

MEETING NOTES

It was announced that the architect was unable to meet with the group today (vacation).

Director Jeff Darbut passed out copies of the updated meeting agenda for the time frame beginning August 11th through September 28, 2023.

- There will be no committee meetings on August 11th and 18th.
- Beginning August 25th, the architect (Marlene Imirzian), who has been interviewed and retained by the three co-chairs, will facilitate the meetings while answering questions from the committee.
- A possible site evaluation is also proposed for the August 25th meeting.
- She will aid them in coming to an agreement and consensus on what is best for the community given all the requirements listed.
- She has toured five of our centers and understands that the members of the committee are representing various factions that have ownership of the center.
- The co-chairs felt that she would be an asset to this group after understanding the diverse ways she facilitates (storyboards).
- She has had access to all our documents and videos and just recently was sent the 2007 Mountain View plans.

The agenda also includes a Roadmap of Activities Going Forward.

- Director Darbut spoke about a presentation given by Director McAdam in early June regarding why the Board of Directors (BOD or Board) felt that Option #2 was not the best fit for the community. (The presentation is enclosed).
- Director Darbut asked all committee members to review that presentation to refresh their memories about the reason the Board of Directors stopped the project. The prohibitive cost was a major concern mentioned.
- The Board is working with the Management Team and the Budget & Finance Committee as work proceeds on the 2024 budget.
- He discussed the present Preservation and Improvement Fund ("PIF") budget, approved by BOD on November 21, 2021, and its need to be updated for high inflationary construction costs (20-40 percent).
- He reminded everyone that the 2021 PIF Budget figures are considered "placeholders" and may change. (Copy of PIF Budget from 2021 enclosed.)
- In that regard, he told the committee the Board is preparing a preliminary 2024 PIF plan and to expect an updated Mountain View Project budget from the Board at the August 25, 2023 meeting.
- Working together with that knowledge, the SAC Committee can then move forward.

Director John Fast then discussed Advocacy and summarized what he thought that he has heard the past few weeks regarding what is in and what is out (based on straw votes) for the Mountain View project and why Lakeview is being considered.

ADVOCACY

- This process involves advocacy.
- We all must recognize that there are several different versions of the Mountain View project advocated by different representatives in this group.
- Each person is welcome to advocate as zealously as they want.
- However, please recognize that your Advocacy involves putting your view in the most favorable light.
- We also must be committed to making data-based decisions for the good of all our members.
- We must be free to debate conclusions that are drawn from data.
- The product of our committee is a recommendation supported by a well-reasoned application of supporting data.
- The Board of Directors will provide an updated budget based on how much we can afford to spend before we take the next step.

Director Fast then summarized, as objectively as possible, what he had heard take place at the previous meetings.

- He concluded with "Just like every other committee you will be charged with making a recommendation. Some Members will get what they want, and some Members will not.
- However, no committee members' voices will be muted.

THEATER

- Seating capacity – unknown.
- Location – unknown.
- Build the theater that was designed for Mountain View (CCBG Option 1).
- Build a smaller theater.
- Renovate the existing auditorium building with seating.
- Remove the existing auditorium.

GYMNASIUM AND ROTUNDA

- Do not build either.

LAKEVIEW

- Lakeview is under consideration because it would be a centrally located, aesthetically pleasing destination point.
- Remake Lakeview into an entertainment district.
- Build the Performing Arts Center and parking garage.

PICKLEBALL

- PB is advocating an indoor and outdoor PB facility at Mountain View that was larger than Marinette.
- If the theater were built at Mountain View, there would not be enough room at Mountain View for the PB facility envisioned.
- The original Option 2 plan envisioned a total of 29 PB courts - 13 at Lakeview and 16 at Mountain View. The PB club is now advocating for an additional 25 courts at a single location.

POOL

- The cost to renovate is about \$500,000 dollars.
- Have no figure on how much a new pool would cost.
- Would the location of the current pool interfere with other plans being made?

MINI GOLF

- Recarpet.
- Fix urgent needs.

FITNESS CENTER & SPA

- Include in the plan.
- Remove the indoor spa and use the space to expand the existing Fitness Center.
- Various locations have been presented.

ADDITIONS TO PLAN

- Add a second pool (combination sports and lap pool).

Discussion followed (for example)

- The Dance Clubs need a gym.
 - Norm suggested that their group give a short presentation on new data that has been compiled.
- Will the budget be split between the two?
- What will be the amount projected for just Mountain View.
- How is inflation reducing the amount of money that was set aside for this project.

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!

Preservation and Improvement Fund (PIF) Budget Summary
Spend by Project by Year
Presented November 18, 2021 RCSC Board Meeting

<u>Project Name</u>	PIF Amount
2022	
Grand Avenue Center Building 2	\$ 589,862
Mountain View Center Replacement - Phase 1	\$ 2,000,000
Softball Clubhouse and Lighting	\$ 1,000,000
Viewpoint Lake Repair	\$ 2,000,000
Lakes East/West and Grounds Maintenance Facility	\$ 4,000,000
Total 2022	\$ 9,589,862
2023	
Viewpoint Lake Repair	\$ 4,000,000
Mountain View Center Replacement - Phase 1	\$ 15,462,458
Total 2023	\$ 19,462,458
2024	
Mountain View Center Replacement - Phase 1	\$ 7,065,391
Riverview Maintenance Facility	\$ 2,166,695
Total 2024	\$ 9,232,086
2025	
AZ Department of Water (ADWR) 5th Management Plan Golf Course Water Reduction	\$10,314,652
Total 2025	\$10,314,652
2026	
AZ Department of Water (ADWR) 5th Management Plan Golf Course Water Reduction	\$ 2,269,045
Mountain View Center Replacement - Phase 2	\$ 2,788,100
Total 2026	\$ 5,057,145

2027	
AZ Department of Water (ADWR) 5th Management Plan Golf Course Water Reduction	\$ 3,468,018
Total 2027	\$3,468,018
2028	
AZ Department of Water (ADWR) 5th Management Plan Golf Course Water Reduction	\$ 1,565,276
North Maintenance Facility	\$ 2,376,005
Total 2028	\$ 3,941,282
2029	
AZ Department of Water (ADWR) 5th Management Plan Golf Course Water Reduction	\$ 2,905,335
Total 2029	\$2,905,335
2030	
Mountain View Center Replacement - Phase 3 - Pickleball Pavillion	\$ 9,417,774
Total 2030	\$9,417,774
2031	
New Administration Building at Lakeview	\$ 2,255,145
Mountain View Center Replacement - Phase 3 Lawn Bows & ADA Mini-golf	\$ 2,943,680
Total 2031	\$ 5,198,825
2032	
Lakes Patio Rebuild and Expansion	\$ 1,500,000
New Administration Building at Lakeview	\$ 2,255,145
Total 2032	\$ 3,755,145
2033	
No Expenses Planned	\$ -
Total 2033	\$0

2034	
Lakeview Center Replacement	\$ 10,531,149
Total 2034	\$10,531,149
2035	
Lakeview Center Replacement	\$ 10,531,149
Total 2035	\$10,531,149
Total PIF Budget	\$ 103,404,880

All errors in reporting contained within this document belong to the author. (jmt)