

The administrative facility recommendations found below are based on the following:

1. Changes in current and projected trends in staffing, with more staff working remotely – in their communities and increased use of technology
2. Changes in volunteer use, from a focus on in-person meetings and trainings to increased use of technology for webinars, conference calls and video conferencing.
3. Opportunities for increased volunteer and girl program use.
4. Facility sale, purchase or lease – Toledo Service Center and Lima – empty lot.

Cincinnati Office

\$552,160

1. Reconfigure offices and cubicles to better match purpose and work groups; increased workspaces needed, although some work areas are reduced in size or set up as flexible offices for temporary use (for visiting staff or volunteers).
2. Provide large, medium, and small meeting space options, with video conferencing options.
3. Increase meeting room flexibility to enable increased program use, including troop overnights.

Lake Pointe Property -- in negotiation for sale

projected: **(\$800,000)**

Dayton Office

Option #1 – Deck, Parking and Geothermal improvements (priority items) \$614,449

1. Enclose deck walkway to treehouse and to basement entrance, to increase security, provide realistic, all-weather access to the basement and improve access to the primary tornado shelter.
2. Upgrade geothermal heating system.
3. Add parking spaces in area paralleling meeting rooms.

Option #2 – Additional Items – Useful but lower priority \$520,551

1. Repurpose unused cubicle and other inefficiently used areas to increase program space and small meeting rooms.
2. Provide large, medium, and small meeting space options, with video conferencing options, including creating a larger multi-purpose activity room for program activities.
3. Improve volunteer access to program area of building by adding an “after hours” volunteer entrance.

Lima Office

\$384,278

1. Reconfigure center of building to become a large volunteer or program meeting space.
2. Create administrative and program entrances to building.
3. Repurpose inefficiently used office areas, moving staff working primarily in community, to cubicles.
4. Reconfigure kitchen to serve as hub supporting staff use and large and small meeting rooms.

Lima Lot – Cole Avenue – Sell empty lot with frontage on Cole Ave., ensuring buffer to camp property.

Toledo Office

TBD

1. Market and sell Toledo office.
2. Lease or buy new Toledo facility that will support administrative and program needs of Toledo members.

TOTAL RENOVATION COST - Cincinnati, Dayton (option #1) and Lima offices \$1,550,887
Dayton – Option #2 \$ 520,551

TOTAL SALE REVENUE – Lake Pointe (projected) (\$800,000)
Lima Lot – Cole Avenue (TBD)