

Copy of Email Correspondence to SAC Co-Chairs (with Attachmement)

Sent: Wednesday, October 4, 2023 1:00 PM

To: John Fast <jfast@suncityaz.org>; Karen McAdam <kmcadam@suncityaz.org>; Jeffrey Darbut <jeffrey_darbut@msn.com>

Subject: SAC recommendation

Dear SAC Co-Chairs John, Jeff, Karen,

We, the undersigned members of SAC, are grateful for your "extraordinary effort" to bring forth data, ideas and then allow us to make recommendations.

As previously advised, we could have multiple recommendations. Attached please find our recommendation for consideration by RCSC's board of directors and RCSC members.

We need your help to ask the architect to add (beyond the current list of items) cost estimates consistent with our recommendation. We stand available to discuss these recommendations with any of you and the architect.

While we found the original intent of the committee to be beneficial to the whole of Sun City, we became disappointed with "special interests" that narrowed the focus of recommendations. Additionally, we don't agree with a "simple majority" voting method that was applied in the last meeting where Susan Chatterjee executed a delay in the decision process and tried to eliminate co-chairs. A simple majority vote with "special interests" tends to leave out "undesirable" data and limit decisions to short term fixes. We believe Marlene is working on a "cheap" solution to special interests and accordingly will not serve Sun City well in the long term. As you will see, we ask that the board consider there is \$27M, plus \$7M a year for improvements. In the absence of a 5 year plan, we should not short sightedly decide on what to build with only \$27M. We need this community to grow.

We hope you will see we have carefully evaluated SAC data, ASU data and most importantly, thought about how to distinguish Sun City from other 55+ communities.

We would appreciate you either submitting to the rest of the SAC via email and/or allowing us to present the recommendations at the next SAC meeting on the 20th, hopefully with architect cost estimates to provide even comparisons.

Kind regards,

Paul Higgins, Scott Herrington, Elsa Will, Dan Haberman, Steve Oaks

Recommendations (based on a not to exceed amount of \$27.3M for Mt. View only*):

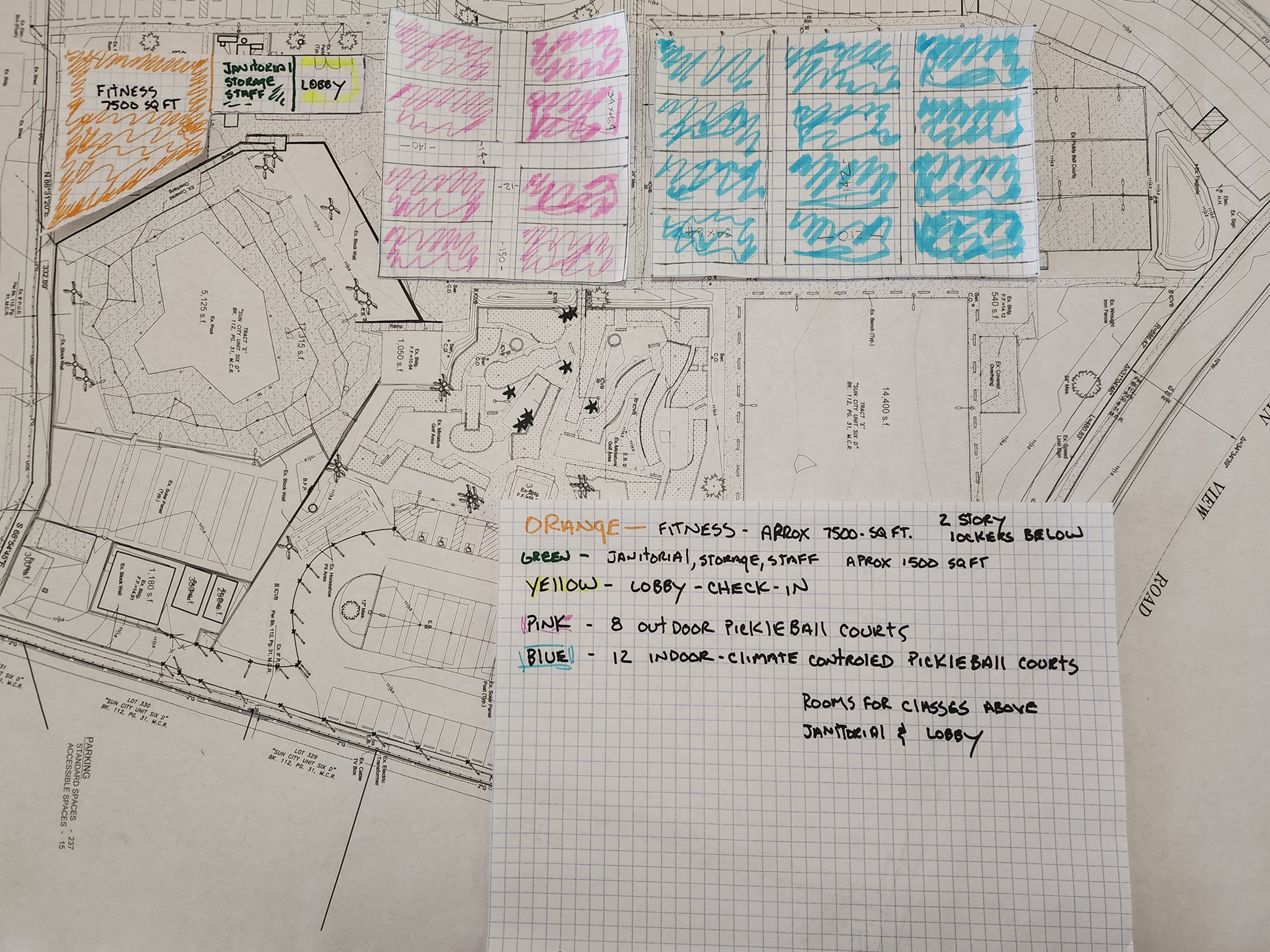
1. Pickleball “WoW” Center:
 - a. Indoor Pickleball Facility (12 courts in HVAC building)
 - b. Add 8 outdoor courts extending through the theatre building.
 - c. 3 of the 7 (furthest North) that exist now remain (see drawing)
 - d. This will take up the current space of the auditorium. Mt. View will become a premium sports center for Sun City. A PAC is inappropriate at Mt. View.
2. Fitness Center (approx. 12,000 sq. ft. extending current entrance through picnic area to golf course):
 - a. two story, inclusive of lobby, check in, fitness rooms (spin class, yoga, Pilates, etc.), turf workout area, custodial room.
 - b. First floor is for showers, sinks, restrooms, lockers, like Fairway.
 - c. Cantilever or inverted tall windows to get lighting and view to pool and golf course on two sides from fitness main floor.
3. Pool Area:
 - a. Current pool remains with added aesthetic features (simulated trees, cabanas, shade areas, etc.)
 - b. Outdoor spa added with waterfall feature.
 - c. Solar panel area left alone for future sports/lap pool
4. Mini-golf modified for 9 hole ADA compliant course extending into current shed area and horseshoe area. No horseshoes needed here.
5. Lawn Bowling remains.
6. Restrooms for mini-golf and at lawn bowling remain for pickleball use.
7. Walking path (see number one member activity in survey) subject to architectural consideration, but may not fit at Mt. View.
8. A PAC is important to Sun City if it is used for more than just current club use. It should not be done “cheaply”, so as to regret the decision a few years from completion. It can and should be a revenue source to RCSC. Therefore, it needs to be centrally located to appeal to the “broadest” range of residents. Most senior communities don’t have an attractive lake that can be used to enhance artistic performances like Sun City. We should be thinking of value through advancement. Raise the bar with a Wow Factor of a PAC, not a mere “touch up” to satisfy a few clubs. Thinking wholistically, we need a high quality (see mission statement) PAC that attracts not only residents but good local talent to perform at the theatre.

*It needs to be understood/reminded that we get approx. \$7M/year for PIF usage. If we plan multi-phased, schedule improvements of both Mt. View and Lakeview, we have another \$35M over 5 years to add to the existing \$27M set aside for Mt. View. This means between Mt. View and Lakeview, we should design/build improvements for \$62M (\$27M + \$35M). Limiting our thinking to existing funds is not a strategic plan, it is a short term “tactical” action step.

Justifications for above modifications to Mt. View:

- A. Need a Wow factor that is not available in other nearby 55+ communities. “Embrace the Trend”, see the comparison of Pebble Creek at 36 courts for 1/3 the houses of Sun City.

- B. Need to address “member survey” activity preferences (top 8 activities): Cardio (#2), Weights (#4), Pool use (#3, #7, #8), Mini-golf (#5), Pickleball (#8).
- C. Mt. View can and should represent a sports theme that spans a variety of top member preferences to satisfy the broadest group of members.
- D. Mt. View holds no aesthetic value or location convenience to the entire community for a PAC. A PAC needs a central location with aesthetic appeal for more than just plays and musical events. A centrally located PAC should be a revenue generator, with outside talent (comedians, magicians, novel writers, local musicians, etc.) that would want to perform in Sun City, due to the attractiveness of the location (a lake view) and convenience to residents due to its proximity to most members. This is achieved better at Lakeview than most any other age restricted community. We are fortunate to have this opportunity to “build better” at Lakeview. Let’s not waste money on a facelift PAC, but do it well and do it where it will be “uniquely” Sun City.



- ORANGE — FITNESS - APPROX 7500 SQ FT. 2 STORY LOCKERS BELOW
GREEN - JANITORIAL, STORAGE, STAFF APPROX 1500 SQ FT
YELLOW - LOBBY - CHECK-IN
PINK - 8 OUTDOOR PICKLEBALL COURTS
BLUE - 12 INDOOR-CLIMATE CONTROLLED PICKLEBALL COURTS

ROOMS FOR CLASSES ABOVE
JANITORIAL & LOBBY