baking soda, ultrasonic cleaner, ammonia, rags, grinding wheels, lapidary saw blades, flux, crockpots
- *Printmaking*: emulsion, rags, hand soap, newsprint, non-toxic cleaning agents, acids/gum arabic/talc powder/ferric chloride/lithotine, tarlatan, positive working photo plate developer, carborundum grit, stencil remover, screen remeshing
- *Painting/Mixed Media*: Hand soap for cleaning brushes, Paper towels/rags, butcher paper, easels
- *Common Supplies*: printer ink, printer paper, paper towels/napkins and dish soap for kitchenette
- *Performance*: glass cleaner, floor cleaner

What tasks and administrative duties would the co-op be responsible for?

- Recruiting new members
- Orientate new members
- Engage/retain members
- Define membership fees/responsibilities
- Collect membership fees
- Enforcing policies and bylaws
- Resolve membership frustrations

- Dependable communication with members
- Marketing (newsletters, social media, website)
- Accounting
- There needs to be 2 people in the building at all times whenever there is one and they each must be able to see and hear each other.
- Checking/shutting down equipment and material disposal (exhaust fans, pickle pots, torches, grey water buckets)
- Monitoring member reservations
- Organize and track inventory
- Storage management
- Securing the building (making sure all exterior doors are locked at all times)
- Consolidating and disposing of trash from their workspaces
- Emptying the paint water buckets

Will Art gym provide a staff member for the co-ops?

No, not in direct support of the co-ops. The owners will contract a facility manager.

What will the hours of operation be? Will they be the same as what is active now?

This will be agreed upon by the co-op and AGD Management. There needs to be some level of predictability at least for on-site and on-call needs that may arise for facility management.

What Art Gym policies will continue into the co-op era?

- 2 people in the building at all times while any member is present. This can be comprised of members of different disciplines
- No one under 18 + years of age to be in the building. Exceptions as in for exhibits need to be agreed upon with AGD Management.
- Encourage Diversity of age, gender, ethnicity, and skill
- All co-op members must be qualified for equipment use
- Each member cleans up own workspace at the completion of every use

Is Encaustics going away? If somebody wants to work there, how might that work?

There has been discussion of the encaustics workspace to potentially be converted into a common area/member lounge because both the Cafe seating and the current lounge on the mezzanine will not be available for lease by the co-ops. If the co-ops decide that there is need for the Encaustic workspace and a break area near the kitchenette, they will have to decide how to accommodate both in the current encaustic space .

There are potential members that travel periodically throughout the year. How will that affect their volunteer requirements?

The current Art Gym membership model is month-to-month which allows the freedom for our members to pause and restart their membership based on their needs. How these transitions with the co-ops is wholly up to the co-op to determine.

What equipment would require rental fees and how much would those fees be?

The owners are working on determining this cost based upon what wear the individual pieces of equipment are likely to experience and what it will cost to maintain them. For example, we know that a single grinding wheel in Metals costs \$200 and there are 5 of those per machine. For one machine, we have replaced them all once over a 10- year period so we have to decide if we will apply \$100 per machine per year. That is \$8 per month and if spread among 10 members, it adds 80 cents to each member's monthly fee.

One goal is to recover wear and tear reasonably but conflicting with that may be keeping the added cost to members reasonably low.

What bathrooms are available for the co-op to use? Who is responsible for cleaning them?

All the bathrooms on the main floor are available for the co-op to use.

As facility Management, we plan to keep the same bi-weekly contracted cleaning in place and to keep augmenting that with walk-throughs every few days to check for cleanliness.

Unless we charge the co-ops more, we will not be on call 24/7 for same-hour or maybe even same day fix. If we are not on site, you will have contact phone numbers to call and we will give you an estimate on our likely arrival. But, if that isn't same day, you may have to shut down a toilet or try plunging it yourself.