



## **Green Valley Recreation, Inc.**

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### **EXHIBIT**

## **Terms of Agreement for 10-Year Strategic Master Planning Project** **GVR & WSM Architects**

**Board of Directors Meeting**  
**July 15, 2015**

### **Background**

In recent years, there have been a number of growing and continual requests from GVR clubs, asking for more space and amenities. These requests, all totaled, have been in the millions of dollars.

In summer 2014, the Planning and Evaluation (P & E) Committee clearly recognized a need for GVR to have a professional Ten-Year Strategic Master Plan performed by an architectural and engineering firm, so that GVR would have more realistic guidance for future programming, development, expansion, and possibly repurposing of facilities.

On July 22, 2014, the GVR Board of Directors unanimously approved the Architectural Assessment study (Strategic Plan) to proceed.

On September 23, 2014, the Board of Directors authorized funding in the FY 2015 budget for the project. A subcommittee was formed to search out architectural and engineering firms that would be interested and qualified to perform our project. The sub-committee is referred to as the Facilities Assessment Work Group, or (FAWG).

A request for 'Letters of Interest' were sent to more than 30 architectural and engineering firms in Arizona, and a total of eleven (11) firms responded. An extensive review of letters of interest and firm qualifications followed, resulting in a group of top-qualified candidates.

On February 26, 2015, a tour of all GVR facilities was given to representatives of the top four (4) finalist firms, and a detailed Request for Proposal (RFP) was provided to each of the firms. Each firm was given approximately thirty (30) days to complete the proposal. Upon receipt and extensive review of each packet, the committee further reduced the number of potential firms to two (2) finalists.

On May 5, 2015, principals of the two finalist architectural and engineering firms were interviewed following presentations by each of the firms. Each of the two firms were highly qualified and both firms proposed expenses for the strategic master planning initiative that were within the FY 2015 board-authorized budget for the project. This left FAWG members with a difficult decision to make. After much discussion and the deliberation, the FAWG members selected one of the two finalist firms as the top choice.

## **Terms of Agreement: 10-Year Strategic Master Plan**

### **I. Overview**

The 10-Year Strategic Master Plan is an intensive endeavor expected to last 12-months. This will be accomplished through a very deliberate Strategic Master Planning Process. The process will comprise various forms of information and data collection via an extensive community outreach/engagement program; benchmarking; trends analysis; demographic projections; and level of service analysis. The community outreach/engagement process will involve a series of both formal and informal meetings with GVR members, volunteer leaders, stakeholders, and staff.

### **II. Areas included in the project's analysis:**

- A. Facilities Condition and Needs Assessment (all GVR Centers);
- B. Needs analysis of current and future space requirements for all member and administrative use and functions areas;
- C. Identify any opportunities for Green Technology (e.g., energy conservation);
- D. Identify potential site options and alternatives, with recommendations for future growth and expansion, as well as repurposing possibilities for low usage areas;
- E. Facility conceptual design options for growth and expansion;
- F. Updated development plans for all GVR centers;
- G. Provide master plans with projected cost estimates for each GVR center;
- H. Consideration of the accommodation of peak season population needs as a factor in planning and development of GVR facilities.

- III. ***In addition to the aforementioned project analysis areas, the following specific break-out activities pertaining to aquatics-related issues are incorporated in the project as an initial deliverables:***
- A. Perform a structural engineering analysis of the distressed Abrego North Pool & Spa; if determined that the site is capable of hosting that a structurally sound pool and spa, conduct public outreach to determine desired characteristics of a replacement pool and spa.
  - B. Perform a comprehensive analysis of the Canoa Ranch Pool & Spa Deck Coating failure; recommend pool deck mitigation alternative.
  - C. Perform an analysis of the Canoa Ranch Pool interior basin to determine the viability of creating a constant depth for swimming, walking, water aerobics, etc. (note: any future changes to the Canoa Ranch Pool interior basin would be performed during scheduled pool basin re-plastering work).

### **Recommendation**

Approve the following elements of GVR's 10-year strategic master planning initiative:

- 1) Select WSM Architects (Tucson, Arizona), the architectural and engineering firm unanimously recommended by the P&E Committee's Facilities Assessment Work Group (FAWG) and lead by Principal Architect Paul Mickelberg to undertake the strategic master planning project; and
- 2) Terms of Agreement negotiated between GVR and WSM Architects; and
- 3) Authorize expenditure of funds not to exceed monies previously earmarked by the Board of Directors for the strategic master planning project in the FY 2015 budget; and
- 4) Authorize *GVR President (or Vice President in the absence of the President) to sign the Contract, in accordance with GVR Bylaws (ARTICLE VII – OFFICERS AND CHIEF EXECUTIVE OFFICER, Section 4: Responsibilities of Officers, A. President.)*