



## MINUTES

### BOARD OF DIRECTORS WORK SESSION

Wednesday, February 15, 2023, 2pm

WC Auditorium / Zoom

**Directors Present:** Kathi Bachelor (President), Donna Coon (Vice President), Bart Hillyer (Secretary), Carol Crothers (Treasurer), Laurel Dean (Assistant Secretary), Jim Carden (Assistant Treasurer), Nancy Austin, Barbara Blake, Ted Boyett, Beth Dingman, Steve Gilbert, Bev Lawless, Scott Somers (non-voting)

**Staff Present:** David Jund (Facilities Director), Nanci Moyo (Administrative Supervisor), David Webster (CFO), Natalie Whitman (COO), Kris Zubicki (Member Services Director)

**Visitors:** 37 including additional staff

### **AGENDA TOPIC**

#### **1. Call to Order / Roll Call**

President Bachelor called the Work Session to Order at 1:59pm. Secretary Hillyer called the role.

#### **2. Amend / Approve Agenda**

**MOTION: Lawless moved / Blake seconded to Approve the Agenda. Passed: 8 yes / 2 no (Hillyer and Crothers) / 2 abstain (Dean and Austin)**

#### **3. Review Glass Arts Project Plans; Q&A with Architect and Glass Arts Board Members**

CEO Scott Somers provided a history on the Glass Arts project based on staff reports and minutes from previous Committee and Board meetings.

- Glass Arts Club (GAC) was approved as a club in 2016 and used North Abrego as a temporary space until a permanent space could be found.
- In 2020 the Canoa Hills Clubhouse became available with the possibility of Glass Arts moving in the basement once renovated.
- In 2021 Glass Arts worked with Scott Rummel to develop plans for the Clubhouse basement. The estimate buildout would cost \$1.6 million.
- In July 2021 CEO Somers made a recommendation to the Board to pause on this project to be able to find a more cost-effective approach and solution for the GAC. Staff was looking at repurposing space which would produce a domino effect for clubs.

- Member surveys have shown members are interested in the Clubhouse to be a social gathering space instead of for specific clubs.
- In December 2021 the Planning & Evaluation Committee (P&E) received results from a member survey regarding Plan A and Plan B proposed at a Board Meeting. Plan A was to build an Arts Center at West Center for Lapidary, Glass and Metal Arts. This would have required getting a loan, debt service of loan, and the need to go to the members for a vote. Plan B was continuing to move Glass Arts into the basement of the Clubhouse. There was a motion to accept Plan A at the P&E meeting. 74% of respondents supported renovating the lower level of the Clubhouse for the Glass Arts at \$1.6 million.
- December 15, 2021, Board of Directors meeting a motion was made to direct staff to pursue Plan A, a recommendation from P&E that passed unanimous. This included Phase One design services, the cost which shall not exceed \$50,000, for an Arts Center at West Center and a fitness center at Desert Hills. Staff would present to the Board a completed design and the Board would provide direction to staff. The Facilities Organization Option survey revealed GVR members wanted: 1) Improved fitness facility at Desert Hills, 2) Improved space for cramped clubs, 3) Social gathering spaces, and 4) Walking paths in natural areas.
- February 10, 2022, at the P&E Committee meeting staff provided an update on refinement and scope of the design concerning Plan A. The P&E minutes reflect the staff provided reassigning space and developing the upper floor of the Clubhouse as a drop-in activity center and providing an overview of progress made of converting the shuffleboard courts at Desert Hills to a fitness center. Motion made at this meeting to recommend approval to remodel the shuffleboard courts for Desert Hills fitness project.
- May 18, 2022, the Board reviewed and discussed concept drawings and cost estimates associated with the potential Arts Center. WSM Architects completed the concept drawings and cost estimates for an Arts Center at West Center. A paired down version of the Arts Center may be optional due to staff looking at under-utilized space in facilities. A smaller version could house Lapidary and Metal because the Glass Arts could move to another place that was under-utilized. At this meeting, CEO Somers presented these club movements: move Arts and Crafts from Desert Hills, Ceramics Club could expand into the Arts and Crafts space; once Lapidary consolidated into one location, Ceramics could expand into this space at Desert Hills; the Computer Club, at Santa Rita Springs, move would free up to 4,200 square feet of space for possibly the Glass Arts moving into that space. Clubs would need to meet individually and collectively with the space designer/architect. The consensus of the Board was the 9,900 square feet of space at the paired down Arts Center at West Center would be enough for Lapidary and Metal, and the Glass Arts could go to the basement of the Clubhouse at a cost estimate of \$1.6

million or the renovation at Santa Rita Springs with a cost estimate of \$500,000. Staff felt they were able to move forward with the architects to meet with the various clubs to develop space needs.

- October 13, 2022, P&E Committee had a motion to reduce the 2022 placeholder amount for Glass Arts project from \$700,000 to \$300,000 essentially making the project placeholder amount, over the two-year project of 2022/2023, to \$500,000.
- October 14, 2022, Fiscal Affairs Committee (FAC) discussed the P&E recommendation made to the FAC but no action was taken since it was a Work Session.
- October 18, 2022, the FAC recommendation to the Board to adopt the Budget recommended by the CEO which included a placeholder of \$700,000 for 2023, for a total project cost of \$900,000, including the \$200,000 from the 2022 budget.
- October 26, 2022, Board of Directors Regular Meeting included a motion to adopt the 2023 Budget presented by the CEO and recommended by the FAC. The motion was approved 7-5.
- January 25, 2023, Board of Directors Regular Meeting staff presented a sole source contract for the Glass Arts project not to exceed \$884,000, with an understanding the final cost would be lower due to value engineering. The value engineering could be about \$60,000, reducing the cost to about \$830,000 - \$850,000. Concern was expressed at this meeting that there were not multiple bids and the project was too big and expensive. The motion was made to award the contract and the motion failed with a 6/6 vote.
- February 3, 2023, Request for Proposals were issued to construct the Glass Arts project, based on current construction documents, with a deadline of February 22, 2023. Tentatively scheduled a Special Meeting to reward the proposal is set for March 1, 2023.
- Fees paid, so far, for all of this project (architectural services): WSM (Clubhouse) \$6,000, Scott Rummel Architect (Clubhouse, as well as Ceramics space) \$17,101, Clubs met with space designers for \$54,000, for a total of \$77,576. If the Board asks staff to reduce the space at Santa Rita Springs for the Glass Arts to 2,500 square feet there will be additional architectural work and cost for \$43,000. That would be a total cost of about \$120,000 for architectural fees.
- The Glass Arts Board is here at the table to answer any questions, along with the architect, Kristen DiBone, from WSM.

Open up for discussion from the Board, Glass Arts Board and the architect:

- Bid and permitting is done after the construction drawings are complete. Sole source contracts have happened 26 times at GVR over the years.
- Santa Rita Springs available square feet is 4,500.
- Kristen DiBone referenced the engineers at WSM have designed many spaces with specific ventilation needs.
- Jayne Becker, Glass Arts President, gave a history of the square feet request for the GAC. In 2020 a review was done of other arts clubs in

GVR: both Clay and Lapidary have 4,000 square feet. Glass Arts discussion with architects showed a need for 6,000 square feet. The Clubhouse basement had 5,000 square feet available and Glass Arts removed the lamp work to be able to be in the Clubhouse. The West Center Arts Complex, also was an option, at 4,500 square feet. There was also Santa Rita Springs with roughly 5,000 square feet as a possibility, combined with Arts and Crafts, which allowed for 4,400 square feet. To get this space they needed to remove the mosaic glass arts. The 4,400 square feet is consistent with Lapidary and smaller than Clay Arts. Quail Creek and Saddlebrook Glass Arts was designed without input from the artisans who do the work and there is no glass or mosaic only fused glass is done.

- There are Board Directors stating the cost referred to at the beginning and based on a motion from the P&E is \$500,000.
- In response to a Director's comment on the urgency of pushing this project, CEO Somers said there was not urgency in the project, unless you ask Glass Arts, but the 11<sup>th</sup> hour comment is in regards to the staff has fulfilled the Board direction as asked and the Glass Arts has been dragged along for three years having to adjust their needs through the process. This is the Board's decision and it needs to be clear what the Board wants.
- People who move to Green Valley do so because of the availability of so many opportunities.
- The request from some Director's is to reduce the space to 2,500 square feet. This seems like an arbitrary number with no consideration for special glass arts projects.
- The budget was passed which encouraged the CEO to move forward with the budgeted projects. It will cost much more to add-on then do a project up to standards and need. The number one goal from the Strategic Plan is to provide excellent facilities for members to practice their trades or activities.
- The Board needs to look at the future of GVR. It currently has the best Clay Studio in the country because the Board did the right thing for Clay Studio. GVR has one of the best wood shops. Pickleball Center gets 200 people every day. There are many options at GVR. The Glass Arts needs extra space with all the venting, and this needs to be done right.
- GVR is where it is today because of the courage of the Boards in the past. There is encouragement for the Board to have courage to look to the future.
- It is important to fully understand and make sure money is spent well at GVR. The Board owes it to the members to make sure we do the right things.
- The money is in the budget and it is not breaking the bank to pay for this project. It is time to get this done and move onto the next project.
- Jayne Becker stated the cost of the project is driven by all of the electrical, mechanical, plumbing needs. The remodel is not fancy and

value engineering has gotten rid of cabinets and other items. The Glass Arts space is a shell with concrete floors.

- Nora Mena, Glass Arts Board, stated every time GVR provides more for the Glass Arts the membership grows, even when a budget was approved for the Glass Arts the membership grew. The growth has to wait until there is space available. The Glass Arts members have donated money to help with the new facilities. More new classes will be provided to introduce people to different glass arts which will increase membership. The GAC is working hard on their side to make this happen.
- The Board needs to put clear policy in place for staff to follow.

**Adjournment:**

**MOTION: Dean moved/ Blake seconded to adjourn the meeting at 4:01pm.**

**Passed: unanimous**