



GREEN VALLEY RECREATION, INC.

Board Work Session at Santa Rita Springs

GVR Pickleball Complex

January 17, 2019 PRESENTATION

WSM
ARCHITECTS

4330 NORTH CAMPBELL AVE
SUITE No 268
TUCSON, ARIZONA 85718

520.408.1044
1.888.708.1044
WSMARCH.COM

GVR PICKLEBALL CENTER

2612 S. CAMINO DE LA CANOA
GREEN VALLEY, AZ 85614

WSM
ARCHITECTS

AERIAL RENDERING



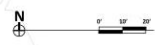
ARTIST'S VISUALIZATION - VIEW LOOKING NORTH

SITE PLAN

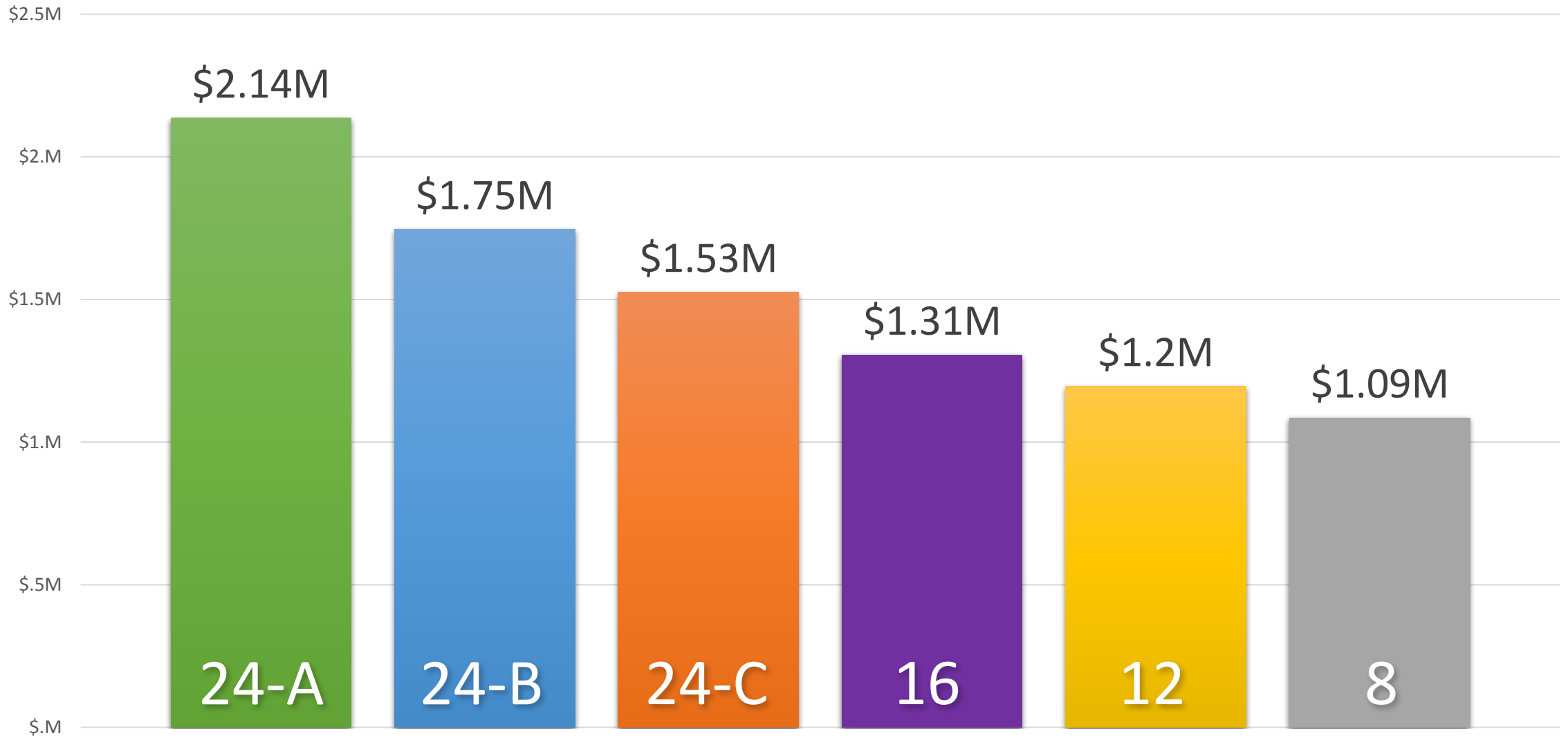


KEYNOTES TO SITE PLAN

- A SITE ACCESS**
24 FT. WIDE PARKING ACCESS AISLE LANE TO CONNECT TO NEW CURB CUT AT CAMINO DE LA CANOA.
- B PARKING LOT**
NEW ASPHALT PARKING LOT WITH STANDARD AND ADA-SPACES. TOTAL PARKING SPACES PROVIDED.
- C EXISTING WASH & NATURAL OPEN SPACE**
NEW DEVELOPMENT IS SETBACK 50 FT. MIN. FROM EXISTING WASHES
- D PICKLEBALL COURTS**
24 NEW PICKLEBALL COURTS WITH 8 FT. HIGH CHAIN LINK FENCING & GATES AT PERIMETER, 4 FT. HIGH FENCING AND GATES BETWEEN COURTS
- E INSTRUCTIONAL COURT**
POST-TENSIONED PICKLEBALL COURT WITH TIERED SEATING
- F EXISTING EASEMENT**
- G BUILDING**
REST ROOMS, STORAGE AND GVR MEETING ROOM - 1,650 SQ. FT. TOTAL
- H FABRIC SHADE CANOPY, TYP.**
- I SEPTIC AREA**
- J STORM DRAINAGE RETENTION / DETENTION BASIN**
- K GRAVEL PATH**



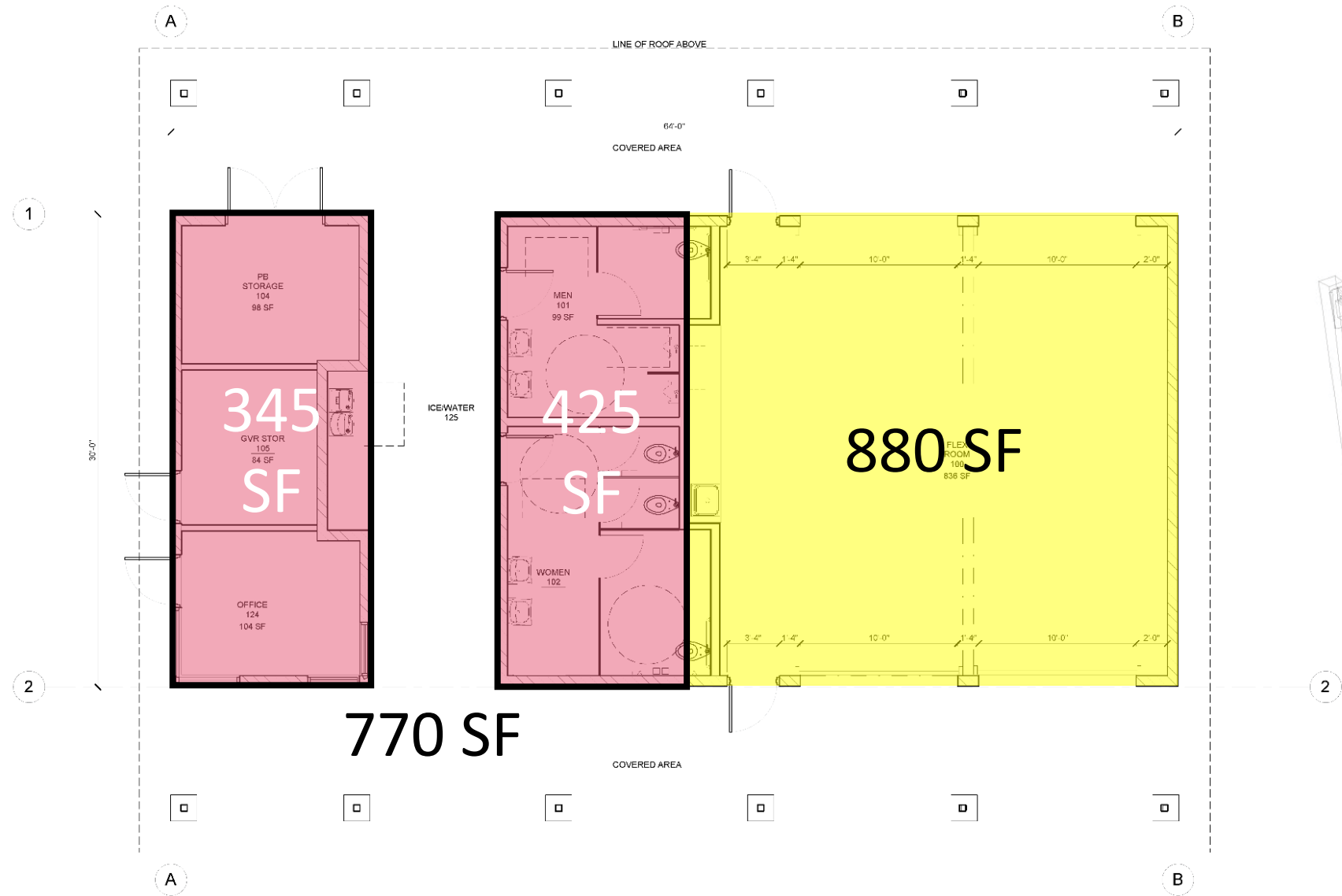
Pickleball Complex Scenario Comparison



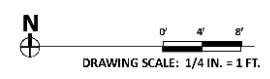
Scenario 24-A	Scenario 24-B	Scenario 24-C	Scenario 16	Scenario 12	Scenario 8
24 at-grade PB Courts with meeting hall building and Instructional Court	24 at-grade PB Courts with smaller RR building and Instructional Court	24 at-grade PB Courts with smaller RR building, Instructional Court deferred	16 at-grade PB Courts with smaller RR building, Instructional Court deferred	16 at-grade PB Courts with smaller RR building, Instructional Court deferred	8 at-grade PB Courts with smaller RR building, Instructional Court deferred

Sitework and at-grade Courts	\$1,111,850	\$1,111,850	\$1,111,850	\$911,850	\$811,850	\$511,850
Instructional Court Building	\$200,000 \$541,248	\$200,000 \$185,943	\$0 \$185,943	\$0 \$185,943	\$0 \$185,943	\$0 \$185,943
Total Construction Cost:	\$1,853,098	\$1,497,794	\$1,297,794	\$1,097,794	\$997,794	\$697,794
Project Development Costs	\$98,000	\$98,000	\$98,000	\$98,000	\$98,000	\$98,000
Project Contingency @ 10%	\$185,310	\$149,779	\$129,779	\$109,779	\$99,779	\$69,779
Total Project Budget	\$2,136,408	\$1,745,573	\$1,525,573	\$1,305,573	\$1,195,573	\$1,085,573

BUILDING



SCHEMATIC BUILDING FLOOR PLAN



Scenario 24-A

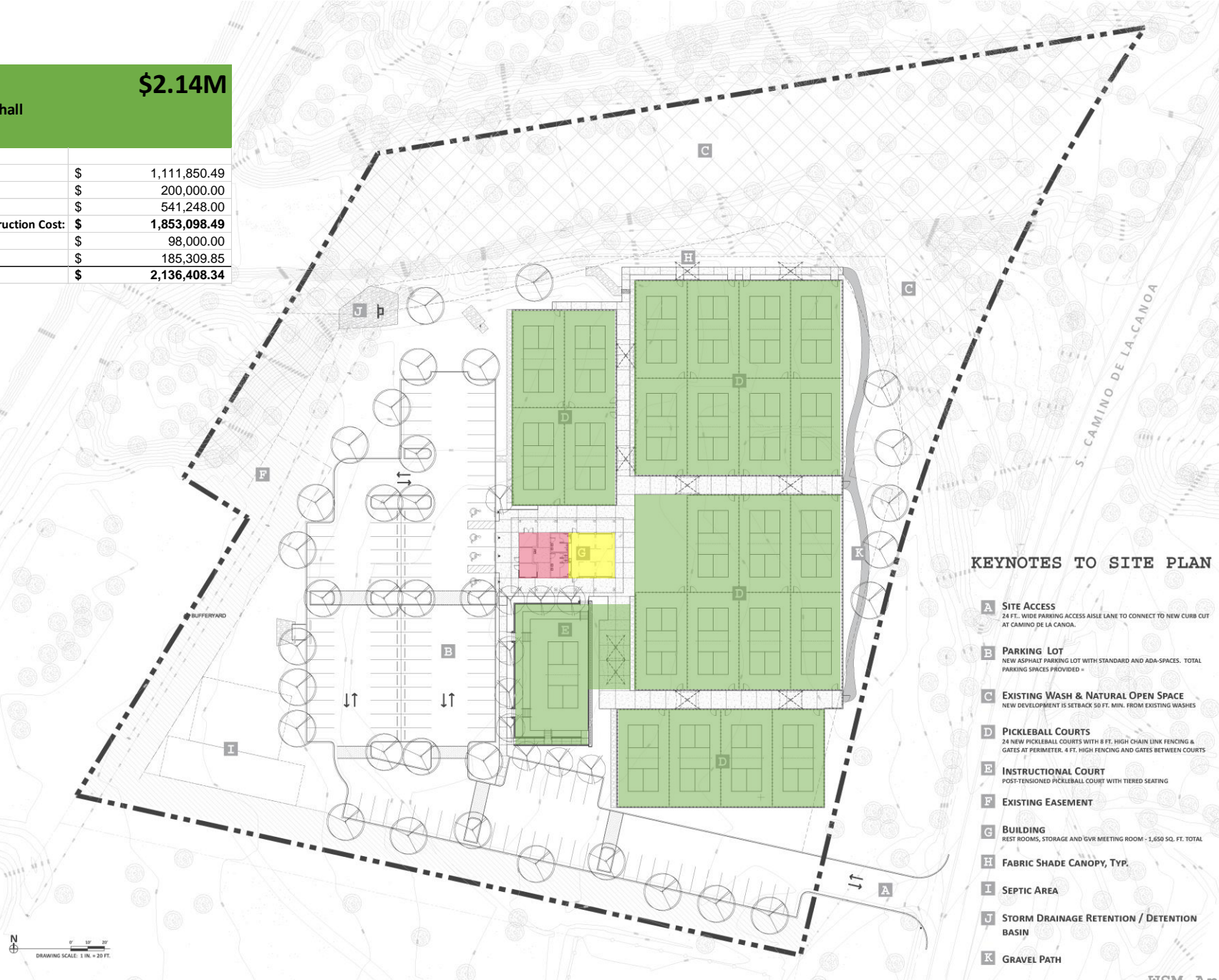
\$2.14M

24 at-grade PB Courts with meeting hall building and Instructional Court

Site work (24 court project)	\$	1,111,850.49
Instructional Court	\$	200,000.00
Building (with meeting room) 1,650 SF	\$	541,248.00
Total Construction Cost:	\$	1,853,098.49
Project Development Costs	\$	98,000.00
Project Contingency @ 10%	\$	185,309.85
Total Project Budget	\$	2,136,408.34



SITE PLAN



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Scenario 24-B

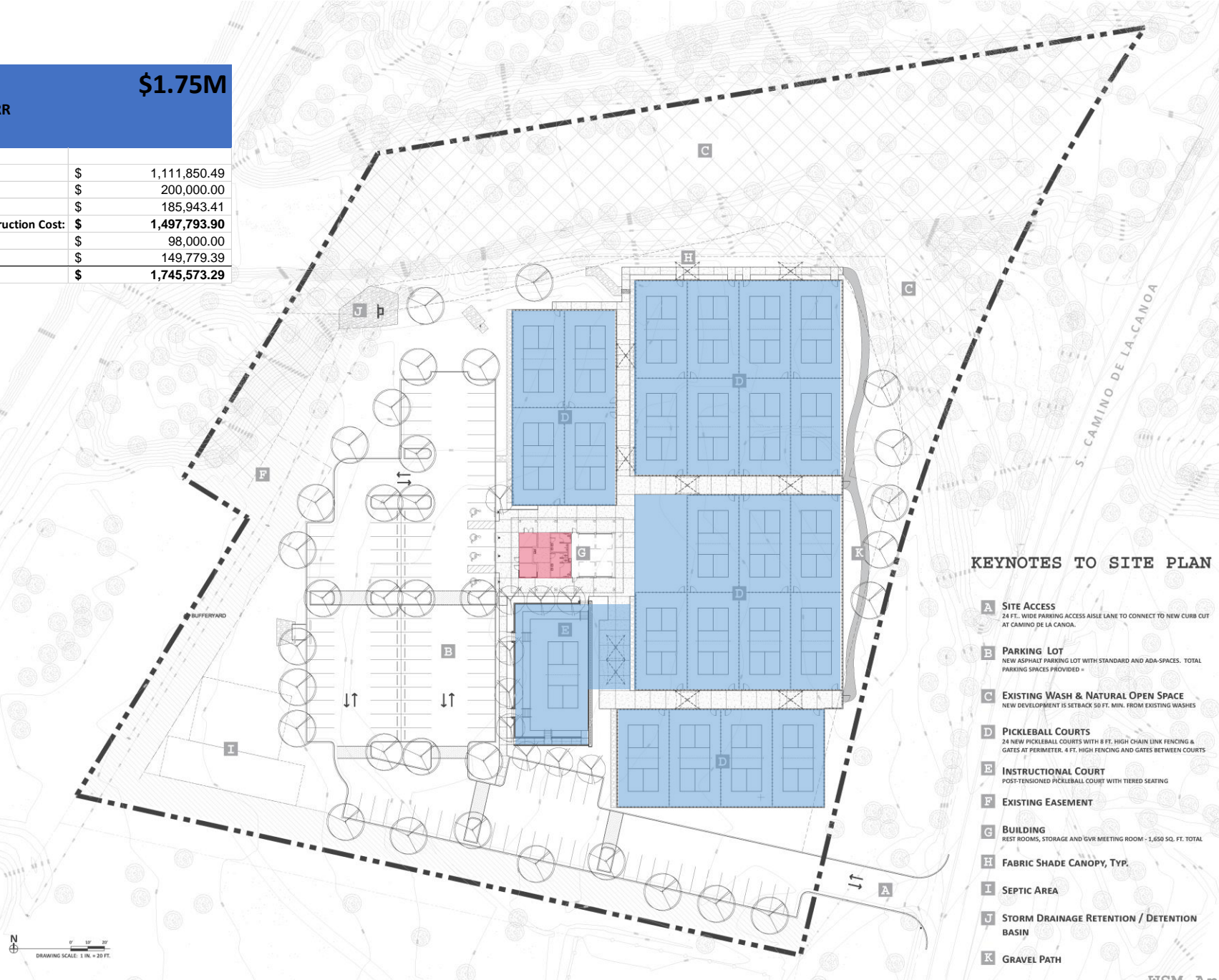
\$1.75M

24 at-grade PB Courts with smaller RR building and Instructional Court

Site work (24 court project)	\$	1,111,850.49
Instructional Court	\$	200,000.00
Building (770 SF only, VE and no meeting room)	\$	185,943.41
Total Construction Cost:	\$	1,497,793.90
Project Development Costs	\$	98,000.00
Project Contingency @ 10%	\$	149,779.39
Total Project Budget	\$	1,745,573.29



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Scenario 24-C

\$1.53M

24 at-grade PB Courts with smaller RR building, Instructional Court deferred

Sitework and 24 Courts	\$	1,111,850.49
Instructional Court Deferred - Not included	\$	-
Building (770 SF only, VE and no meeting room)	\$	185,943.41
Total Construction Cost:	\$	1,297,793.90
Project Development Costs	\$	98,000.00
Project Contingency @ 10%	\$	129,779.39
Total Project Budget	\$	1,525,573.29



SITE PLAN



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Scenario 16

\$1.31M

16 at-grade PB Courts with smaller RR building, Instructional Court deferred

Phase 1: Sitework and 16 Courts	\$	911,850.49
Instructional Court Deferred - Not included	\$	-
Building (770 SF only, VE and no meeting room)	\$	185,943.41
Total Construction Cost:	\$	1,097,793.90
Project Development Costs	\$	98,000.00
Project Contingency @ 10%	\$	109,779.39
Total Project Budget	\$	1,305,573.29

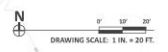


SITE PLAN



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Scenario 12

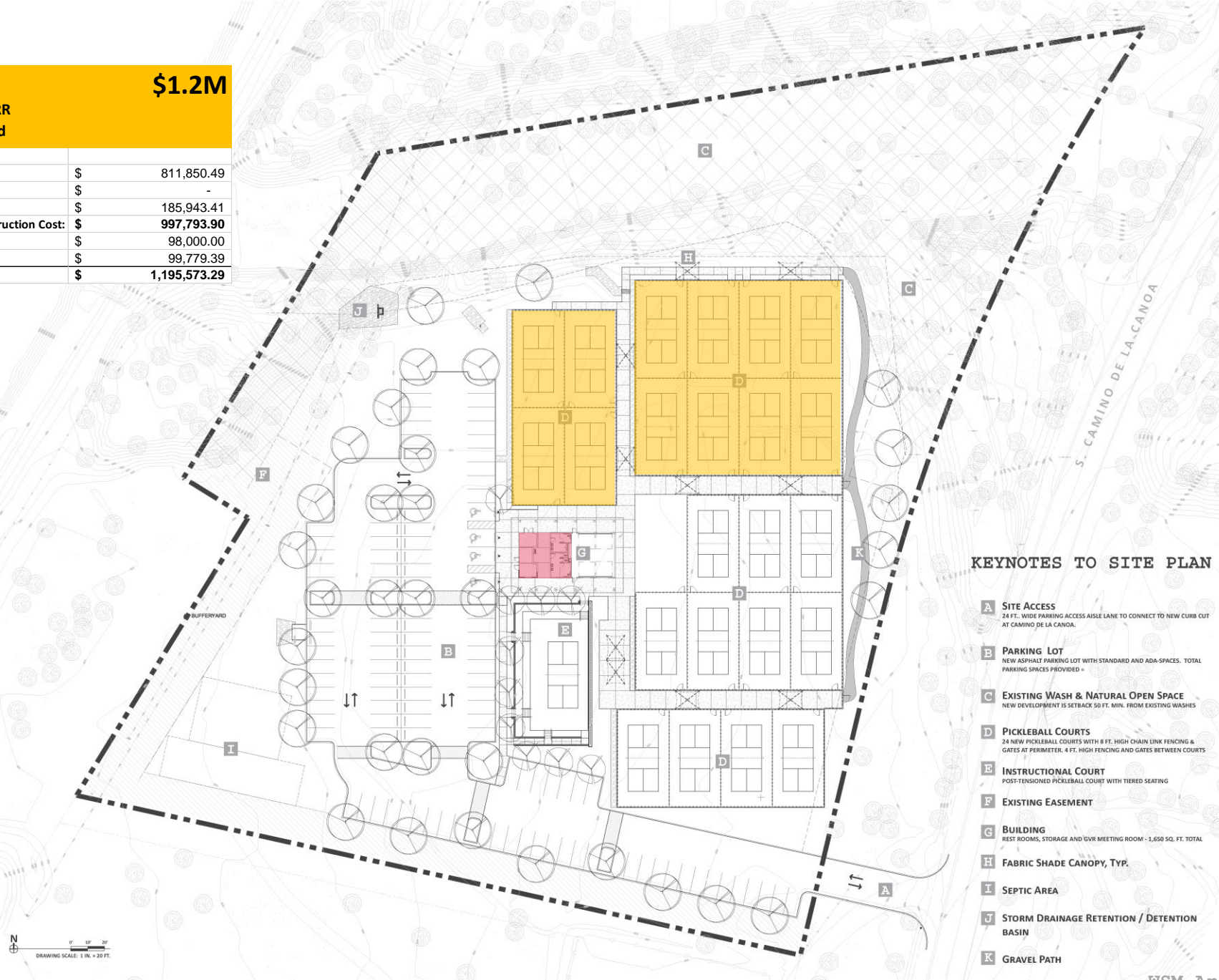
\$1.2M

16 at-grade PB Courts with smaller RR building, Instructional Court deferred

Phase 1: Sitework and 12 Courts	\$	811,850.49
Instructional Court Deferred - Not included	\$	-
Building (770 SF only, VE and no meeting room)	\$	185,943.41
Total Construction Cost:	\$	997,793.90
Project Development Costs	\$	98,000.00
Project Contingency @ 10%	\$	99,779.39
Total Project Budget	\$	1,195,573.29



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N
0" 10" 20"
DRAWING SCALE: 1 IN. = 20 FT.

Scenario 8

\$1.09M

8 at-grade PB Courts with smaller RR building,
Instructional Court deferred

Total Construction Cost:		
Phase 1: Sitework and 8 Courts	\$	511,850.49
Instructional Court Deferred - Not included	\$	-
Building (770 SF only, VE and no meeting room)	\$	185,943.41
Total Construction Cost:	\$	697,793.90
Project Development Costs	\$	98,000.00
Project Contingency @ 10%	\$	69,779.39
Total Project Budget	\$	1,085,573.29



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N
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DRAWING SCALE: 1 IN. = 20 FT.



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Thank you!

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