



AGENDA

BOARD OF DIRECTORS WORK SESSION

Wednesday, April 10, 2024, Following Special Meeting
WC Auditorium / Zoom

Directors: Marge Garneau (President), Bart Hillyer (Vice President), Jim Carden (Secretary), Carol Crothers (Treasurer), Candy English (Assistant Secretary), Nellie Johnson (Assistant Treasurer), Nancy Austin, Kathi Bachelor, Barbara Blake, Beth Dingman, Bev Lawless, Joe Magliola, Scott Somers (non-voting)

AGENDA TOPIC

2:30 **1. Call to Order/ Roll Call**

2:35 **2. Amend / Approve Agenda**

2:40 **3. Capital Projects Discussion**

A. Canoa Hills Gymnasium

B. Desert Hills Locker Room Expansion and Steam Room

4:00 **4. Adjournment**

GVR encourages the Board and members to voice concerns and comments in a professional, business-like, and respectful manner.



Green Valley Recreation, Inc.

Board of Directors Work Session

Canoe Hills Auditorium: Gymnasium Conversion

Prepared By: Natalie Whitman, COO

Meeting Date: April 10, 2024

Presented By: Scott Somers, CEO

<p>Originating Committee / Department: Recreation & Facilities</p>
<p>Action Requested: Discuss the potential project, referencing attached materials, and decide if the matter should be added to the agenda for the April regular meeting.</p>
<p>Strategic Plan Goals: Goal 1: Provide excellent facilities for members to participate in a variety of active and social opportunities Goal 2: Provide quality services and programs that effectively meet the recreational, social, and leisure education needs of our membership, allocating resources to support those programs Initiatives 1.2.1, 1.2.2, 2.1.1</p>
<p>Background Justification: See attached memo</p>
<p>Fiscal Impact: Estimated cost is \$180,000, currently budgeted for 2024.</p>
<p>Board Options:</p> <ol style="list-style-type: none"> 1) Forward item to regular meeting in April 2) Decline to consider the project 3) Consider alternate direction for staff
<p>Staff Recommendation: See attached memo</p>
<p>Attachments:</p> <ol style="list-style-type: none"> 1) Memo to CEO 2) Results of an informal member survey conducted in March, 2024



MEMO

From: Natalie

To: Scott

Re: Canoa Hills auditorium conversion to gymnasium

Date: 4.05.24

Proposal:

Convert the Canoa Hills auditorium to a multi-purpose gymnasium.

In the course of developing a master plan in 2016, WSM Architects identified an amenity that would fill a service gap for GVR members who are year-round residents: a multi-use gymnasium with an indoor walking track. Members affirmed this recommendation in a subsequent survey published in 2018. Due to WSM's then estimate of \$2.7mm to build a gym from the ground up, it seemed likely GVR would live without one until and unless Fairfield Development provided a gym when building out neighborhoods to the south of Canoa Ranch.

Converting the auditorium at Canoa Hills to a gym is an affordable alternative available to members now. With a well-managed schedule, a variety of sports and activities could be offered. Year-round resident members could enjoy an air-conditioned, sun-free space for sports, dance, and play.

Current Uses

The auditorium at Canoa Hills is a 6,070 square-foot room, dividable into two unequal parts via a modular partition wall. The most frequent users of the space are the Duplicate Bridge Club and the Line Dance Club. Nearby HOAs host meetings and socials in the smaller of the two rooms. Other regular users include the Square and Round Dance Club and GVR staff for the most popular lecturers. Drop-in table tennis is offered a few times per week and the Table Tennis Club plays here when special events bump them from West Center. During the season, the Saturday Night Dance Club holds dances at Canoa Hills twice monthly.

Proposed Uses if Converted to a Gym

- Dance clubs. All current dance groups would continue to use the space.
- Basketball—a 60' full court (regulation courts are 94' long).
- Table Tennis. If we move the Table Tennis Club permanently to Canoa Hills, we would free up space at West Center to store furniture that is more suitable for "dinner and show" programs and clear the West Center schedule for activities better suited to the room's purpose.

- Badminton. In recent years, members have requested badminton and increased access to table tennis. These are often pickleball players looking for an all-weather alternative or a post-injury recovery sport.
- Volleyball. This would serve the sand volleyball players during the summer months when the sand courts are inhospitable, and provide drop-in play for non-club members. It would provide an alternative to the racquetball courts, reducing conflict between volleyball and wallyball players and providing more opportunities for non-club members to enjoy the racquetball courts.
- Indoor pickleball was the top write-in recommendation from members who responded to the survey. In the summertime, drop-in pickleball could be scheduled three evenings per week.
- Complimentary or low-fee yoga and/or tai chi.
- Virtual Reality. In 2024, the Recreation team hopes to introduce Virtual Reality opportunities. To prevent collisions, a large space is required when multiple users are in headsets at the same time.
- Repurpose the kitchen space. Possibly as a lounge with vending machines? Re-use the kitchen equipment at Del Sol Clubhouse.

Downstream Effects and Proposed Mitigations

- Removing the stage will be essential for table tennis table storage.
 - Both Squares and Saturday Night Dance Club frequently need a small stage. The current stage is an assemblage of modular risers that could be stored and set up as needed.
 - The piano could be moved to Casa Paloma II so drop-in users could continue to have access. Music classes, which tend to be small, could be scheduled in this smaller venue instead of a full auditorium.
- Socials would move one mile north to Desert Hills. With socials now capped at six per year, Desert Hills should be able to accommodate the groups that have been using Canoa Hills. Removing the rarely-used stage at Desert Hills would expand the auditorium by 500SF.
- Duplicate Bridge would be displaced but can be readily accommodated at Las Campanas.

What the Conversion Entails

- Court lines on the floor for basketball, volleyball, badminton, foursquare, and possibly pickleball
- Removal of the stage and drapes (for table tennis storage)
- Removal of the false ceiling and installation of caged lights
- Installing fold-away basketball hoops and wall padding. Prices range from \$5k to \$10k depending on features.
- Purchasing basic equipment (nets, balls, badminton supplies, storage bins, room dividers, etc.)
- Acoustic mitigation tiles may be needed
- *Optional:* Remove Desert Hills stage to increase space for member socials. (Estimated cost: \$14,500)

Outreach and Member Feedback

A survey was completed on March 11 by 820 respondents, 37 of whom turned in paper surveys. The survey indicates moderate member interest in a gym: 45.12% support a gym while 16.95% indicated “maybe”—a total of 509 members expressing potential or real interest. Based on the comments section, most folks who do not support a gym are concerned about their activity being moved (duplicate bridge, HOA meetings), reduced access (line dance), and ugliness of lines on the floor (dancers).

The most popular activity indicated is indoor walking (43.41% or 356 people) and the least are basketball and volleyball (8.9% or 73 people each).

Due to the interest level indicated in the survey, the next outreach step was a mini charrette on April 4. Staff attempted to facilitate discussion among various stakeholders. However, the majority of approximately 115 attendees were members of two clubs (line dance and duplicate bridge) on well-organized missions to protest any proposed changes to the current uses of the room. Staff from all four discussion stations agree that no meaningful engagement with a gymnasium concept occurred.

In the two weeks leading up to the charette, members wrote to the hotline on the subject. One nearby HOA social director was not in support of a gym, and two line dancers expressed their desire for no changes to the schedule or floor.

Twenty-two emails arrived in favor of a multi-use gym at Canoa Hills. Some examples of the feedback:

- I wanted to give my input. I am in favor of having an indoor basketball court that can be retrofitted for volleyball nets. I think that both would get a lot of usage.
- Please put me as a big yes to the gymnasium! So happy to see this space used for many clubs! Volleyball would be great indoors.
- I see the need for more indoor sports courts in GVR, including a permanent home for the table tennis people, indoor volleyball, and indoor pickleball.
- I appreciate the updates and the opportunity to chime in with my two cents. One of the upgrades being considered is an indoor walking track. I am in support of that idea.
- An indoor track would provide:
 - A comfortable place to walk during the hottest months.
 - It could encourage walking with friends in a traffic-noise-free environment.
 - Because time on treadmills is limited by club rules, and because there are no indoor shopping malls in this region, this is a good option for people who desire more miles.
 - We may eventually grow to larger walking tracks by repurposing or multi-purposing other public buildings. But this is a start that could help GV compete more favorably with the other communities.

Programming and Scheduling

With as many as six clubs on the theoretical schedule, GVR's programming responsibilities would be limited to drop-in use, indoor walking, VR, open gym times, and complimentary yoga/ tai chi.

For the most part, these programming needs would take the form of simple scheduling. The VR sessions and open gym will require staffing by the assigned RSA, and programming could enhance indoor walking for folks who would like to add distance challenges and social elements to their exercise regimen.

Open gym could create a Wednesday or Thursday night social event with various games available (all previously mentioned plus games such as cornhole and foursquare), music, and board games in the lobby.

A conceptual schedule allows for all clubs to have up to three reservations per week. Table Tennis and Line Dance currently have conflicting schedules, so some compromise and flexibility will be required. During the summer months, indoor pickleball could be offered three evenings per week.

Recommended Options

1. Ask the Board to approve the project as described above and as budgeted, to be completed by October 1, 2024.
2. Complete all proposed elements, but defer the basketball installation to a later date, pending further outreach to ensure interest is sufficient to justify the cost.
3. If there is no appetite for the overall change in the use of the room, paint a walking track around the perimeter so indoor walking programs can commence.

I further recommend we remove the rarely-used 500 SF stage at Desert Hills at a cost of approximately \$14,000. Initially, I looked into this idea to accommodate large meetings and socials that would be displaced in the event of a gym conversion at Canoa Hills. I believe it is an enhancement we should pursue regardless of the Canoa Hills decision. With new flooring scheduled in the Desert Hills auditorium this summer, now is a good time for this discussion.

PROS

New recreation offerings:

- Indoor walking track and programs
- Badminton
- Indoor, drop-in volleyball
- Indoor pickleball during hot months
- Virtual Reality
- Open Gym nights
- Full-court basketball on a surface friendly to knees
- Potential for a lounge (?)

Better accommodations for Table Tennis Club

Potential resolution of space conflicts at the racquetball center, though volleyball does not want to move from the racquetball center

Duplicate bridge would get to relocate to a more centrally located space with windows, though they do not see this as a benefit

A gym for a fraction of the cost of building from the ground-up

Kitchen equipment becomes available for Del Sol Clubhouse

CONS

Duplicate bridge would need to relocate and they do not like this idea.

Line Dance would likely have to reduce from four reservations per week to three and they do not like this idea.

HOA activities would need to relocate and they do not/are not likely to like this idea.

Survey Results - Use and Possibilities of Desert Hills and Canoa Hills

		<u>Total All Responses *</u>		<u>Do Not Use DH</u>		<u>Infrequent DH Use</u>		<u>DH Use At Least Monthly</u>		<u>Use DH Multiple Times/Wk</u>		
Total Responses		817		324	40%	163	20%	121	15%	209	26%	
Expand DH LockerRooms:	Yes	313	38%	91	28%	68	42%	53	44%	101	48%	Yes
	No	505	62%	234	72%	95	58%	68	56%	108	52%	No
Would you use a steam room?	Yes	239	29%	53	16%	49	30%	48	40%	89	43%	Yes
	No	418	51%	208	64%	79	48%	47	39%	84	40%	No
	Maybe	163	20%	64	20%	35	21%	27	22%	37	18%	Maybe
Steam room increase DH visits?	Yes	211	26%	54	17%	44	27%	39	32%	74	35%	Yes
	No	461	56%	213	66%	87	53%	55	45%	106	51%	No
	Maybe	148	18%	58	18%	33	20%	28	23%	29	14%	Maybe
Gym at Canoa Hills a good idea?	Yes	369	45%	131	40%	70	43%	55	45%	113	54%	Yes
	No	310	38%	145	45%	65	40%	45	37%	55	26%	No
	Maybe	139	17%	49	15%	28	17%	21	17%	41	20%	Maybe
Would use CH gym for:	Table Tennis	150	18%	43	13%	34	21%	26	21%	47	22%	Table Tennis
	Basketball	73	9%	18	6%	18	11%	9	7%	28	13%	Basketball
	Badminton	98	12%	24	7%	26	16%	17	14%	31	15%	Badminton
	Volleyball	73	9%	21	6%	18	11%	10	8%	24	11%	Volleyball
	Indoor Walking	356	44%	141	44%	68	42%	56	46%	91	44%	Indoor Walking
	Dance	248	30%	101	31%	65	40%	36	30%	46	22%	Dance
	Comp Yoga	307	38%	104	32%	60	37%	51	42%	92	44%	Comp Yoga
	None of Above	183	22%	79	24%	33	20%	26	21%	45	22%	None of Above

* 3 completely duplicate responses (including GVR number) removed.



Green Valley Recreation, Inc.

Board of Directors Work Session

Desert Hills Locker Room Expansion and Steam Room

Prepared By: Natalie Whitman, COO

Meeting Date: April 10, 2024

Presented By: Scott Somers, CEO

Originating Committee / Department:

Recreation & Facilities

Action Requested:

Discuss the potential project, referencing attached materials, and decide if the matter should be added to the agenda for the April regular meeting.

Strategic Plan Goals:

Goal 1: Provide excellent facilities for members to participate in a variety of active and social opportunities

Goal 2: Provide quality services and programs that effectively meet the recreational, social, and leisure education needs of our membership, allocating resources to support those programs

Initiatives 1.2.1, 1.2.2, 2.1.1

Background Justification:

The locker rooms at Desert Hills are due for rehabilitation. The locker rooms are smaller than those of other major centers. They have a similar number of showers and toilet stalls, but the dressing areas accommodate just three or four friendly people at a time, and the lockers are narrow.

With the former weight room vacated, there is an opportunity to expand the locker rooms into that space and to add a steam room beside the existing dry sauna (see attached floorplan).

In March, 2024, our busiest month of the season, approximately 8,600 people used the lower-level sports amenities. This is an approximate number derived from gate access totals minus the access counts for lapidary, ceramics, and poker. Since a number of service technicians visited the site to address HVAC issues and prep for roofing work, that count reflects an additional reduction of 200 access swipes.

By comparison, 6,245 people used entrances associated with sports facilities at Las Campanas and 6,188 people used entrances associated with the pool and fitness center at Canoa Hills.

In March, 2024, an informal survey of the membership resulted in a tepid response to the proposal to expand the locker rooms and a cool response to the steam room possibility. 26% of respondents were frequent users of the facility. *See survey results in this work session packet.*

Fiscal Impact:

The reserve study allocates \$145,665 for new tile and fixtures, however, additional funds will be needed (~\$90k) to upgrade the ventilation system which is currently underperforming and out of code compliance. The ceramics kiln room upstairs would tie into the enhanced ventilation system to improve temperature control in that room in the summertime.

The estimated cost of the described expansion, with upgraded ventilation and a steam room, is \$445,000, budgeted for 2024.

The estimated cost of a simple rehab with ventilation upgrades is \$240,000

Board Options:

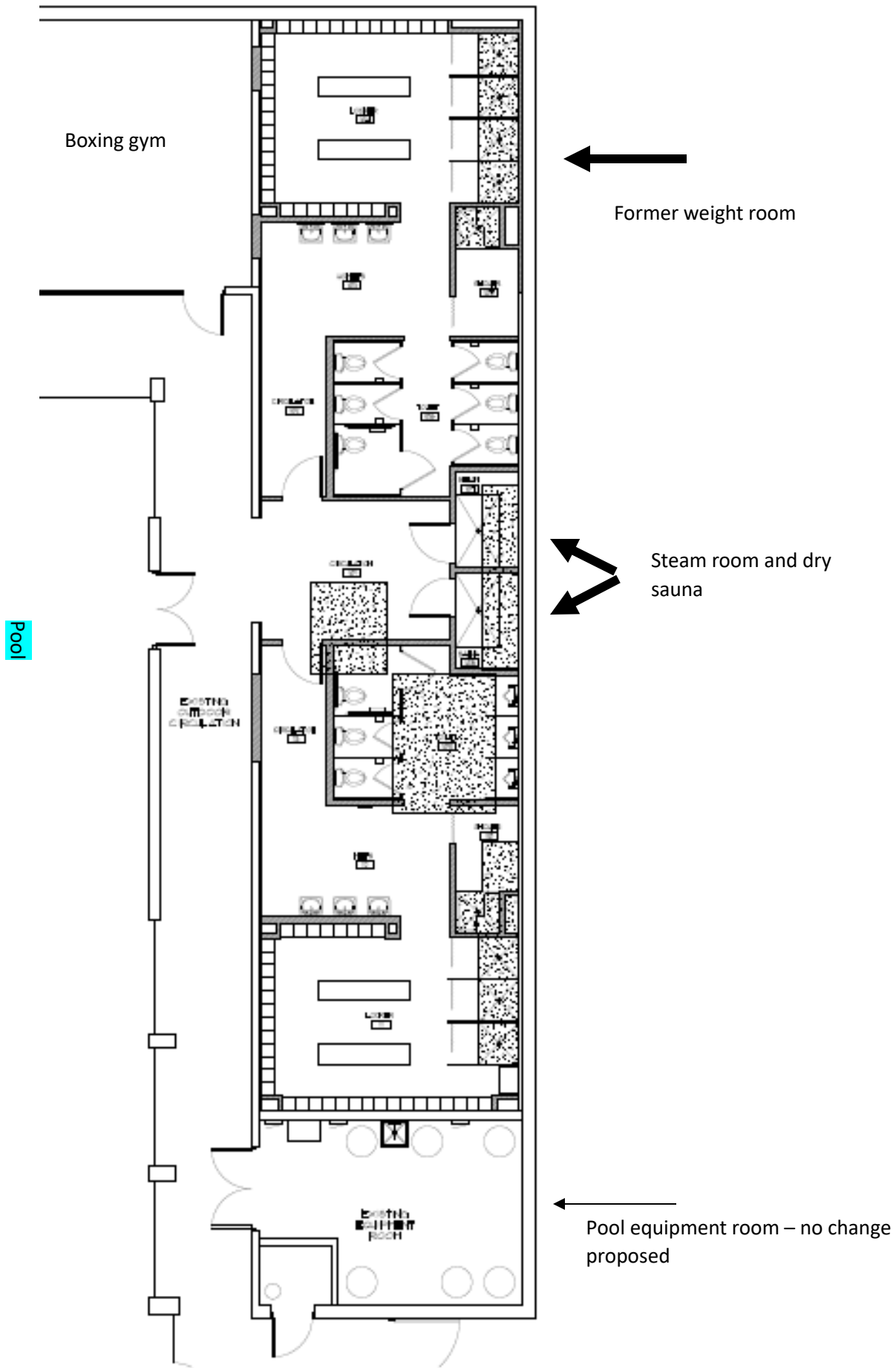
- 1) Include the proposal as depicted in the attached floorplan sketch on the agenda for the regular April Board meeting.
- 2) Consider only an expansion of the locker rooms, replacing the steam room with a deck shower.
- 3) Consider only a rehab within the current footprint, with necessary ventilation upgrades.
- 4) Consider alternate direction for staff.

Staff Recommendation:

Option 2

Attachments:

- 1) Labelled floorplan sketch
- 2) Survey results (also attached under Canoa Hills Gymnasium Staff Report)



Survey Results - Use and Possibilities of Desert Hills and Canoa Hills

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