

Item 9 – Renovation/Construction of Former H&R Block Property

Update of Property Status:

1. The former tenant (H&R Block) has vacated the property.
2. GLS did an on-site walkthrough to establish measurements and floor plan suggestions and revisions. Jeff Kennedy and Alan were present for the walkthrough
3. GLS has prepared two revised floor plans for the entire board to review. Both plans contain the following:
 - a. Two (2) new offices
 - b. An area for a copy center
 - c. Storage room
 - d. Bathroom
 - e. Open area for large conference table for use during executive session and group discussions.
 - f. 5' opening/door joining the current office and the new property
 - g. The current entry door from W. 3rd Street is either replaced with plate glass or becomes an exit door only.
 - h. The door on the northern wall (access to Finetta Beauty College) is removed and becomes a solid wall. The area behind this wall is a pedicure area and chemicals vapors (nail polish remover) infiltrate the space.
 - i. Ceiling is raised to 10' to match the current District Office ceiling height.

Attached are the two floor plans for review.

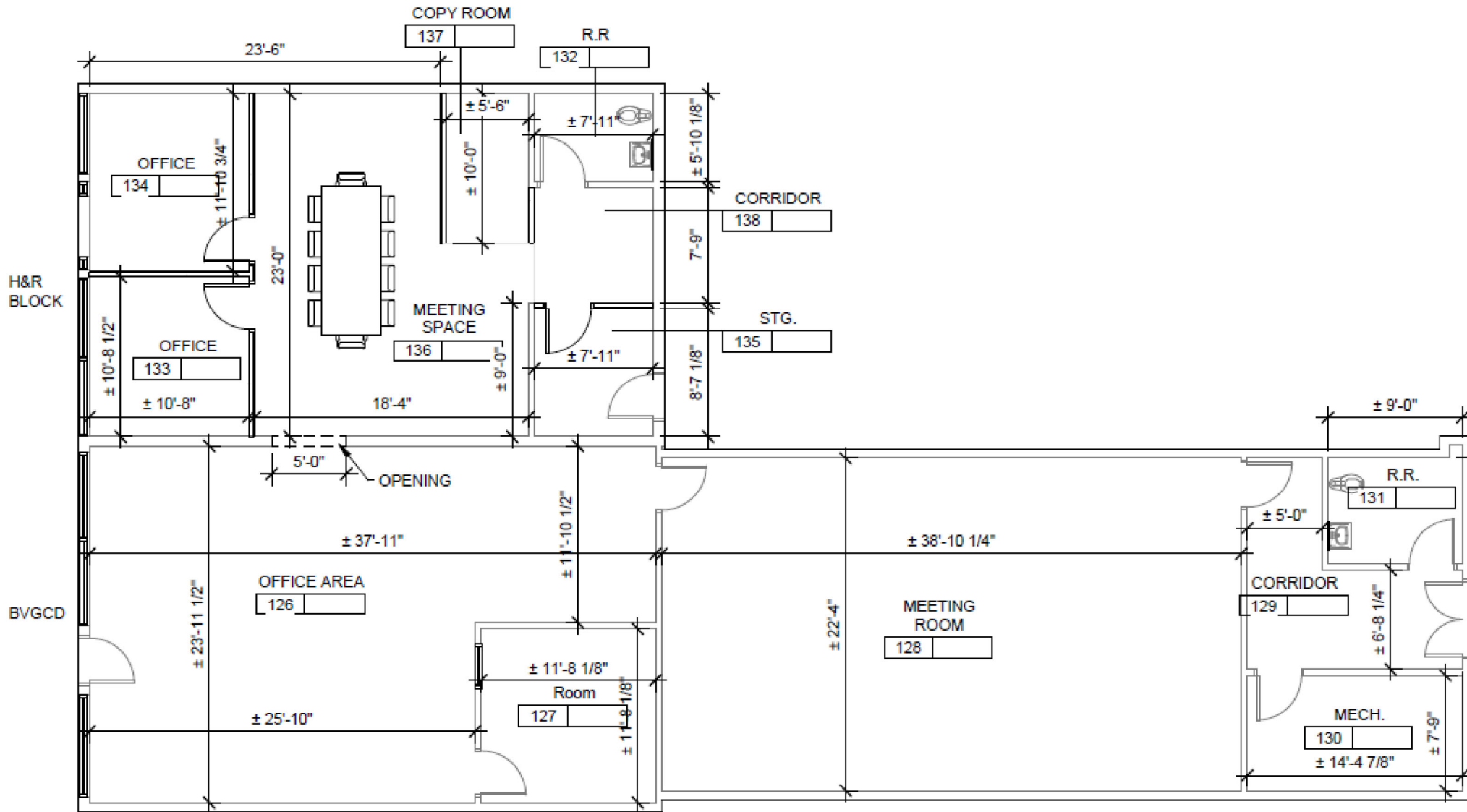
Floor Plan 1 – Copy center is located along the western wall and is a separate room. The conference table would run parallel to W. 3rd Street.

Floor Plan 2 – Copy center is in an open area concept adjacent to the storage area and along the eastern wall closest to the existing office. The conference table would run perpendicular to W. 3rd Street.

We have reached a point where GLS can prepare final construction documents once a floor plan is agreed upon by the Board. The District could then solicit bids regardless of a timeline to begin construction.

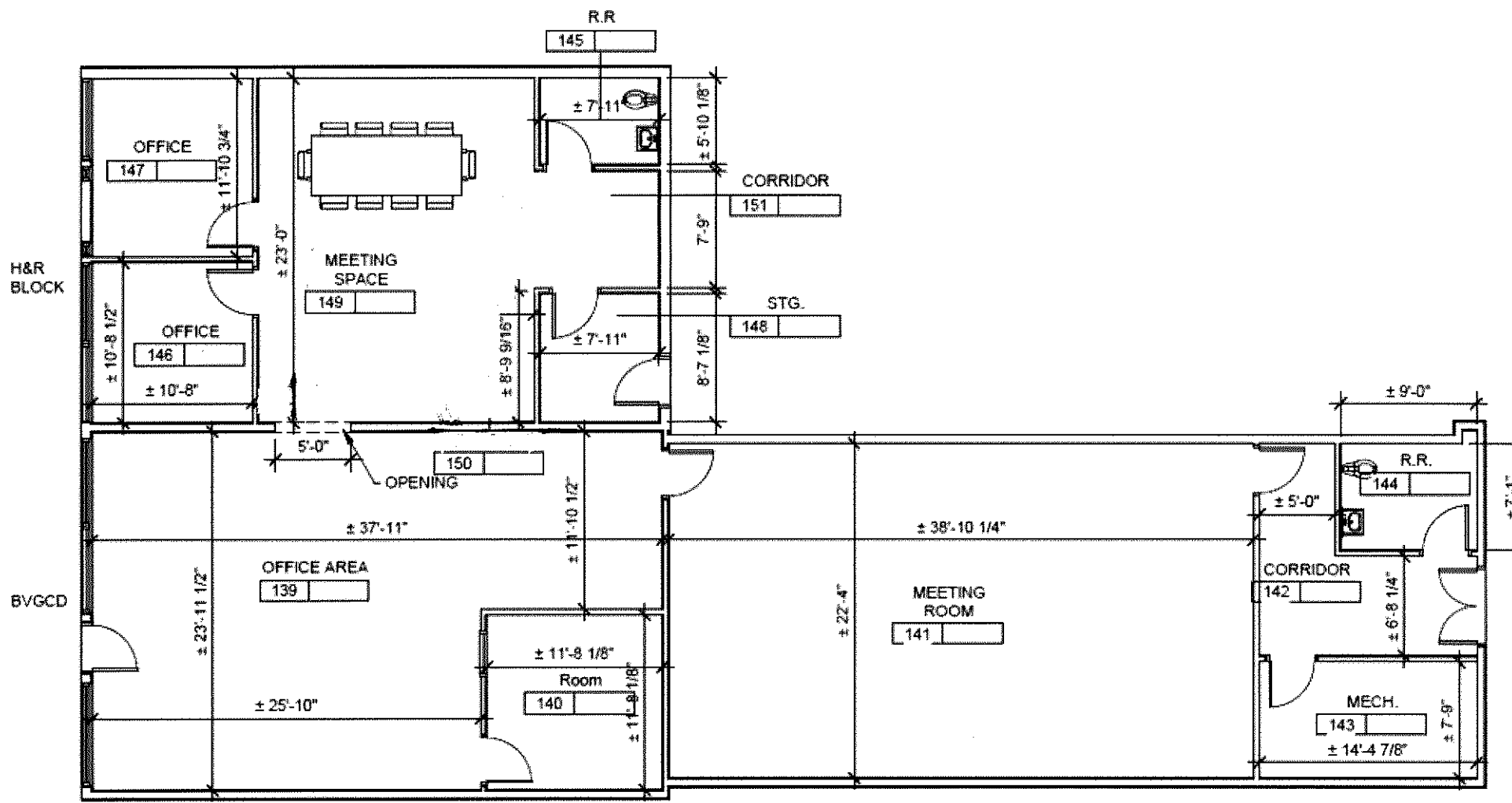
The General Manager requests that the Board:

- a. Reach a decision on the floor plan
- b. Instruct GLS to prepare final bid plans
- c. Put out a bid notice for construction



FLOOR PLAN - OPTION 1

1/8" = 1'-0"



① FLOOR PLAN - OPTION 2
 1/8" = 1'-0"