

Introduction

Kate Rogers of firm C&C Consulting traveled to Santa Cruz Bolivia to conduct a feasibility study for the Walter Henry Methodist Convention Center, or MCC. The MCC property is located in UV118A in District 10 of Santa Cruz, Bolivia (Figure 1). The client is in the process of brainstorming ideas of how to best use this property they obtained in 2007. C&C Consulting had the goal of developing a number possible site options that satisfy the desires of the client.



Figure 1: a) Map of South America b) Map of Bolivia c) Map of the city of Santa Cruz de la Sierra, or Santa Cruz

Project Description - MCC

The MCC property is currently used as a community meeting center and as a lodging center for groups. Four buildings are on the MCC property. The main building, or Casa Grande, has two dorm rooms, a kitchen, and a dining area. A meeting building, located west of the Casa Grande, has a large open area for meeting and two toilet rooms. A shower building located west of the Casa Grande hosts six showers and two toilets. A guardsman's house is located on the north end of the property. A soccer field is located on the west end of the property. Across the street from the MCC property are two schools: The original Walter Henry School and a new Walter Henry School (Figure 2). The MCC property and the two schools are administered by the same organization.

Gathering Data

While in Bolivia, C&C Consulting conducted a topographic survey of the MCC property. The raw data was incorporated into a site plan using AutoCAD Civil 3D (Figure 2). C&C used the site plan while working with a professional architect to develop site options. Also, C&C Consulting held meetings with the client, community members, and mentors in Bolivia. Figure 3 displays information gathered from the client regarding possible services they would like to offer at the MCC.

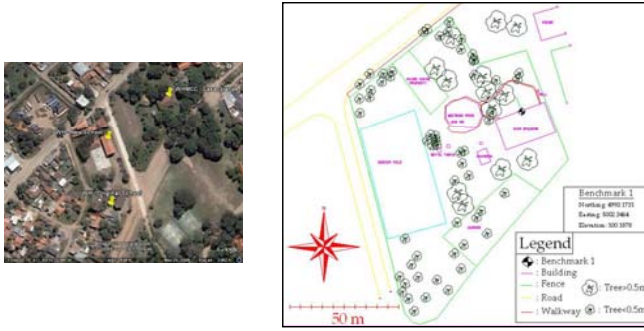


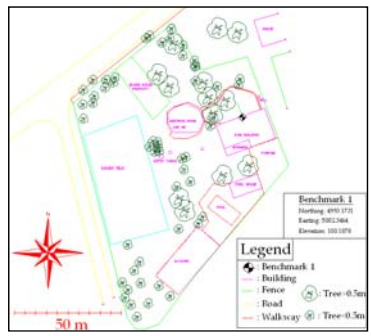
Figure 2: a) Aerial view of the MCC, the original Walter Henry School and the new Walter Henry School b) Site drawing of the MCC

| Services requested in the MCC mission statement: | Additional services requested by the client during meetings: |
|---|---|
| <ul style="list-style-type: none"> Workshop for teachers Retreat center for parents, teachers, and students Counseling center Exchange experience between local institutions Lodging center for students Church retreat and training center Counseling center for drugs, crime, and suicide prevention | <ul style="list-style-type: none"> Daycare and kinder center Technical center Pool Grounds improvements New showers and toilets Additional dorm rooms/lodging Computer center Parking lot Restaurant |

Figure 3: Services requested by the client

Site Option 1

Site option 1 includes: a new daycare and kinder center located on the MCC property, a pool and pool house, remodeling the screened in porch in the Casa Grande for additional toilet and shower facilities, and a parking lot.



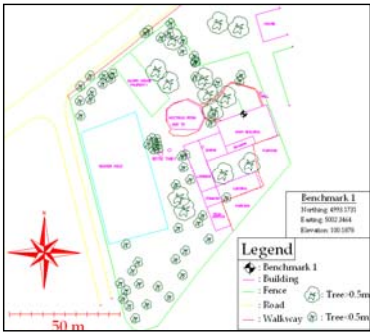
| Concerns |
|--|
| <ul style="list-style-type: none"> High building costs High maintenance costs Safety hazard in mixed use of the property Safety hazard with pool near daycare and kinder center Competition exists in neighborhood for pool Tree removal |

Figure 3: (left) Drawing of site option 1 (right) chart of concerns

Site Option 2

Site option 2 includes: a lodging building, a new technical center, two parking lots, remodeling the screened in porch in the Casa Grande for additional shower and toilet facilities, remodeling the lower level of the original Walter Henry School to accommodate the daycare and kinder.

Figure 4: (Top) Drawing of site option 2 (Bottom) chart of concerns



| Concerns |
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| <ul style="list-style-type: none"> High costs associated with the construction of a new lodging building Feasibility of a technical center |

Site Option 3

Site option 3 includes: remodeling the Casa Grande by adding an additional dorm room, expanding the size of the other dorm room, increasing the size of the common area, and adding two inside toilets, expanding and remodeling the existing shower facility to house additional showers and toilets, a parking lots and remodeling the lower level of the original Walter Henry School to accommodate the daycare and kinder.

Figure 4: (Top) Drawing of site option 3 (Bottom) chart of concerns



| Concerns |
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| <ul style="list-style-type: none"> Historical significance - Casa Grande Satisfying space requirements |

Recommendations

C&C believes options 2 and 3 could be viable. Option 3 may be less costly, which would be more feasible for the MCC. To implement the ideas in option 3, C&C created a phasing plan:

| Phase 1 |
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| <ul style="list-style-type: none"> Use existing funds to do the following: upgrade showers and toilet facilities, ground and building updates and improvements, market MCC as a community center and as a place to stay in Santa Cruz, repair problem with septic system Hire an architect to conduct a facility study Conduct market research Advertise future plans in the Casa Grande |

| Phase 2 |
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| <ul style="list-style-type: none"> Include the renovation of the original Walter Henry School for the daycare and kinder in the architectural study Compare the construction of a new lodging building to remodeling the Casa Grande using the architectural study |

| Phase 3 |
|---|
| <ul style="list-style-type: none"> Determine feasibility of a technical center |



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