

Project Program | Test Fits | Conceptual Cost Estimates

Mountain View Recreation Center

September 16, 2025



thoughtfully crafted by:



STAKEHOLDERS | Questionnaires + Interviews

Who did we meet with?

USER GROUPS

- + Accessibility & Inclusivity
- + Aquatics
- + Fitness
- + Lawn Bowling
- + Mini-Golf
- + Neighborhood Representatives
- + Performance
 - Concert Band
 - Piano
 - Rhythm Ramblers
 - Sun City Players
 - Ukulele
 - Women's Chorus
- + Pickleball
- + RCSC Board of Directors
- + Staff & Facilities
- + Tennis

How did we engage them?

PROCESS

- 1 Developed User Specific Program Questionnaires
- 2 Sent Questionnaires to Group Representatives to Distribute Internally and Discuss with Their Constituents
- 3 Group Questionnaire Responses Were Returned to the Design Team and Reviewed, Serving as the Basis for a Follow-up Programming Discussion
- 4 Follow-up Discussion with the Design Team to Clarify User Group Program Needs and Priorities
- 5 Group Program Baseline Created and Compiled
- 6 Compiled Program Reviewed with RCSC Board of Directors
- 7 Reviewed Program Served as Basis for Planning Test Fit Options and Conceptual Cost Estimating

TIMELINE | Engagement, Feedback + Analysis

USER GROUP MEETINGS

- May 7** | Email notice of process for Stakeholders
- May 12** | Questionnaire to Stakeholders
- May 29** | Most questionnaires received back
- Jun 4** | Lawn Bowling
- Jun 4** | Tennis
- Jun 11** | Pickleball
- Jun 11** | Aquatics
- Jun 11** | Sun City Players
- Jun 12** | Mini Golf
- Jun 12** | Concert Band & Chorus
- Jun 12** | Facilities
- Jun 16** | Neighborhood
- Jun 19** | Fitness
- Jun 19** | Piano, Ukulele, & Rhythm Ramblers
- Aug 21** | Accessibility & Inclusivity

CONCEPTUAL COST ESTIMATING

- Aug 13** | Kick off & review of options with Estimator
- Aug 22** | Draft cost estimate review
- Aug 25** | Estimate clarification discussion
- Aug 26** | Final conceptual cost estimate

UPDATES & RCSC BOARD COORDINATION

- Apr 11** | Approval to begin programming
- May 7** | Stakeholder list identified/Meetings set up
- Jun 23** | Update to Board
- Jun 25** | Board presentation of findings
- Jul 24** | Scope alignment
- Jul 30** | Video approval
- Aug 28** | Review of Programming for Board
- Sep 9** | Video for Community
- Sep 16** | Town Hall to present Programming Options

ADDITIONAL PROGRAM CONSIDERATIONS for DECISION MAKING

+ RCSC Mission, Vision and Values

+ Community Outreach Guiding Principles



Preserving Existing Amenities:

Maintain and enhance existing beloved facilities.



Inclusivity and Accessibility:

Ensure that either new or remodeled facilities and amenities cater to diverse age groups, abilities, and interests, and provide handicap accessibility.



Quality of Life and Enjoyment:

Prioritize the creation of a welcoming and enjoyable community space that enhances overall quality of life.



Sustainability and Maintainability:

Prioritize environmentally friendly and fiscally responsible solutions to ensure long-term sustainability.



Efficiency and Effectiveness:

Ensure that facilities are well-maintained, modernized, and optimized for maximum usage and benefit.



Renovation and Modernization:

Update facilities, including the fitness center, theater, and performing arts center, to ensure they are modern, safe, and accessible.



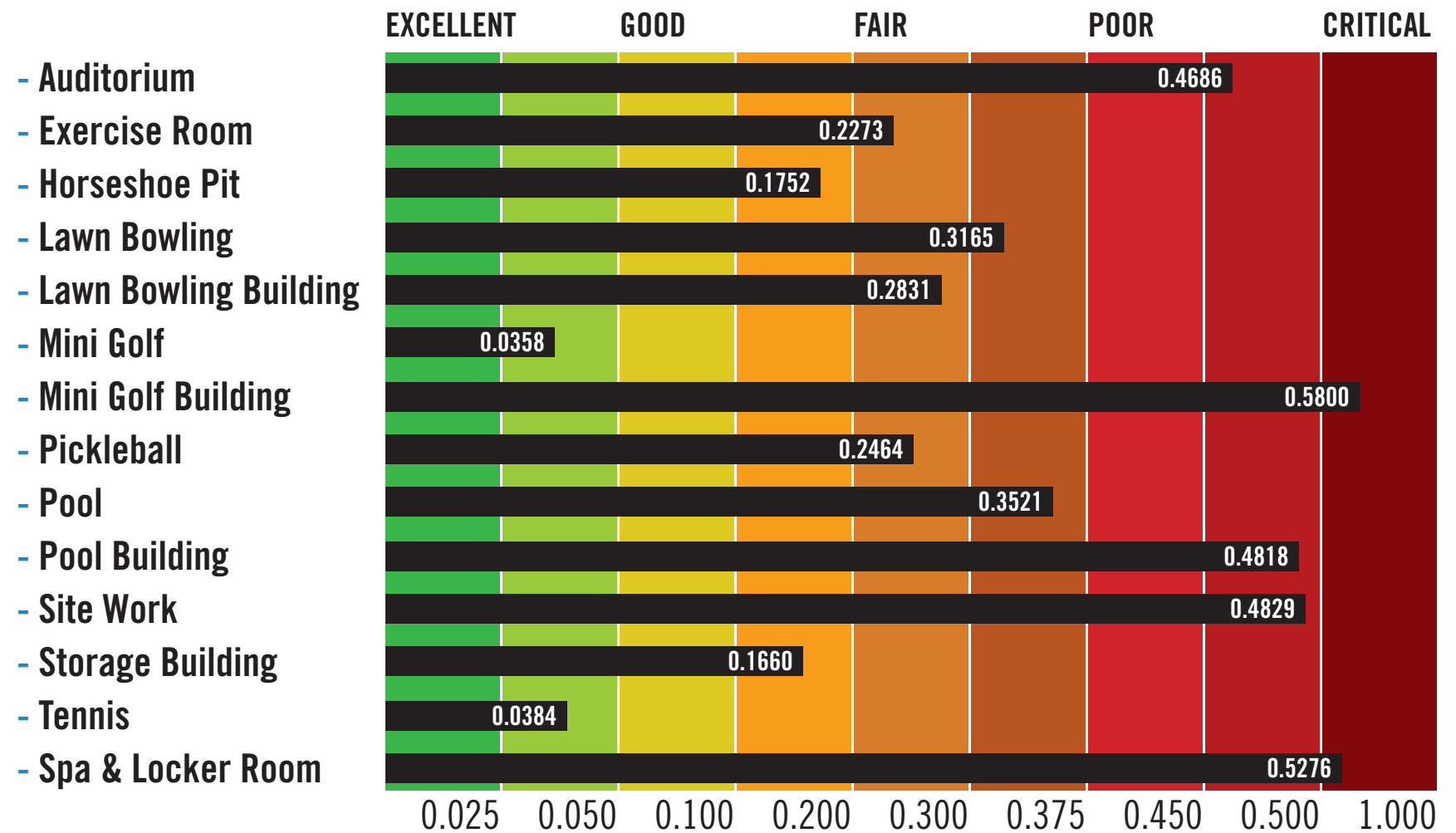
Fiscal Responsibility:

Manage costs and resources effectively to ensure that the renovation is affordable and sustainable.

+ Usage and Amenity Interest Data

+ Facility Condition Index and Assessment

The ratio that compares the cost of needed repairs and maintenance to the *as-is* replacement cost of the facility.



Current estimated deferred maintenance cost at Mountain View Recreation Center is **\$6,108,032**.

+ Site Planning and Test Fits

+ Cost Estimates

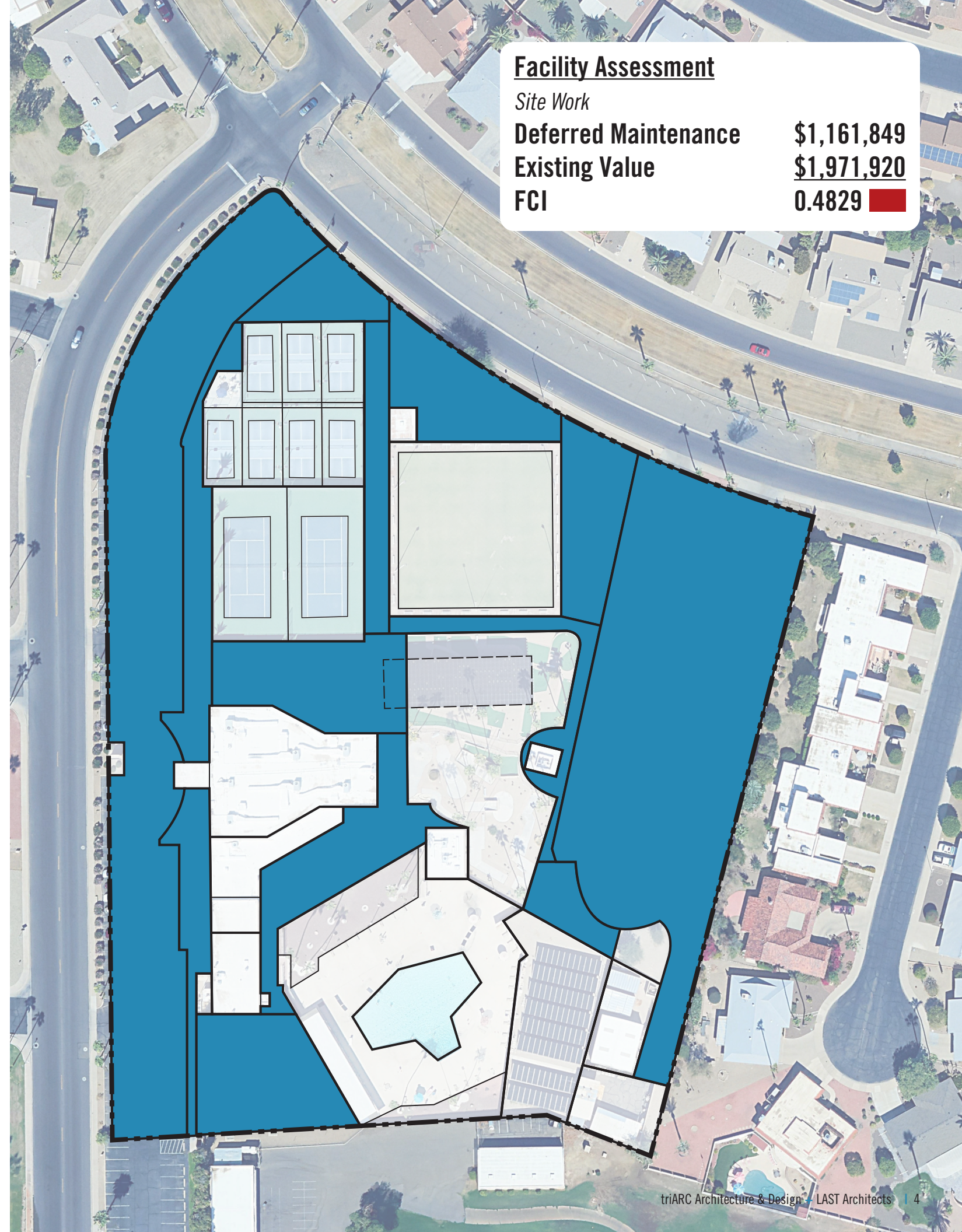
INTERVIEW SUMMARY | Accessibility

- + All stakeholders/groups have emphasized the importance of enhanced accessibility across the center. Some examples:
 - Seating and stage access in the performance space
 - Ramping, accessible paths into the pool, onto the green, from parking to entry, etc.
 - Inclusivity and variety across activities:
 - a | Low impact/high impact
 - b | Restricted movement accommodations
 - c | Hearing/visual assistance
 - d | Privacy/modesty considerations
 - e | Passive/informal (social) to active/formal (tournaments and events)
- + Specific accessibility goals include:
 - Appropriate fitness equipment specification and spacing/layout
 - High-rise toilets and grab bars at all bathroom stalls
 - Automatic door openers at all major access points
 - Seating and shade evenly distributed throughout to encourage movement/exploration

Outreach Summation
+ **POOR** Condition
+ **HIGH** Usage

**ENHANCE/UPGRADE to
ALIGN WITH PRIORITIES**

Facility Assessment	
Site Work	
Deferred Maintenance	\$1,161,849
Existing Value	\$1,971,920
FCI	0.4829 ■



INTERVIEW SUMMARY | Aquatics

Pool Priority 1

+ Upgrade the existing resort pool with experience and accessibility enhancements

Pool Priority 2

+ Provide a spa/therapy pool

Pool Priority 3

+ Provide a sports/lap pool

General

+ Enhance the social environment on the pool deck with appropriate shade, furniture, and A/V infrastructure – music, movies, etc.

+ Upgrade the lockers and changing areas to better support the needs of the community

Outreach Summation

- + **POOR** Condition
- + **HIGH** Usage
- + **HIGH** Interest

**DEVOTE RESOURCES to
UPGRADE/ENHANCE**

Community Usage Rate

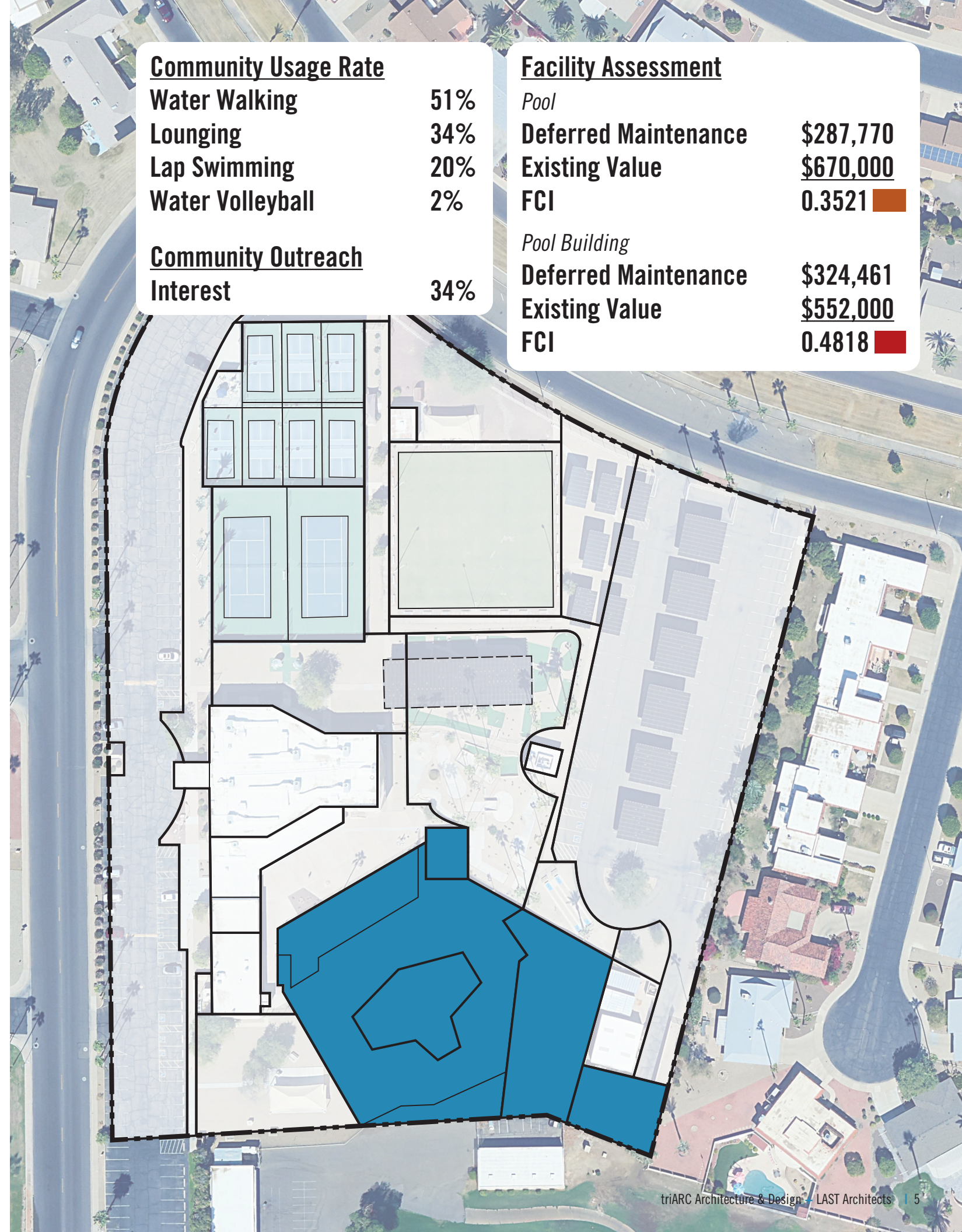
Water Walking	51%
Lounging	34%
Lap Swimming	20%
Water Volleyball	2%

Community Outreach

Interest	34%
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Facility Assessment

<i>Pool</i>	
Deferred Maintenance	\$287,770
Existing Value	\$670,000
FCI	0.3521 ■
<i>Pool Building</i>	
Deferred Maintenance	\$324,461
Existing Value	\$552,000
FCI	0.4818 ■

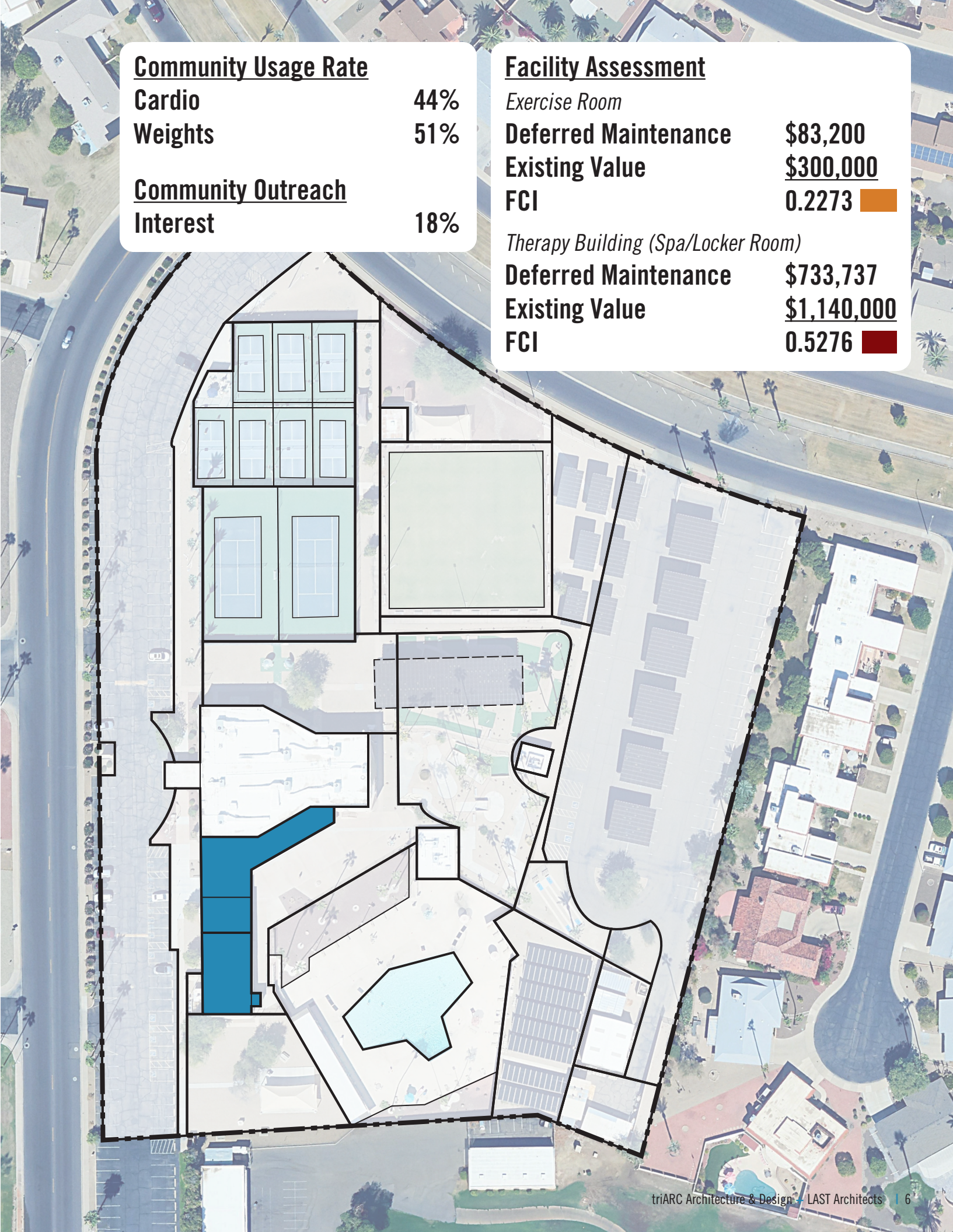


INTERVIEW SUMMARY | Fitness

- + Requested an approximate (4x) expansion of the current fitness area akin to Marinette
- + Important to provide a multitude/variety of fitness options with a focus on flex/multi-use equipment and appropriately designated fitness areas – stretching, weights, cardio, circuit, functional fitness, group, etc.
- + Spaces that cater to the unique needs of the Sun City community: accessible, comfortable, durable, etc.

Community Usage Rate	
Cardio	44%
Weights	51%
Community Outreach Interest	
	18%

Facility Assessment	
<i>Exercise Room</i>	
Deferred Maintenance	\$83,200
Existing Value	\$300,000
FCI	0.2273 ■
<i>Therapy Building (Spa/Locker Room)</i>	
Deferred Maintenance	\$733,737
Existing Value	\$1,140,000
FCI	0.5276 ■



Outreach Summation

+ **CRITICAL to FAIR** Condition **DEVOTE RESOURCES to UPGRADE/ENHANCE**

+ **VERY HIGH** Usage

+ **FAIR** Interest

INTERVIEW SUMMARY | Lawn Bowling

- + Maintain the green with additional shade and upgraded lighting
- + Provide a more robust clubhouse and social area for all members/clubs to use
- + Reiterated the need to provide a variety of activities distributed throughout the Centers in support of Sun City's diverse community

Outreach Summation

- + **FAIR** Condition
- + **LOW** Usage
- + **LOW** Interest

**MAINTAIN or
REPURPOSE**

Community Usage Rate

Lawn Bowling 5%

Community Outreach

Interest 4%

Facility Assessment

Lawn Bowling Green

Deferred Maintenance \$115,320

Existing Value \$298,700

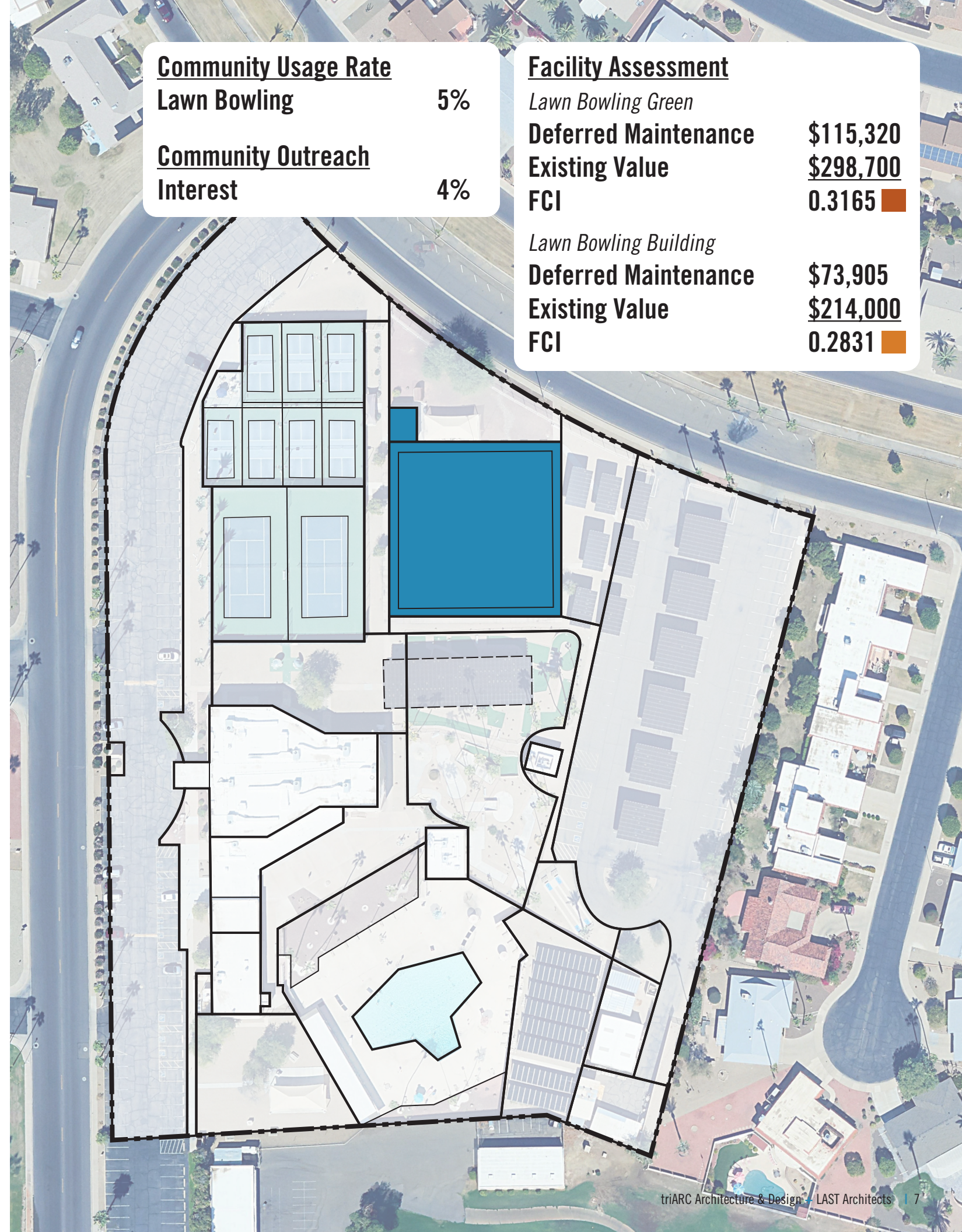
FCI 0.3165

Lawn Bowling Building

Deferred Maintenance \$73,905

Existing Value \$214,000

FCI 0.2831

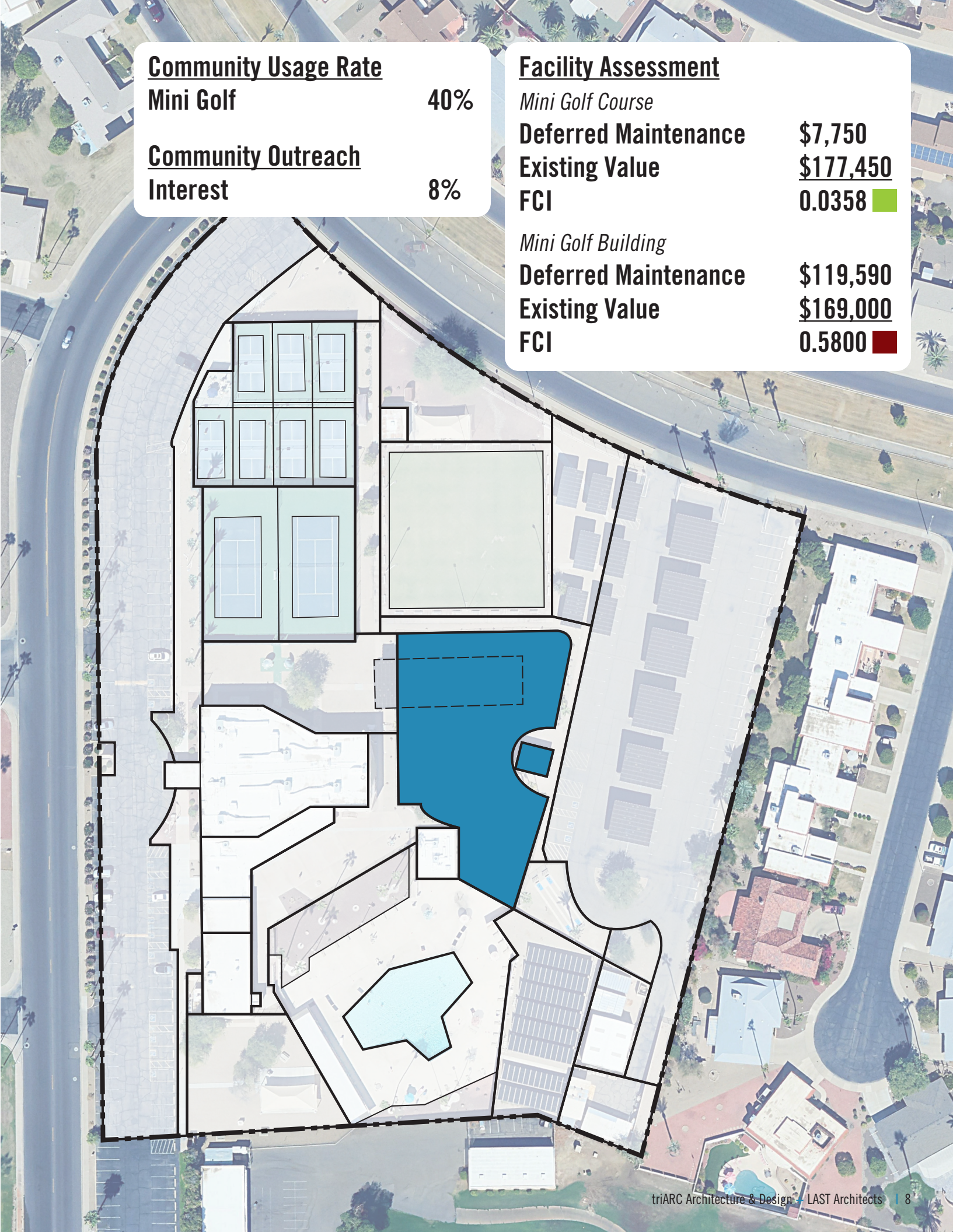


INTERVIEW SUMMARY | Mini-Golf

+ Requested additional shade and social areas

Community Usage Rate	
Mini Golf	40%
Community Outreach Interest	
	8%

Facility Assessment	
<i>Mini Golf Course</i>	
Deferred Maintenance	\$7,750
Existing Value	\$177,450
FCI	0.0358 ■
<i>Mini Golf Building</i>	
Deferred Maintenance	\$119,590
Existing Value	\$169,000
FCI	0.5800 ■



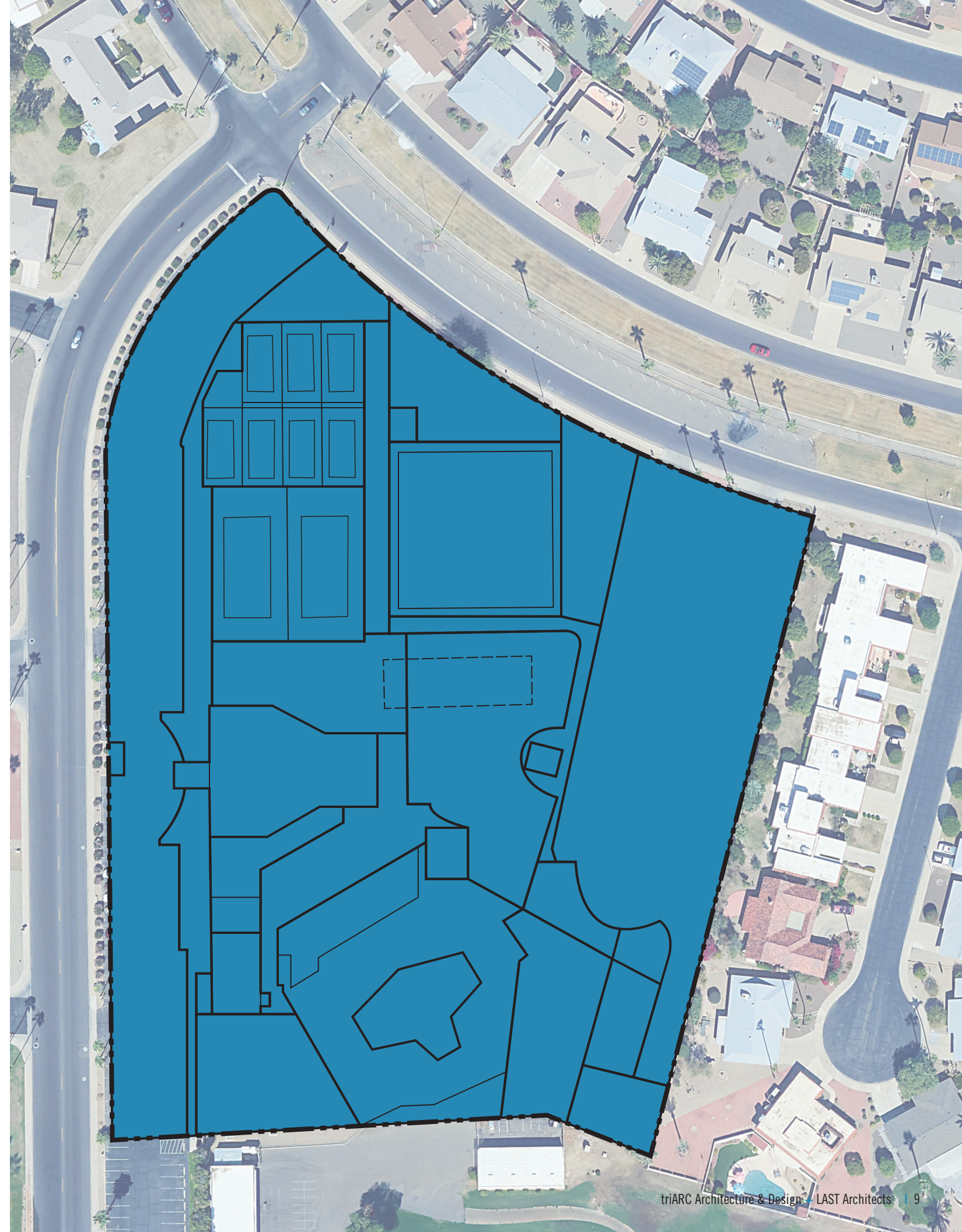
Outreach Summation

- + **EXCELLENT (Course) to CRITICAL (Building) Condition**
- + **VERY HIGH Usage**
- + **LOW Interest**

MAINTAIN COURSE and REPLACE BUILDING

INTERVIEW SUMMARY | Neighborhood

- + Important to invest in this area of the Sun City community; there is a sense it has been left behind
- + Mountain View should support a general social environment that is a community destination regardless of activities or events
- + Designed for the community – upon completion the hope is the people say “they get us”
- + Provide shade and comfort; show care for the members
- + Provide expanded and enhanced fitness options; the current space is too cramped and limited



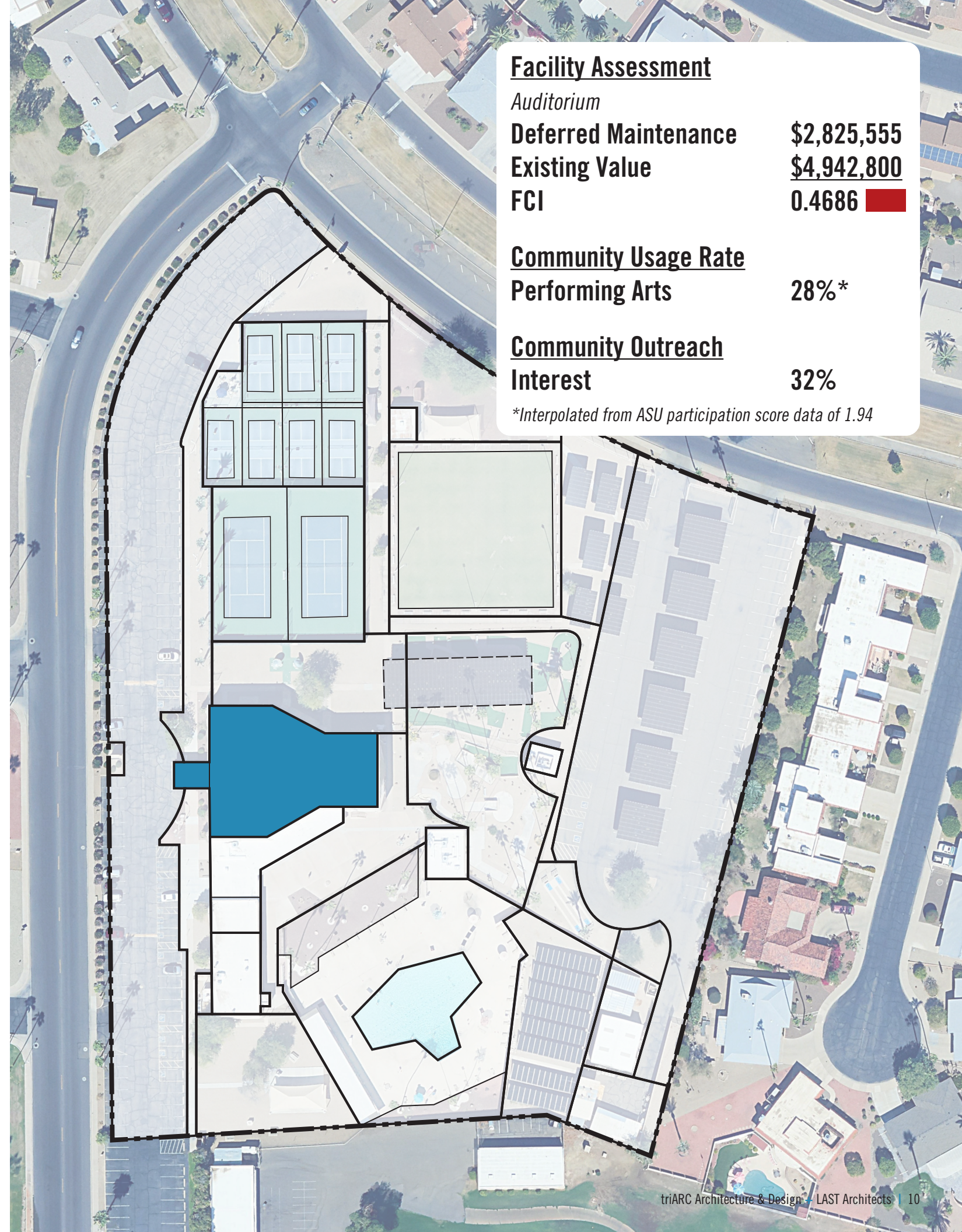
INTERVIEW SUMMARY | Performance

- + Design team met with the Concert Band, Piano Club, Rhythm Ramblers, Ukulele Club, and the Women's Chorus
- + Performance Club input highlighted the need for a multi-purpose performance space – one suitable for theater and music, as well as lectures and movies.
- + Stage requirements vary across clubs w/ some performances having a greater impact (Concert Band, Ukulele) than others (Rhythm Ramblers). Some, like Piano, have specific needs – a permanently placed and stored grand piano and screens for the audience to see the performers hands while playing

Outreach Summation

- + **POOR** Condition
- + **CONSIDERABLE** Usage
- + **CONSIDERABLE** Interest

**DEVOTE RESOURCES
to MEET NEED**



Facility Assessment

Auditorium

Deferred Maintenance	\$2,825,555
Existing Value	\$4,942,800
FCI	0.4686 ■

Community Usage Rate

Performing Arts 28%*

Community Outreach

Interest 32%

*Interpolated from ASU participation score data of 1.94

INTERVIEW SUMMARY | Players

+ The Sun City Players listed the following priorities for a new performance space at Mountain View:

- 1 | The capacity of the house to be as large as possible – at least 350 seats
 - 2 | The facility to support performances of all arts: music, dance, theater, meetings, and more
 - 3 | The house is to be friendly for our aging population:
 - Use ramping rather than steps wherever possible
 - Raked seating
 - Fixed, comfortable seats
 - 4 | Include all the possible state-of-the-art elements to ensure the facility can produce quality entertainment for the next 50 to 60 years
- + 40' wide stage.
 + A multi-purpose room that can be shared with all in the Center.
 + Shared lobby with the overall Center.

Outreach Summation

- + **POOR** Condition
- + **CONSIDERABLE** Usage
- + **CONSIDERABLE** Interest

**DEVOTE RESOURCES
to MEET NEED**

Facility Assessment

Auditorium

Deferred Maintenance	\$2,825,555
Existing Value	\$4,942,800
FCI	0.4686 ■

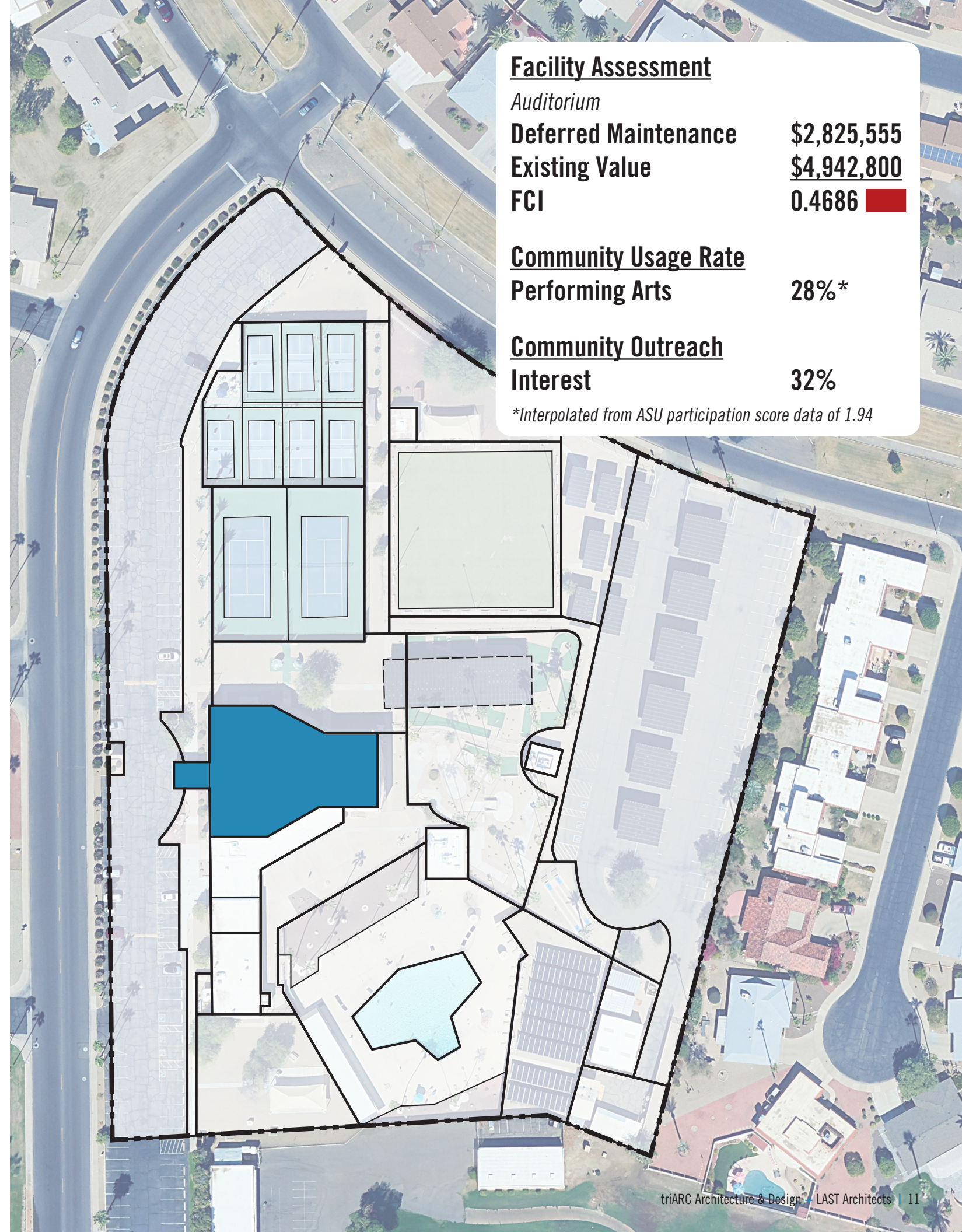
Community Usage Rate

Performing Arts **28%***

Community Outreach

Interest **32%**

**Interpolated from ASU participation score data of 1.94*



INTERVIEW SUMMARY | Pickleball

- + Requested (13) additional courts at Mountain View to bring the total to (20)
- + Requested those courts be in an enclosure w/ their preference of enclosure types being (in order):

INTERESTED

- Fully enclosed; air-conditioned facility
- Improved upon court enclosure like Marinette
 - a | Even lighting (both natural and artificial)
 - b | Better air circulation and ventilation
 - c | Perhaps some active conditioning system
- Steel frame with fabric covers like those used in the US Open
- Open-air courts like the (7) that currently exist

NOT INTERESTED

- Roof only covered courts



Marinette



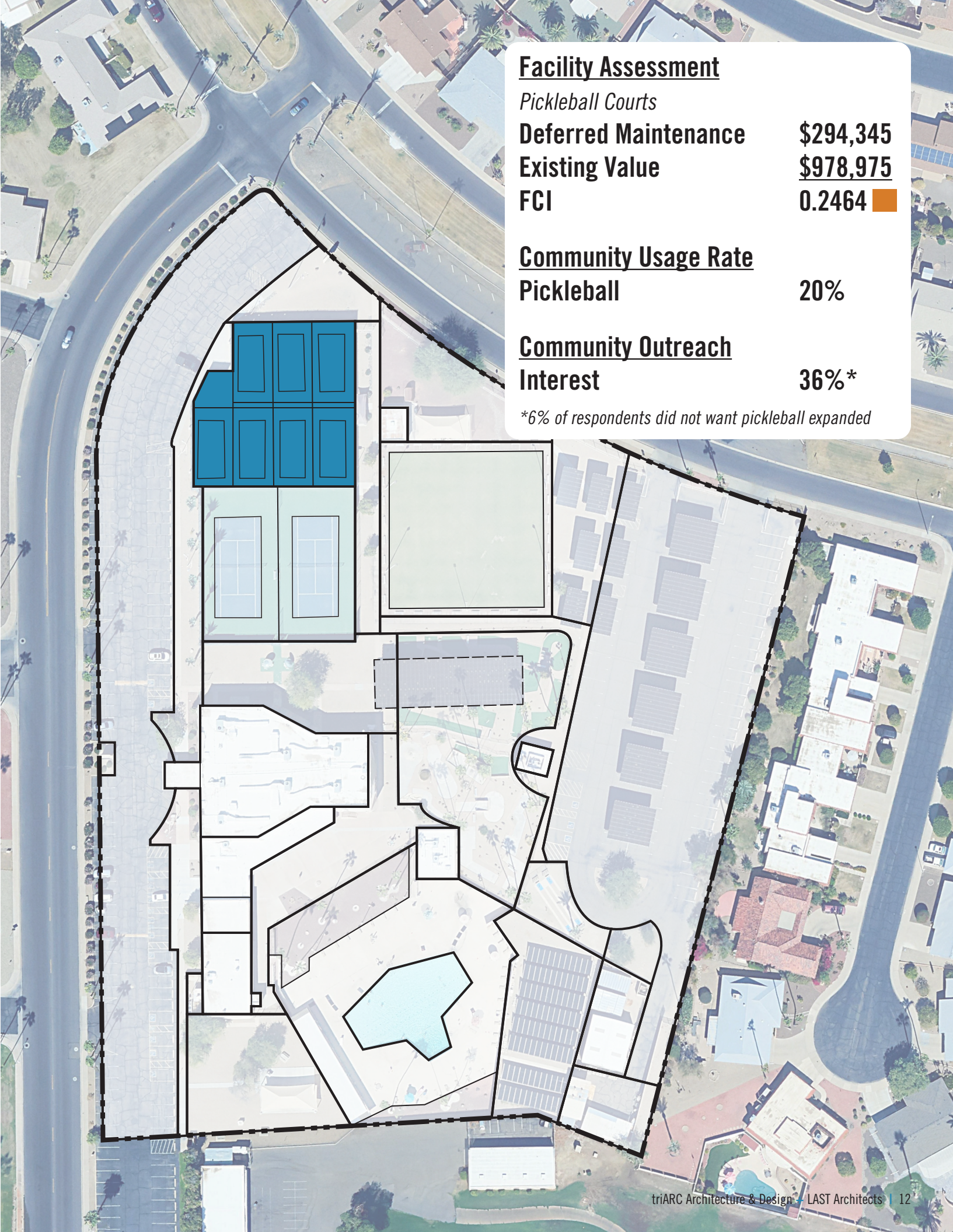
US Open

Outreach Summation
 + **FAIR** Condition
 + **NOTABLE** Usage
 + **HIGH** Interest

ENHANCE and CONSIDER EXPANDING

Facility Assessment	
<i>Pickleball Courts</i>	
Deferred Maintenance	\$294,345
Existing Value	\$978,975
FCI	0.2464 ■
Community Usage Rate	
Pickleball	20%
Community Outreach Interest	
	36%*

*6% of respondents did not want pickleball expanded



INTERVIEW SUMMARY | Staff

+ Key issues from a facility perspective include:

- 1 | Improved safety/security and better entry control – check-in and check-out procedures, from both physical/site planning and technological points of view
- 2 | Enhancing the flow and cohesion of the Center in support of member comfort and enjoyment through an improved social and aesthetic environment
- 3 | More shade throughout
- 4 | Improved maintainability/durability with appropriate support spaces and systems

+ Appropriately planned and sized spaces and elements for the unique needs of the community

Outreach Summation

+ FAIR Condition

MAINTAIN

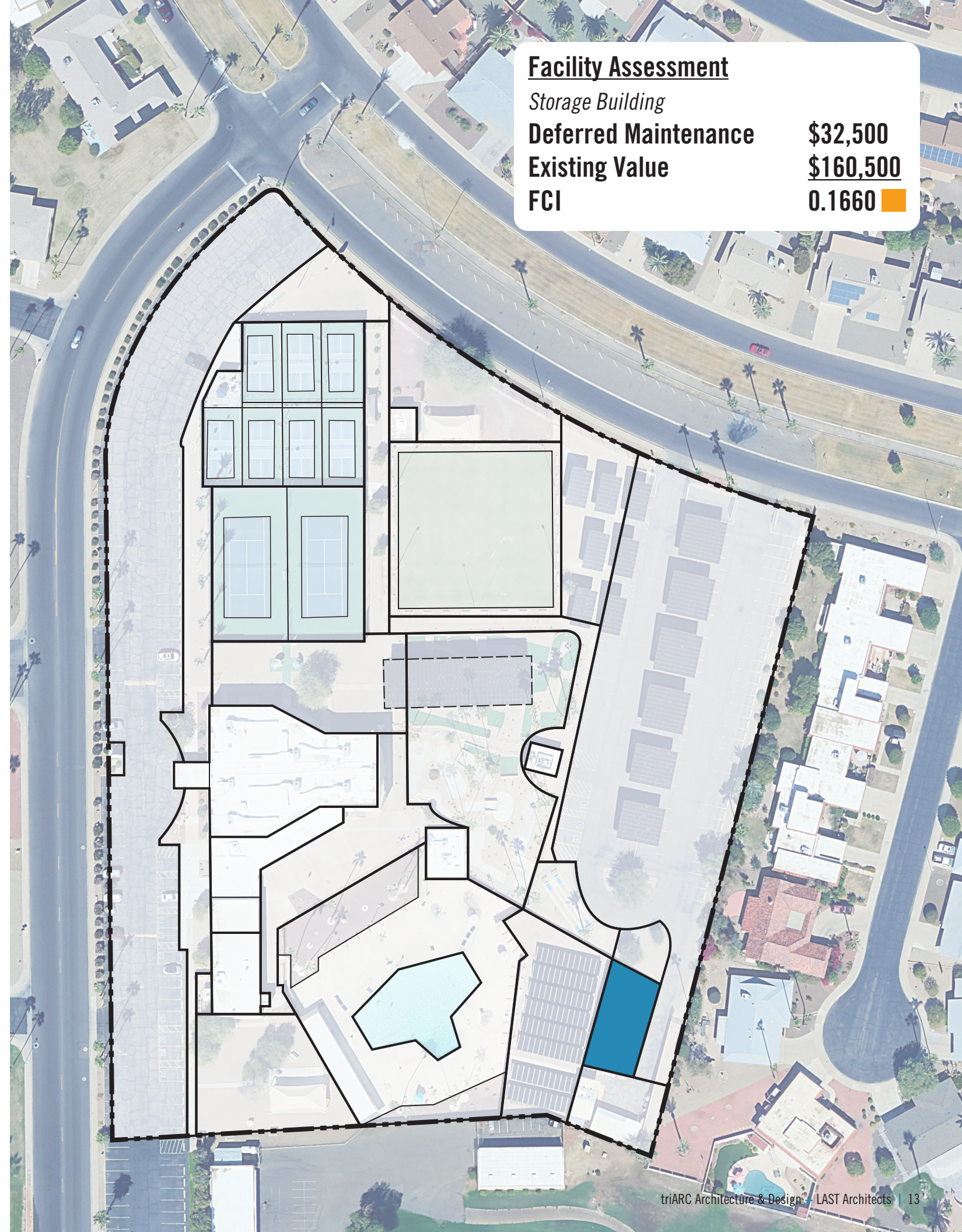
Facility Assessment

Storage Building

Deferred Maintenance **\$32,500**

Existing Value **\$160,500**

FCI **0.1660** ■



INTERVIEW SUMMARY | Tennis

- + Maintain the (2) courts at Mountain View
- + Enhance tennis play with shade, socializing, and support spaces
- + (2) additional courts would be amazing

Outreach Summation

- + **FAIR** Condition
- + **LOW** Usage
- + **SOME** Interest

**MAINTAIN or
REPURPOSE**

Facility Assessment

Tennis Courts

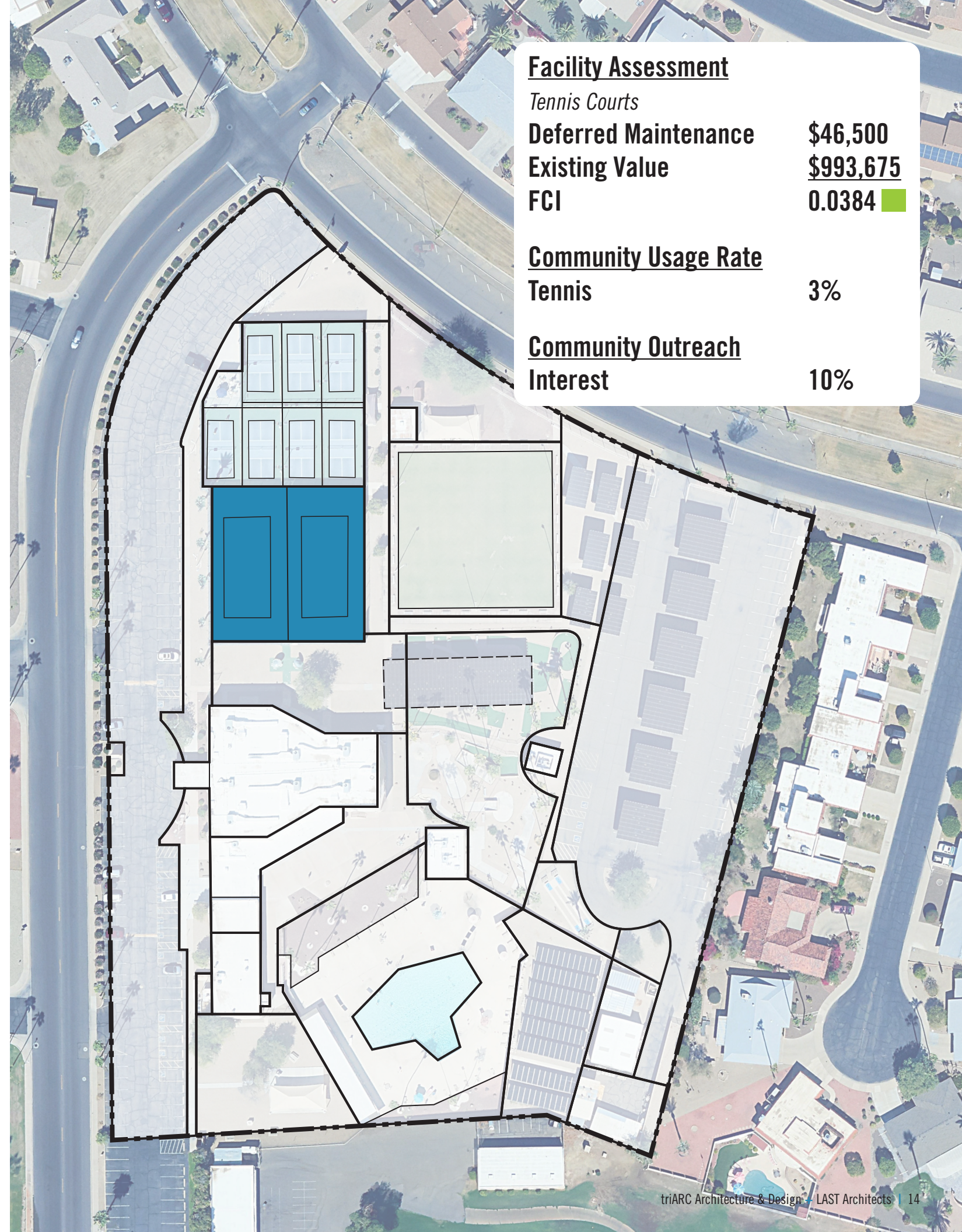
Deferred Maintenance	\$46,500
Existing Value	\$993,675
FCI	0.0384 ■

Community Usage Rate

Tennis 3%

Community Outreach

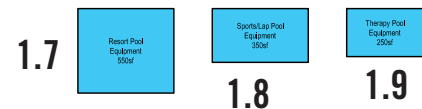
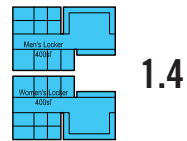
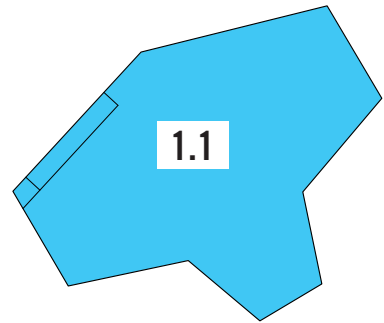
Interest 10%



PROGRAM | Elements + Spaces

1.0 | Aquatics

- 1.1 Resort Pool | Existing
- 1.2 Spa/Therapy Pool
- 1.3 Sports/Lap Pool
- 1.4 Aquatics Locker Rooms
- 1.5 Aquatics Storage
- 1.6 Pool Deck Shade
- 1.7 Equipment Room | Resort Pool
- 1.8 Equipment Room | Spa/Therapy Pool
- 1.9 Equipment Room | Sports/Lap Pool



2.0 | Performance

2.1 STAGE and HOUSE

- 2.11 Stage
- 2.12 Apron
- 2.13 Wings
- 2.14 Stage Manager Station
- 2.15 Crossover Corridor
- 2.16 Seating Area
- 2.17 Side Stages
- 2.18 Light and Sound Booth

2.2 AUDIENCE SUPPORT

- 2.21 Lobby | Shared
- 2.22 Ticket Booth
- 2.23 Concessions
- 2.24 Women's Restroom | Shared
- 2.25 Men's Restroom | Shared
- 2.26 Family Restroom

2.3 PERFORMER SUPPORT

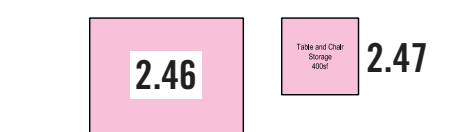
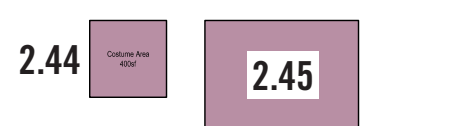
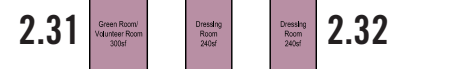
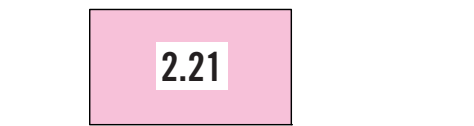
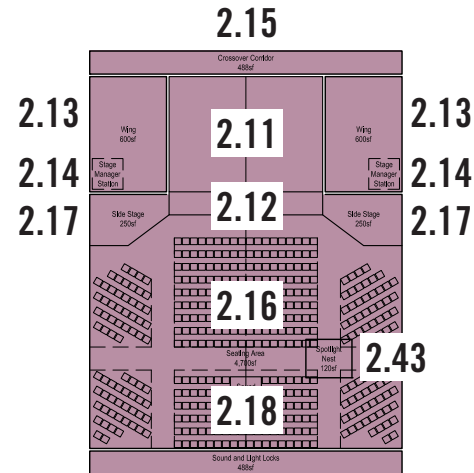
- 2.31 Green Room/Volunteer Room
- 2.32 Dressing Rooms
- 2.33 Backstage Restrooms

2.4 PRODUCTION SUPPORT

- 2.41 Piano Storage
- 2.42 Control Booth
- 2.43 Spotlight Nest
- 2.44 Costume Area
- 2.45 Set Shop
- 2.46 Rehearsal/Meeting Room | Shared
- 2.47 Table and Chair Storage | Shared
- 2.48 Loading Dock/Staging Area

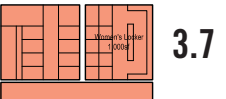
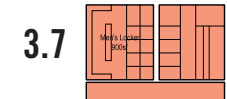
2.5 UTILITY SPACE

- 2.51 Theater Electrical
- 2.52 Sound Equipment Room
- 2.53 Flat Storage
- 2.54 Costume and Prop Storage
- 2.55 Prop and Furniture Storage



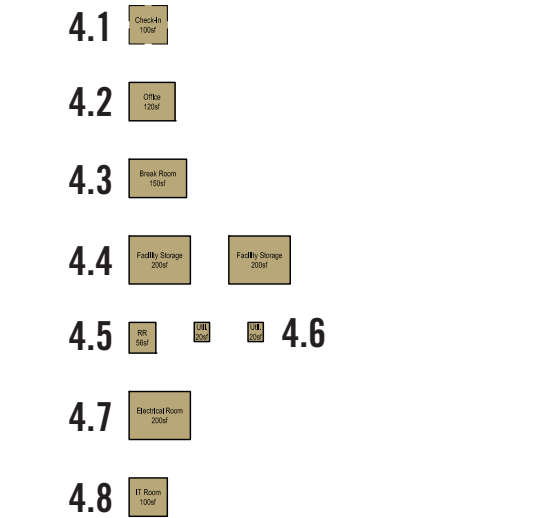
3.0 | Fitness

- 3.1 Cardio
- 3.2 Strength Training
- 3.3 Functional Training
- 3.4 Stretching and Recovery
- 3.5 Multi-purpose/Group Exercise Room
- 3.6 Multi-purpose Room Storage
- 3.7 Locker Rooms
- 3.8 Fitness Storage
- 3.9 Fitness Administration



4.0 | Facilities

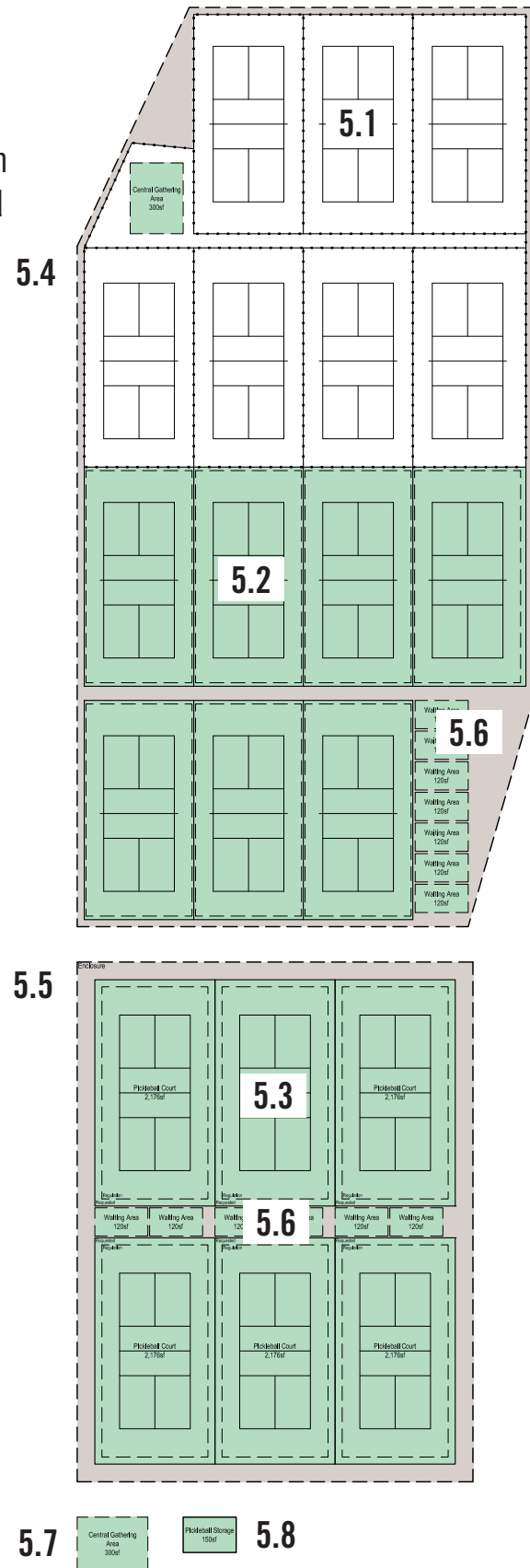
- 4.1 Welcome/Check-in Desk
- 4.2 Supervisor Office | Shared
- 4.3 Break Room/Work Area
- 4.4 Facility Storage
- 4.5 Facility Restroom
- 4.6 Utility Closets
- 4.7 Electrical Room
- 4.8 IT Room



PROGRAM | Elements + Spaces

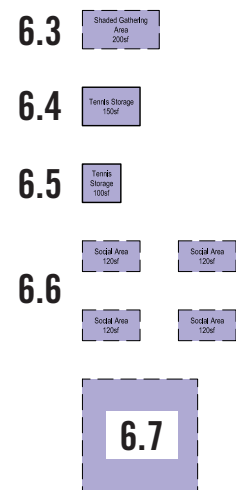
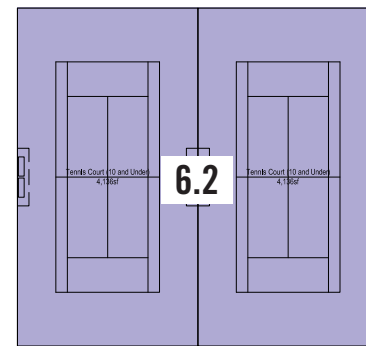
5.0 | Pickleball

- 5.1 Pickleball Court | Existing
- 5.2 Pickleball Court | Regulation
- 5.3 Pickleball Court | Requested
- 5.4 Pickleball Court Enclosure | Regulation
- 5.5 Pickleball Court Enclosure | Requested
- 5.6 Waiting Area
- 5.7 Central Gathering Area
- 5.8 Pickleball Storage



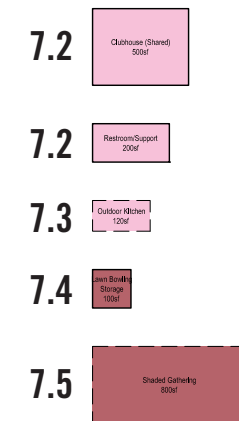
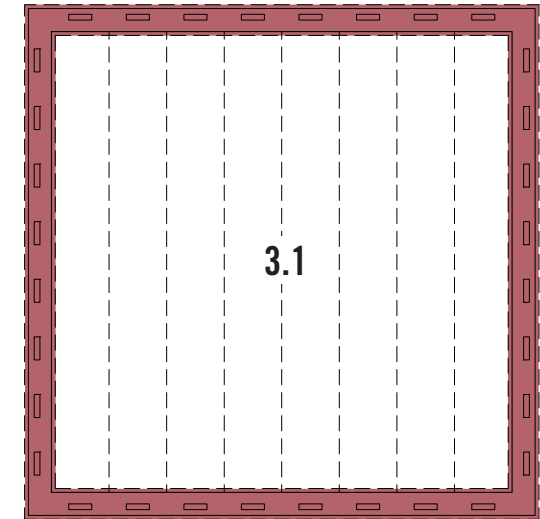
6.0 | Tennis

- 6.1 Tennis Court | Standard
- 6.2 Tennis Court | 10 and Under
- 6.3 Shaded Gathering Area
- 6.4 Tennis Storage | 1
- 6.5 Tennis Storage | 2
- 6.6 Social Areas | Shared
- 6.7 Courtyard | Centralized/Shared



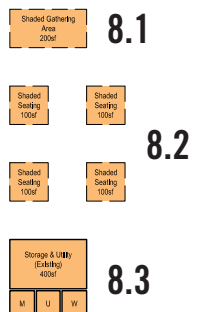
7.0 | Lawn Bowling

- 7.1 Bowling Green | Existing
- 7.2 Clubhouse | Shared
- 7.3 Outdoor Kitchen | Shared
- 7.4 Storage | Equipment Room
- 7.5 Shaded Gathering Area



8.0 | Mini-Golf

- 8.1 Shaded Gathering Area
- 8.2 Shaded Seating | Course
- 8.3 Restrooms & Storage | Shared



2024 USAGE | January - December

LAWN BOWLING

	# of Lawns	% of Lawns	Utilization	% Utilization
Sun City LB club (Lakeview)			564	4.30% 2.9%
Bell LB club	2	28.57%	6,038	46.08% 30.8%
Fairway / Mtn View club	2	28.57%	4,713	35.2% 24.0%
Lakeview LB club	2	28.57%	3,995	30.49% 20.4%
Oakmont LB club	1	14.29%	4,307	16.44% 22.0%
	7		15,256 19,617	

MINI-GOLF

# of Users	% Overall
14,249	36.50% Bell
14,409	36.91% Lakeview
3,331	8.53% Mtn View
7,050	18.06% Sundial
39,039	

PICKLEBALL

# of Users	# of Courts	% of Courts	Usage/Courts
63,956	79.25% Marinette	20	74.07% 3198
16,748	20.75% Mtn View	7	25.93% 2393
80,704			

TENNIS

# of Users	# of Courts	% of Courts	Usage/Courts
8,483	82.80% Bell	10	62.50% 848
849	8.29% Lakeview	4	25.00% 212
913	8.91% Mtn View	2	12.50% 457
10,245			

POOL & SPA

Pool Users	Spa Users	Util/Amenity	# of Amenities	Amenities	
109,905 33.46%	21,798 24.26%	Bell	32,926	4	1 lap pool, 1 walking pool, 1 outdoor spa, 1 indoor spa
47,220 14.38%	15,617 17.38%	Fairway	20,946	3	1 pool, 1 walking pool, 1 spa
28,505 8.68%	6,576 7.32%	Lakeview	17,541	2	1 pool, 1 spa
28,769 8.76%	10,848 12.07%	Marinette	19,809	2	1 pool, 1 spa
22,565 6.87%	0 0.00%	Mtn View	22,565	1	1 pool
19,840 6.04%	8,885 9.89%	Oakmont	14,363	2	1 pool, 1 spa
71,671 21.82%	26,118 29.07%	Sundial	32,596	3	1 indoor pool, 1 indoor warm water pool, 1 indoor spa
328,475	89,842				

FITNESS

# of Users	% Overall
123,162	34.10% Bell
99,394	27.52% Fairway
13,187	3.65% Lakeview
56,691	15.70% Marinette
9,248	2.56% Mtn View
12,075	3.34% Oakmont
47,370	13.12% Sundial
361,127	

Notes & Observations

- + Amenity condition will suppress usage, which this renovation is meant to fix.
- + Lawn Bowling usage is club reported, vs front desk check-ins for other amenity data sets.
- + Low usage is not the only factor in determining an amenity's intrinsic value. Other possible factors:
 - Providing a range of amenities in south Sun City (in close proximity to residents in this area) may compensate for lower usage.
 - Goal of revitalization of this facility to help property values and desirability of this area.

2025 USAGE | January - May

LAWN BOWLING

	# of Lawns	% of Lawns	Utilization	% Utilization
Sun City LB club (Lakeview)			202	3.30% 2.2%
Bell LB club	2	28.57%	2,468	40.28% 26.6%
Fairway / Mtn View club	2	28.57%	2,623	425 6.93% 28.3%
Lakeview LB club	2	28.57%	2,074	33.85% 22.3%
Oakmont LB club	1	14.29%	1,917	15.65% 20.6%
	7		7,000 9,284	

MINI-GOLF

# of Users	% Overall
9,767	38.47% Bell
8,744	34.44% Lakeview
4,317	17.00% Mtn View
2,560	10.08% Sundial
25,388	

PICKLEBALL

# of Users	# of Courts	% of Courts	Usage/Courts
35,211	78.24% Marinette	20	74.07% 1761
9,792	21.76% Mtn View	7	25.93% 1399
45,003			

TENNIS

# of Users	# of Courts	% of Courts	Usage/Courts
4,048	79.58% Bell	10	62.50% 405
436	8.57% Lakeview	4	25.00% 109
603	11.85% Mtn View	2	12.50% 302
5,087			

POOL & SPA

Pool Users	Spa Users	Util/Amenity	# of Amenities	Amenities	
13,029 16.95%	9,604 23.90%	Bell	5,658	4	1 lap pool, 1 walking pool, 1 outdoor spa, 1 indoor spa
6,745 8.78%	8,976 22.34%	Fairway	5,240	3	1 pool, 1 walking pool, 1 spa
11,227 14.61%	3,722 9.26%	Lakeview	7,475	2	1 pool, 1 spa
12,041 15.67%	5,311 13.22%	Marinette	8,676	2	1 pool, 1 spa
8,740 11.37%	0 0.00%	Mtn View	8,740	1	1 pool
5,586 7.27%	5,266 13.11%	Oakmont	5,426	2	1 pool, 1 spa
19,488 25.36%	7,299 18.17%	Sundial	8,929	3	1 indoor pool, 1 indoor warm water pool, 1 indoor spa
76,856	40,178				

FITNESS

# of Users	% Overall
55,156	35.70% Bell
43,752	28.32% Fairway
5,594	3.62% Lakeview
26,023	16.85% Marinette
3,982	2.58% Mtn View
7,095	4.59% Oakmont
12,877	8.34% Sundial
154,479	

Notes & Observations

- + Amenity condition will suppress usage, which this renovation is meant to fix.
- + Lawn Bowling usage is club reported, vs front desk check-ins for other amenity data sets.
- + Low usage is not the only factor in determining an amenity's intrinsic value. Other possible factors:
 - Providing a range of amenities in south Sun City (in close proximity to residents in this area) may compensate for lower usage.
 - Goal of revitalization of this facility to help property values and desirability of this area.

PROGRAM OPTIONS | Test Fits + Conceptual Cost Estimates

The Options Are:

1 | Preserve All Existing Amenities

- *All amenities remain in current locations; no removal*
- *New Performing Arts Space, Aquatics, and Fitness*

2a | Pickleball Expanded to Tennis Court Location (with or without cover)

- *Tennis Replaces Lawn Bowling*
- *Mini-Golf Location Unchanged*
- *New Performing Arts Space, Aquatics, and Fitness*

2b | Pickleball Expanded to Tennis Court Location (with or without cover)

- *Mini-Golf Location Unchanged*
- *New Performing Arts Space, Aquatics, and Fitness*

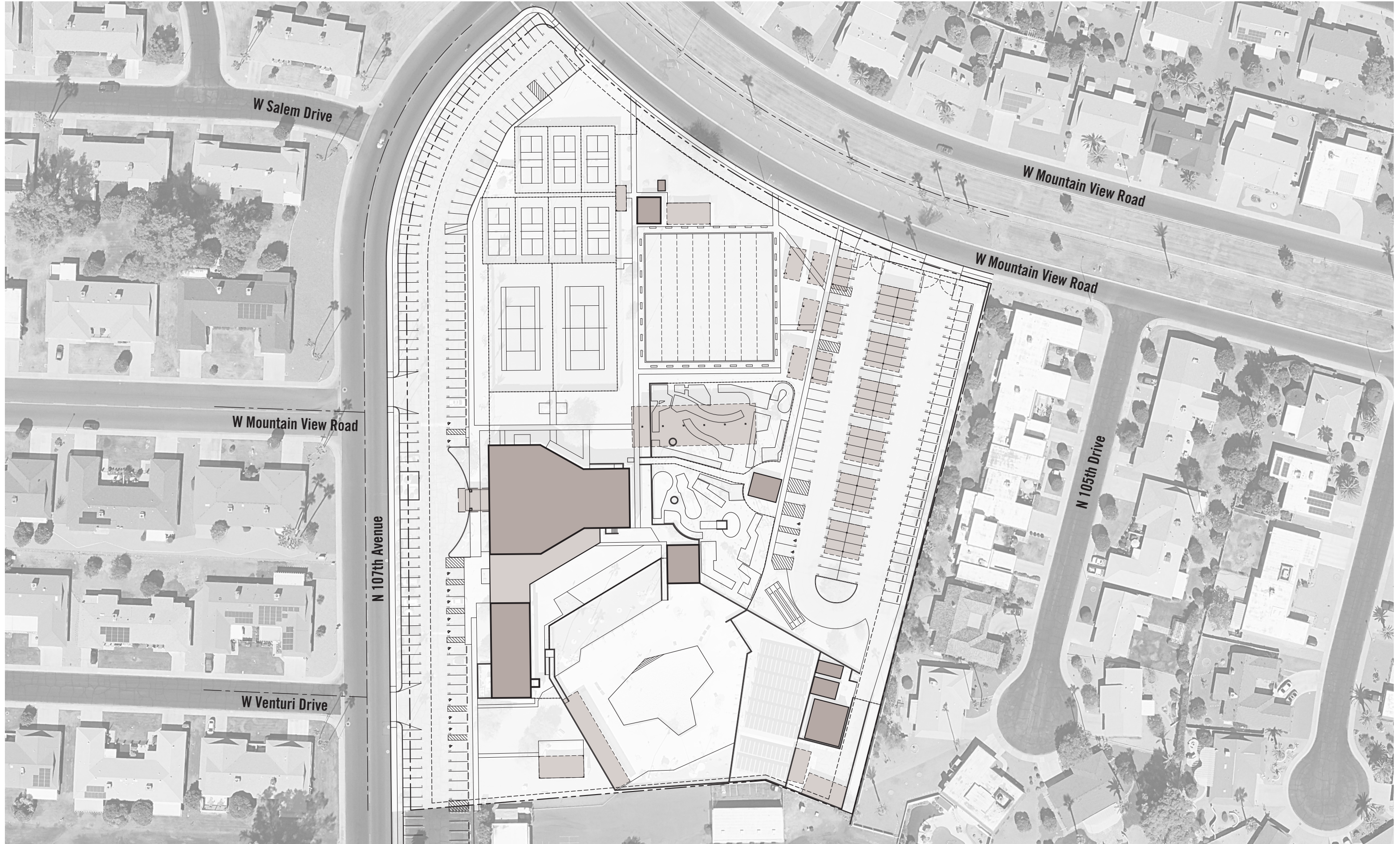
3 | Pickleball Expanded to Lawn Bowling Location (with or without cover)

- *Mini-Golf Location Unchanged*
- *New Performing Arts Space, Aquatics, and Fitness*

4 | Pickleball Expanded to Tennis Court and Lawn Bowling Locations (with or without cover)

- *Mini-Golf Location Unchanged*
- *New Performing Arts Space, Aquatics, and Fitness*

PROGRAM TEST FIT | Existing



PROGRAM TEST FIT | Site Option 1

Program Placement

OPTION DESCRIPTION

All amenities remain in current locations:

- +No amenity removal or swaps
- +New Performing Arts Space, Aquatics, and Fitness – various sizes for each

PROGRAM LEGEND

- 0.0 Shared
- 1.0 Aquatics
- 2.0 Performance
- 3.0 Fitness
- 4.0 Facilities
- 5.0 Pickleball
- 6.0 Tennis
- 7.0 Lawn Bowling
- 8.0 Mini-Golf
- Circulation
- Pool Deck
- Walking Path
- Secure Perimeter

AMENITIES

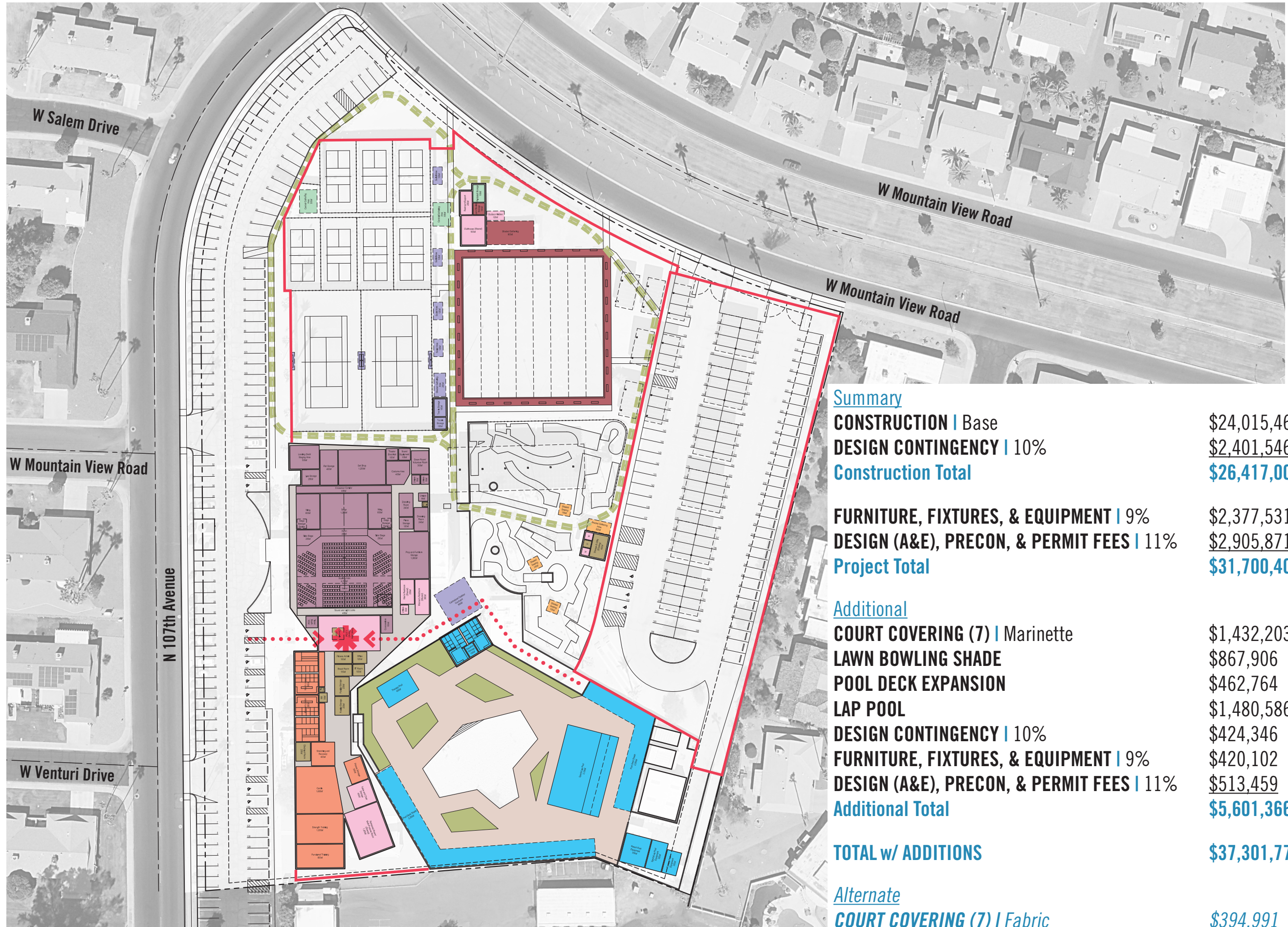
- Pickleball **7 Courts**
- Tennis **2 Courts**
- Lawn Bowling **1 Green**
- Mini-Golf **18 Holes**
- Aquatics **Resort Pool**
- Therapy Pool**
- Sports Pool**

PERFORMANCE + RECREATION FACILITY

- Seating Capacity **406**
- Fitness Program Area **3,700 nsf**
- Building Area **31,100 gsf**

SUPPORT BUILDINGS

- Aquatics **1,045 gsf**
- Clubhouse **1,130 gsf**
- Mini-Golf **484 gsf**
- Storage **332 gsf**



Summary

CONSTRUCTION Base	\$24,015,460
DESIGN CONTINGENCY 10%	\$2,401,546
Construction Total	\$26,417,006
FURNITURE, FIXTURES, & EQUIPMENT 9%	\$2,377,531
DESIGN (A&E), PRECON, & PERMIT FEES 11%	\$2,905,871
Project Total	\$31,700,408

Additional

COURT COVERING (7) Marinette	\$1,432,203
LAWN BOWLING SHADE	\$867,906
POOL DECK EXPANSION	\$462,764
LAP POOL	\$1,480,586
DESIGN CONTINGENCY 10%	\$424,346
FURNITURE, FIXTURES, & EQUIPMENT 9%	\$420,102
DESIGN (A&E), PRECON, & PERMIT FEES 11%	\$513,459
Additional Total	\$5,601,366

TOTAL w/ ADDITIONS

\$37,301,774

Alternate

COURT COVERING (7) Fabric	\$394,991
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PROGRAM TEST FIT | Site Option 2a

Program Placement

OPTION DESCRIPTION

Pickleball Expanded to Current Tennis Location (w/ or w/o Cover):

- +Tennis replaces Lawn Bowling
- +Mini-golf location unchanged
- +New Performing Arts Space, Aquatics, and Fitness

PROGRAM LEGEND

- 0.0 Shared
- 1.0 Aquatics
- 2.0 Performance
- 3.0 Fitness
- 4.0 Facilities
- 5.0 Pickleball
- 6.0 Tennis
- 7.0 Lawn Bowling
- 8.0 Mini-Golf
- Circulation
- Pool Deck
- Walking Path
- Secure Perimeter

AMENITIES

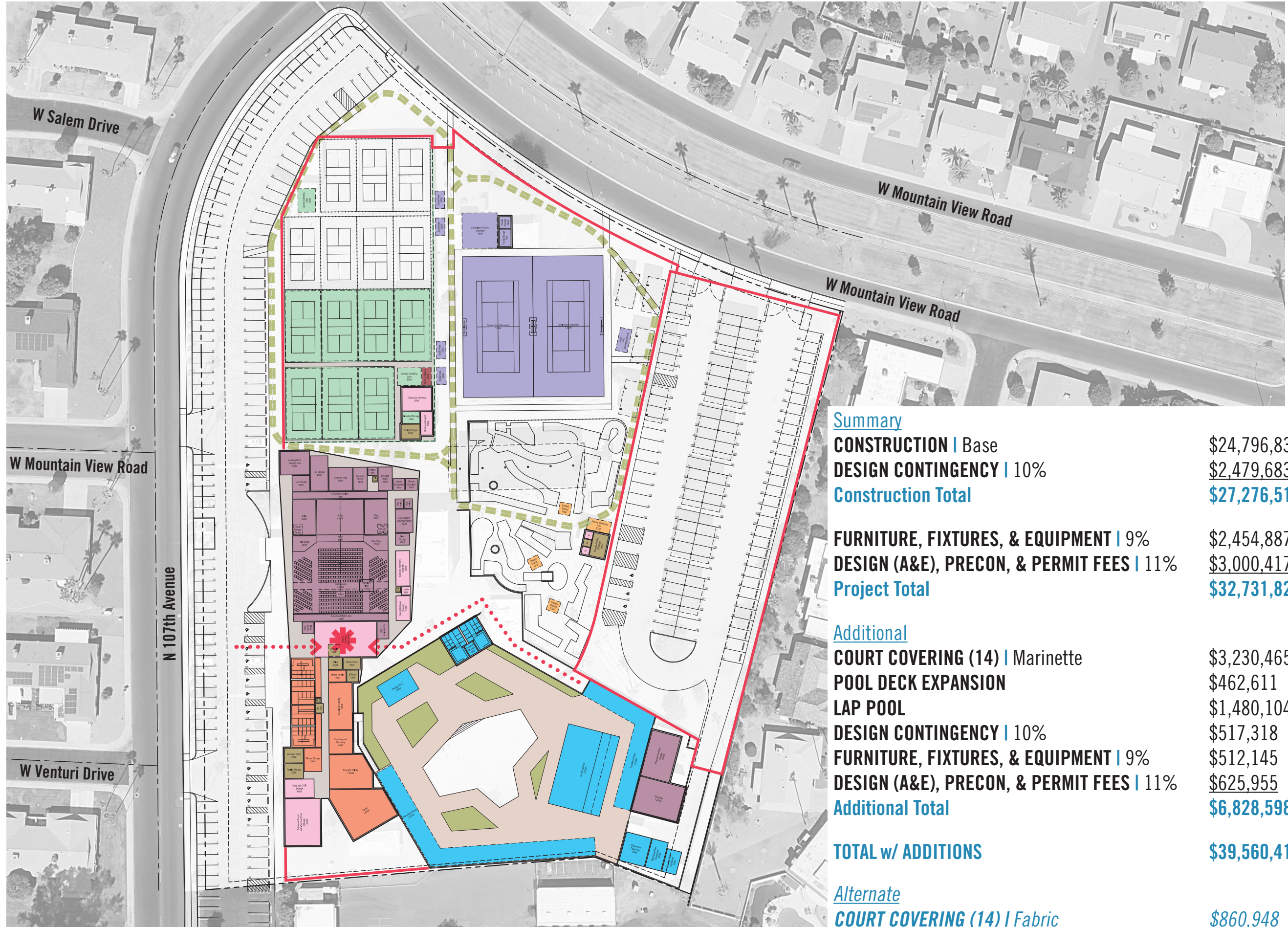
- Pickleball **14 Courts**
- Tennis **2 Courts**
- Lawn Bowling **Removed**
- Mini-Golf **18 Holes**
- Aquatics **Resort Pool**
- Therapy Pool**
- Sports Pool**

PERFORMANCE + RECREATION FACILITY

- Seating Capacity **406**
- Fitness Program Area **3,800 nsf**
- Building Area **28,660 gsf**
- Shop and Storage **2,440 gsf**

SUPPORT BUILDINGS

- Aquatics **1,045 gsf**
- Clubhouse **1,236 gsf**
- Mini-Golf **484 gsf**
- Storage **332 gsf**



Summary

CONSTRUCTION Base	\$24,796,834
DESIGN CONTINGENCY 10%	\$2,479,683
Construction Total	\$27,276,517

FURNITURE, FIXTURES, & EQUIPMENT 9%	\$2,454,887
DESIGN (A&E), PRECON, & PERMIT FEES 11%	\$3,000,417
Project Total	\$32,731,821

Additional

COURT COVERING (14) Marinette	\$3,230,465
POOL DECK EXPANSION	\$462,611
LAP POOL	\$1,480,104
DESIGN CONTINGENCY 10%	\$517,318
FURNITURE, FIXTURES, & EQUIPMENT 9%	\$512,145
DESIGN (A&E), PRECON, & PERMIT FEES 11%	\$625,955
Additional Total	\$6,828,598

TOTAL w/ ADDITIONS	\$39,560,419
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Alternate

COURT COVERING (14) Fabric	\$860,948
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PROGRAM TEST FIT | Site Option 2b

Program Placement

OPTION DESCRIPTION

Pickleball Expanded to Current Tennis Location (w/ or w/o Cover):

- +Lawn Bowling renovated
- +Mini-golf location unchanged
- +New Performing Arts Space, Aquatics, and Fitness

PROGRAM LEGEND

- 0.0 Shared
- 1.0 Aquatics
- 2.0 Performance
- 3.0 Fitness
- 4.0 Facilities
- 5.0 Pickleball
- 6.0 Tennis
- 7.0 Lawn Bowling
- 8.0 Mini-Golf
- Circulation
- Pool Deck
- Walking Path
- Secure Perimeter

AMENITIES

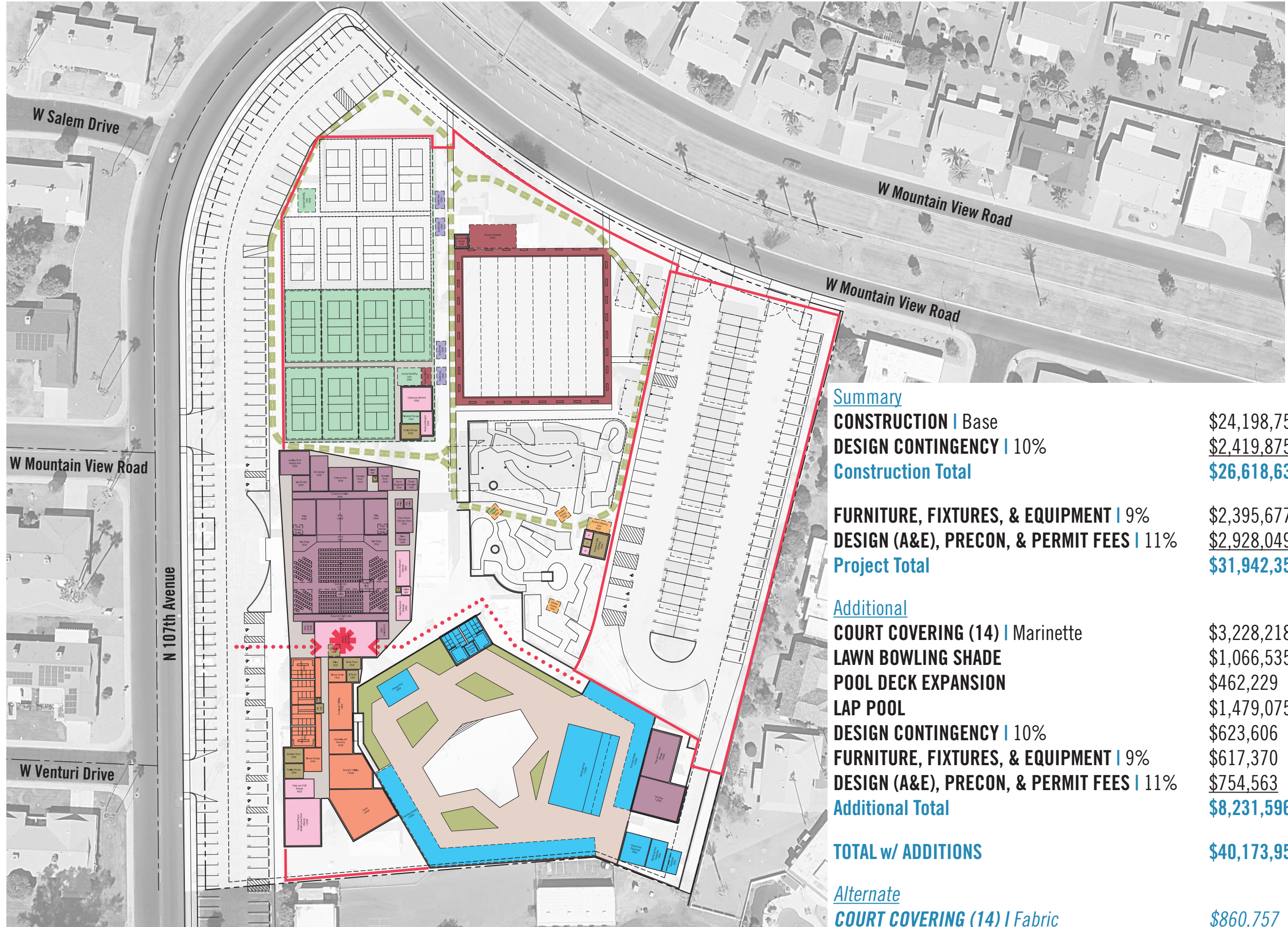
- Pickleball **14 Courts**
- Tennis **Removed**
- Lawn Bowling **1 Green**
- Mini-Golf **18 Holes**
- Aquatics **Resort Pool**
- Therapy Pool**
- Sports Pool**

PERFORMANCE + RECREATION FACILITY

- Seating Capacity **406**
- Fitness Program Area **3,800 nsf**
- Building Area **28,660 gsf**
- Shop and Storage **2,440 gsf**

SUPPORT BUILDINGS

- Aquatics **1,045 gsf**
- Clubhouse **1,236 gsf**
- Mini-Golf **484 gsf**
- Storage **144 gsf**



Summary

CONSTRUCTION Base	\$24,198,756
DESIGN CONTINGENCY 10%	\$2,419,875
Construction Total	\$26,618,631
FURNITURE, FIXTURES, & EQUIPMENT 9%	\$2,395,677
DESIGN (A&E), PRECON, & PERMIT FEES 11%	\$2,928,049
Project Total	\$31,942,357

Additional

COURT COVERING (14) Marinette	\$3,228,218
LAWN BOWLING SHADE	\$1,066,535
POOL DECK EXPANSION	\$462,229
LAP POOL	\$1,479,075
DESIGN CONTINGENCY 10%	\$623,606
FURNITURE, FIXTURES, & EQUIPMENT 9%	\$617,370
DESIGN (A&E), PRECON, & PERMIT FEES 11%	\$754,563
Additional Total	\$8,231,596

TOTAL w/ ADDITIONS **\$40,173,953**

Alternate

COURT COVERING (14) | Fabric **\$860,757**

PROGRAM TEST FIT | Site Option 3

Program Placement

OPTION DESCRIPTION

Pickleball Expanded to Current Lawn Bowling Location (w/ or w/o Cover):
 +Mini-golf location unchanged
 +New Performing Arts Space, Aquatics, and Fitness

PROGRAM LEGEND

- 0.0 Shared
- 1.0 Aquatics
- 2.0 Performance
- 3.0 Fitness
- 4.0 Facilities
- 5.0 Pickleball
- 6.0 Tennis
- 7.0 Lawn Bowling
- 8.0 Mini-Golf
- Circulation
- Pool Deck
- Walking Path
- Secure Perimeter

AMENITIES

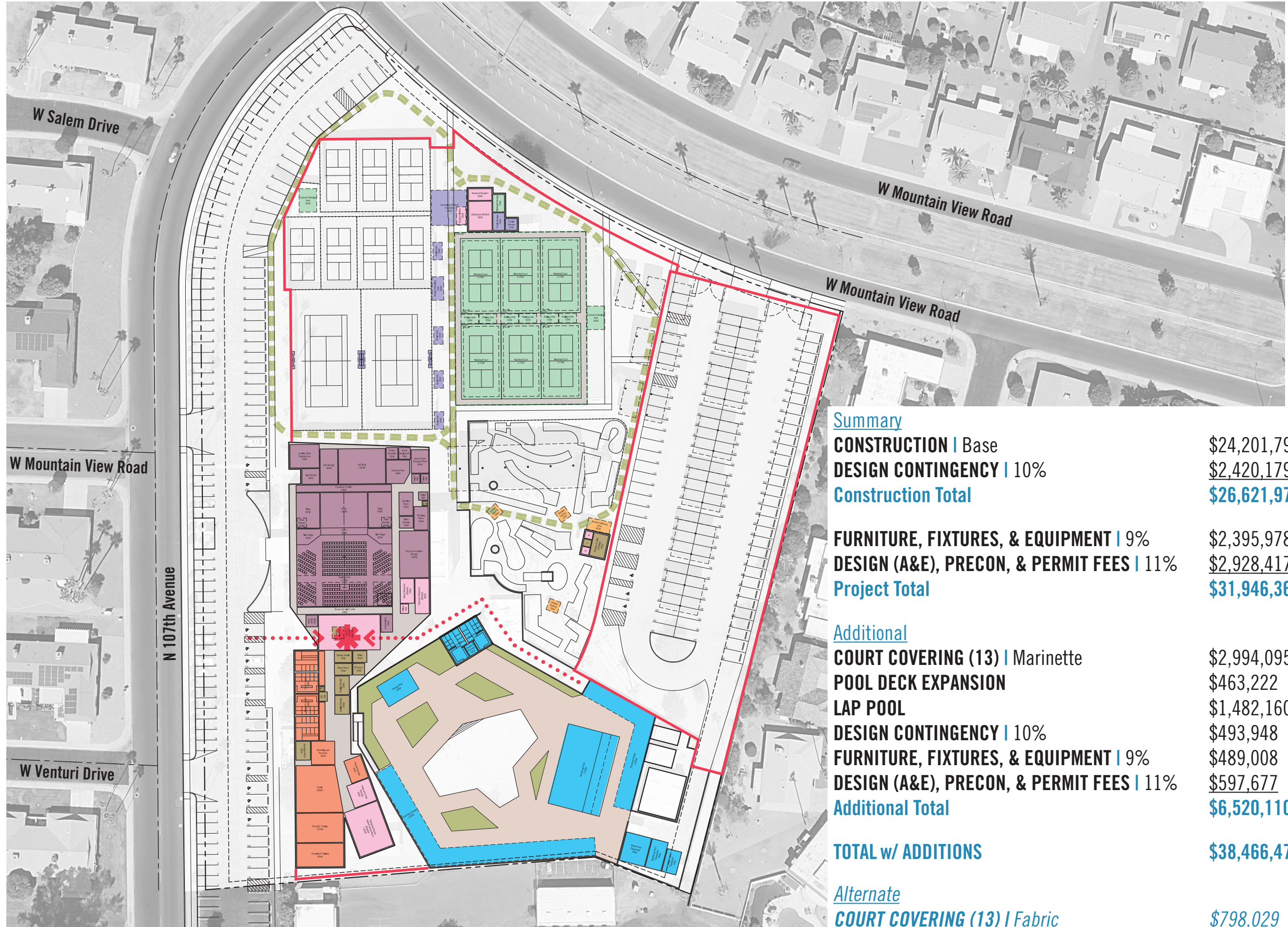
Pickleball **13 Courts**
 Tennis **2 Courts**
 Lawn Bowling **Removed**
 Mini-Golf **18 Holes**
 Aquatics **Resort Pool**
Therapy Pool
Sports Pool

PERFORMANCE + RECREATION FACILITY

Seating Capacity **406**
 Fitness Program Area **3,700 nsf**
 Building Area **31,100 gsf**

SUPPORT BUILDINGS

Aquatics **1,045 gsf**
 Clubhouse **1,305 gsf**
 Mini-Golf **484 gsf**



Summary

CONSTRUCTION | Base \$24,201,795
DESIGN CONTINGENCY | 10% \$2,420,179
Construction Total **\$26,621,974**

FURNITURE, FIXTURES, & EQUIPMENT | 9% \$2,395,978
DESIGN (A&E), PRECON, & PERMIT FEES | 11% \$2,928,417
Project Total **\$31,946,369**

Additional

COURT COVERING (13) | Marinette \$2,994,095
POOL DECK EXPANSION \$463,222
LAP POOL \$1,482,160
DESIGN CONTINGENCY | 10% \$493,948
FURNITURE, FIXTURES, & EQUIPMENT | 9% \$489,008
DESIGN (A&E), PRECON, & PERMIT FEES | 11% \$597,677
Additional Total **\$6,520,110**

TOTAL w/ ADDITIONS **\$38,466,479**

Alternate

COURT COVERING (13) | Fabric **\$798,029**

PROGRAM TEST FIT | Site Option 4

Program Placement

OPTION DESCRIPTION

Pickleball Expanded to Current Tennis and Lawn Bowling Locations (w/ or w/o Cover):

- +Mini-golf location unchanged
- +New Performing Arts Space, Aquatics, and Fitness

PROGRAM LEGEND

- 0.0 Shared
- 1.0 Aquatics
- 2.0 Performance
- 3.0 Fitness
- 4.0 Facilities
- 5.0 Pickleball
- 6.0 Tennis
- 7.0 Lawn Bowling
- 8.0 Mini-Golf
- Circulation
- Pool Deck
- Walking Path
- Secure Perimeter

AMENITIES

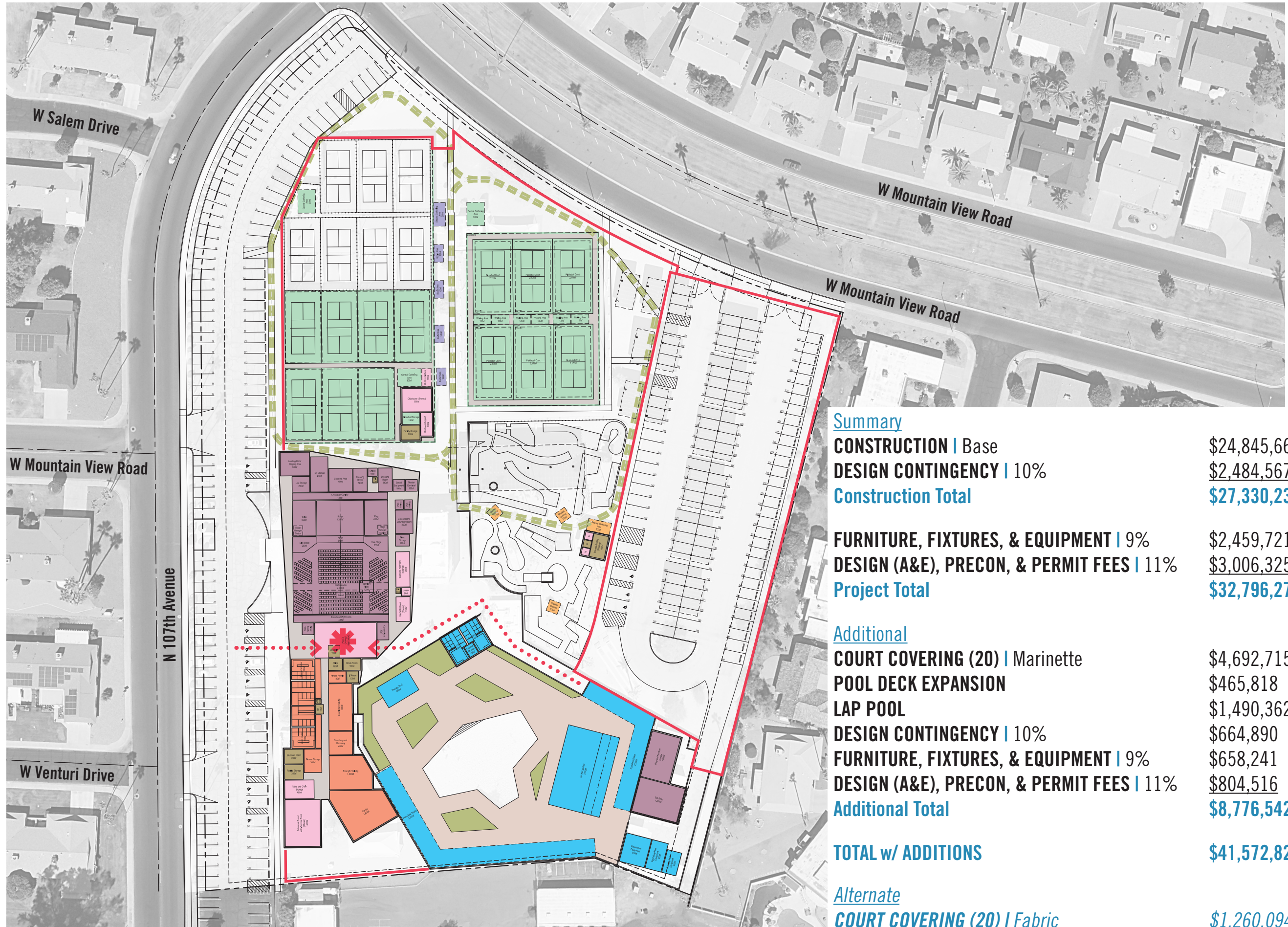
- Pickleball **20 Courts**
- Tennis **Removed**
- Lawn Bowling **Removed**
- Mini-Golf **18 Holes**
- Aquatics **Resort Pool**
- Therapy Pool**
- Sports Pool**

PERFORMANCE + RECREATION FACILITY

- Seating Capacity **406**
- Fitness Program Area **3,800 nsf**
- Building Area **28,660 gsf**
- Shop and Storage **2,440 gsf**

SUPPORT BUILDINGS

- Aquatics **1,045 gsf**
- Clubhouse **1,235 gsf**
- Mini-Golf **484 gsf**



Summary

CONSTRUCTION Base	\$24,845,666
DESIGN CONTINGENCY 10%	\$2,484,567
Construction Total	\$27,330,233

FURNITURE, FIXTURES, & EQUIPMENT 9%	\$2,459,721
DESIGN (A&E), PRECON, & PERMIT FEES 11%	\$3,006,325
Project Total	\$32,796,279

Additional

COURT COVERING (20) Marinette	\$4,692,715
POOL DECK EXPANSION	\$465,818
LAP POOL	\$1,490,362
DESIGN CONTINGENCY 10%	\$664,890
FURNITURE, FIXTURES, & EQUIPMENT 9%	\$658,241
DESIGN (A&E), PRECON, & PERMIT FEES 11%	\$804,516
Additional Total	\$8,776,542

TOTAL w/ ADDITIONS	\$41,572,821
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Alternate

COURT COVERING (20) Fabric	\$1,260,094
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PROGRAM OPTIONS | Cost Comparisons

1 | Preserve All Existing Amenities

- All amenities remain in current locations; no removal
- New Performing Arts Space, Aquatics, and Fitness

SUBTOTAL | Construction Cost \$26,417,006
TOTAL | Project Cost \$31,700,408

Additional
SUBTOTAL | Additional Elements \$5,601,366
TOTAL | w/ Additions \$37,301,774

2a | Pickleball Expanded to Tennis Court Location

- Tennis Replaces Lawn Bowling
- Mini-Golf Location Unchanged
- New Performing Arts Space, Aquatics, and Fitness

SUBTOTAL | Construction Cost \$27,276,517
TOTAL | Project Cost \$32,731,821

Additional
SUBTOTAL | Additional Elements \$6,828,598
TOTAL | w/ Additions \$39,560,419

2b | Pickleball Expanded to Tennis Court Location

- Mini-Golf Location Unchanged
- New Performing Arts Space, Aquatics, and Fitness

SUBTOTAL | Construction Cost \$26,618,631
TOTAL | Project Cost \$31,942,357

Additional
SUBTOTAL | Additional Elements \$8,231,596
TOTAL | w/ Additions \$40,173,953

3 | Pickleball Expanded to Lawn Bowling Location

- Mini-Golf Location Unchanged
- New Performing Arts Space, Aquatics, and Fitness

SUBTOTAL | Construction Cost \$26,621,974
TOTAL | Project Cost \$31,946,369

Additional
SUBTOTAL | Additional Elements \$6,520,110
TOTAL | w/ Additions \$38,466,479

4 | Pickleball Expanded to Tennis Court and Lawn Bowling Locations

- Mini-Golf Location Unchanged
- New Performing Arts Space, Aquatics, and Fitness

SUBTOTAL | Construction Cost \$27,330,233
TOTAL | Project Cost \$32,796,280

Additional
SUBTOTAL | Additional Elements \$8,776,542
TOTAL | w/ Additions \$41,572,821