



We serve individuals who want to work in a collaborative and creative environment.

- Artists
- Makers
- Craftspeople
- Builders
- Engineers
- Architects

The Generator's community includes a mix of:

- Locals
- Transplants who have moved to Reno to participate in this movement
- People traveling to work on large projects

35,000 Sq Ft Full of Tools and Talent

This could be your second garage, or your only garage.

Space is becoming more of a commodity, as the real estate market continues to thrive.

Making workspace available to creatives and entrepreneurs often makes the difference between activating one's passion and not.

Many people have a tool or two in their garage that they never use, when we all put them in the same space, we found that we could assemble workshops with almost no cost.



© 2 0 1 8 M I C H A E L H O L D E N P H O T O G R A P H E R



History

After building the Temple of Transition, in Reno, in 2011 we got the attention of an Angel Donor.



History

Our first 4 years we did not charge anyone to become a use the facility and join our community.

During this phase:

Training was one on one, project based mentorship.

Over 120 Medium to large art projects were made, over 20,000 overall attendees utilized the space.



©Michael Okimoto & Grant Kaye

Transition to Sustainability Model

In Early 2017 the organization opted to cultivate a long term sustainability, hired a Development Director in June 2017

New model includes three tiers:

Memberships

400 members = $\frac{1}{2}$

Workshops

60 Workshops a month = $\frac{1}{6}$

Events, Grants, Donations = $\frac{1}{3}$



Our model is looking sustainable!

We currently have 234 registered Members.

We average 37 daily Members in the space.

YTD we received 12% of funding from Members.

In November we earned 41% of revenue from Membership.

Monthly Revenue Projections

Category	Description	12/2017 to 05/2018		05/2018 to 11/2018		12/2018 to 05/2019
Revenue Totals	Memberships	\$5,297.92		\$9,353.20		\$14,579.80
	Classes & Workshops	\$800.00		\$2,400.00		\$4,800.00
	Large Projects	\$1,500.00		\$3,750.00		\$5,000.00
	Storage	\$570.00		\$1,090.00		\$1,760.00
	Business Lease	\$750.00		\$1,500.00		\$4,500.00
	Fundraising	\$2,750.00		\$4,500.00		\$7,000.00
	Total Revenue	\$11,767.92		\$22,793.20		\$38,039.80

Formal Workshops

- Launched December 2017
- 881 Attendees
- 3.67 Average Daily Workshop attendees
- Ceased July 2018
- \$22,683.33 in income
- \$12,398 Paid out to instructors



Current budget for this room is
23 All purchases must be approved by
Staff & Receipts turned in on 12/14
Must Book an appointment to work in this room
The projects will take priority over any other
projects in the room







Pumpkin Palooza

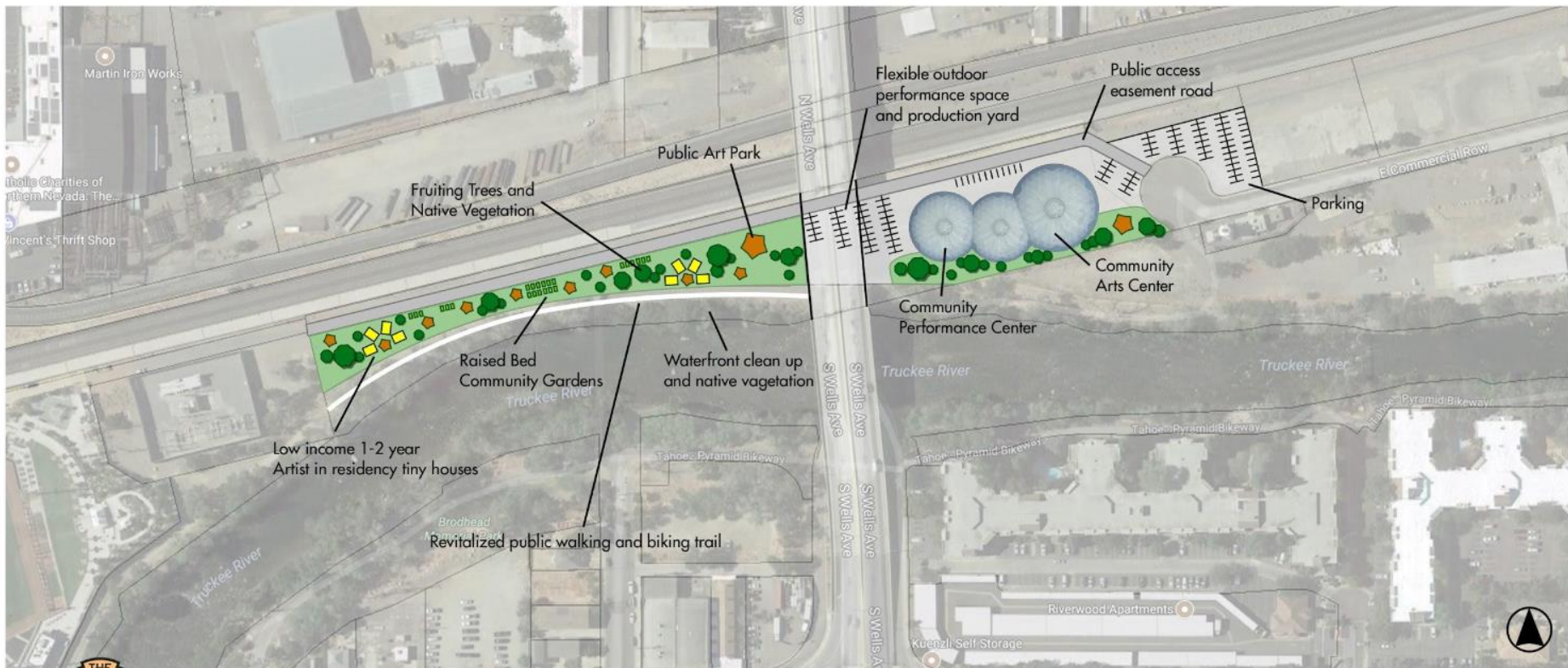


39 North Pole



The Generator's new home in Reno will be an all-encompassing arts ecosystem, including:

- Production space
- Performance space
- Artist Exhibition space
- Small business incubators
- Art Park
- Artist Residency Tiny Houses
- Community gardens



The Generator Inc.
Site Plan

Reno, NV.
APN# 011-450-24

October, 23, 2017

Generator Phase 2 Construction Costs			
Category			Total Market Cost estimate
Due Diligence			
Title/Survey/Zoning, Financial Matters, Insurance, Physical Inspection, Governmental Review, Environmental issues			
Total			\$70,400.00
Pre Development			
Environmental mitigation, Financing, Architecture, Engineering, Plans, Permits and plan checks, Zoning, Art placement, Access management, Geotech, Insurance			
Total			\$1,509,861
Development			
Site prep / Grading, Power, Gas, Data, Water and Sewer, Paving / Side walks/ Curbs, Foundation, Easement road, Flood walls / Retaining Walls, Parking lot lighting, landscaping, Trails and bike path, Pollutant discharge elimination system, Building frame, Electrical and utilities inside building, Kitchen and bathrooms, Workshops, HVAC, Exterior Finishing, Greenhouse, Interior Finishing, Landscaping, Raised Bed Gardens, Solar Array, River front revitalization, Art park infrastructure,			
Low income Artist Residence tiny houses			
Total			\$2,810,005.00
	Total Estimated Building Costs		\$2,810,005.00
	Total Estimated Costs		\$4,390,265.73
	Overall Building cost per sqft.		\$146.34

Milestones	Start Date	Completion on or before
Due Diligence	January 2018	April 2018
Preliminary greenspace landscaping	April 2018	November 2018
Initial sculpture placement, soft open Public Art Park	July 2018	January 2019
Pre-Development	April 2018	March 2020
- Secure financing	January 2018	March 2020
- Community Benefits Agreement	April 2018	March 2020
- Quitclaim fulfillment Milestone	April 2018	March 2020
Development		
Site improvements	April 2020	May 2020
Facilities construction	May 2020	November 2023
Public Art Park Improvements and Community Gardens	May 2020	November 2023
Low income artist Tiny Houses	May 2020	November 2025



The Generator

1240 Icehouse
Sparks, NV 89431

Aric Shapiro
Development Director
775.378.5559
aric@therenogenerator.com