

# MEMO



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**TO:** David Jund / GVR Facilities Director

**FROM:** Kristen DiBone AIA

**PROJECT:** Pickleball Center, East Center Pickleball, Table Tennis Study, Lapidary Study, West Center Shade Canopy

**WSM PROJECT NO:** 18-018

**SUBJECT:** Project Updates

**DATE:** October 10, 2018

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## A. Pickleball Center at 2612 S. Camino de la Canoa

- **Civil Engineering / Site Development Package:** The Pima County Development plan submittal package is nearing completion; the Civil Engineering design is approximately 80% complete. DOWL has completed parking lot layouts, paving, grading and site utility plans. DOWL is in coordination with Farmers Water, who will serve the site. WSM and Norris Design (landscape architect) are designing the instructional court, hardscape, landscape and site furnishings per the Club's requirements. WSM is currently working on cost-effective options for providing shade between the Courts for spectators and players waiting for games.
- **Building Design Package:** The building floor plan was approved by the Pickleball Design Committee in September, and WSM is moving ahead on the design. The Building design is currently in the schematic phase. The building is on a track separate from the Development Plan work, because the Development Plan must be submitted (and first comments received) before WSM can submit the building package for permit. WSM is working on building elevations and sections for presentation to the Committee. Structural, Mechanical and Electrical Engineering sub-consultant work is underway.
- **Visualizations and Renderings:** WSM is developing visualizations and renderings for the new Center for the Pickleball Club's use. These renderings are about 50% complete and have been presented to the Pickleball Committee in draft format. These renderings will be used in upcoming Board presentations. Thanks to Solar Gain, who took beautiful drone photographs at no charge to GVR, for WSM's use in the aerial site renderings! GVR and the Pickleball Club will be able to use these renderings for marketing and fundraising efforts .

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- **Cost Estimating:** The project is currently undergoing cost estimating by Compusult. WSM will review and compile the Compusult data this month, and create a report and presentation for GVR's review (schedule to be determined by GVR).

## B. East Center Pickleball

- WSM updated the court fencing and gates for the Pickleball Club's desired layout. The new courts will be 6" higher than the existing, so WSM has developed a layout that will adjust the adjacent sidewalks and provide landings per Code and ADA requirements.
- WSM designed and documented site fencing elevations and details for the remodeled site area.
- WSM will submit the plans to Pima County for approval of the outdoor lighting calculations. In this case, the lighting we will provide is exempt from the Outdoor Lighting Code because it is Recreational Lighting in Zone 1b – but we will submit per the requirements nonetheless.
- Per GVR, Custom Courts is scheduled to begin work in November with a 60-day construction period.

## C. Lapidary and Silversmith Club Study

- The Lapidary study is underway; the kickoff meeting was held on 9/10, and the second meeting was on 9/27. The meetings were attended by the Lapidary Design Committee and GVR staff.
- The space needs program is 75% complete and has been presented to the Lapidary Club in draft format for review and comment. The space program responds to the needs of the Lapidary club, as outlined in the Club's brief, which was a consensus of the goals for each space. We established the space required by establishing functional requirements to conduct the activity, including: Furniture, equipment and building system (HVAC, power, lighting, communications) needs for each individual space. Each space becomes a diagram, and is linked into the Space Needs spreadsheet. The spreadsheet provides the net square footages required, multiplied by an efficiency factor (to account for non-programmed spaces, such as building circulation, wall thicknesses, structure, etc.) to arrive at the gross space required.
- Initial block diagrams were created and presented on 9/27. Block diagrams are not floor plans, but rather, they are diagrammatic representations of the spaces and their relationships to one another. The Club gave feedback on general organization of spatial relationships and WSM is currently revising the diagram to respond to the comments.
- Updated block diagrams are currently being developed and will be presented to the Lapidary Club on 10/15, along with preliminary site analysis for the potential sites at WC and LC.

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#### D. Table Tennis Study

WSM considered a layout for Table Tennis Club at Desert Hills, and produced conceptual space plan. At first glance, the space seemed ideal for Table Tennis because the space is below grade on three sides (windows are undesirable for table tennis, and existing walls could be used to deflect stray balls from affecting adjacent game play. There are several challenges that arose in fitting Table Tennis into this underutilized space:

1. Primary issue: The clear floor height does not currently meet Table Tennis's requirement of 10-feet high clear space. To meet the requirement, the existing Shuffleboard court slabs would need to be removed. When the existing slabs are removed, existing footings for bearing walls might be revealed. If footings are affected, pour back of concrete cover would need to be installed. It's impossible to know the scope for certain unless the slabs are excavated, or ground-penetrating radar (GPR) is used to identify the footing elevations. Cost for GPR investigation would be approximately \$3,000. Upon completion of demolition, a new, flat floor would need to be installed. The new floor would be approximately 18 inches lower than the existing floor and require a ramp down and then up again for code and ADA-compliant egress. While the technical issues could be resolved, it does not provide a cost-effective solution.
2. Secondary issues: Table Tennis desires eight tables to accommodate the Club. The space can fit six tables for play with space that meets the requirement. Two additional tables can fit, but would not have the space required for regulation play. The tables need to be arranged around existing bearing walls, which limits the flexibility of the space. Member circulation pathways would potentially conflict with play because this space is currently used by Members to traverse north to south while bypassing the pool enclosure. In addition, Green Valley Fire District does not permit exiting through the enclosed pool deck area, which complicates the scheme further.
3. In summary, the space at Desert Hills can accommodate Table Tennis, however, the plan layout would be less than ideal and a relatively high cost per square foot.

With the elimination / postponement of the Hub at West Center from the Strategic Master Plan, the home for Table Tennis was

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inadvertently eliminated and not re-addressed. WSM recommends GVR address Table Tennis by integrating the project into an updated 3-5 Year Plan. In the last 18 months, the real estate market has strengthened, and GVR membership is expected to increase. It would be appropriate to consider integrating Table Tennis into the 3-5 Year Plan at this time.

We recommend that Table Tennis form a Design Committee, similar to the model established by Pickleball and Lapidary Clubs. The goal would be to identify +/- 5,000 SF permanent home for Table Tennis within GVR's existing campus. We recommend GVR schedule regular meetings this Fall to move this project forward, meeting every other week for six weeks. The Committee would develop a list of potential sites and WSM could test each site against the Club's space needs, applicable codes and determine relative costs for each option.

**F. West Center Shade Canopy**

The West Center shade canopy project was delayed because it was determined that it is structurally infeasible to attach fabric shade canopies to the existing tall, hollow CMU archways. The archways cannot resist the amount of uplift load created by the shade sails: the proposed scenario produce a load a 22,460lb load into a single masonry pier and thus it is structurally infeasible without modification of the archways (which itself is impractical). WSM has moved the project forward by exploring alternatives that employ new columns to support the canopy.