



**Approved by
Planning & Evaluation Committee
November 9, 2015**

**EXHIBIT
Abrego North Pool/Spa**

Overview

On September 22, 2015, after extensive data collection; input from GVR members at two Member Forums; expert engineering and aquatics consultant review, consideration and analysis, the **Planning & Evaluation Committee (P&E)** voted unanimously to recommend that the distressed Abrego North pool\spa be reinstated as a corporate pool\spa (rather than a local neighborhood pool). On November 4, 2015, a Governance Briefing was held concerning the distressed Abrego North pool\spa for the GVR Board of Directors, and committee members of both the Fiscal Affairs and Planning & Evaluation committees. The Governance Briefing was presented by WSM Architects (Paul Mickelberg; Kristen DiBone); AquaDesign International (David Acklin); GVR CEO Kent J. Blumenthal, and GVR COO Jim Conroy.

The briefing included a review of analyses that had been done on the pool, and the P&E Committee's September 22, 2015 recommendation to the Board of Directors to approve constructing a new 4'5"-ft. constant depth rectangular pool with an additional 3'5"-3'9" depth "L"-shaped pool. The enhanced configuration would expand opportunities for additional and simultaneous recreation activities in the pool, such as water aerobics, lap swimming and walking, and water volleyball. The spa would be completely replaced.

Representatives from WSM Architects, the firm hired by GVR to conduct a comprehensive study of GVR's facilities to develop a long-range Master Facility Plan, responded to questions from the Board and the Committees about the project. Given the information presented at the Governance Briefing, President Gunton asked the P&E Committee to reconvene to re-affirm its original recommendation to the Board. The matter will go before the full board once the P&E Committee decides whether or not to re-affirm its earlier recommendation.

Recommendation

A. Adopt Option #2A presented by WSM Architects, whereby a new pool & spa are constructed on the site of the current Abrego North pool, according to the following specifications:

Rectangular-Shape Pool

- **Remove stepped-seating along the north side of pool, yielding additional swim/walk area.**
- **Pool depth made constant, not to exceed 4 1/2 feet depth.**
- **Reuse existing pumps, filters, electrical fittings to the extent possible.**

'L'-Shaped Pool

- **Construct an 'L-shaped pool' (22' width x 22' length x 3'5"-3'9" depth) connected to the rectangular-shaped pool on its Northeast quadrant.**

B. Reach agreement with Country Club North HOA in advance of accepting bids for construction for GVR to add additional parking spaces to meet minimum standards for parking as required by Pima County to accommodate the new and expanded Abrego North pool/spa.

C. Cost for project not to exceed \$464,600 (see attached 'Conceptual Project Budget')

Rationale

1. As stated in GVR's Corporate Policy Manual (CPM) and Strategic Plan (2013) adopted by GVR's Board of Directors, and based to a large degree on direct member input, one of the Corporation's priorities is for GVR is to maintain its facilities to the highest order:
 - See CPM *SECTION I – GENERAL; B. BUSINESS OF THE CORPORATION...* "Provides and maintains quality recreational facilities".
 - See *2013 Strategic Plan* ('Relationship to the GVR Five-Year Operational Plan') – "The Board, administration and staff assume the following:
 - *Maintenance and operation of GVR facilities for its members remains a top priority.*
 - *Strategic Plan initiatives will not take priority over the maintenance and capital needs for GVR facilities.*
2. In February 2014, members of the GVR Board met with the newly hired Chief Executive Officer to consider the vision for the Corporation. Consensus of Board members present was: 'Position GVR as the U.S. destination of choice for active adults and retirees.' Maintaining and enhancing its existing capital assets is a major consideration in keeping with the intended vision.
3. In general, swimming pools are the most widely utilized GVR resource for members. In Southern Arizona's desert climate, it is a critical attraction in causing retirees to locate in Green Valley.
4. The P&E Committee believes that support for re-instituting a pool at Abrego North is widely supported by the general GVR membership, since members may hold that non-support of GVR's volunteer leaders will put GVR facilities they favor in jeopardy should they also fail and require repair or replacement.
5. The distressed pool issue at Abrego North has become a very public issue and concern, with widespread media coverage. GVR is being tested to show whether or not it will invest in its community or divest itself of portions of its infrastructure.
6. Many residents in the Abrego North vicinity have stated that they chose to buy a home where they did to have close access to a pool. This may also be true about most of the 22.4% of all GVR members who live in close proximity to a Satellite Center.
7. Without a pool, the Abrego North area would be the only location on the northern portion of Green Valley without a relatively close GVR pool.
8. GVR members who live nearby Abrego North pool, many of whom use the pool, have made abundantly clear their desire to have the pool repaired and/or replaced. They have attended committee meetings and Board meetings to actively and definitively make the case to re-instate a pool at Abrego North.
9. Approximately 80 GVR members attended a Member Forum about the Abrego North pool on August 27, 2015. Almost exclusively, members present supported re-instituting the pool at Abrego North. Officials of WSM Architects and AquaDesign International presented two alternatives for a rebuild. Option #1 was a basic rebuild of what already exists; Option #2 was a refurbished larger pool (one additional lap lane) with an "L" shaped extension. A straw poll of members present wanted the 'L'-shaped extension included with a re-instituted pool.

10. When the P&E Committee considered cost figures provided by WSM Architects on September 22, 2015 the two options proposed were considered and discussed. Option #2 (the larger pool option with an 'L'-shaped addition) offers more opportunities for member enjoyment and the possibility for expanded recreation programming to be conducted at Abrego North. It creates space in the water to accommodate casual in-water socializing, active water aerobics classes and water volleyball activities without interfering with lap swimming and walking. In considering and endorsing Option #2, the P&E Committee asked WSM Architects and AquaDesign International officials to consider additional ways to mitigate costs required to rebuild Abrego North pool. At the Governance Briefing on November 4, 2015 two additional alternatives were presented that would provide for a 'constant depth' pool and thereby allow GVR to reuse existing pumps and filters.
11. With member-approval of the recent boundary expansion referendum, new GVR members from eight (8) HOAs brought into GVR may put added demand on GVR pools/spas, especially from three HOAs closest to Abrego North.
12. GVR could expect the life span of a new, state-of-the-art pool to be minimally 30 years, with expectations of 50 or more years not out of the question. Considering the increased value to the Corporation of a larger and enhanced pool, the cost amortized over the expected lifespan makes it a sensible, long-term investment for GVR.
13. A re-instituted new and enhanced larger pool at Abrego North would be a showcase for GVR. It would add to the organization's efforts to market Green Valley and GVR as the 'U.S. destination of choice for active adults and retirees' and for those looking to re-locate to the Southwest. Consequently, all GVR members would benefit with home values potentially increasing due to higher demand.
14. The P&E Committee views having a new and enhanced pool at Abrego North as a "once in a lifetime" opportunity to do it "right" by GVR member standards. Trying to save a bit of money for a long-lived project makes little sense to the Committee; a decision not to replace a failed GVR facility makes even less sense. In the opinion of the P&E Committee, the latter would represent a serious failure of leadership and commitment to our members.