

TO: SCOV Board of Directors
FROM: Chris Schatzman, ACRTF Chair
CC: Mark Wade, General Manager; Robin Coulter, Assistant General Manager
ACRTF Members – Bob Ash (Carvers), Gary Brown (Clay), Elaine Deeter (Gift Shop & Board Liaison), JoAnne Bowman (Glass), Michael Fox (Modelers), Kari Dufur (Silver & Lapidary), Sue Lane (Thimblelenas)
DATE: May 8, 2023 *FINAL*
RE: Copper Center and Artisan Center Relocation - Alternate Options

As requested by the SCOV Board, the ACRTF is presenting options for some clubs in the Artisan Center to move to Copper Center (Copper) and to relocate and expand the clubs remaining in the Artisan Center. The memo presents a number of viable options for the Board's evaluation. In addition, the task force also is presenting several options that for various reasons are not workable; the reasons are provided along with those options. These latter options are presented so that the Board will have them available along with the viable options in a single memo for its deliberations.

The factors relevant in developing the options are:

1. the amount of space that each club requested;
2. the amount of space that each club demonstrates a need for;
3. the configuration/layout necessary to accommodate each club's operations;
4. construction issues and estimated costs of preparing or renovating space in both Copper and the Artisan Center for each club and each combination of clubs, moved to Copper or expanded and relocated within the Artisan Center;¹
5. the compatibility of a club with other uses in each of the facilities and with nearby SCOV homes;
6. clubs desire not to be split into two separate studios;
7. which combinations of clubs achieves the best result for the SCOV community as a whole; and,
8. the cost of physically moving a club (i.e., packing, moving, unpacking) also may be a consideration if other factors are equal or nearly so for two or more clubs; i.e., as a 'tie breaker'.

Some clubs, or some members of clubs, have expressed a desire to either move to Copper or remain in the Artisan Center. While those desires merit respect, they must be subordinate to the determinations of the Board regarding which choices are best for SCOV as a whole. The desires of a club, or some members of a club, would only come into play if all other factors are equal. Given the factors described above, those desires are not likely to be a deciding factor for any club or group of clubs.

The information below reflects the knowledge and experience that task force members brought to the effort, as well as what they learned over the past 21/2 years. It also reflects what the various members know about their crafts, the various way in which each craft's practioners, and the Gift Shop, work (and in many cases, each craft may have a number of subspecialties and acceptable ways of working), and how their respective clubs and studios operate. While respecting this, it must be understood that the task force members are not architects, construction engineers, professional space planners, or contractors. Evaluating the factors outlined above requires the input of those professionals. And those professionals must consult with club representatives before providing their input and advice.

I. GENERAL CONSIDERATIONS.

A. Gift Shop and Modelers. These two groups are not good candidates for relocation. The Gift Shop relies on foot traffic. The current location provides that traffic from the Activity and Fitness Centers as well as from

¹ In addition to other costs, these costs include piercing or removing a block wall, removing or building a sheet rock wall, adding or relocating sink plumbing, drains for polishing wheels, clay residue capture, etc.

visitors touring the SCOV facilities. The Coffee and Wine Bar also has contributed to foot traffic. Relocating to Copper would result in a loss of the foot traffic necessary for a retail operation.

After careful analysis, the Modelers concluded that attempting to relocate the model railroad would be futile. Not being built to be moveable, it would have to be cut it into at least six sections. The base was built with a minimum of lumber; it does not have the horizontal and vertical stability to be sectioned, then moved, however carefully. The extensive electrical wiring would be lost, along with much of the scenery, which in large portion is a thin plaster cloth shell over a web of cardboard strips hot glued to the walls or the base. The large wooden trestle, which was built from hundreds of individual wooden strips, as well as some of the other structures, would fall apart.

When the club moved into the Artisan Center, the Board asked it to build a project as an attraction for the community, one that showcased members' skills. The members succeeded; the railroad is a source of interest and pleasure for residents and guests. For eight years, members have invested considerable time and personal funds building the layout; they continue to expand and refine it. This history makes its' potential loss particularly difficult. The club's task force representative observed that there probably would not be enough interest to rebuild if the current layout were dismantled. It was suggested that the Association could hire a specialized firm to build a replacement. The club's response was that would be similar to hiring professional artists to create art for the Activity Center, rather than displaying our fellow residents' work. Furthermore, were Modelers moved to Copper, the foot traffic which stops to enjoy the display would be lost. Based on the information Modeling provided, the club is not a good candidate to relocate.

B. Parking. Tim Kelly advised the task force that the Copper parking lot could be restriped to accommodate approximately 66 cars and golf carts. He also indicated that the Town of Oro Valley did not distinguish between auto and cart parking when counting spaces. This should be verified with the Town and architects.

As shown below, the largest artisan clubs are Clay, Glass, Thimblelenas and Wood. Given the limited number of spaces, it would not be advisable to move a group that consisted of any three of these clubs to Copper. Their membership, when combined with office, library and meeting uses, means that the parking lot might not accommodate demand during business hours, particularly at busier times of the year.

If Wood moved there would be an even greater problem.² Wood must have a monitor present to open the shop because of safety concerns. The club's 9 AM to 4 PM, Monday – Friday operating hours concentrates its parking use during hours when other uses are highest. Clay, Glass and Thimblelenas have more flexibility in their hours of use than Wood.

Because of parking, it appears feasible to move two of either Clay, Glass, and Thimblelenas, plus either Carvers or Silver and Lapidary (Silver), to Copper without causing parking issues.

C. Building Access. An artisan entrance(s) should be separate from other building entrances to provide 7 day per week, 24 hour per day access. Clay, Glass, and Thimblelenas members can access their studios early morning, evenings, and on weekends. Wood monitors can work in early mornings, evenings, and on weekends.³

If Carvers relocate, they may expand hours and allow members to access its studio outside of SCOV business hours, adding to the need for separate artisan club entrance(s). Silver requires a monitor's presence for

² Issues regarding noise and dust as they might affect moving Wood are addressed below.

³ Wood experimented with evening hours this past winter and may do so again. This use also would not give rise to parking concerns.

its studio to open; however, like the other clubs it would be advisable for them to use an entrance separate from the regular business, Library, and meeting room entrance(s).

D. Space; Configuration; Separating a Club's locations.

1. Space. The square footage amounts used in this memo are the June 2021 requested figures shown on Attachment A (Artisan Clubs Existing & Requested Square Footage). Following a request that clubs reduce the space asked to limit the projected cost of expanding the Artisan Center and to fit the project within available expansion areas, several clubs' requests were reduced in July 2021. The July 2021 figures are no longer relevant and do not appear on the attachment.

Separate from the July 2021 reduction request, two clubs previously reduced their square footage numbers. In early 2021, Glass estimated that it needed 2,400 sq. ft. to accommodate its then-current need and club growth. Similarly, Wood estimated that it needed +/- 3,500 sq. ft. to accommodate then-current need and club growth. Both clubs reduced those figures to 2,140 sq. ft. and 3,320 sq. ft. respectively so as not to take up a larger portion of the limited expansion space.

Membership numbers have changed since 2021. In addition, some clubs, such as Wood, have added and made changes to their equipment. Wood modified its layout to accommodate both those changes and membership growth; however, the shop remains crowded. These changes and the impact they would have on the club's space needs should be discussed with the architects during their meetings with clubs.

The requested areas should be reviewed by the clubs, architects and space planners to determine whether they are supported based on membership numbers, equipment, and operating needs. Club usage also may be considered. The area allocated to clubs, whether in Copper or the Artisan Center, can then be adjusted if necessary.

2. Configuration. All of the clubs need rectangular spaces, with minimal wall, dogleg, or other interruptions. Dividing club areas into small spaces results in inefficiencies and requires additional area to deal with those inefficiencies. Some obtuse angles (greater than 90 degrees) are workable; however, acute angles mean a good portion of the resulting space is unusable.

Wood's operating and safety needs show the need for a predominately open rectangular space. Safety and skill considerations require a monitor for the club to open. Monitors must be able to observe all areas in which machines are operating so that they can offer advice, assistance, instruction, and if necessary, intervene for safety reasons. While hand work, finishing, member lockers, project storage, and shop supplies can be separated to some extent, this area must be limited and passageways to it must be large and numerous so that monitors can observe and readily provide assistance and intervene for safety reasons. Accidents are harder to have with power drills, sanders, etc., but still possible.

3. Separation. Clay has been able to operate in separate studios. Silver is divided into two adjacent rooms, plus a saw and sink room, which is suitable for their operations. The same is not true with Glass, Thimblelenas or Wood.

Glass uses 100 sq. ft. of space allocated to Clay for kilns;⁴ this space is located both in Glaze (1 kiln) and in Clay (1 kiln). An additional kiln is in the Glass studio. The club has repeatedly stated that moving work between studios for fusing in kilns is a problem. In addition, it is not feasible to split fused and stained glass into two locations as it will result in added cost to duplicate supplies and tools.

⁴ On Attachment A, the 100 sq. ft. is shown as separate from the 800 sq. ft. Glass studio.

Thimblelenas also cannot be split as members doing different types of work still must access various types of machines. Moving working between different locations would be the same problem for Thimblelenas as it now is for Glass and duplicating equipment also would unnecessarily add costs.

It was suggested that lathe turning could be separated from Wood. Doing so would increase the need for monitors. Having monitors available during shop hours is an on-going problem that does not need to be made larger. In addition, the segmented or pieced style of turning popular in SCOV, requires access to woodworking machines. Placing lathes in a separate location creates operating problems.

E. Moving only two clubs. It has been asked whether sufficient space could be vacated in the Artisan Center to relocate the remaining clubs and address their expansion needs if only two clubs moved to Copper. Given club locations and space occupied in the Artisan Center, that appears possible only if one of the two clubs is Wood and the other club was either Thimblelenas, Clay, or Silver. Moving Wood together with one of these clubs allows relocating and expanding within the Artisan Center that cannot occur if Wood is not one of the clubs moved to Copper. Examples of moving two clubs are shown in Option #3.

F. Moving Wood to Copper. There is a reluctance to move Wood because of concerns about noise and dust. If it were cost effective to resolve those concerns, residents in that area and other Copper occupants understandably may still be concerned whether such measures would in fact be effective over time and thus would continue to be reluctant to move Wood to Copper. Because interest has been expressed in how Artisan Center space could be utilized if Wood moved, Option #3 has been included.

G. Membership, Club Usage, and Specific Club Considerations. Current membership numbers as of April 2023 are shown below. When individual clubs meet with the architects and others, they can provide information regarding their club's needs. Because of their impact on relocating other clubs, the Gift Shop and Modelers were addressed above.

1. Carvers - 42
2. Clay - 208
3. Gift – 7 volunteers plus 43 consigners (consigners also work shifts in Gift)
4. Glass - 150
5. Silver - 74
6. Thimblelenas - 190
7. Wood - 221
8. Modelers - 46

H. Copper Center Task Force. The ACRTF understands that the Board is chartering a Copper Center Task Force and that it will begin operating shortly. Understanding that the designation of the artisan clubs that will move to Copper will not be made for some time, the ACRTF recommends that a representative from each of the clubs that will move to Copper be added to the Copper Center Task Force as voting members, at such time as the Board designates the clubs

In addition, for the remaining period that the clubs moving to Copper are still in the Artisan Center, i.e., until those clubs physically move to Copper, a representative of each such club should remain on the ACRTF to provide input and coordination on matters common to them at the Artisan Center. The representatives of those clubs can be either non-voting or voting, as may be appropriate.

II. REOCATION OPTIONS. The following options were presented at the April 5, 2023 ACRTF meeting and discussed at the community chat, held April 11, 2023 in the patio at the Artisan Center.

Option #1. Thimblelenas, Glass and Carvers move to Copper Center.⁵

Wood #1 - takes 1,000 sq. ft (Clay), plus the saw, sink and old clarion area in Silver, 150 - 200 sq. ft. The sheetrock wall between Wood and Silver will be removed and the sink plumbing modified.⁶ The new sheetrock wall describe below under Silver will be built in Lapidary. To maintain safe operating practices and minimize work area division, the block wall between Wood and Clay would either be replaced with a bearing beam and support pillars.

Wood #1 Area: 2,010 (current), add 1,000 sq. ft. (Clay), add 150 sq. ft. to 200 sq. ft. (saw, etc. room) = 3,160 to 3,210 sq. ft. Wood requested 3,320 in June 2021. In its original draft, Wood requested 3,500 sq. ft., reduced to 3,320 sq. ft. as explained above.

(1) *Alt. Wood #1A* – Handwork, finishing, project storage, and operating supplies would be relocated to the area in the old Clay studio and an opening at least 8 ft. in width created in the existing block wall. A door should be cheaper than replacing the wall with a bearing beam and support pillars but still would be costly.

-Alt. Wood #1A Area: No change in square footage.

(2) *Alt. Wood #1B* – The ‘tunnel’ entry to Wood would be moved forward, eliminating wasted space and adding 190 sq. ft. Display cases for Wood would be built next to a new entry door. At some point in the future, an opening, minimum 8 ft. in width, should be created in the block wall between the ‘tunnel’ entrance and 1,000 sq. ft. in the former Clay area.

- Alt. Wood 1B Area: 3,160 to 3,210 sq. ft., add 190 sq. ft. (‘tunnel’ entry) = 3,350 - 3,400 sq. ft.

Silver #1 – A sheetrock wall is built to create a room the same width as the existing saw, etc. room to create a new saw, sink, and storage area. Carvers moves and Silver is remodeled, which should result in improved usable space.

Silver #1 Area: 1,824 (current without Carvers),⁷ less 150 - 200 sq. ft. = 1,674 - 1,624 sq. ft. Silver requested 1,824 sq. ft.

Clay #1 – retains 360 sq. ft. in its existing studio, adds Thimblelenas’ 1,400 sq. ft., and retains Glaze, 950 sq. ft. No construction in the breezeway. The 100 sq. ft. Glass uses in Clay and Glaze for kilns is vacated. Space redesign may result in improved usable space.

Clay #1 Area: 1,360 (Clay), less 1,000 sq. ft. (to Wood), add 1,400 sq. ft. (Thimblelenas), plus 950 sq. ft. (Glaze; includes 100 sq. ft. Glass uses) = 2,710 sq. ft. Clay requested 2,930 sq. ft.

Gift Shop #1 – add 800 sq. ft. (Glass).

Gift #1 Area: 750 sq. ft. (Gift), plus 800 sq. ft. (Glass) = 1,550 sq. ft. Gift requested 1,090 sq. ft. in June 2021.

(1) *Alt. Gift #1A.* If the area Gift takes in Glass is reduced, any remaining space in Glass is set aside for other use, possible as a small multi-purpose/tech area. The space would have to be evaluated for usability.

⁵ All square footages are approximate (i.e., +/-) and nominal, i.e., based on outside dimensions, as is standard in the construction industry, and are subject to dimensions as specified in final plans and as-built during construction.

⁶ The modification involving saw, etc. room was brought up at the April 5, 2023 meeting and the April 11, 2023 community chat. It should be confirmed with both Silver and Wood in meetings with those clubs.

⁷ Silver square footage is calculated as 912 sq. ft., plus 612 sq. ft., plus 450 sq. ft. vacated by Carvers, less 150 sq. ft. shared space adjustment = 1,824 sq. ft. The Silver and Lapidary rooms are each approximately 912 sq. ft.

- *Alt. Gift #1A Area*: 1,550 sq. ft., less 400 sq. ft. = 1,150 sq. ft. Remaining 400 sq. ft. is possible multi-purpose/tech room or other use.

Modelers #1 – remains in its current space, 750 sq. ft. Modelers did not request additional space in 2021.

NOTE: Under the scenarios below, the Gift Shop and Modelers remain the same as under Gift #1 and Modelers #1 and the alternate for Gift unless noted. Because of that, they are not addressed below.

Option #2. Clay, Glass and Thimblelenas move to Copper Center. The size of these clubs creates a potential parking problem.

Carvers #2 - moves to Glaze, 950 sq. ft. Carver's request for additional equipment would be reduced by its proximity to Wood; Carvers that are Wood members can use equipment in Wood.

Carvers #2 Area: 950 sq. ft. Carvers' 2021 request was 650 sq. ft. Carvers uses 460 sq. ft. in the Lapidary room. The reasoning behind Carvers increased request is in the materials it prepared that are a supplement to Attachment A.

Silver #2 and Area – remains at 1,824 sq. ft. The obsolete clarion equipment is removed; Silver takes that space. Carvers moving and space redesign may result in improved usable space.

Wood #2 – takes Clay (1,360 sq. ft) and the 'tunnel' entry is enclosed. Changes to the block walls would have to be made as described in Wood #1.

Wood #2 Area: 2,010 (current), add 1,360 sq. ft. (Clay), add 190 sq. ft. ('tunnel') = 3,560. sq. ft.

Tech room #2 and Area – 700 sq. ft. (1/2 of Thimblelenas). This room would combine uses such as a CNC machine, 3D printer(s), laser cutter, robotics and other tech uses. A new group would have to be created to manage this space. Until that occurs, the room could be used with the new multi-purpose room described below.

Multi-purpose Room #2 and Area. 700 sq. ft. The room also could be used by an arts group now in Catalina Vista.

Option #3. It was suggested that if only two clubs are moved to Copper, sufficient space will be vacated to address expansion and relocation of the clubs remaining at the Artisan Center. As shown by the two options presented below, Wood must be part of a two club move to make such an option viable.

Option # 3A. Wood and Thimblelenas move to Copper.

Carvers #3A and Area – takes 1,000 sq. ft. in Thimblelenas. Because Wood moves to Copper, Carvers would need equipment that would not be available nearby from Wood.

Clay #3A – keeps Clay and Glaze, gaining 100 sq. ft. no longer used for Glass kilns, adds 400 sq. ft. (Thimblelenas). Moving the glass kilns and space redesign may improve usable space.

Clay #3A Area: 1,360 sq. ft. (Clay), and 950 sq. ft. (Glaze), add 400 sq. ft. (Thimblelenas) = 2,710 sq. ft., below the 2,950 sq. ft. requested.

Glass #3A - moves into the current Wood shop. The 'tunnel' entry to the current Wood shop would be moved forward for additional 190 sq. ft.

Glass #3A Area – 2,010 sq. ft. (Wood), adds 190 sq. ft. ('tunnel') = 2,200 sq. ft., over the 2,140 sq. ft. requested.

Silver #3A and Area – Same as *Silver #2 Area*. See Silver#1 for original space request.

Option #3B. Clay and Thimblelenas move to Copper Center. The following illustrates what occurs if Wood is not part of two-club move to Copper. Clay and Thimblelenas are used as they occupy the largest contiguous area.

Glass #3B and Area: takes 740 sq. ft. (Clay), add 1,400 sq. ft. (Thimblelenas) = 2,140 sq. ft., equals requested.

Silver #3B and Area: Same as *Silver #2 Area*.

Wood #3B and Area: 2,010 sq. ft., add 620 sq. ft (Clay) = 2,630 sq. ft., less than the 3,320 sq. ft. requested. To increase the area, Wood adds 950 sq. ft. (Glaze) = 3,580 sq. ft., more than requested; however, results in a split club, contrary to Wood's request.

As a variation on #3B, Glass takes 950 sq. ft. (Glaze), add 1,400 sq. ft. (Thimblelenas) = 2,350 sq. ft., over the 2,140 sq. ft. requested but splitting the club, contrary to Glass' request. Continuing, Wood: 2,010 sq. ft., add 1,360 sq. ft. (Clay) = 3,360 sq. ft. The 'tunnel' could be added, increasing Wood by 190 sq. ft. = 3,550 sq. ft., over requested. Block walls between Wood and Clay must either have doors cut into them or be replaced with headers and pillars, or a combination of the two.

Option #4. Thimblelenas, Glass and Carvers move to Copper Center; Northeast breezeway is filled in.

Clay #4 – keeps 260 sq. ft. in its current studio, adds Thimblelenas, and keeps Glaze. The 264 sq. ft. northeast breezeway (22 ft. x 12 ft.) is enclosed, doorways cut into the block walls, and fire doors added to the rear of the breezeway area. Additional space efficiencies may result from glass kilns being moved and space redesign. See Clay #1 for original space request. This option requires cutting doors into block walls.

Clay #4 Area: 290 sq. ft. (Clay), and 950 sq. ft. (Glaze), add 1,400 sq. ft. (Thimblelenas), add 260 sq. ft. (breezeway) = 2,900 sq. ft., 50 sq. ft. below Clay's 2,950 sq. ft. request.

Wood #4 – adds 1,070 sq. ft. in Clay and the 'tunnel' entrance. The block wall between Wood and Clay must have a doorway cut into it at a minimum, if the wall is not replaced with a header and bearing columns.

Wood #4 Area: 2,010 sq. ft. (current), add 1,060 sq. ft. (Clay), add 190 sq. ft. = 3,270 sq. ft., 50 sq. ft. below Wood's requested 3,320 sq. ft.

Silver #4 and Area – Same as *Silver #2 Area* above. See Silver#1 for original space request.

III. ADDITIONAL OPTIONS. The following options were not discussed at the community chat. They are presented as requested so that the Board may review additional options. Several of these options are viable and may be the cheaper options. There are no changes to Modelers and one to Gift.

OPTION #5. Clay, Glass, and Silver move to Copper. This option does not involve cutting doors in, or replacing, block walls. It would be a viable option.

Carvers #5 and Area – same as Carvers #2.

Thimblelenas #5 – takes 640 sq. ft. in Clay. This requires removing, or cutting a door(s) into, a non-bearing sheetrock wall.

Thimblelenas #5 Area: 1,400 (current), plus 640 sq. ft. (Clay) = 2,040 sq. ft. Thimblelenas requested 2,040 sq ft. in June 2021.

New Multipurpose/Tech Room #5A and Area. 720 sq. ft. (remaining Clay area).

Wood #5 – takes 1,300 in Silver, removing non-bearing sheetrock walls and modifying the sink plumbing in one wall for Wood’s sink, resulting in an ‘L’ shaped area. The secure storage room in Silver would be left if costs to remove it were excessive.⁸ Wood would limit use of the base of the ‘L’ (area behind the current entry and Clay) to hand work, finishing, project storage, and operating supplies to address the monitor concerns described above. The ‘tunnel’ entry would be eliminated as described in *Alt. Wood #1B*, adding 190 sq. ft. The modifications to implement Wood #5 would be cheaper than options involving removing or cutting into block walls.

Wood #5 Area: 2,010 sq. ft. (current), add 1,300 sq. ft. (Silver), add 190 sq. ft. (‘tunnel’) = 3,500 sq. ft. Wood requested 3,320 sq ft. in June 2021. The 3,500 sq. ft. area accommodates Wood’s equipment that has been added, continued membership growth, and future woodworking-oriented technology additions.

Multi-purpose/Tech Room #5B and Area. 520 sq. ft. Alternatively, rather than a second such room the 520 sq. ft. could be added to Wood for a total of 4,024 sq. ft. Wood could then add a woodworking- oriented tech area and finishing area.

OPTION #6. Clay, Silver, and Thimblelenas move to Copper. This option does not involve cutting doors in, or replacing, block walls. It would be a viable option.

Carvers #6 – same as Carvers #2.

Glass #6 – takes Thimblelenas and 740 sq. ft. of Clay. This would require removing, or cutting a door(s), into a non-bearing sheetrock wall.

Glass #6 Area: 1,400 (current Thimblelenas), plus 740 (from 1,360 sq. ft. in Clay) = 2,140 sq. ft. Glass requested 2,140 sq ft. in June 2021.

(1) *Glass #6A and Area.* Glass takes additional area in Clay, up to the entire studio, to accommodate its current needs and future growth, add from 160 to 620 sq. ft. = 2,300 to 2,760 sq. ft. Any area not taken by Glass would have to be evaluated for usability for a Multipurpose/Tech Room.

Multipurpose/Tech Room #6 and Area. Any space up to 620 sq. ft. in Clay not taken by Glass becomes a multipurpose/tech room, subject to evaluating the space not taken by Glass for usability.

Wood #6 and Area – same as Wood #5

OPTION #7. Glass, Silver, and Thimblelenas move to Copper. Clay receives 170 sq. ft. less than requested. Clay’s space needs would have to be evaluated to determine if this is sufficient. This option does not involve cutting doors in, or replacing, block walls. This option might be viable.

Carvers #7 & Area – same as Clay #2.

⁸ If later proved advisable, the secure storage at room could be remove at some point.

Clay #7 and Area – 1,360 sq. ft. (Clay) and 1400 sq. ft. (Thimblelenas) = 2,760 sq. ft., 170 sq. ft. below their 2930 sq. ft. request. Clay's request was not reduced in 2021.

Wood #7 and Area – same as Wood #5

OPTION #8. Carvers, Glass, and Silver move to Copper. This is not a workable option.

Clay #8 – moves to Silver and keeps Glaze

Clay #8 Area: 1,824 sq. ft. (Silver) and 950 sq. ft. (Glaze) = 2,774 sq. ft., less than Clay's June 2021 requested 2,930 sq. ft. Clay remains split.

Thimblelenas #8 – takes 660 sq. ft. in Clay.

Thimblelenas #8 Area: 1,400 sq. ft. (current), plus 660 sq. ft. (Clay) = 2,040 sq. ft. Equals requested.

Wood #8 – takes 700 sq. ft. (Clay) and 'tunnel' entrance.

Wood #8 Area: 2,010 sq. ft. (current), add 700 sq. ft. (Clay), add 190 sq. ft. ('tunnel') = 2,900 sq. ft. This is substantially below 3,320 sq. ft. request and below the +/- 3,500 sq. ft. Wood's initial work indicated that it needed in 2021. It does not address changes in Wood's equipment or continuing membership growth.

OPTION #9. Carvers, Clay and Silver move to Copper. There are several ways in which the clubs remaining in the Artisan Center under this option can be moved; however, none is workable. Each results in at least one split club and several result in less area than requested. The following presents three of those possibilities. An additional option is not shown because it does not allow Gift to expand, splits Glass into two locations to reach the requested square footage, and splits Wood into two locations and gives it less square footage than requested.

Option #9A.

Glass #9A and Area – moves to Silver, 1,824 sq. ft., below the 2,140 sq. ft. requested. This can be increased by adding 310 sq. ft. (Glaze) = 2,034 sq. ft., still below requested and creating a split club, contrary to Glass' request.

Thimblelenas #9A – 1,400 sq. ft., add 640 sq. ft. (Glaze) = 2,040 sq. ft., equals requested; however, creates a split club, contrary to Thimblelenas' request.

Wood #9A – 2,010 sq. ft., adds 1,360 sq. ft. (Clay) = 3,370 sq. ft., more than the June 2021 request

Option #9B

Glass #9B and Area – moves to Silver, 1,824 sq. ft., add 326 sq. ft. (Glaze) = 2,140 sq. ft. Equals requested and splits the club, contrary to its' request.

Thimblelenas #9B and Area – 1,400 sq. ft., adds 640 sq. ft. (Clay) = 2,040 sq. ft., equals requested.

Wood #9B and Area – 2,010 sq. ft., adds 720 sq. ft. (Clay), adds 624 sq. ft. (Glaze) = 3,354 sq. ft., slightly more than the June 2021 request; however, results in a split club, contrary to Wood's request.

Option #9C

Glass #9C and Area – 800 sq. ft. (Glass), add 750 sq. ft. (Gift), add 590 sq. ft. (Glaze) = 2,140 sq. ft. Equals requested; however, it results in a split club, contrary to Glass' request.

Gift #9C and Area – takes 1,050 sq. ft. (Silver).

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Thimblelenas #9C – 1,400 sq. ft., adds 640 sq. ft. (Clay) = 2,040 sq. ft., equals requested.

Wood #9C and Area – 2,010 sq. ft., adds 720 sq. ft. (Clay), adds 774 sq. ft. (Silver) = 3,504 sq. ft., more than requested. Requires removing non-bearing sheetrock wall and revamping sink plumbing. Also requires removing or cutting doors through a block wall to join the Clay area with Wood's current studio.

Attachment A - Artisan Clubs Existing & Requested Square Footage; 4-27-2023

Approximate Square Footage

Club (Notes)	Club Existing Sub-space Sq. Ft.	Club Existing Total Sq. Ft.	June 2021 Request Sq. Ft. (1)	Requested Total Sq. Ft.	% Increase
Carvers (2)		450	550	1,000	122%
Clay	1,360				
- Clay - Glaze	950	2,310	620	2,930	27%
Gift Shop		750	340	1,090	45%
Glass (3)	800				
- Glass - Kiln space in Clay & Glaze	100	900	1,240	2,140	138%
Modelers		750	0	750	0%
Silver	912				
- Silver - Lapidary	612	1,524	300	1,824	20%
Thimblelenas (Sewing)		1,400	640	2,040	46%
Woodshop (4)		2,010	1,310	3,320	65%
Multipurpose Room (5)			400	400	100%
Adjustment - space shared by Silver and Carvers clubs		(150)			
Adjustment - space shared in Clay with Glass kilns		(100)			
Totals		9,844	5,400		55%

Notes:

(1) The June 2021 Request was subsequently reduced in July 2021 by +/- 10% for some clubs in order to reduce the Artisan Center total expansion square footage to fit the expanded Artisan Center within available expansion areas, reduce anticipated costs, and make expanding and renovating the Artisan Center more feasible. The July 2021 reduced figures are no longer relevant. The square footage requests for each club are the amount requested before any reductions were made.

(2) Carvers 2021 request was for an additional 200 sq. ft.; 450 existing + 200 = 650 sq. ft. The request was revised in April 2023, increasing it to 1,000 (450 sq. ft. + 550 sq. ft.). At the Board's direction, Carvers will provide their Supplemental Material regarding expansion to the Board or the architects.

(3) Prior to reducing its requested space to 2,140 sq. ft., Glass calculated a need for 2,400 sq. ft. If space over 2,140 sq. ft. is available contiguous to the area in which it is located, the club requests that consideration be given to adding it to its studio. The 2,140 sq. ft. requested is a combination of space necessary to accommodate current, 1,240 sq. ft. needs plus future growth, 800 sq. ft. The space needed to provide for membership growth over next 5 years requires space for 2 additional worktables, 1 ADA table, additional kilns (separate from the Clay kiln areas), storage space and shelving areas for kiln supplies, molds, and production/work-in-process.

(4) Prior to submitting its request for 3,320 sq. ft., Wood calculated a need for +/- 3,500 sq. ft. The area requested is a combination of space necessary to accommodate current membership, machines, work tables, woodworking benches, jigs, equipment, shop supplies, and storage for members' personal tools, supplies, and project wood. In addition, space is needed to accommodate membership growth over the next five years, plus 2 to 3 additional work tables or work benches, and changing technology used in woodworking, i.e., CNC machines (whether programmed table machines or human-operated machines' that require tables), laser cutters, and 3D printers. Some of the tech space might be accommodated in a future tech room, while others, such as a human-operated CNC table top machine would be better accommodated in the Wood shop.

(5) A Multipurpose/Tech Room would accommodate various capabilities, including CNC machines, laser cutter(s), 3D printer(s), robotics, etc. It should be operated by a separate club or group. Tech that will be used by a variety of craftspeople and non-craft users would be in the Multi-purpose/Tech Room. Specialized tech, i.e., human-operated table-top CNC machine such as a Shaper Origin, might be located in the club where the machine is suited for use, such as Wood in the case of a Shaper Origin.