

SAC Overview of Option 2

Total PIF Budget (Over 7 years)		\$40M	
All amenities removed - pickleball courts replaced at Lakeview (unbudgeted)			
Mountain View Center Replacement – Phase 1	Phase 1 to include the building of the Performing Arts center and gymnasium	\$24,527,849M	Rough Order of Magnitude (ROM) provided by Alston Construction based on the Option 2 plans drawn up by architects CCBG. The PIF amount also includes \$2.0M in furnishings required for each facility and \$2.0M for permits, design and other owner items.
Mountain View Center Replacement – Phase 2	Phase 1 to include pool construction	\$2,788,100M	Rough Order of Magnitude (ROM) provided by Alston Construction based on the Option 2 plans drawn up by architects CCBG. The PIF amount also includes \$200K in furnishings required for the pool.
		\$32,631,898M	
Mountain View Center Replacement – Phase 2	Phase 3 to include a two story, 16 court, air conditioned pickleball facility, a Lawn Bowls green and an ADA accessible mini-golf course.	\$12,361,455M	Total for Phase 3. No plans available.
		\$44,993,353M	

Issues with Option 2

- The cost had ballooned from \$17.5M to \$40m.
- Parking 280
- 45 ft roof line
- PAC “just like Sun City West
- 10,000 to 35,000 sq.ft.
- Phase III Undefined
- PB 2 stories
- ADA requirements
- The data did not support getting rid of relatively new pickleball courts. In fact, the data supported expanding the number of pickleball courts. The ad hoc committee agreed.
- There was not adequate time planned for member review and comment during the process.
- The process was severely hampered by COVID.
- The feasibility of all three phases has never been established.
- There was no attempt to build a projection of how much a gym would be used.
- It combined incompatible uses (theater and sports) in a single venue.
- Many questioned having a theater so far away from the center of Sun City and away from restaurants and bars.
- It was very disruptive to other popular amenities currently located at the site.
- Many questioned whether this was the highest and best use of this property.
- We were building an indoor walking track within one mile of an existing new indoor walking track.
- Due to the cost, it limited options for needed changes at other sites in the future.
- The impact on future operating costs was unclear.

Why we hope SAC will be different

- The process will be data driven.
- The process will be open to the members to examine and input on.
- There will be adequate time for members to review the recommendation and comment on it.
- The process will take into account multiple options for meeting identified needs; for example, having the PAC at Lakeview versus Mountain View.
- The process will examine facility utilization – actual and projected.
- The process will document the pros and cons and hurdles of each option.
- The process will take place in the context of other needed planning work streams: Reserve Analysis, Five-year rolling strategic plan, and the PIF Budget Update.
- Outdoor pickleball at Lakeview negatively impacts serenity of site; Management suggested enclosure as a solution.

You have the awesome responsibility to make a huge difference. Let’s shoot for WOW!