

RECREATION CENTER OF SUN CITY, INC.
Long Range Planning Committee (LRP)
May 6, 2025

Chair Jim Rough called the meeting to order at 8:30am in the Lakeview Center Board Room.

Present: Chair Jim Rough, Co-Chair Rick Gray and Committee Members Candy Ruggiero, Susan Bjork, Linda Evenson, Dennis Christ, Gary Osier, Norm Dickson, Kelly Martinez, Russ Toman

RCSC Staff: Director of Operations Mike Dirmyer

Guests: President Tom Foster, Vice President Chris Nettesheim

Review/Amend Prior Meeting Summary: The Meeting Summary of April 15, 2025 was accepted as presented

Action Items:

- **Motion to the Board:** The LRP Committee voted in favor of making a recommendation to the RCSC Board of Directors as follows:
 - "The Long Range Planning Committee recommends the BOD form a committee to oversee water management and heat mitigation in all RCSC facilities."
(Chair Rough will request this motion be put on the next BOD meeting on April 24, 2025.)
 - The motion was not submitted in time to be put on the 04-24 Board Meeting Agenda. Chair Rough will submit the motion for the Board Meeting on May 29, 2025.
- Master Plan vetting of potential consultants has been completed. (See details below.)
- **Committee Report to Board:** The Committee unanimously voted the following statement to be made by Chair Rough as a Committee Report at the next Board Meeting scheduled for May 29, 2025:
 - *"The LRP Committee recommends that the RCSC BOD appoint an ad hoc group to prepare and evaluate the RFPs that includes the LRP subcommittee that prepared and evaluated the RFI's. The Board will establish a timeline for completion."*
- Chair Rough will check with Director of Facilities Mike Wiprud to see what other Senior Management might be involved in the RFP process. This would include management input for the requested RFPs that would include scope of work. (See notes below).
- Chair Rough will invite Director of Finance Kevin McCurdy to attend the next LRP Committee meeting on May 20th to help answer some of the questions being gathered.

- Consultant TriARC is in the “programming” phase and has a target date of July (August?) to bring their next step plans to the Board. Chair Rough will check on the exact target date.

TriARC is in the process of setting up interviews with the Clubs and Stakeholders for what their needs are and what they would like to see in the new Mountainview plans. (No update on TriArc’s schedule for interviews.)

- Business Case Form (BCF) for the South Golf Course (2025-03BCF0001) was returned to the initiator. No official response has been received. It is believed that a request for additional bids has been sent out. (No update received as of this meeting.) Chair Rough will go back to the initiator to see what progress has been made in obtaining the needed additional information.
- Linda Everson will send updated PIF and monthly Spending Report to the Committee members for comments back to Linda and discussion at the next LRP Committee Meeting
- Steve Oaks will compile a list of items TriARC should be looking at based on data the LRP Committee has gathered. (Tabled till next meeting.)
- Chair Rough will present a Committee Report at the next RCSC Board Meeting scheduled for May 29, 2025. (See details below.)

Old Business:

Goal #1 Master Plan (Sub Committee Members: Susan Bjork, Kelly Martinez, Steve Oaks, Gary Osier)

Week 1 (03/04/2025): Scope of Work Finalized - **COMPLETED**

Week 2 (03/11/2025): Questions/Scorecard developed for consultant phone conversations.
COMPLETED

Week 3 – 4 (03/18/2025): Call Consultant List - **COMPLETED**

Week 5 – 7 (04/01/2025): Send Request for Information (RFI) to selected consultant candidates subject to phone conversations. - **COMPLETED**

Week 8 – 10 (04/22/2025): Review consultant proposals and score. Receive any additional comments / questions from the Board for the finalist consultant candidates. - **COMPLETED**

Week 11- 12 (05/06/2025): Select 3 potential consultants and make recommendations to the Board.
COMPLETED

- Master Plan vetting of potential consultants has been completed. The Sub Committee was recognized and thanked for the extensive time invested (over 200 hours of combined Sub Committee efforts so far).

The Sub Committee reported they have identified 3 consultant candidates for the Board to review. A 4th candidate will be included based on experience with Golf Course irrigation/design even though their cost estimate was a little bit higher. Consideration may be considered for cost vs quality of product.

Areas that should be considered include:

- Staying within budget parameters
- Asking for a “not to exceed” statement
- Contractor’s ability to obtain grants to defray expenses

Consultants identified are:

- Berry Dunn – AZ based company
- Sports Facilities
- Norris Design
- Pros Consulting (Golf and irrigation experience)

Chair Rough will check with Director of Facilities, Mike Wiprud to see what other Senior Management might be involved in the RFP process. This would include management input for the requested RFPs that would include scope of work.

Goal #2 - Trend Analysis (Sub Committee Members: Dennis Stokley, Gary Osier, Steve Oaks, Dennis Christ):

Vice President Chris Nettesheim continues to work on data analysis by member on activities / amenities they use using generic identifying numbers rather than actual RCSC member numbers.

Dennis Stokely presented updated data on cost per member on specified amenities. Dennis met with Director of Finance Kevin McCurdy to include such data points as salaries and cost of goods / materials. Usage outside club usage still has to be identified. Progress is being made to hone in on the data but some outlying factors still have to be included.

Goal #3 - Business Case Form (BCF) Sub Committee (Sub Committee Members: Susan Bjork, Steve Oaks, Candy Ruggiero):

2025 03BCF-0001 South Golf Course Re Model & Irrigation Replacement: No additional updates have been received. Additional bids have been sent out. Chair Rough will follow up with the Golf Advisory Committee to see what progress has been made.

2025 04BCF-0002 North Golf Course: Will be sent back to the initiator for more information and cost estimate breakdown (i.e., Design Contractor cost vs Building costs)

BP-16 is in the process of being redefined / defined to address the issues of the process flow and what is required in the initial BCF for it to be able to move to the next step of the project.

Goal #4 – 5-Year Team CIF Forecast and 10-20 Year PIF Forecast (5-Year Plan Team Sub Committee Members: Linda Evenson, Russ Toman, Norm Dickson. Dennis Stokely who will also represent the Clubs Organization Committee (COC).)

Sub Committee Chair, Linda Evenson reported the only significant change was the line item of \$500k for the Lakeview counter and restroom renovations which have been pushed out to 2026.

Linda will send out to the Committee members for review and comment the current PIF Forecast and current monthly Spending Report. Linda asked for this information prior to the next LRP meeting at which time it will be discussed.

A discussion was held on the repurposing of the Bell Spa. So far the expenditures have been for taking care of the water damage and mold issues. It was agreed these are maintenance issues. The intent of the placeholder on the PIF is for future funding when a decision is made on what that space will be used for and if it will fit the criteria of PIF funding.

Goal #5 - Remodeling of the Mountainview Recreation Center (Sub Committee members: Same Sub Committee as Goal #2)

Consultant TriARC is in the “programming” phase and has a target date of July (August?) to bring their next step plans to the Board. Chair Rough will check on the exact target date.

No additional information has been provided as to the schedule for TriArc interviewing Clubs and Stakeholders regarding their wants and needs.

Goal # 6 Survey Sub Committee (Sub Committee members: Kelly Martinez, Mark Crashell, Candy Ruggiero)

The Sub Committee is on hold until the RCSC website is updated. The function of doing surveys is supposed to be included in the update.

Upscale Dining – Member request from Survey: Proposal is on hold for further Board consideration.

LRP Committee Meetings During the Summer Months: A decision will be made during the May 20, 2025 LRP Committee Meeting.

New Business:

- **Identifying “experts”** How can the LRP Committee identify “experts” on tap for future topics as needed. Is there a process in which RCSC Management can assist LRP in identifying those individuals?

Adjourn: Meeting was adjourned at 10:50am.

Next Meeting: May 20, 2025 at 8:30am - Lakeview Board Room

Respectively Submitted,

Candy Ruggiero, Secretary