



**AGENDA**  
**Planning and Evaluation Committee**  
**August 11, 2022**  
**1:30-3:00PM**  
**Room 2, West Center / Zoom**

**Committee:** Bart Hillyer (Chair), Robert Quast, Tom Sadowski, Keith Skytta, Stewart Tagg, Diane West, Kathy Zollinger, Kathi Bachelor (ex officio), Scott Somers (CEO), David Jund (Facilities Director/Liaison)

**Agenda Topic**

- 1. Call to order, Roll Call, and Establish Quorum**
- 2. Adopt Agenda**
- 3. Approve May 12, 2022 Meeting Minutes**
- 4. Chair comments** (Hillyer)
- 5. Staff Reports** (Jund/Zubicki)
  - Review the 2023 Club Funding Requests
  - Long-term Capital Projects Plan (5-year) – Updated form
- 6. New Business**
- 7. Adjournment**
- 8. Next Meeting** – Thursday, August 11, 2022 1:30PM



## MINUTES

### Planning & Evaluation Committee

Thursday, May 12, 2022

1:30pm – 3:00pm MST

West Center Room 2 / Zoom

**Committee:** Bart Hillyer (Chair), Robert Quast, Tom Sadowski, Keith Skytta, Stewart Tagg, Diane West, Kathy Zollinger, Kathi Bachelor (ex officio), Scott Somers (CEO), David Jund (Facilities Director/Liaison)

### Agenda Topic

1. **Call to Order / Roll Call - Establish Quorum**  
Chair Hillyer called the meeting to order at 1:30pm MST. Roll called; quorum established.
2. Approve March 10, 2022, Meeting Minutes  
**No objections to adoption. Adopted.**
3. **Chair Comments**  
Chair Hillyer provided opening remarks and conducted introductions of the committee members.
4. **Business**
  - a. Somers reviewed the charge of the Committee as per the CPM.
  - b. Past and present Capital Plans and the role the Committee had and has with the development of those plans was discussed.
5. **Staff Reports**
  - a. Jund gave a brief overview of the 2023 Club Funding Requests. Staff will deliver a more detailed summary of the requests and recommendations to the Committee for their review at the next regular meeting.
  - b. Jund discussed the Long-term Capital Project Projections (5-year Capital Plan) and what projects are on the current list and how potential future projects may find their way onto the Plan.
  - c. It was found that the Abrego South field house project was not identified on the plan that staff provided for the meeting. As this project was part of the approved FY2022 budget in the Long-Term Capital Funding Projections on October 27, 2021 by the Board, the project will be included in an update to the 5-year Capital Plan.
  - d. Staff provided an update of projects in-progress and the domino effect those projects may have on future projects and the critical path to identifying potential future projects.

6. **Member Comments: 4 members**

7. **Adjournment**

**No objections to adjourn. Meeting adjourned at 2:48 MST**

**Next Meeting:** Thursday, June 9, 2022, 1:30-3:00pm, WC-Rm 2/Zoom  
*(Rescheduled to July 14, 2022 and again rescheduled to August 11,2022, 1:30 – 3:00pm, WC – RM 2/Zoom)*

# P&E 2023 GVR CLUB FUNDING REQUESTS

## Summary by GVR Staff

<b>P&amp;E EVALUATION</b>
<b>CLUB RESPONSIBILITY PER CPM/CLUB AGREEMENT</b>
<b>FUNDED IN ALTERNATE BUDGET</b>
<b>NO ACTION - CRITICAL PATH / FUTURE / COMPLETE</b>

	CLUB	CONTACT	AMOUNT	BRIEF DESCRIPTION
<b>P&amp;E EVALUATION</b>				
	GVR Lapidary Club	Jim Rundlett	\$7,000	Sun chades for slab/rock saws at EC and WC
	GVR Pickleball	Patrick Furmoto	\$9,000	5k for wind screens; 4k for synscreen over walkways
	GVR Tennis Club	Tom Ransburg	\$149,000	Installation of new court at LC (w/fence, bleacher, canopies)
	Woodworkers of GVR	Stewart Tagg	\$90,000	Enhance in-house vacuum system to include more machines
<b>CLUB RESPONSIBILITY PER CPM/CLUB AGREEMENT</b>				
<b>FUNDED IN ALTERNATE BUDGET</b>				
	Ceramics Club of GVR	Kathy Cline	?	HEPA filter for Ceramics Studio; funds for shelving
<b>NO ACTION - CRITICAL PATH / FUTURE / COMPLETE</b>				
	GVR Artisans Shop	Priscilla Spurgeon	?	Expansion/Additional Space: WC
	GVR Glass Arts Club	Linda Touzeau	\$10,000-\$20,000	Purchase and install 15' x 17' cantilevered shade structure at Abrego North; add outdoor electricity and breaker

COMMENTS
Could be reused at new Arts Center
Operations 2022
Critical Path (Lapidary consolidation)
Critical Path (addressed in upcoming move)

## GVR Lapidary Club

P&E Evaluation

<b>Request</b>	Sunshades for slab/rock saws at EC and WC
<b>Amount requested</b>	\$7,000
<b>Description</b>	Funds will be used to procure and install sunshade for two slab (rock) cutting saws located outdoors. A retractable, non-motorized sunshade will be installed over the slab saw at EC. An aluminum canopy will be installed over the saw at WC.
<b>Staff Comments</b>	

## Historical Data

<b>Annual Dues</b>	\$45	
<b>Number of Club Members</b>	2016	485
	2017	285
	2018	316
	2019	282
	2020	366
	2021	135
	2022	167
<b>Previous Club Request Funds Awarded</b>	2017	\$15,000
	2018	\$10,000

<b>2019</b>	<b>Request</b>	Feasibility study for new lapidary building at LC (7,000-8,000 sq ft)
	<b>Amount requested</b>	\$17,000
	<b>Club Contribution</b>	Willing to help with amount
	<b>Description</b>	Unify shop populations and provide room for classrooms.

<b>2018</b>	<b>Request</b>	Update dust collector system
	<b>Amount requested</b>	\$10,000 (actual \$10,017.63)
	<b>Club Contribution</b>	If necessary
	<b>Description</b>	Air purifier at soldering stations in DH shop, concrete work around the storage shed at the EC shop and new stools at all three shops.

<b>2017</b>	<b>Request</b>	Exterior sanding area
	<b>Amount requested</b>	\$15,000 (actual \$17,833)
	<b>Club Contribution</b>	\$5,000
	<b>Description</b>	To reduce dust particles in the workshop and avoid respiratory issues for members, the club is requesting an outdoor sanding area. Requires concrete pad, rain-proof cover, electrical outlets, and storage. All other supplies provided by club.

## **2023 GVR Club Funding Requests – Lapidary**

Funds will be used to procure and install sunshades for two slab (rock) cutting saws located outdoors. A retractable, non-motorized sunshade will be installed over the slab saw at EC. An aluminum canopy will be installed over the saw at WC.

The requested funding amount from the club is for \$7000.

Staff requested quotes for the sunshades from Tucson Awning and Shade. The quotes came back at \$4200 for the aluminum shade structure at West Center and \$5900 for the retractable shade at East Center. If this request is to move forward staff asks that the requested amount be adjusted from club estimated \$7000 to \$11,000.

The Installation of the sunshades will improve the safety of the club members who use the saws to cut large chunks of rock into slabs. Both slab saws are exposed to long hours of full sun exposure and make using the saws extremely difficult. The 10 – 15 gallons of mineral oil within the saws' sumps can easily heat up to 150° or more during the summer. Retrieving slabs that fall into the hot oil can be extremely dangerous. In addition, members using the saws will be better protected from excessive sun exposure while working with the saw.

## East Center Lapidary's Slab Saws





## West Center Lapidary's Slab Saw



## GVR Pickleball Club

P&E Evaluation

<b>Request</b>	Shade structures for Pickleball Complex
<b>Amount requested</b>	\$9,000
<b>Description</b>	\$5k for wind screens on the east side of 5 courts (8, 9, 16, 17, 24) and \$4k for sunscreen over the walkway between courts 2 and 4 and courts 5 and 12
<b>Staff Comments</b>	

## Historical Data

<b>Annual Dues</b>	\$15	
<b>Number of Club Members</b>	2016	696
	2017	754
	2018	761
	2019	733
	2020	820
	2021	963
	2022	975
<b>Previous Club Request Funds Awarded</b>	2017	\$4,475

<b>2020</b>	<b>Request</b>	Shade structures for Pickleball Complex
	<b>Amount requested</b>	\$60,000
	<b>Club Contribution</b>	N/A
	<b>Description</b>	Provide shade structures for Pickleball complex at ramada location and between courts.

<b>2017</b>	<b>Request</b>	Shade structure and storage
	<b>Amount requested</b>	\$4,475 (actual \$8,300)
	<b>Club Contribution</b>	\$2,075
	<b>Description</b>	Move storage racks installed near the East Center Pickleball courts to between the bag racks and install a shade structure to cover them.

## **2023 GVR Club Funding Requests – GVR Pickleball Club**

This Club Funding Request contained 2 requests for funding: \$5000 for windscreens for the east side of 5 courts; and \$4000 for a sunshade over the walkway between courts 2 & 4 and courts 5& 6.

Staff quoted out the windscreens with our supplier. The quote came in at just under \$4000 making this a non-Capital purchase.

Tucson Awning and Shade, the company that installed the sunscreens over the other 2 walkways, gave staff a quote of \$14,000 for the fabrication and installation of the sunscreen to go over the walkway location identified in the club request.

When the GVR Pickleball Center was opened, 2 of the 3 corridors between sections of courts had custom shade screens installed to provide protection from the sun to members and spectators.

# GVR Pickleball Center

GVR Pickleball Center

Legend  
GVR Pickleball Center



## GVR Pickleball Center







## GVR Tennis Club

P&E Evaluation

<b>Request</b>	Third court at Las Campanas
<b>Amount requested</b>	\$149,000
<b>Description</b>	Prepare ground for and install a third tennis courts at Las Campanas to include fence, stadium bleachers, and sun-shade similar to WC.
<b>Staff Comments</b>	

## Historical Data

<b>Annual Dues</b>	\$15	
<b>Number of Club Members</b>	2016	447
	2017	447
	2018	456
	2019	458
	2020	472
	2021	453
	2022	388
<b>Previous Club Request Funds Awarded</b>	2017	\$20,000
	2018	\$20,000
	2019	\$27,000

2020	<b>Request</b>	Bleachers at WC
	<b>Amount requested</b>	\$4,493
	<b>Club Contribution</b>	N/A
	<b>Description</b>	Purchase and position a 4-row bleacher in the court 6 spectator viewing area at WC. Existing 3-row bleachers will be relocated to the south end of court 1 and one to the court 3 viewing area.

2019	<b>Request</b>	Complete shade structure for court 3 viewing area
	<b>Amount requested</b>	\$27,000
	<b>Club Contribution</b>	\$3,000
	<b>Description</b>	Complete shade structure for court 3 viewing area

2018	<b>Request</b>	Redesign for an ADA Viewing Area #3 Install cabana shade for CH
	<b>Amount requested</b>	\$20,000
	<b>Club Contribution</b>	\$2,000
	<b>Description</b>	Extend and elevate court 3 viewing platform to allow wheelchair viewing and access. Moved forward from previous year: Replace temporary sunshade with permanent option over bleachers. Upgrade gravel path and approach to platform (wheelchair access). Install cabana shade at CH.



<b>2017</b>	<b>Request</b>	Repairs and ADA improvements to West Center tennis courts
	<b>Amount requested</b>	\$20,000 (actual \$35,919.96)
	<b>Club Contribution</b>	No club contribution
	<b>Description</b>	Raise viewing platform and supporting wall. Extend platform to accommodate 2 x 16 ft bleachers, including elevated space for wheelchair viewing.

# 2023 GVR Club Funding Requests – GVR Tennis Club

## The Third Tennis Court Referenced in Plans

In the 1995 Development Plans for the Las Campanas Center, a future 3<sup>rd</sup> tennis court was identified. The location was illustrated to be directly west of 2 current tennis courts that were called out to be part of Phase I of the center's development. The bocce court would be removed in order to accommodate a 3<sup>rd</sup> tennis court.

As part of the WSM 10yr Strategic Master Plan received in 2016, and in reference of Las Campanas' original Development Plan, a third tennis court was identified.

The 10yr Strategic Master Plan's critical path identified FY2021 as the development of the Las Campanas project. The project not only included the tennis court but also a Fitness Center expansion and the construction of a classroom/meeting building with additional expansion of the parking lot.

The 10yr Strategic Master Plan did identify developing a shade ramada for social gathering that would benefit racquetball, wallyball and tennis players.

## GVR Tennis Club's Requests for the Third Tennis Court

2015: A request for an additional court was 1 of 10 Club Requests for Funding the GVR Tennis Club submitted that year. Also mentioned in the request is that 3 courts are needed to play USTA and interclub matches.

2020: In the 2021 Club Funding Request submitted by the GVR Tennis Club, one part of the request was for 1 additional court to be built at the Las Campanas Center. The request states:

*Currently the tennis courts at the East Center are listed in the GVR 5-year Plan to be re-purposed. To compensate the Tennis Club for this loss of use of 2 courts the club is requesting 1 additional tennis court to be built at the Las Campanas Center (adjacent to the 2 existing courts) along with stadium seating and sunshade for spectators (estimated cost: \$115,000). The Club is requesting this project be added to the GVR 3-Year Plan.*

*The building of a third court at Las Campanas will enable additional categories of USTA matches already planned for 2021 to be played there (need 3 courts for USTA matches} this will relieve the pressure on the Tennis West Center courts which currently hosts all USTA events and is maxed out in the busy Winter season.*

# 04 LAS CAMPANAS CENTER





**KEYNOTES**

- A. BUILDING ADDITION**  
Proposed ± 2,500 SF building addition for Fitness Room expansion and dedicated yoga and aerobics studios
- B. OUTDOOR FITNESS**  
Proposed outdoor fitness equipment area and associated courtyard landscape with shade structure
- C. SHADE RAM/DA**  
Shade ramada for social gathering area for both racquetball / wallyball and tennis. Ramada to be masonry and steel structure with metal roof
- D. TENNIS VIEWING AREA**  
New tennis viewing area, including one set of 27 ft-long aluminum bleachers
- E. REMOVAL OF COURTS**  
Proposed removal of existing shuffleboard court (1) and bocce court (1) to accommodate new tennis court
- F. TENNIS COURT**  
Proposed new post-tensioned tennis court, for a total of three courts to facilitate tournament play
- G. PARKING EXPANSION**  
Asphalt parking lot expansion as required for new building
- H. BUILDING ADDITION**  
New ± 3,300 building addition for flexible classroom / meeting space

**STRATEGY**

Las Campanas (LC) is home to GVR's only purpose-built Fitness Center. Water aerobics is very popular at this site. LC has many multi-purpose rooms, suitable for classes and special events, such as Fit N Fun Day.

The Master Plan recommends a building addition to expand the Fitness Room and add dedicated spaces for yoga and aerobics studios. An appropriate parking expansion, as required, to the east of the existing lot, would accompany the building expansion.





## Woodworkers of GVR

P&amp;E Evaluation

<b>Request</b>	Enhance vacuum system/dust collection
<b>Amount requested</b>	\$90,000
<b>Description</b>	Enhance in-house vacuum system to include more machines. Reiterate 2019 shop expansion request remain on the "living" 5-year plan. <i>(Request is for the expansion of the GVR Wood Shop by 2,200 square: Training/Conf. room/Project Library- 500 sq ft; Toy program storage – 400 sq ft; Finishing area – 400 sq ft; Patio – 300 sq ft; Open space with storage lockers – 600 sq ft)</i>
<b>Staff Comments</b>	Estimated \$745,000+ with permits, electrical, and labor (estimate dated in 2019)

## Historical Data

<b>Annual Dues</b>	\$40	
<b>Number of Club Members</b>	2016	533
	2017	440
	2018	354
	2019	540
	2020	580
	2021	589
	2022	560
<b>Previous Club Request Funds Awarded</b>	2017	\$15,000
	2018	\$18,000
	2019	\$11,000

2017	<b>Request</b>	Exterior sanding area
	<b>Amount requested</b>	\$15,000 (actual \$17,833)
	<b>Club Contribution</b>	\$5,000
	<b>Description</b>	To reduce dust particles in the workshop and avoid respiratory issues for members, the club is requesting an outdoor sanding area. Requires concrete pad, rain-proof cover, electrical outlets, and storage. All other supplies provided by club.

2018	<b>Request</b>	Update dust collector system
	<b>Amount requested</b>	\$18,000
	<b>Club Contribution</b>	If necessary
	<b>Description</b>	Update the dust collection system to bring it into compliance with original specifications, there should be four additional air supply vents in the shop area.

2019	<b>Request</b>	East and west patio improvements
	<b>Amount requested</b>	\$10,250 (approved funds \$11,000)
	<b>Club Contribution</b>	\$4,000

	<b>Description</b>	Extend east (old) patio on south side to match dimension of our new patio. Extend metal roofing over east outdoor patio to match roofing over west (new) patio. Add outlets to each side of east patio (3 outlets).
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## **2023 GVR Club Funding Requests – Woodworkers**

Seeking to enhance the current dust collection system and to better reduce dust contamination, the Woodworkers of GVR are requesting a vacuum system that uses cyclone technology that will supply exhaust needs for all the machine tools and will eliminate the need for “shop vacs”. Currently the shop uses over a dozen floor model “shop vacs” to collect dust that is generated locally at the machines and is inaccessible by the large dust collection system. These shop vacs are costly to replace and need to be replaced frequently. They also exhaust directly in to the shop and stir up already settled dust which introduces respiratory hazards to members.

Also, as part of the club request the Woodworkers are reiterating the previous club requests (2016, 2019) for an expansion of the current shop and that this project be maintained on the GVR 5-year Capital Plan.

**Long-term Capital Plan (5-year)**

	2022	2023	2024	2025	2026
East Center Pool Replacement					
Desert Hills Fitness Expansion					
Expand Ceramics into DH Arts & Crafts					
Canoa Hills Clubhouse Tenant Improvement					
Dedicated Space for GVR Glass Artists Club					
Arts Center @ WC (Shuffleboard)					
Overhead Courtyard Shade @ WC					
Abrego South Field House					
Conversion of Kino Room to Computer Club					
Social Gathering Spaces					
EC Art Classroom Expansion					
FY2023 GVR Club Capital Funding Requests					

**Potential Projects**

- LC Phase 2 Classroom & Parking Lot Expansion
- Woodshop Expansion
- Fitness Room Expansion - LC
- Fitness Room Expansion - SRS