

Mountain View Renovation Process

This is very basic set of steps necessary to get us to the start of construction.

- After all the input we've received, the board has identified project design elements to provide to the RCSC management who will use the elements to elicit design team proposals. The design elements are the basic items in the design.
- The architectural design teams will review the list and conduct a tour of both Mountainview and Lakeview facilities and sites with RCSC management and ask questions to better understand the project scope of work.
- Interested design teams will submit proposals which will include design team bios, previous projects of similar scope and, perhaps, some very basic design ideas for Mountainview and the PAC. RCSC management will review the design team proposals. The staff or the Board will give a presentation of the proposals to the members and the Board will choose the design team to complete the project.
- Please note: No RCSC money will be spent until the architectural design team has been selected and under contract.
- The selected design team will conduct various meetings with the stakeholders, (RCSC Board, affected clubs, Mountainview area members and RCSC staff) to best determine the needs, uses and specific requirements of each component of Mountainview and the PAC. The design team will complete Schematic Design (SDs) documents for review by RCSC management and the Board. The SDs will be presented to the members in a planning session. The SDs will be used for preliminary pricing to ensure the project is on budget.
- It is important to note that the elements and initial plans are subject to changes throughout the process to better focus the project to best fit the needs of Sun City.
- At this stage, there will be additional meetings with the stakeholders to confirm the design team is correctly incorporating desired and/or necessary elements for each area. RCSC management and the Board may provide additional owner review comments as well.
- Once preliminary pricing has been completed, the design team will proceed to Design Development (DDs) documents. The DDs will be reviewed by RCSC management, the Board and sent for another round of pricing to confirm the project remains on budget. The DDs will contain greater detail, but will be more of an overview, and include project infrastructure. In another planning session, a presentation of the DD set will be given to the members that will outline the progress made.
- The DDs will be used to develop Construction Documents (CDs), which will be presented to the members. The CDs will be submitted to Maricopa County to start the plan review and permit process.

- It is a possibility that the RCSC management and the Board may choose to select and hire a Construction Manager at Risk (CMAR) upon completion of the DDs. The CMAR would work in partnership with the Design Team throughout the CDs process to ensure the project remains on budget.
- If a Construction Manager at Risk (CMAR) is not selected prior to the start of CDs, the last step would be to send a request for proposal (RFP) out to contractors and get bids back. The cost of construction of each piece will determine what we end up approving as we must stay within our budget. The bid commission will approve the program contractor and then construction will start.

Please understand that this is a long process to go through before construction starts. As much as possible, we will keep you in the loop every step of the way.

Elements – PAC / Theater

- 300-350 theater style seats (comfortable) (ramp walk up) (seats 22” at angle)
- Wide aisles in front of general seating area
- 12 ADA seats with 12 companion seats (drop down seating) (within general seating)
- Side hall from rear to stage to allow for wheelchair access
- Lobby for ticket sales/refreshments/waiting
- Glass “front” of building (to include lobby)
- Restrooms in lobby (Ladies’ rooms, Men’s rooms, Unisex rooms)
- Restrooms backstage
- Dual purpose green room to hold off stage cast and players with video equipment
- Loft for spotlights
- Orchestra pit
- Large dressing room backstage
- Locked space for current production costumes
- Make-up room
- Dual purpose black box stage for rehearsal/meeting room
- Storage area for stage sets
- Lighting and sound system
- Sound Board located in the back
- Front and back rear digital projection system
- Climate controlled
- Curtains for the stage
- Loading dock near stage

Security

- Access controls

General Building Construction requirements (i.e., utilities, drainage, fiber optics, etc.)

Elements of the New Mountain View

These are the Elements that will be used to bid for an Architect-Engineer to design the New Mountain View facility.

Resort Pool

- Current pool configuration
- All new plumbing and equipment
- Possible saltwater pool/oxygenated pool
- Ramp and ADA chair to enter pool (zero entry?)
- Rail around perimeter except the bench area
- Bench on one side of the pool
- In-pool lighting
- Outdoor lighting around pool
- Convert stairs leading down to pool into an ADA compliant ramp
- Electrical outlet near pool
- Audio system for pool
- PA system for monitors to broadcast to pool area
- Emergency button in locker room

Outdoor spa

- Outdoor spa with shade structure
- Outdoor locker room (shower, restroom, etc.)
- Outdoor water bottle filling station
- Misters
- Entirety of pool/spa/shower flooring to be rubberized decking

Locker room

- Separate locker room for Ladies
- Separate locker room for Men
- Lockers must lock with a padlock
- Shower rooms (benches in each shower)
- All showers have their own drain and an individually attached dressing room
- 1 family shower room (same as noted above)
- Toilets (Ladies and Men's and 1 Family)

Horseshoes/Corn hole

Refresh the area for horseshoes and corn hole

Mini-Golf

- Update but keep current look and feel
 - Possible 9 holes ADA mini golf
- Stucco slump block walls between holes

Fitness Center

- Renovate existing fitness center (to include former spa area)
- Perform all general building requirements to create one larger fitness center (level floor, install new flooring, paint, lighting, etc.)
- Update existing bathrooms
- Update windows
- Access controls

Pickle Ball

- Convert area to pickleball use
- Create a shaded social/waiting area for outdoor pickle ball courts
- Build spectator seating for outdoor pickle ball courts
- Build new outdoor pickle ball courts (without additional parking spaces)
- Possible to build roof/shade structure over some of the courts

Lawn bowling

- No lawn bowling at this facility

Security

- Access Controls
- Fiber optics

General Building Construction requirements (i.e., utilities, drainage, fiber optics, r, etc)

Optional Build

Sports pool/lap pool

- Demolish and remove obsolete Thermal panels
- Build Sports pool with laps (like Oakmont pool - including enclosure) or provide for netting between the split pools
OR
- Build a 3 to 4 lane lap pool for swimming
- Possible salt water/oxygenated