



APPROVED
Board of Directors
May 22, 2018

EXHIBIT

Consolidation of Lapidary Dedicated Club Spaces: Proposal for Professional Services

Overview

Space and programming constraints were identified as part of the 10 Year Strategic Master Plan completed by WSM Architects on September 27, 2016. The plan purposed consolidating the current three individual Lapidary spaces at East Center, Desert Hills and West Center to a singular location. The West Center's Lapidary location is WSM's purposed site for expansion and consolidation of the club.

In 2017, a 3 Year Capital Projects Plan was developed. This plan encompassed some of the first projects in the project phasing identified by WSM's 10 Year Plan. Lapidary consolidation was seen as pivotal to begin a critical path that would have the potential to positively impact future development of member spaces.

In WSM's 10 Year Plan the expansion of West Center's Lapidary indicated a 6,000ft² space. Also, identified on the 10 Year Plan is a new structure with additional parking to be constructed east of the Las Campanas center.

In the Lapidary Club's 2019 Club Application for Funding, the club requested the funding for a feasibility study to be conducted to explore the potential of consolidating the club spaces to the new construction space at Las Campanas called out in the 10 Year Master Plan.

As part of moving forward with the 10 Year Plan, GVR Staff requested a Proposal for Professional Services from WSM to develop Design and Engineering for the Consolidation of Lapidary. With the submission of the club's 2019 request on March 31, staff included the Las Campanas site as part of the WSM proposal. This proposal will look at site feasibility for both West Center and Las Campanas. It will also present design options for Lapidary at Las Campanas and West Center.

Recommendation

The Board approve the fee for Professional Services from WSM to evaluate alternative sites for a lapidary expansion to accommodate the Lapidary Club and possibly Metal Arts and Glass Arts. Options to evaluate include: a) expanding WC; b) new construction at Facility Maintenance or Las Campanas site; c) directing the Board's real estate agent to identify potential sites with a building already built. The fee not to exceed \$6,000. The funding source for the request to be determined by the Fiscal Affairs Committee on June 19.

Staff Recommended Funding Source(s):

\$6,000.00 allocated from Initiatives Reserves Fund