



Building the YMCA of the Future

FLEXIBLE INDOOR-OUTDOOR SPACES THAT DELIVER MEASURABLE ROI

Aligning Facility Design with Capital Campaign Success

Today's donors and boards expect more than a new building, they expect:

- Clear return on investment
- Measurable community impact
- Sustainability and responsible resource use
- Spaces that remain relevant for decades

Retractable roof environments directly support these expectations by transforming traditional YMCA spaces into high-performing, future-ready community assets.

Recent YMCA capital campaigns, particularly around aquatics, highlight a clear trend: projects that prioritize daylight, flexibility, and family experience gain stronger donor support and community backing.

OpenAire helps YMCAs deliver facilities that perform operationally, inspire donors, and align with mission-driven outcomes—from day one through decades of use.





ROI that matters to YMCA Leadership Teams

1. Operational Cost Reduction

- Natatoriums are high-cost spaces to operate. Retractable environments reduce HVAC, dehumidification, lighting, and air handling demand, supporting YMCA sustainability goals.
- **Result:** Lower operating costs → more funds for programs and community impact.

2. Healthier Spaces = Stronger Retention

- Traditional indoor pools face air quality and humidity challenges. Natural airflow and daylight improve comfort, wellness, and program appeal.
- **Result:** Higher member retention and participation.

3. Increased Utilization = Revenue Growth

- One space serves multiple uses, indoor (winter), outdoor (summer), hybrid (shoulder seasons).
- **Result:** More programming, higher throughput, and increased revenue without expanding footprint.

4. Lifecycle Value & Budget Confidence

- Corrosion-resistant aluminum and warranted systems reduce maintenance and improve long-term cost predictability.
- **Result:** Lower lifecycle costs and reduced future capital pressure.

5. Stronger Capital Campaign Story

- Supports donor priorities: health, sustainability, and long-term community value, while creating inspiring, high-visibility spaces.
- **Result:** More compelling campaigns and stronger donor engagement.



The Bottom Line

OpenAire systems help YMCAs align facility design with their mission, supporting health, wellness, and community connection.

By opening the roof, spaces transition from enclosed environments to naturally ventilated, daylight-filled destinations, improving comfort while reducing energy demand.

Flexible enclosure designs allow your facility to grow alongside membership, programming, and community expectations.

Key Benefits:

Lower Lifecycle Maintenance

Aluminum framing reduces corrosion, repairs, and long-term/future upkeep

Reduced Energy Demand

Daylighting and natural ventilation can lower energy use and lighting costs by up to 15% yearly

Engineered to Code

Buildings meet IBC & Energy code requirements

Engineered for Coordination

Designed to support loads required by all required HVAC, Fire Suppression & Lighting Systems

Thermally Broken Aluminum Frame

Venues can be headed or cooled in any climate

Reliable Budget & Delivery

One partner manages design through installation keeping budgets on track including a minimum 5-year complete warranty





1989

Founded

100+

Employees

1300+

Projects

OpenAire YMCA projects:

- **YMCA of Memphis & Mid South:** Georgette and Cato Johnson YMCA
- **California Alliance of YMCAs :** Scheu Family YMCA of Upland
- **YMCA of San Diego County:** Copley-Price Family YMCA, McGrath Family YMCA. Toby Wells YMCA, Mission Valley YMCA, Magdalena Ecke Family YMCA
- **Central Connecticut Coast YMCA:** Woodruff Family YMCA
- **YMCA of Columbia-Williamette:** Clark County Family YMCA
- **YMCA of Central Texas:** CHASCO Family YMCA



For YMCA Executive Directors, a capital project is more than construction job, it's a commitment to community impact, donor trust, and long-term financial stewardship.

Talk with OpenAire today about lifecycle cost, expansion strategy, long-term community value and our 70+ municipal & YMCA projects.



Contact Us:



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