



## **AGENDA**

### **Planning & Evaluation Committee**

**Thursday, June 12, 2025**

**1:00pm – 2:30pm MST**

**West Center-Rm 2 / Zoom**

GVR's Mission Statement: "To provide excellent facilities and services that create opportunities for recreation, social activities, and leisure education to enhance the quality of our members' lives."

**Committee:** Steve Reynolds (Chair), Dave Barker, April Hasson Hillard, Ed Knop, Barry Stock, Stewart Tagg, Kathi Bachelor (ex officio), Scott Somers (CEO), Natalie Whitman (COO/Liaison)

### **Agenda Topic**

1. **Call to Order / Roll Call - Establish Quorum**
2. **Approve or Amend Agenda**
3. **Approve Meeting Minutes:** August 29, 2024
4. **Chair Comments**
5. **Business**
  - A. Introduction of Committee Members
  - B. Purpose of Committee
  - C. Review 2025-2026 Committee Action Plan
  - D. Review Revised 5-Year Capital Initiative Plan
  - E. Introduction of Proposed Projects, CIP Policy & Process Review
  - F. Meeting Schedule
6. **Member Comments**
7. **Adjournment**

**Next Meeting:** Thursday, July 10, 2025, 1:00-2:30pm, WC-Rm 2/Zoom



## MINUTES

### Planning & Evaluation Committee

Thursday, August 29, 2024

1:30pm – 3:00pm MST

West Center Room 2 / Zoom

**Committee:** Jim Carden (Chair), Dave Barker, Candy English, April Hasson Hillard, Ed Knop, Bob Quast, Stewart Tagg, Betsy Walton, Diane West, Marge Garneau (ex officio), Scott Somers (CEO), Natalie Whitman (COO/Liaison)

**Absent:** Candy English

**Board Attendees:** Kathi Bachelor

### Agenda Topic

1. **Call to Order / Roll Call - Establish Quorum**  
Chair Carden called the meeting to order at 1:30pm MST. Roll called; quorum established.
2. **Approval July 15, 2024, Meeting Minutes**  
**MOTION:** Hillard moved / Knop seconded to approve the Meeting Minutes of July 15, 2024.  
**Passed:** unanimous with Betsy Walton noting that she attended via Zoom but was not able to participate due to not being made a panelist.
3. **Chair Comments:** None
4. **Business:** The committee considered all proposed capital improvement projects not yet been approved by the Board of Directors. The committee prioritized the projects using the dot voting method as follows:

Receiving seven votes each:

- Install a natural gas manifold at East Center lapidary shop to replace acetylene tanks
- Expand Las Campanas fitness center east into the Cypress Room
- Continue pursuit of West Center clubs' expansion project/s

Receiving four votes each

- Build a third tennis court at Las Campanas with a shade structure and tiered seating
- Expand the existing Santa Rita Art League studio

Receiving three votes each

- Build a steam room at Desert Hills
- At the Pickleball Club's expense, build four more pickleball courts at Canoa Ranch
- Build a social patio at Santa Rita Springs in the existing lawn area

Receiving two votes

- Expand the Santa Rita Springs fitness center into the adjacent staff office

Receiving zero votes

- Build a lazy river

**MOTION: Knop moved / West seconded to recommend the above prioritized list of capital projects to the Board of Directors for inclusion in the 2025 budget. Passed: 7 yes / 1 no (Quast)**

Staff will take this prioritized list to the Fiscal Affairs Committee to create a five-year funding plan.

5. **Member Comments:** 1 member

6. **Adjournment:**  
**Meeting adjourned at 2:58pm**



**Committee Action Plan**  
**2025-2026**  
**Planning & Evaluation Committee**

**Chair:** Steve Reynolds

**Staff Liaison:** Natalie Whitman

**Committee Members:** Barry Stock, Dave Barker (Board Director), Stewart Tagg, Ed Knop, April Hasson Hillard (Board Director), Kathi Bachelor (Board President, ex-officio), Scott Somers, CEO

**Committee Responsibilities:**

**3.4.2 Responsibilities**

- A. Meet quarterly, or as necessary, to review and recommend the capital projects for the Capital Improvement Plan to the Board, per the CPM.
- B. To be knowledgeable of the Strategic Plan and Five-Year Capital Plan to ensure that all planned capital projects comply with these plans.

**Priorities and Timelines Established for 2025-2026:**

- Collect and process Capital Improvement Project applications (staff duty underway now)
- Review staff-recommended Five-Year Capital Improvement Plan (June)
- Rank projects (July)
- Finalize a Five-Year Capital Improvement Plan to be recommended to the Board of Directors. (August)

**Meeting schedule:**

Thursday, June 12, 2025	1:00-2:30pm	WC Room 2/Zoom
Thursday, July 10, 2025	1:00-2:30pm	WC Room 2/Zoom
Thursday, August 14, 2025	1:00-2:30pm	WC Room 2/Zoom

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

**GVR**  
**5/31/2025**  
**Cash Funding Projections**

All Amounts Are **Projections**

	Budget 2025	2025	2026	PROJECTION 2027	2028	2029
<b>Initiatives</b>						
Beginning Balance	\$ 1,033,544	\$ 993,705	\$ 902,705	\$ 775,586	\$ 469,930	\$ 64,836
Funding From Operations Revenue	\$ 547,770	\$ 531,338	\$ 603,855	\$ 637,440	\$ 682,338	\$ 682,338
Additional GVR Funding (Surplus)						
Transfer from Emergency	\$ 128,169	\$ 135,469				
Net Investment Earnings	\$ 48,562	\$ 78,149	\$ 64,550	\$ 47,904	\$ 20,568	\$ 27,000
<b>Projects:</b>						
Del Sol Clubhouse Parking Lot Note	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)	\$ (11,000)
DH Ceramics Kiln Room Code	\$ (90,000)	\$ (90,000)				
WC Lobby improvements	\$ (150,000)		\$ (150,000)			
Metal Shop Home	\$ (150,000)	\$ (243,000)				
DH Locker room	\$ (249,335)	\$ (91,956)				
LC Fitness Expand to Cypress					\$ (75,000)	
EC Lapidary Gas Manifold	\$ (43,000)	\$ -				
WC Club Expansion - Lapidary	\$ (991,524)	\$ (400,000)	\$ (634,524)			
WC Club Expansion - Woodworking				\$ (600,000)	\$ (600,000)	
LC Third Tennis Court				\$ (380,000)		
SRAL Lower Level Expansion					\$ (385,000)	
PBC & CR Pickleball Courts		\$ -				\$ (126,000)
SRS Social Patio						
SRS Fitness Center Expansion					\$ (37,000)	
Total for the Year	\$ (1,684,859)	\$ (835,956)	\$ (795,524)	\$ (991,000)	\$ (1,108,000)	\$ (137,000)
Ending Balance	\$ 73,186	\$ 902,705	\$ 775,586	\$ 469,930	\$ 64,836	\$ 637,174

Moved to Lap Exp

100% club funded

## **Proposal for a Capital Improvement Project – 2025**

**What is a capital improvement?** Equipment, fixtures, buildings, rooms, and other fixed assets that cost \$5,000 or more, with a useful life of greater than one year.

**Who can submit a proposal?** Proposals are typically submitted by GVR Clubs, but any member in good standing can submit a Proposal.

**How do I submit a proposal?** Complete this Proposal, save to your computer, and email it to [NatalieW@gvrrec.org](mailto:NatalieW@gvrrec.org) by **4pm on March 31, 2025** for consideration.

**Before submitting a Proposal, GVR Clubs should consult CPM 6.2.3 to determine if the project is Club responsibility or GVR responsibility; see link below.**

<file:///H:/CPM/CPM%206.3.2.htm>

**Note: if a Proposal was submitted in a prior year and has been approved, but not yet completed, there is no need to submit another Proposal for the project.**

**Name or Group/Club:**  **Date:**

**Contact Name:**  **GVR#:**

**Email:**  **Phone #:**

**Anticipated time frame for completion of project.**  **2026**  
 **2027 or after**

**1. Briefly describe the project/improvement you plan to propose:**

Strip all four courts sidewall and bases of existing carpet.  
Level existing base of all four courts.  
Install new carpet on sidewalls and bases of all four courts.  
Court 4 from SE corner to mid court of east sidewall needs to have sidewall brought to up height of other sidewalls.

**2. If this is a request for new or expanded club space, please explain any steps taken to improve efficiency and space utilization:**

N/A

**3. Have more cost-effective alternatives been considered? What are they, and why are they not the preferred option?**

NO.

**4. Please explain how the project advances the goals of Green Valley Recreation:**

The improvements on the courts would help increase the club membership and open court play.

**5. What are the 3-year to 5-year participation trends related to this capital project request?**

The project completion should bring back the 80's or 90's which it has been in the past. Open play interest should also increase.

**6. Please explain how this capital project supports the interest level of the general membership:**

Non-member open play interest will increase

**7. Would this request have an adverse effect on another group of GVR members? If 'yes', provide rationale as to the greater benefit this project will provide given that another group or the general membership might be displaced or impacted.**

NO

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**Staff use only:**

**Date received:**

**Member verified:**

**Project Name:** Bocce Court improvements

**Proposed by:** Bocce Club

**Proposed Inception Year:** 2026

**Assessment Questionnaire**

1. If this is a club request, is the request a club responsibility per Part 6, Section 3 of the CPM?   
(If Yes: stop assessment. Club should take appropriate steps to comply with the CPM requirements)

2. If this is a request for new or expanded club space, has the club taken steps to maximize space utilization?   
(If No: please stop assessment. Club should take appropriate steps to first attempt to maximize space utilization and then reapply if necessary)

Please assess any steps taken to improve efficiency and space utilization:

All courts were demolished and rebuilt in 2020.

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3. Have more cost-effective alternatives been considered? What are they and why are they not the preferred option? Please assess.

Using long contractor levels, all courts measure level from North-to-South and East-to-West. Using a 360-degree laser level will be informative.

In 2020 after the rebuild, Browning Reserve determined that the "carpet" playing surface should last 10 years. Internet resources suggest a lifespan of 7-15 years. Building up the bumper on Court 4 and replacing worn carpet on all end bumpers could be the only improvements required at this time.

4. Please assess how the project advances the goals of Green Valley Recreation:

"Provides excellent facilities and services..."

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5. Please assess the 3 to 5-year participation trends related to this capital project request.

Membership in the club has been stable over the past 12 years with an average of 57 members. From 2000-2010 (our earliest accessible records) membership averaged 62. The clubs top membership count was 83 in 2006.

6. Please assess how this capital project supports the interest level of the general membership:

Drop-in bocce play is sparse. Club membership numbers reflect the bulk of the interest.

7. Would this request have an adverse effect on another group of GVR members?

No

*(If Yes: please assess rationale as to the greater benefit this project will provide given that another group or the general membership may be displaced or impacted)*

8. What are the anticipated annual operational costs associated with this capital improvement? \$ No change

9. What are the anticipated required annual maintenance and replacement contributions to the Reserve Study associated with this capital improvement? \$ No change

Criteria	Weight (1-5)	Clearly No 0 1 2 3 4 5 Clearly Yes	Total
Legal mandate	0		
Removes or reduces a hazard	0		
Advances organizational goals	5		
Improves efficiency	0		
Addresses participation trends	2	Given the stability of club membership regardless of court conditions	
Supports interest of general membership	3		
Does NOT create an adverse effect on another group or GVR members	5		
<b>TOTAL</b>	15		

**Notes:**

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**Additional Considerations:**

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☐ ***Club's history of Capital Funding Requests reviewed and included?***

Review data sheet of previous requests and awards, include in report

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Approved:  Denied:

If denied, reason:

Date requesting party notified:

## **Proposal for a Capital Improvement Project – 2025**

**What is a capital improvement?** Equipment, fixtures, buildings, rooms, and other fixed assets that cost \$5,000 or more, with a useful life of greater than one year.

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**Before submitting a Proposal, GVR Clubs should consult CPM 6.2.3 to determine if the project is Club responsibility or GVR responsibility; see link below.**

<file:///H:/CPM/CPM%206.3.2.htm>

**Note: if a Proposal was submitted in a prior year and has been approved, but not yet completed, there is no need to submit another Proposal for the project.**

**Name or Group/Club: Date: [GVR Canine Club; March 28th 2025](#)**

**Contact Name: GVR#: [Jo Simpson, club president, GVR #236664](#)**

**Email: Phone #: [Josimpson55@gmail.com](mailto:Josimpson55@gmail.com); 425-345-5309**

**Anticipated time frame for completion of project. [2025](#)**

**1. Briefly describe the project/improvement you plan to propose;**

[The Canine club would like to have an enclosed outdoor off-leash dog play yard for members with their dogs. We would request .5 to 1 acre of property and fenced in area for our dogs to be off-leash to run and play with monitoring by the Canine Club. This outdoor space would need shade covering to support the use during the hottest times of the year. A water source is also needed. The club maintains liability insurance already.](#)

**2. If this is a request for new or expanded club space, please explain any steps taken to improve efficiency and space utilization:**

[In a GVR Canine Club Membership Survey, the majority of our members](#)

(85% of our 160 membership) expressed a desire for our club to focus on off-leash options closer to home. This includes wanting a place where small groups of dogs have monitored “play dates”. During the last 1-2 years, the club has scouted numerous Green Valley properties to determine feasibility and tentative costs for developing. We have never given up this search to fulfill the needs and requests of our members.

**3. Have more cost-effective alternatives been considered? What are they, and why are they not the preferred option?** See above scouting work to locate and/or develop off-leash options. We propose GVR donate or allow us to use a plot of land that is owned by GVR. We would create, build, and manage the off-leash play yard for our GVR club members at a shared cost between GVR and our Club. This could be an old parking lot or piece of land not being used adjacent or belonging to GVR.

**4. Please explain how the project advances the goals of Green Valley**

**Recreation:** The GVR Canine club is a social and resource club committed to supporting and educating members and their canines. Our focus is to enhance the physical and mental health of our members through positive, fun interactions and social connections. Our club activities focus on responsible dog ownership, education, guest speakers, website resources, and fun activities. We benefit dog owners and dog lovers within the Green Valley community by providing better socialized dogs, and more responsible owners. We are in our 3rd year and our club has grown to over 155 members. This community loves their dogs! GVR’s Mission and Vision aligns perfectly with our Club’s mission to create opportunities for recreation, social activities and to be a friendly, vibrant community of choice for adults desiring lifelong opportunities for physical, mental, and social engagement.

**5. What are the 3-year to 5-year participation trends related to this capital project request?** We expect our membership to continue to grow ESPECIALLY if an off-leash solution is available for GVR members. This would be the only area in Green Valley that a dog can run and play off-leash in a protected enclosed environment. With at least 85% of our membership asking for us to pursue this project it would be used on a regular basis everyday, 7 days a week. At this time dogs are not allowed anywhere on GVR properties with the exception to the recent addition on the front patio of the del sol Clubhouse property. There is nowhere in GV where a dog can be off leash, ever, to run or play. For the health of our furry friends this is a necessity. Recent studies by The Zebra, APPA and Forbes estimate U.S. ownership of at least 1 dog is 40%, 54% and 58% respectively. Studies also show this is an increasing trend.

**6. Please explain how this capital project supports the interest level of the general membership:** The play yard would give owners with dogs a place to let their dogs off-leash to play and socialize with other dogs and people. Dogs can ease the emotional strain of aging and can be a source of constant connection in a rapidly changing life. Dogs are our best friends, especially to an elderly person. (dogsbestlife.com). From Playcore, Off-Leashed Dog Park design, "we know Dog parks provide socialization – a key component in most dogs' psyche. Multiple studies have proven that social interaction with other dogs is a genetically wired need (they are pack animals). We as humans can provide a piece of that puzzle, but there are some things we just can't replicate. Dogs recognize and learn to talk to each other with many overt and subtle cues, some almost imperceptible to us. Being on a leash or behind a fence disrupts this communication and so a dog park can allow our "dogs to be dogs." The complicated and intricate dance of dogs simply greeting each other is a marvel of body language communication

unto itself! Benefits of the dog park extend beyond canines to their owners (after all, dogs don't walk themselves to the park —PEOPLE do). Dog parks bring people of all walks of life together, and age, ethnicity, gender, socioeconomic status, etc., all seem to melt away when we talk about our dogs. Friendships, clubs, and even marriages have started at dog parks! They also provide good learning opportunities for owners. You get to see how your dog acts naturally with their own kind and you'll probably learn new things including how your dog reacts in many different situations. This information is not only interesting but will help you predict reactions when faced with situations outside the park as you expand your knowledge base of your own dog's independent behavior".

**7. Would this request have an adverse effect on another group of GVR members? If 'yes', provide rationale as to the greater benefit this project will provide given that another group or the general membership might be displaced or impacted.** Part of our due diligence would be to evaluate all potential sites with GVR staff and include the evaluation of nearby activities, including houses, to ensure a good relationship is established at the beginning of this process. Our club is working to include Canine Good Citizen training for our dogs to ensure best manners are in place and noise is limited. Public dog parks are not supervised well and this, at times, is a complaint from nearby homeowners. Our club will maintain and supervise the play area with dog monitors. The Canine Club has studied best practices for building and maintaining safe play yards. We have visited all the current play yards in the area and some in Tucson. We would follow the best industry practices according to the Humane Society of the United States. We have also investigated the offerings of Recreation Centers of Sun City AZ which provide two separate dog parks (covered) for their members as well as the myriad of dog parks incorporated by the Villages in Florida. The latter was part of the development plans for the Villages. Sadly, we have

only found two off-leash areas in all the HOAs in Green Valley. These are Private parks and not open to non-residents. Dog parks were not part of the housing developed in Green Valley back in the 1990's, thus the need.

**Staff use only:**

**Date received: 4/28/25**

**Member verified: Yes**

Project Name: Dog Park  
Proposed by: Canine Club  
Proposed Inception Year: 2025

**Assessment Questionnaire**

1. If this is a club request, is the request a club responsibility per Part 6, Section 3 of the CPM? **No**  
*(If Yes: stop assessment. Club should take appropriate steps to comply with the CPM requirements)*
2. If this is a request for new or expanded club space, has the club taken steps to maximize space utilization? Club has no designated space on GVR grounds  
*(If No: please stop assessment. Club should take appropriate steps to first attempt to maximize space utilization and then reapply if necessary)*

Please assess any steps taken to improve efficiency and space utilization:

3. Have more cost-effective alternatives been considered? What are they and why are they not the preferred option? Please assess.

Use the two public parks provided locally by  
Pima County and the Town of Sahuarita.



4. Please assess how the project advances the goals of Green Valley Recreation:

This has been the subject of debate in recent years. Opinions vary.

5. Please assess the 3 to 5-year participation trends related to this capital project request.

Club membership: 2023 (first year):90      2024:166              2025:155

6. Please assess how this capital project supports the interest level of the general membership:

**Dog parks are very popular parks and rec amenities across the country. Concerns about pathogens and the high potential for dog attacks motivate some dog owners to avoid them.**

7. Would this request have an adverse effect on another group of GVR members?

*(If Yes: please assess rationale as to the greater benefit this project will provide given that another group or the general membership may be displaced or impacted)*

**Depends on location. Desert Hills was suggested in a prior dog park exploration, but tennis players objected to the presumed disturbance from barking.**

8. What are the anticipated annual operational costs associated with this capital improvement? \$

**Potentially significant. Maintaining grass is expensive. Keeping dog parks clean is a top concern mentioned by various recreation sources. Design specs are needed to make this estimate.**

9. What are the anticipated required annual maintenance and replacement contributions to the Reserve Study associated with this capital improvement? \$

**Unknown without design details**

Criteria	Weight (1-5)	Clearly No 0 1 2 3 4 5 Clearly Yes	Total

Legal mandate	0		
Removes or reduces a hazard	0		
Advances organizational goals	3	While the club's application focuses on the benefits a park would provide to dogs, it is true that dog parks are a setting where people routinely socialize.	
Improves efficiency	0		
Addresses participation trends	3	Somewhat unknown.	
Supports interest of general membership	3		
Does NOT create an adverse effect on another group or GVR members	3	Unknown without a location identified	
<b>TOTAL</b>			

**Notes:**

**Additional Considerations:**

7

☐ ***Club's history of Capital Funding Requests reviewed and included?***

Review data sheet of previous requests and awards, include in report

**Approved: ☐ Denied: ☐**

**If denied, reason:**

**Date requesting party notified:**

## **Proposal for a Capital Improvement Project – 2025**

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<file:///H:/CPM/CPM%206.3.2.htm>

**Note: if a Proposal was submitted in a prior year and has been approved, but not yet completed, there is no need to submit another Proposal for the project.**

**Name or Group/Club:**  **Date:**

**Contact Name:**  **GVR#:**

**Email:**  **Phone #:**

**Anticipated time frame for completion of project.**

<input checked="" type="checkbox"/>	<b>2026</b>
<input checked="" type="checkbox"/>	<b>2027 or after</b>

**1. Briefly describe the project/improvement you plan to propose:**

This project would need to be split into two phases.  
First phase: the 2026 time frame would be to add spray insulation and mini splits to both of the current builds (two 20X40 shipping containers). This would help make the buildings more usable.  
Second phase: the 2027 or after time frame add an outdoor workspace to our new building. This would be on the lower end (west end) about 15'X60' with a concrete slab, a security fence (combination of block and chain link) and to have an overhead shade structure. This would give us additional workspace for our grinding and sanding work.

**2. If this is a request for new or expanded club space, please explain any steps taken to improve efficiency and space utilization:**

With the addition of the outdoor workspace the need to walk back and forth from the new facility to the old facility when the need for grinding and sanding would be eliminated.

3. **Have more cost-effective alternatives been considered? What are they, and why are they not the preferred option?**

No

4. **Please explain how the project advances the goals of Green Valley Recreation:**

This improved workspace between both the old and new buildings will allow us to expand hours and draw in more people who are interested in the club.

5. **What are the 3-year to 5-year participation trends related to this capital project request?**

Club Growth

6. **Please explain how this capital project supports the interest level of the general membership:**

Better conditions for club members, being able to repair or do projects for the GVR community.

7. **Would this request have an adverse effect on another group of GVR members? If 'yes', provide rationale as to the greater benefit this project will provide given that another group or the general membership might be displaced or impacted.**

No

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**Staff use only:**

**Date received:**

**Member verified:**

Project Name: Metal Arts Enhancements

Proposed by: Metal Workers Club

Proposed Inception Year: 2026, 2027 or after

**Assessment Questionnaire**

1. If this is a club request, is the request a club responsibility per Part 6, Section 3 of the CPM?   
(If Yes: stop assessment. Club should take appropriate steps to comply with the CPM requirements)

2. If this is a request for new or expanded club space, has the club taken steps to maximize space utilization?   
(If No: please stop assessment. Club should take appropriate steps to first attempt to maximize space utilization and then reapply if necessary)

Please assess any steps taken to improve efficiency and space utilization:

The request for mini splits and insulation is not an expansion. The request for a new outdoor work yard is.

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3. Have more cost-effective alternatives been considered? What are they and why are they not the preferred option? Please assess.

Enclose space adjacent to the existing container buildings where the club is requesting mini splits. This space is already paved and is not in use for any other purpose.

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4. Please assess how the project advances the goals of Green Valley Recreation:

Given the project underway now to convert a building to a metal arts shop, GVR is clearly invested in the Metal Arts Club. Providing A/C and the required outdoor work space is consistent with GVR's mission to provide excellent facilities and services.

5. Please assess the 3 to 5-year participation trends related to this capital project request.

The club's membership has been fairly stable at around 40 with a few outlyer years; one in which membership climbed to 79 and one in which it dropped to 12 (due to Covid, most likely).

6. Please assess how this capital project supports the interest level of the general membership:

In this case, club membership may not be a great reflection of interest. The club does not publicize itself much and it does not offer intro classes through the GVR Lesuire Ed program, but this is due to their lack of capacity for growth.

7. Would this request have an adverse effect on another group of GVR members?

Yes

*(If Yes: please assess rationale as to the greater benefit this project will provide given that another group or the general membership may be displaced or impacted)*

The yard location described would entail a loss of a shady landscaped area between the metals shop and the tennis ramada.

Foot traffic between West Center buildings and tennis or the Admin Offices would have to be re-routed.

8. What are the anticipated annual operational costs associated with this capital improvement? \$ 1000.00

9. What are the anticipated required annual maintenance and replacement contributions to the Reserve Study associated with this capital improvement? \$ Minimal (fencing, shade structure)

Criteria	Weight (1-5)	Clearly No 0 1 2 3 4 5 Clearly Yes	Total
Legal mandate	0		
Removes or reduces a hazard	3/0	No A/C is a hazard in this climate. The proposed yard location does not address a hazard	
Advances organizational goals	5/2	A/C converts the containers to useful spaces all year. The proposed yard location has downsides that reduce the score.	
Improves efficiency	4/3	Without A/C, the metal shop expansion shrinks during a big chunk of the year.	
Addresses participation trends	?	Because of the club's extremely limited accommodations, it is difficult to assess trends.	
Supports interest of general membership	?	See above. Difficult to assess.	
Does NOT create an adverse effect on another group or GVR members	0/5	A/C: No adverse effect Yard: Clear adverse effect to foot traffic	
<b>TOTAL</b>	12/10		

**Notes:**

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**Additional Considerations:**

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- ☐ ***Club's history of Capital Funding Requests reviewed and included?***  
Review data sheet of previous requests and awards, include in report

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Approved:  Denied:

If denied, reason:

Date requesting party notified:

## **Proposal for a Capital Improvement Project – 2025**

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**Name or Group/Club:**  **Date:**

**Contact Name:**  **GVR#:**

**Email:**  **Phone #:**

**Anticipated time frame for completion of project.**  **2026**  
 **2027 or after**

**1. Briefly describe the project/improvement you plan to propose:**

Replace the worn formica counters and stained porcelain sinks (2) in the wheel room with stainless steel counters with integrated sinks. Under the stainless, replace counter top with 3/4" exterior plywood substrate.

**2. If this is a request for new or expanded club space, please explain any steps**

N/A

**taken to improve efficiency and space utilization:**

**3. Have more cost-effective alternatives been considered? What are they, and why are they not the preferred option?**

This is the most cost-effective solution.

**4. Please explain how the project advances the goals of Green Valley Recreation:**

-Keeps club room up-to-date. Currently the counter are worn--over 20 years old.  
-Stainless steel will hold up longer than formica would and easier to clean.

**5. What are the 3-year to 5-year participation trends related to this capital project request?**

We would like to replace each room's counters and sinks with stainless. One room a year till finished.

**6. Please explain how this capital project supports the interest level of the general membership:**

See #4

**7. Would this request have an adverse effect on another group of GVR members? If 'yes', provide rationale as to the greater benefit this project will provide given that another group or the general membership might be displaced or impacted.**

No adverse effect.

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**Staff use only:**

**Date received:**

**Member verified:**

Project Name: Clay studio counters

Proposed by: Clay Studio

Proposed Inception Year: 2025

**Assessment Questionnaire**

1. If this is a club request, is the request a club responsibility per Part 6, Section 3 of the CPM?   
(If Yes: stop assessment. Club should take appropriate steps to comply with the CPM requirements)

2. If this is a request for new or expanded club space, has the club taken steps to maximize space utilization?   
(If No: please stop assessment. Club should take appropriate steps to first attempt to maximize space utilization and then reapply if necessary)

Please assess any steps taken to improve efficiency and space utilization:

N/A

3. Have more cost-effective alternatives been considered? What are they and why are they not the preferred option? Please assess.

Staff agrees with the club that stainless is the preferred and most cost-effective option. Clay dust is an inhalation hazard. Stainless steel surfaces reveal clay residue and ensure complete cleaning.

4. Please assess how the project advances the goals of Green Valley Recreation:

"Provides excellent facilities and services..."

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5. Please assess the 3 to 5-year participation trends related to this capital project request.

Club membership is significant:

2025: 410                      2021: 467

2014: 321

2023: 288

2022: 225

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6. Please assess how this capital project supports the interest level of the general membership:

The clay studio is a dedicated space unavailable to the general membership. The club membership is a fair reflection of interest.

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7. Would this request have an adverse effect on another group of GVR members?

No

*(If Yes: please assess rationale as to the greater benefit this project will provide given that another group or the general membership may be displaced or impacted)*

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8. What are the anticipated annual operational costs associated with this capital improvement? \$ No change

9. What are the anticipated required annual maintenance and replacement contributions to the Reserve Study associated with this capital improvement? \$ N/A--Excluded assets

Criteria	Weight (1-5)	Clearly No 0 1 2 3 4 5 Clearly Yes	Total
Legal mandate	0		
Removes or reduces a hazard	2	The clay studio is notoriously difficult to clean. Integrated stainless sinks would help.	
Advances organizational goals	5		
Improves efficiency	2	See note above	
Addresses participation trends	0	Club membership grows despite the counters and sinks being unattractive.	
Supports interest of general membership	3	Shining, up-to-date facilities make for impressive impressions for prospective members.	
Does NOT create an adverse effect on another group or GVR members	5		
<b>TOTAL</b>	17		

### Notes:

The counters and sinks at the Clay Studio are not included in the Reserve Study, which excludes most assets with an anticipated functional lifespan of 30 or more years.

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### Additional Considerations:

If phased as the club suggests (one room per year), the cost could be included in the operations budgets until all four rooms are done. To complete all counters and sinks at once, the cost will be about \$18k.

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☐ ***Club's history of Capital Funding Requests reviewed and included?***

Review data sheet of previous requests and awards, include in report

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Approved:  Denied:

If denied, reason:

Date requesting party notified:

## **Proposal for a Capital Improvement Project – 2025**

**What is a capital improvement?** Equipment, fixtures, buildings, rooms, and other fixed assets that cost \$5,000 or more, with a useful life of greater than one year.

**Who can submit a proposal?** Proposals are typically submitted by GVR Clubs, but any member in good standing can submit a Proposal.

**How do I submit a proposal?** Complete this Proposal, save to your computer, and email it to [NatalieW@gvrec.org](mailto:NatalieW@gvrec.org) by **4pm on March 31, 2025** for consideration.

**Before submitting a Proposal, GVR Clubs should consult CPM 6.2.3 to determine if the project is Club responsibility or GVR responsibility; see link below.**

<file:///H:/CPM/CPM%206.3.2.htm>

**Note: if a Proposal was submitted in a prior year and has been approved, but not yet completed, there is no need to submit another Proposal for the project.**

**Name or Group/Club:**  **Date:**

**Contact Name:**  **GVR#:**

**Email:**  **Phone #:**

**Anticipated time frame for completion of project.**

<input checked="" type="checkbox"/>	<b>2026</b>
<input checked="" type="checkbox"/>	<b>2027 or after</b>

**1. Briefly describe the project/improvement you plan to propose:**

Redesign the West Center locker room building to include additional showers (indoor showers) and A/C, using up to 50% of the existing, underutilized ramada space to expand the rooms as needed.

\$114,300 is budgeted in the MRR for a rehab of these locker rooms in 2026.

**2. If this is a request for new or expanded club space, please explain any steps taken to improve efficiency and space utilization:**

N/A



**3. Have more cost-effective alternatives been considered? What are they, and why are they not the preferred option?**

Simply rehab the existing footprint.

Not preferred because: West Center has GVR's third largest pool and is centrally located. It hosts the 60-person swim club three days a week and is the most popular pool for families with children. Yet each gender has just one shower assigned and those showers are outdoors. The swamp coolers are ineffective during the monsoon season making the interior spaces a misery for members and for cleaning staff operating power equipment.

**4. Please explain how the project advances the goals of Green Valley Recreation:**

Given the plan to move Member Services into the nearby lobby, West Center will become our premier location--new and prospective members will get their first impressions here. The hobby shops, performing arts center, and tennis facilities are impressive. Our current swimmer accommodations are not of the same caliber.

**5. What are the 3-year to 5-year participation trends related to this capital project request?**

In 2024, there were 174,597 documented visits to GVR pools.

Trends are difficult to establish because prior to 2023, all data was dependent on members swiping attendance readers. In several locations, we now take attendance from pool gates, which has improved accuracy in those locations.

**6. Please explain how this capital project supports the interest level of the general membership:**

Pools are GVR's second most popular amenity after fitness centers.

**7. Would this request have an adverse effect on another group of GVR members? If 'yes', provide rationale as to the greater benefit this project will provide given that another group or the general membership might be displaced or impacted.**

No

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**Staff use only:**

**Date received:**

**Member verified:**

**Project Name:** West Center Locker Room

**Proposed by:** Operations Staff

**Proposed Inception Year:** 2026 or 2027

**Assessment Questionnaire**

1. If this is a club request, is the request a club responsibility per Part 6, Section 3 of the CPM?   
(If Yes: stop assessment. Club should take appropriate steps to comply with the CPM requirements)

2. If this is a request for new or expanded club space, has the club taken steps to maximize space utilization?   
(If No: please stop assessment. Club should take appropriate steps to first attempt to maximize space utilization and then reapply if necessary)

Please assess any steps taken to improve efficiency and space utilization:

N/A

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3. Have more cost-effective alternatives been considered? What are they and why are they not the preferred option? Please assess.

See application

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4. Please assess how the project advances the goals of Green Valley Recreation:

"Provides excellent facilities and services..."

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5. Please assess the 3 to 5-year participation trends related to this capital project request.

See application

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6. Please assess how this capital project supports the interest level of the general membership:

See application

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7. Would this request have an adverse effect on another group of GVR members?

No?

*(If Yes: please assess rationale as to the greater benefit this project will provide given that another group or the general membership may be displaced or impacted)*

The ramada at WC is underutilized. The same groups that may suffer a loss there will enjoy the gain of the improved locker rooms.

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8. What are the anticipated annual operational costs associated with this capital improvement? \$ 5% increase over current

9. What are the anticipated required annual maintenance and replacement contributions to the Reserve Study associated with this capital improvement? \$ 2-5% increase over current

Criteria	Weight (1-5)	Clearly No 0 1 2 3 4 5 Clearly Yes	Total
Legal mandate	0		
Removes or reduces a hazard	4	Improved A/C will reduce risk of heat-related illness, especially for cleaning staff	
Advances organizational goals	5		
Improves efficiency	0		
Addresses participation trends	5		
Supports interest of general membership	5		
Does NOT create an adverse effect on another group or GVR members	4	Adjusted by one in case someone objects to shrinking the ramada	
<b>TOTAL</b>	23		

### Notes:

The applicant completed this assessment. ;)

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### Additional Considerations:

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☐ ***Club's history of Capital Funding Requests reviewed and included?***

Review data sheet of previous requests and awards, include in report

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Approved:  Denied:

If denied, reason:

Date requesting party notified: