

Strategic Alternatives Committee

September 22, 2023



Meeting Rules REMINDER

- 1. Mutual respect in all matters (otherwise John plays the harmonica)
- Meeting time Friday at 2:00 at Oakmont B (Members can send/bring delegates) -Seating is limited to fire code
- 3. Meeting length not to exceed 2 hours
- 4. Raise hand to be recognized
- 5. Side conversations to be allowed so long as not disruptive (If it becomes disruptive John will start playing his harmonica)
- 6. Meeting starts with short review of last meeting and then continuation of where we left off
- 7. Transparency and sharing the information obtained with all There are no secrets in the SAC Lab.



Rules for Guests

- The gallery is for our member guests to have an opportunity to observe the workings of the committee.
- Committee members representing a wide range of groups (clubs/activities that have a stake in the decision at Mountain View), are the primary participants in the process.
- Typically, our Member guests are to refrain from commenting.
- Depending on the amount of time we have, that may change today creating our first Town Hall Meeting on the Mountain View Project.





The Motion Made

Treasurer Fast – I move that all work on the Mt. View project option 2 and building pickleball courts at Lakeview be suspended until a committee of representatives from all interested groups can be appointed to address strategic issues and alternatives. The work of this committee will be presented for member review and comment at the September 2023 Board meeting along with all data gathered by the committee.





Charter Created

Develop and Present Strategic Alternatives to our Members by our Members for the currently suspended PIF budgeted project at Mountain View and the Charter created from that Motion





SAC Goals

To identify and develop strategic alternatives which analyze and document

- the pros,
 - cons,
 - costs,
- expected and projected utilization,
 - timing,
 - areas impacted,
- and solutions for areas impacted.



Measurements for Decision-Making

- Whether the amenity helps fulfill Long Range Planning Committee's proposed Mission, Vision and Values
- 2. Historical and projected utilization of any new facility
- 3. Estimated capital cost involved
- 4. Estimated operating cost involved
- 5. Qualitative factors that add to the quality of life of members (Meeting guest suggestion)
- 6. Attractiveness of the amenity to members and prospective members
- 7. Redundancy of facility and amenities Is the same amenity available nearby
- 8. Disruption/Displacement caused by construction of the amenity

Measures may be added, deleted or modified if the SAC believes they are not appropriate

May 5, 2023





Communication

1.2.2023

Meeting Syllabus - Revised

Pickleball Presentation Slides

Players Presentation Slides

4/22/2023 Memo to Clubs

4/28/2023 Site Analysis - Recast

Historic Performing Art Center Analysis/Documents

6/2/2023 Meeting Recap/Press Release

6/2/2023 Meeting Video Link

6.9.2023

Data Discussion Presentation Slides

6/9/2023 Meeting Recap/Press Release

6/9/2023 Meeting Video Link

6.16.2023

Theater Presentation Slides

Mountain View Options Presentation Slide

ance Presentation Slide

Committee
 Meeting materials
 posted to RCSC
 Website

 https://suncityaz.or g/rcsc/strategicalternatives-adhoc-committeesac/



SOME OF TODAY'S FOCUS

REVIEWING DATA

 REFRESHING OUR MEMORIES WITH PRIOR COMMITTEE MEMBER PRESENTATIONS

- MINI GOLF
- THE POOL/THE SPA

Two weeks ago, Marlene asked us "What do we want at Mountain View?"

Instead of what do we want, shouldn't she have said, "What does data suggest would make sense?"



Keep These Statements in Mind

- The motion encompassed the entire campus (recreation center and its components) at Mountain View, not just the auditorium for a PAC Performing Arts Center).
- That PIF money a placeholder that was allocated in the years 2022, 2023, 2024 & 2026 was primarily for Option 2.



Keep These Statements in Mind

- Option 2 eliminated Lawn Bowling,
 Pickleball, and Mini Golf from Mountain View.
- It also added a large PAC (Performing Arts Center, a rotunda (connecting the PAC and the gym), and a Gymnasium.





Keep These Statements in Mind

- The portion of the motion that spoke about pickleball at Lakeview was a suggestion made by the previous Board to appease the Pickleball Club.
- It only affected the tennis courts at Lakeview.
- Lakeview Recreation Center is slated for replacement in 2034 and 2035 on the PIF "plan."



Keeping in Mind

- 2034 Lakeview Center
 Replacement=\$10,531,149M
- 2035 Lakeview Center
 Replacement=\$10,531,149M

 But – remember – we can't build anything unless we have the money in the PIF.



• LET'S ASK THAT QUESTION AGAIN WORDED A LITTLE DIFFERENTLY:

• "As the chosen representative from your club/activity, and using the data that was presented, what should be placed at Mountain View. Remember, you are revitalizing the entire center for the good of the community and especially those residents who utilize it.





- Does data suggest that tennis needs more courts at Mountain View?
- Does the data suggest that lawn bowling's share of the physical footprint at Mountain View is justified?





 Does the data support the need to double the size of the fitness center?

 Does the data support the renovation or construction of a new auditorium for the Player's Club and the other 11 groups in the Arts category?



Ad-Hoc Long Range Planning Committee Mountain View Center Presented June 8, 2020

The Ad Hoc Long Range Planning Team of 2020 comprised of Rich Peterson, Ruth Welscott, Theresa Mussario, Edna Gillis, Kevin Christensen, James Kepler, Bill Loslo, Elsa Will, Marianne Heinrich along with Dan Schroeder (Chair) and Sue Wilson (Co-Chair) met six times to develop the recommendation for the reconstruction of the Mountain View Recreational Center. The items under each main category are prioritized with the highest priority listed first. This is the committee's recommendation:

Theater/Auditorium:

- 1. 400 permanent comfortable theater seats (22") at an angle with no steps
- 2. Main entrance of a building face southeast with non-heat producing glass wall overlooking pool area
- 3. Restrooms in lobby and backstage
- 4. Aisles have designated wheelchair spots with adjacent seats marked as wheelchair accompanied
- 5. Lobby have an area for ticket sales and collecting tickets
- 6. Welcoming size lobby
- 7. Two large dressing rooms backstage
- 8. Lighting and sound systems updated
- 9. Sound board located in the rear on the floor of the auditorium
- 10. Loft at back of auditorium to allow for spotlights

- 11. Make-up room
- 12. Side hall from rear to stage to allow for wheelchair and cast access
- 13. Front and rear digital projection systems
- 14. Curtains for the stage area
- 15. Area on the floor in front of stage to use as an orchestra pit
- 16. Dual purpose green room to hold off-stage cast and Player's Club Office
- 17. Storage area for sets as well as for set construction behind stage
- 18. Fly-loft behind stage meaning higher ceiling
- 19. Locked space for current production costumes
- 20. Loading dock behind stage
- 21. Quality video equipment to project in green room
- 22. Dual purpose Black Box Stage for rehearsals and meeting room

- 22 Items
- One Club
- If all of these wishes are included, will the 11 other Arts-type
 Clubs/Groups be able to utilize the space?

Other Thoughts to Keep in Mind

- The present Mountain View contains
 - Lawn Bowling
 - Pickleball
 - Tennis
 - Mini Golf (closed)
 - Auditorium
 - Fitness Building
 - Pool
 - Spa (Closed)
 - Horseshoes
 - Discarded Solar Panels





- It's one of the things that everyone agreed on
- Keep it just as it is
- Start NOW!



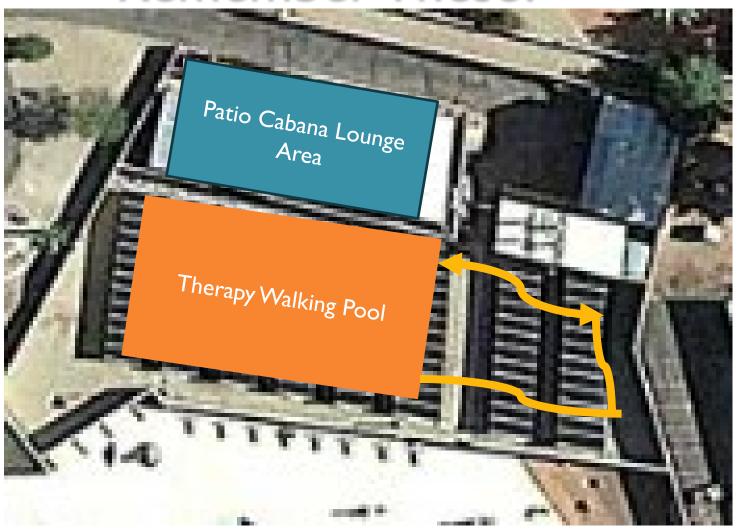
The Pool

 This is what we heard at both Town Halls

• We love our pool!

Don't change it!

Remember These?



Courtesy Paul Higgins

26 9/25/2023



Courtesy Sue Chatterjee

Tennis Club - Sun City Flagship Tennis Center already there! Sun City Bell Rec Center – 10 Tennis Courts Courtesy Dave Clawson



Existing Pool Refreshed-The Wow Area



Courtesy John Fast

9/25/2023

29

MOUNTAIN VIEW RECREATION CENTER SITE USE PRIORITIES DIAGRAM



PROJECT KEY

- 1 Existing auditorium to be renovated
- 2 Existing showers / fitness to be renovated, add new recreation center above
- 3 Existing mini golf building to remain
- 4 Existing lawn bowling building to remain
- 5 Lawn Bowling to Remain
- 6 Pickleball to Remain
- 7 Pickleball New Shaded / Vented
- 8 Keep Existing Resort / Aqua Fitness Pool
- 9 Lap / Sport Pool
- 10 Outdoor Spa
- 11 Horseshoes to Remain
- 12 Parking to remain

Existing building to remain

Existing building to be renovated

New proposed structure zone

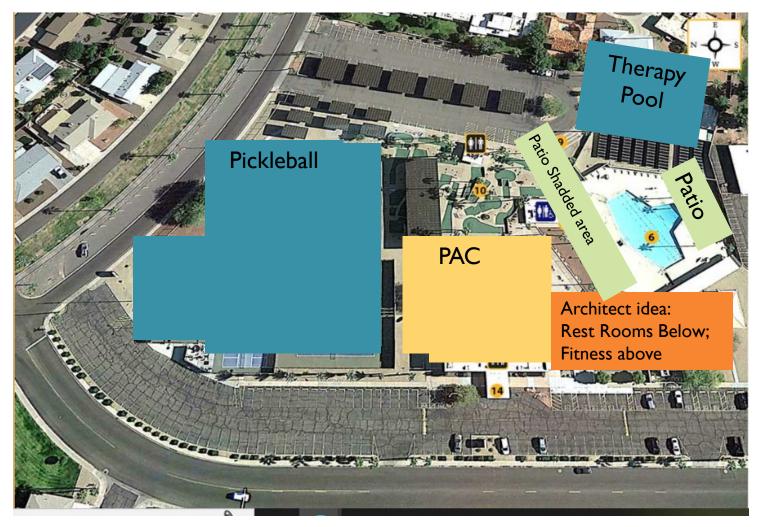
Existing site amenity to remain

Existing site ariently to format

New site amenity zone

30 9/25/2023

Does the data support Pickleball's request for a minimum of 45 courts in Sun City?



PAC/Mini Golf/Pools/Fitness - Phase I Pickleball - Phase II

Crunch Time!

- Performing Arts Center (PAC)
- Does our decision come down to the cost of the entire project?
- Does our decision come down to the cost of the auditorium?
- Do we renovate the Mountain View Auditorium?
- Do we replace the Mountain View Auditorium?
- Marlene has shown us a layout where most needs for the entire Mountain View Complex are met.
- She mentioned a dollar number last week in regards to demolition/rebuild that was more than the amount we have in the PIF. (\$25-30M)



THANK YOU

JUST FOR GRINS – SURVEY

Need for Remodeling (scale 4=high)

Q: In the ASU survey, the question was asked: How supportive are you of the upcoming (next 10 years) facility remodels?

Participants were asked about their support of remodeling Mountain View and Lakeview facilities in the next 10 years. Participants rated their support on a 4-point scale (4-very supportive, I=Definitely not supportive).

	How many years have you lived in Sun City?						
	1-5	6-10	11-15	16-19	20-25	26- 29	30+
Mountain View	3.26	3.20	3.13	3.32	3.23	3.04	3.34
Lakeview	3.34	3.31	3.22	3.31	3.17	3.15	3.34

Residents are generally in favor of remodeling both Lakeview and Mountain View. Respondents ranked Lakeview slightly higher than Mountain View.

