

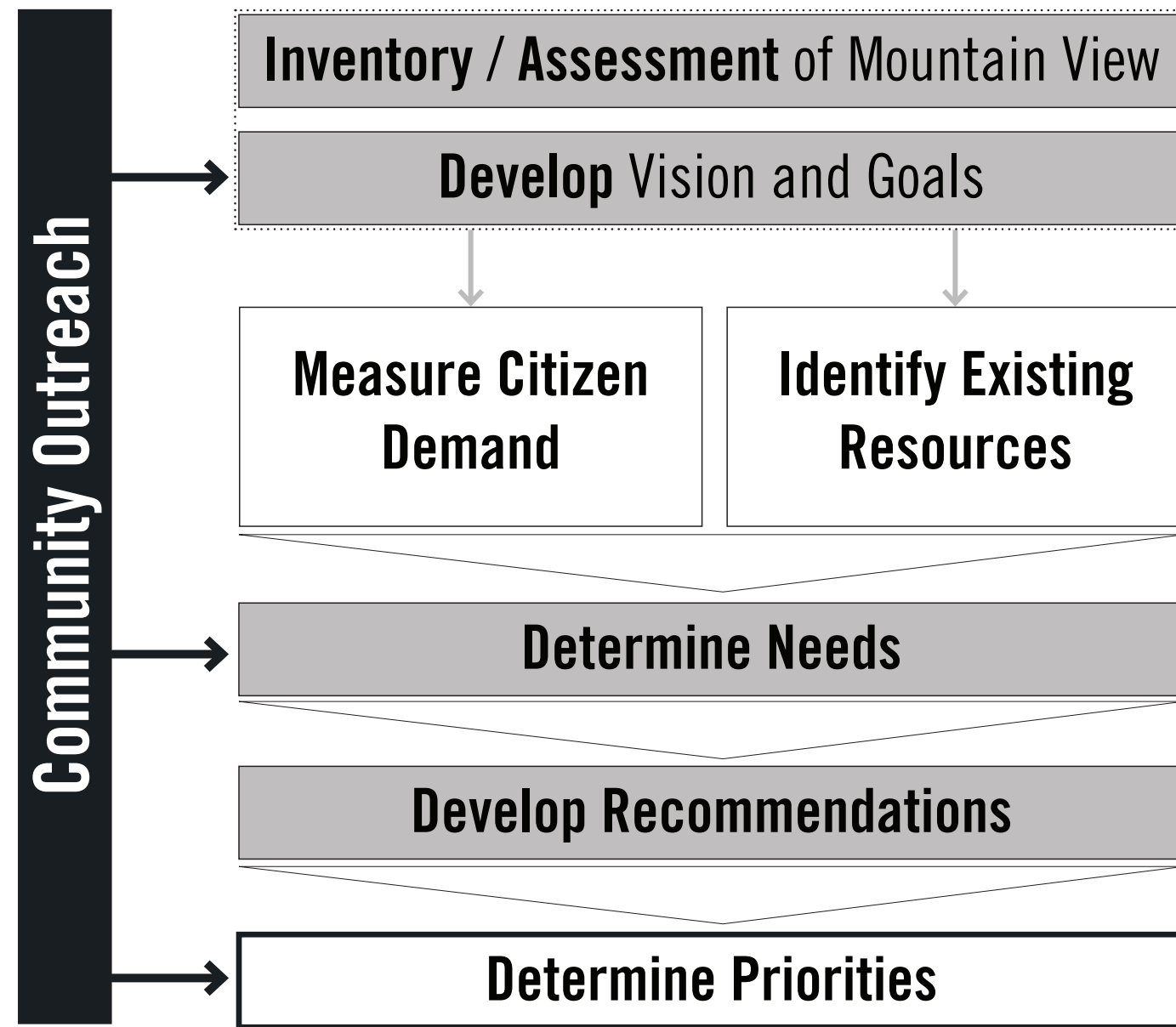
Project Program | Conceptual Cost Estimates  
**Mountain View Recreation Center**

January 13, 2026



thoughtfully crafted by:

# WHAT WE HAVE DONE



## OUR APPROACH

*The goal of our design research isn't to solely collect data; it's to synthesize information and provide insight and guidance that leads to action.*

# GUIDING PRINCIPALS

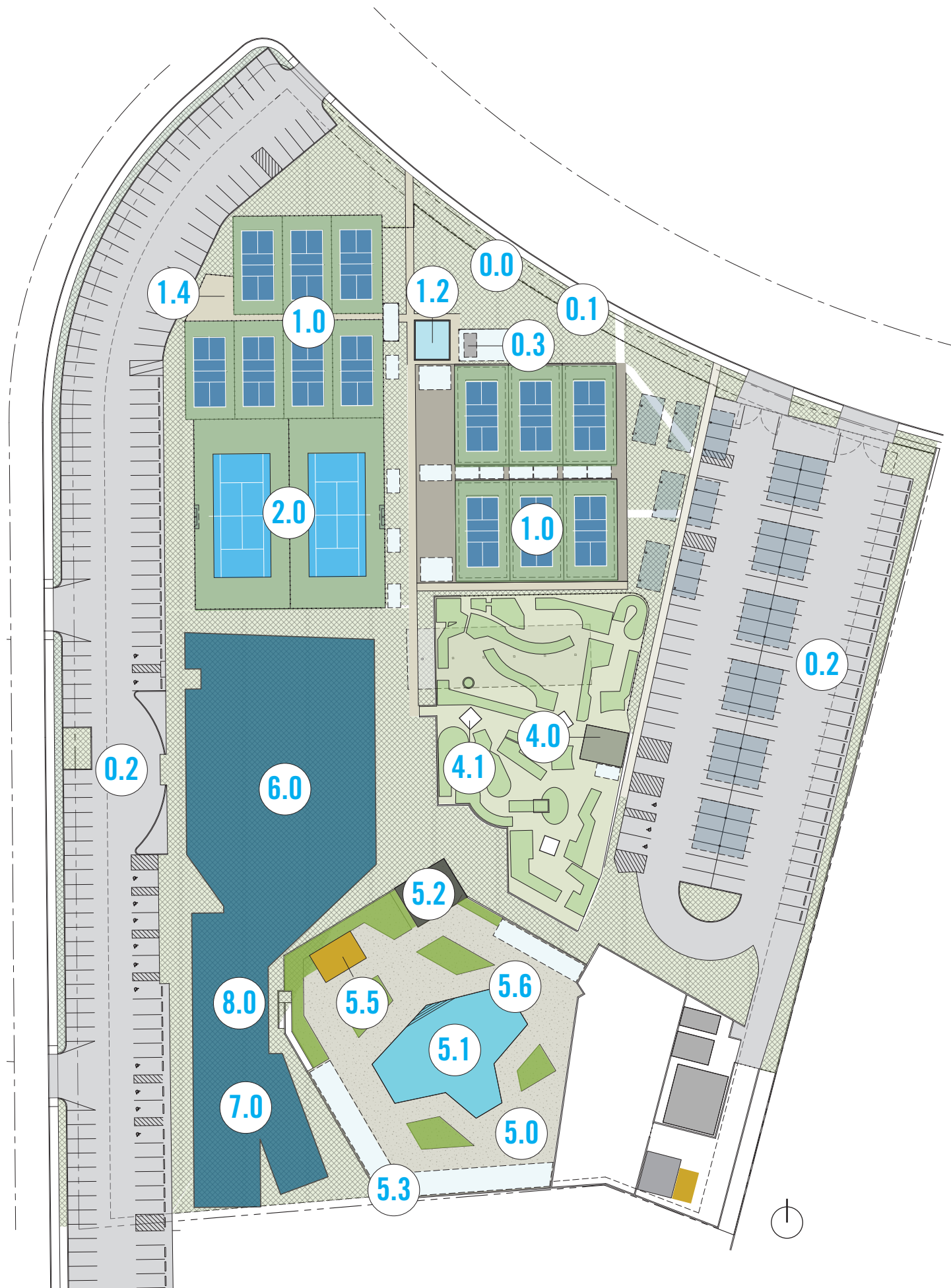
-  **FISCAL RESPONSIBILITY**
-  **PRESERVING EXISTING AMENITIES**
-  **RENOVATION AND MODERNIZATION**
-  **SUSTAINABILITY AND MAINTAINABILITY**
-  **INCLUSIVITY AND ACCESSIBILITY**
-  **EFFICIENCY AND EFFECTIVENESS**
-  **QUALITY OF LIFE AND ENJOYMENT**

**Option 3 was established as the baseline condition because of the alignments with the Guiding Principals. We evaluated overall project cost to understand performance, tradeoffs, and alignment.**

*The following materials present the findings of that analysis.*

## OPTION 3 | BASELINE SCOPE

### Site Program Elements

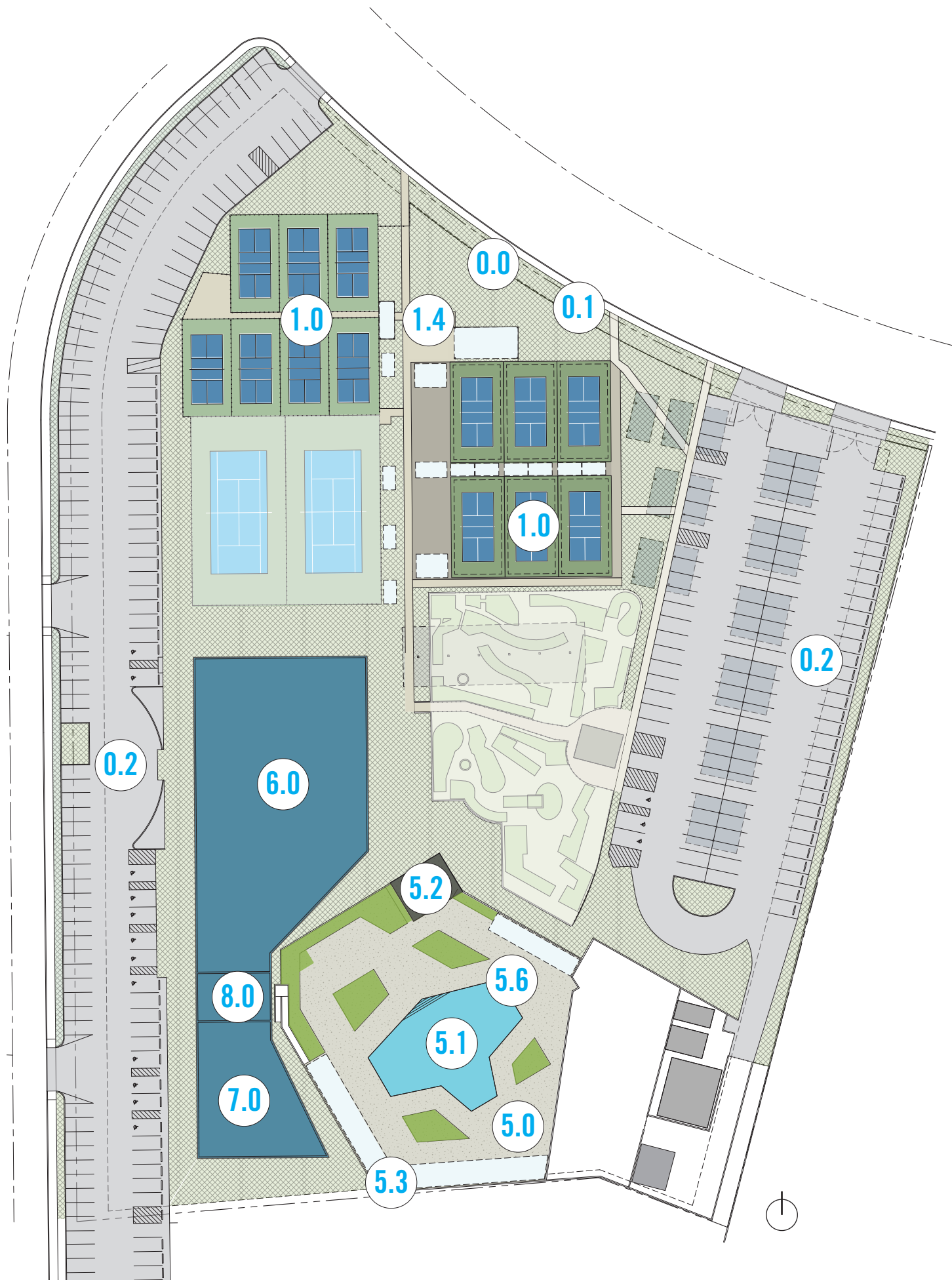


<i>Element</i>	<i>Qty.</i>
0.0 Shared Site Area	6.8 AC
0.1 Storm Retention	6.8 AC
0.2 Parking Repaving	92,351 SF
0.3 Outdoor Kitchen	140 SF
1.0 Pickleball Courts	6 EA
- Includes Demo and Electrical	
1.2 Clubhouse	1,330 GSF
1.4 Pickleball Walkways and Shade Areas	6 EA
2.0 Tennis	14,400 SF
4.0 Mini Golf Building	483 GSF
4.1 Mini Golf Shaded Seating	300 SF
5.0 Aquatics Demo and Deck Replacement	28,669 SF
5.1 Existing Pool Modification	28,669 SF
5.2 Aquatics Locker Building	1,348 GSF
5.3 Pool Equipment Covering	800 GSF
5.5 Therapy Pool	600 SF
5.6 Aquatics A/V System	28,669 SF
6.0 Performance 420 Seat	19,579 GSF
7.0 Fitness	9,688 GSF
8.0 Facilities	1,468 GSF

**TOTAL \$32,696,901**

# OPTION 3A

## Site Program Elements

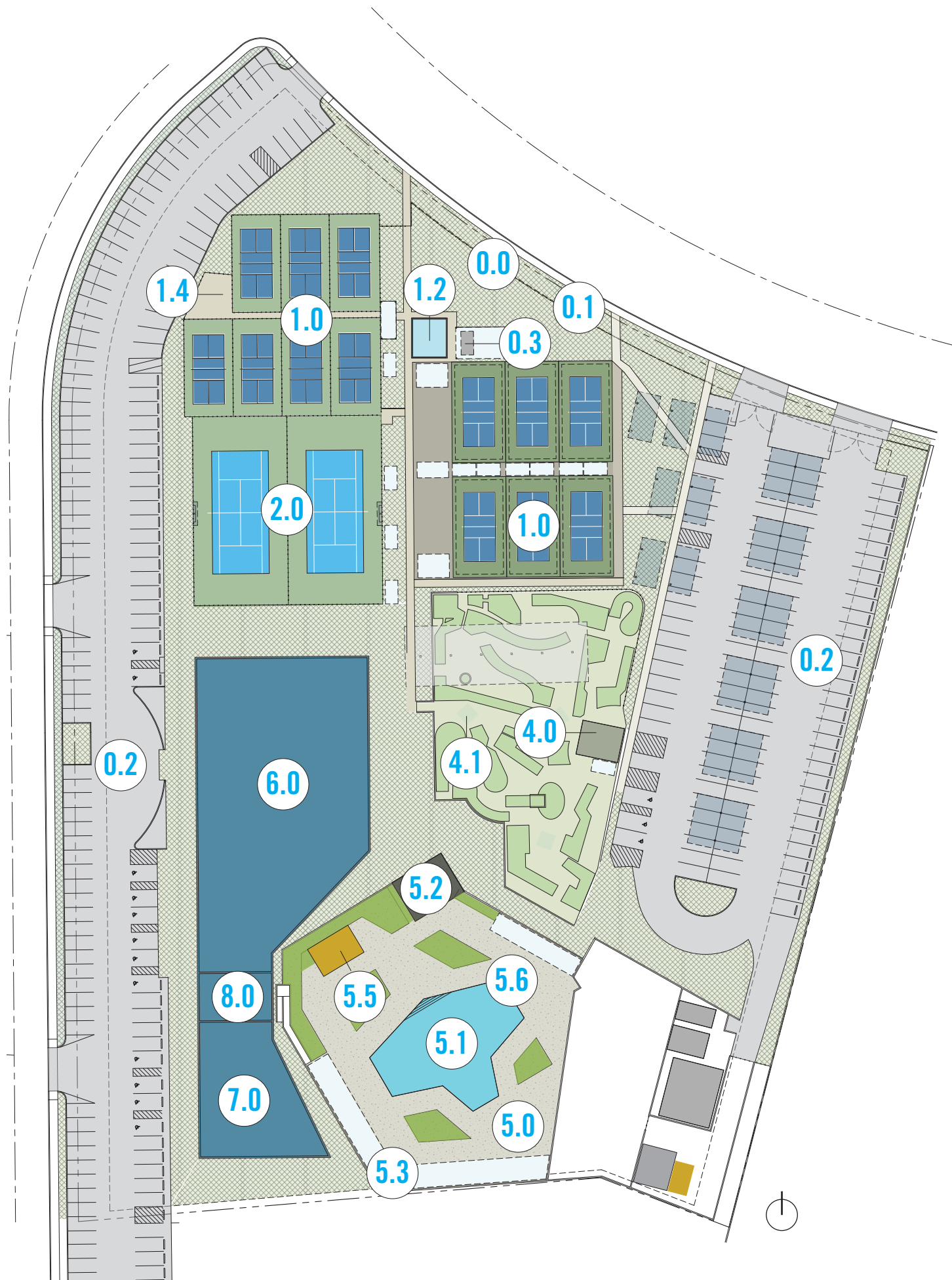


Element	Qty.	
0.0 Shared Site Area	6.8 AC	
0.1 Storm Retention	6.8 AC	
0.2 Parking Repaving	92,351 SF	
<del>0.3 Outdoor Kitchen</del>	<del>140 SF</del>	<b>Eliminated</b>
1.0 Pickleball Courts	6 EA	
- Includes Demo and Electrical		
<del>1.2 Clubhouse</del>	<del>1,330 GSF</del>	<b>Existing to Remain</b>
1.4 Pickleball Walkways and Shade Areas	6 EA	
<del>2.0 Tennis</del>	<del>14,400 SF</del>	<b>Existing to Remain</b>
<del>4.0 Mini Golf Building</del>	<del>483 GSF</del>	<b>Existing to Remain</b>
<del>4.1 Mini Golf Shaded Seating</del>	<del>300 SF</del>	<b>Eliminated</b>
5.0 Aquatics Demo and Deck Replacement	28,669 SF	
5.1 Existing Pool Modification	28,669 SF	
5.2 Aquatics Locker Building	1,348 GSF	
5.3 Pool Equipment Covering	800 GSF	
<del>5.5 Therapy Pool</del>	<del>600 SF</del>	<b>Eliminated</b>
5.6 Aquatics A/V System	28,669 SF	
6.0 Performance 420 Seat	<del>19,579 GSF</del>	<b>Reduced</b> 16,559 GSF 384 Seat
7.0 Fitness	<del>9,688 GSF</del>	<b>7,988 SF</b>
8.0 Facilities	<del>1,468 GSF</del>	<b>968 GSF</b>

**TOTAL \$28,010,819**

# OPTION 3B

## Site Program Elements



Element	Qty.	
0.0 Shared Site Area	6.8 AC	
0.1 Storm Retention	6.8 AC	
0.2 Parking Repaving	92,351 SF	
0.3 Outdoor Kitchen	140 SF	
1.0 Pickleball Courts	6 EA	
- Includes Demo and Electrical		
1.2 Clubhouse	<del>1,330 GSF</del>	Renovation 575sf
1.4 Pickleball Walkways and Shade Areas	6 EA	
2.0 Tennis	14,400 SF	
4.0 Mini Golf Building	<del>483 GSF</del>	Renovation 338sf
4.1 Mini Golf Shaded Seating	300 SF	
5.0 Aquatics Demo and Deck Replacement	28,669 SF	
5.1 Existing Pool Modification	28,669 SF	
5.2 Aquatics Locker Building	1,348 GSF	
5.3 Pool Equipment Covering	800 GSF	
5.5 Therapy Pool	600 SF	
5.6 Aquatics A/V System	28,669 SF	Reduced
6.0 Performance 420 Seat	<del>19,579 GSF</del>	16,559 GSF 384 Seat
7.0 Fitness	<del>9,688 GSF</del>	7,988 SF
8.0 Facilities	<del>1,468 GSF</del>	968 GSF

# TOTAL \$29,149,610

## OPTION 3

Element	Qty.
0.0 Shared Site Area	6.8 AC
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**TOTAL \$32,696,901**

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7.0 Fitness	<del>9,688 GSF</del>	7,988 SF
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**TOTAL \$28,010,819**

## OPTION 3B

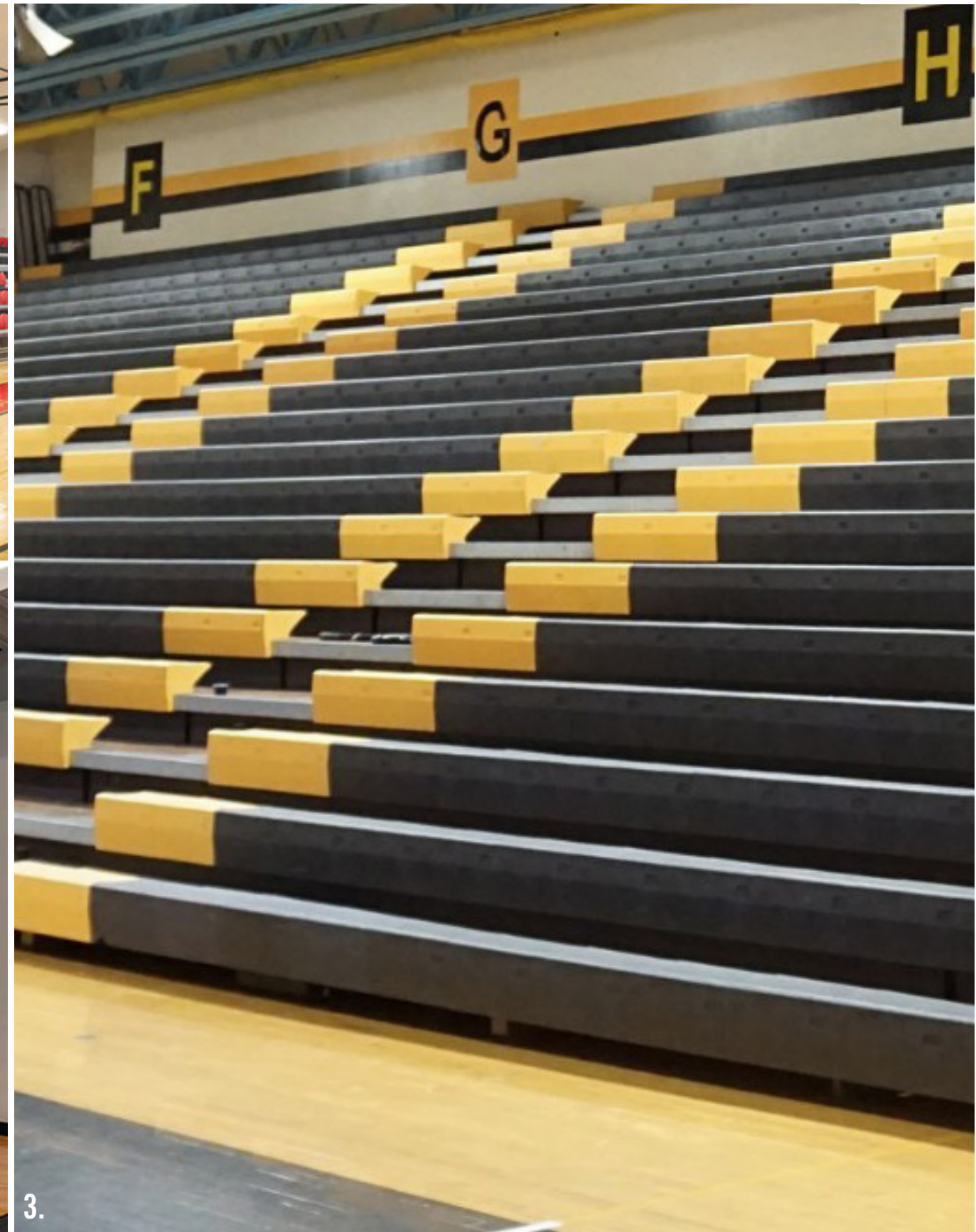
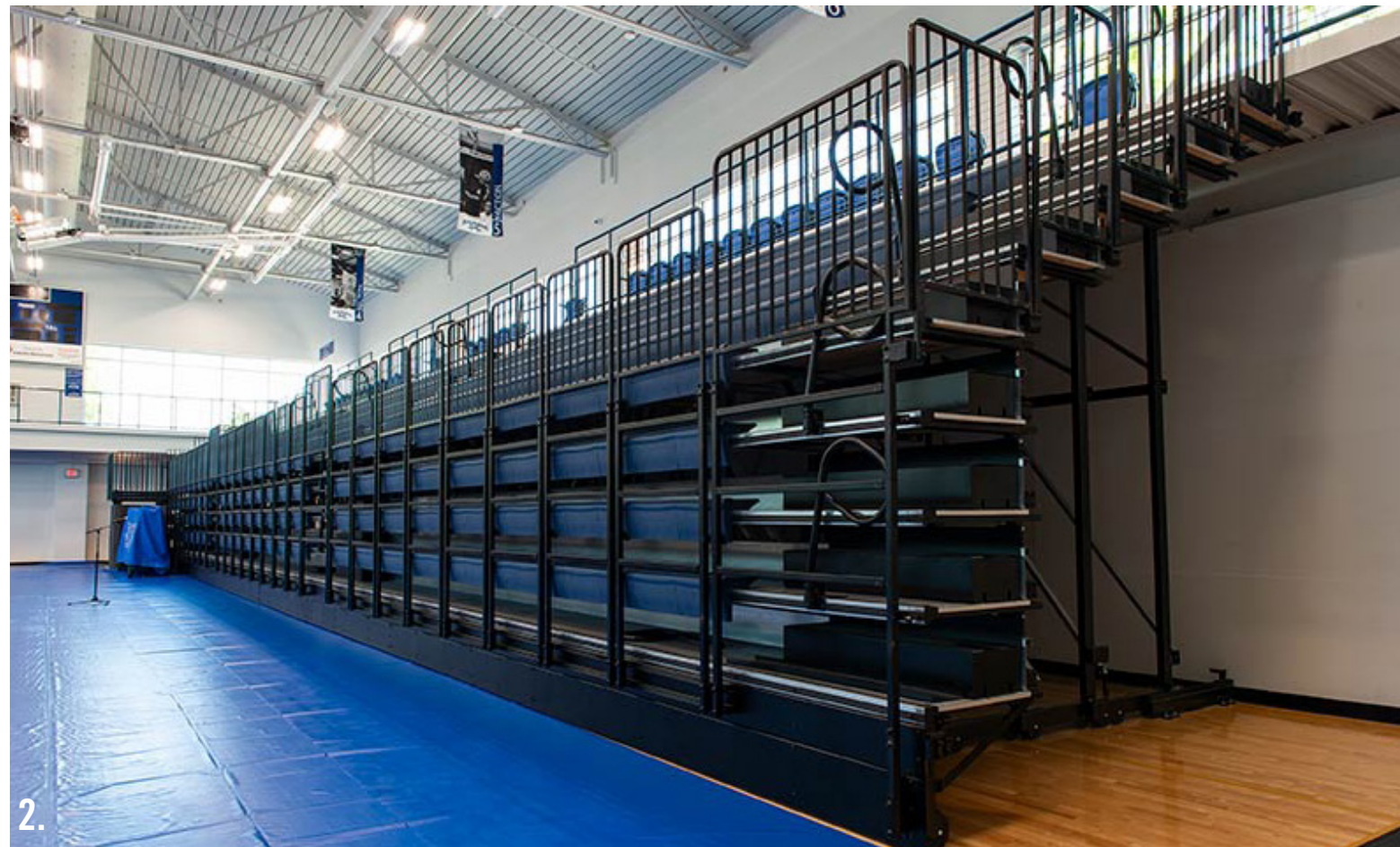
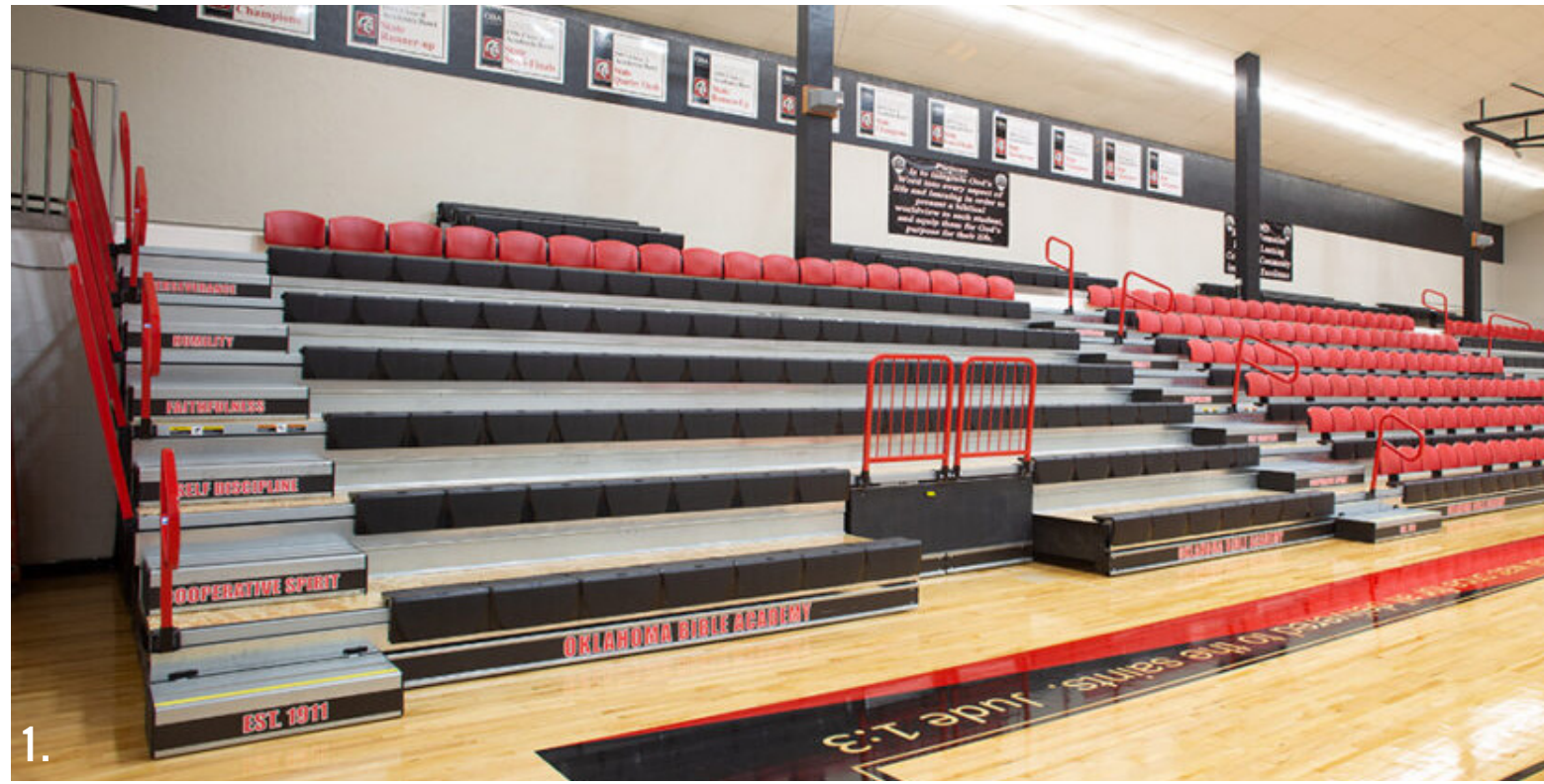
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**TOTAL \$29,149,610**

# Seating Options

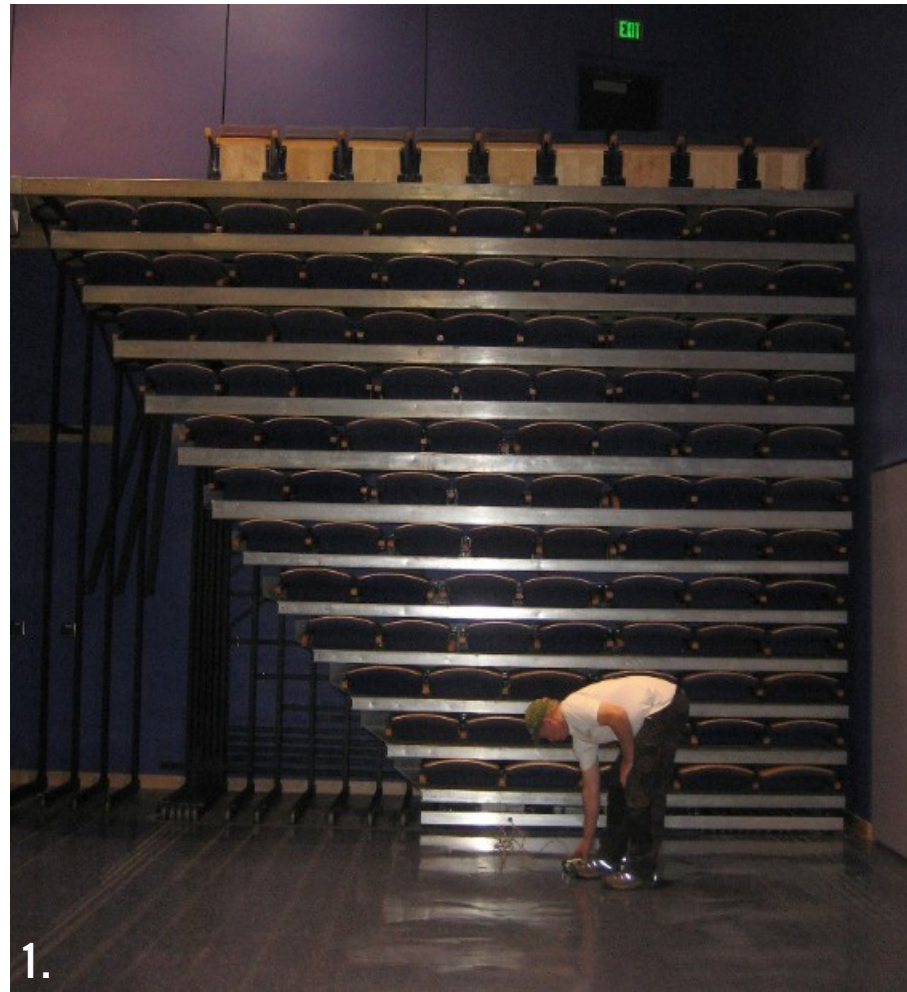
## Fixed and Retractable

# Retractable Seating | What it is NOT



- 1. Hussey Seating Company.**  
Telescopic Bleacher Seating with Upholstered Chairs. Hussey Seating Company.
- 2. Irwin Seating Company.**  
Retractable Aluminum Plank Bleachers [Photograph]. Irwin Seating Company.
- 3. GT Grandstands.**  
Telescopic Bleacher System with Guardrails. GT Grandstands.

# Retractable Seating | What it is



**1. Flyon Retractable Bleacher Seating:**

Flyon Sports. Indoor auditorium retractable bleacher telescopic seating. Made-in-China.

**2. Preferred Seating Telescopic Theater Seating:**

Preferred Seating. Telescopic Theater Seating in Auditorium. Preferred-Seating.com

**3. Sino-Sports Retractable Bleacher Seating:**

Sino-Sports. Modern retractable bleacher seating, telescopic seating system for school theater. Sino-Sports.

**4. HDPE retractable Bleacher Seating:**

BleachersSeat.com. HDPE retractable bleacher seating for stadium. BleachersSeat.com

**5. Manual Controlled HDPE Retractable Seating:**

BleachersSeat.com. Manual Controlled HDPE Retractable Bleacher Seating. BleachersSeat.com.

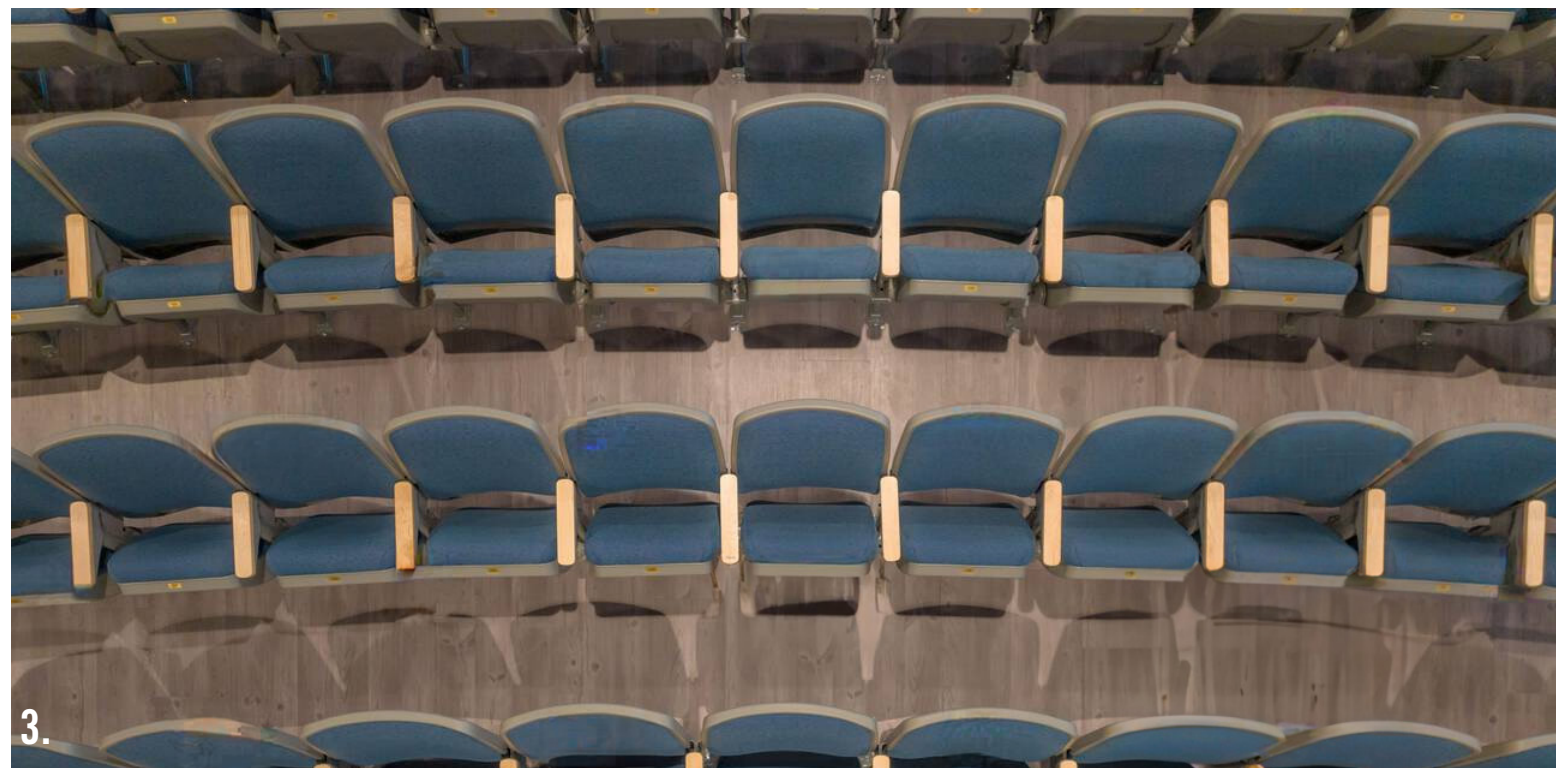
# Fixed Seating | What it is



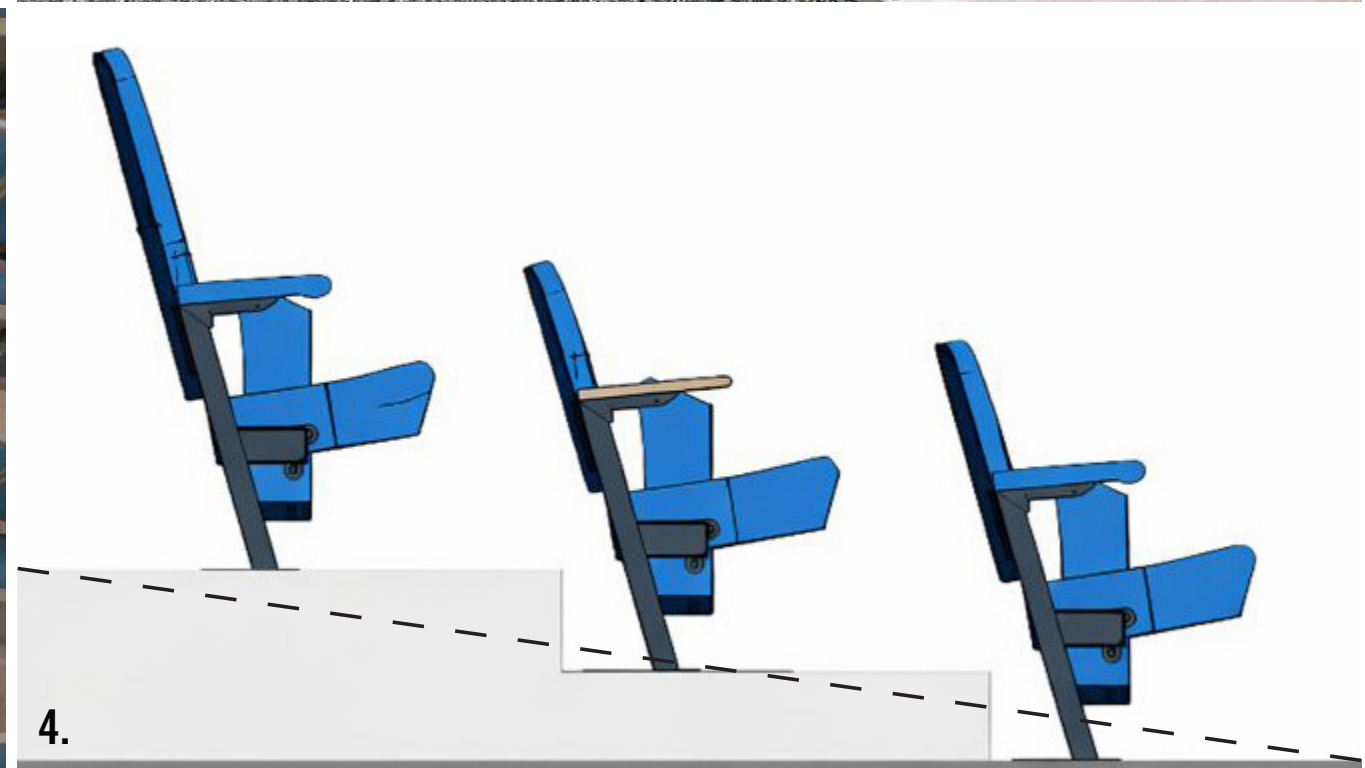
1.



2.



3.



4.

**1. Irwin Seating Company**  
Irwin Seating Company. Fixed Auditorium Seating with Center Aisle and Handrails. Irwin Seating.  
**2. Hussey Seating Company**  
Hussey Seating Company. Fixed theater seating with wood armrests. Hussey Seating.  
**3. Camatic Seating**  
Camatic Seating. Fixed Auditorium Seating on Raked Floor. Camatic Seating.

**4. Theatre Projects**  
Theatre Projects. Auditorium seating rake and sightline diagram. Theatre Projects.

## Fixed Seating

**Fixed seating is not the least flexible option.** It is the most purpose-built solution for this room's intended use.



## Retractable Seating

**Retractable seating is not a more efficient solution.** It is a strategic investment in flexibility and future optionality.



# ACCESSIBILITY

## Fixed Seating

### Highly adaptable for ADA compliance

Fixed risers can be shaped to integrate ramps, landings, cross-aisles, and multiple elevation points.

### Allows dispersed wheelchair seating

Multiple accessible positions can be placed at different elevations throughout the house, meeting ADA requirements for distribution and lines of sight.

### Simplifies circulation

Because the seating geometry is coordinated with the building design, accessible routes can be built directly into the architecture without mechanical constraints.

### Typically does not require an elevator

Accessible paths can be achieved using sloped walkways and strategic landing design.

## Retractable Seating (Flat Floor)

### Limited accessible seating locations

The retractable system's machinery allows wheelchair seating only at the very top or very bottom rows.

### ADA requires dispersed accessible positions in venues 300+ seats

Since the retractable bank cannot provide mid-level accessible seating, the building must compensate through vertical access elsewhere.

### Elevator often becomes mandatory

Wheelchair lifts are limited to 13 feet of travel, so reaching the upper accessible row typically requires a full elevator.

### Creates circulation / egress constraints

The seating bank sets rigid geometry, and the building must conform to these limits, reducing flexibility for ramps and accessible routes.

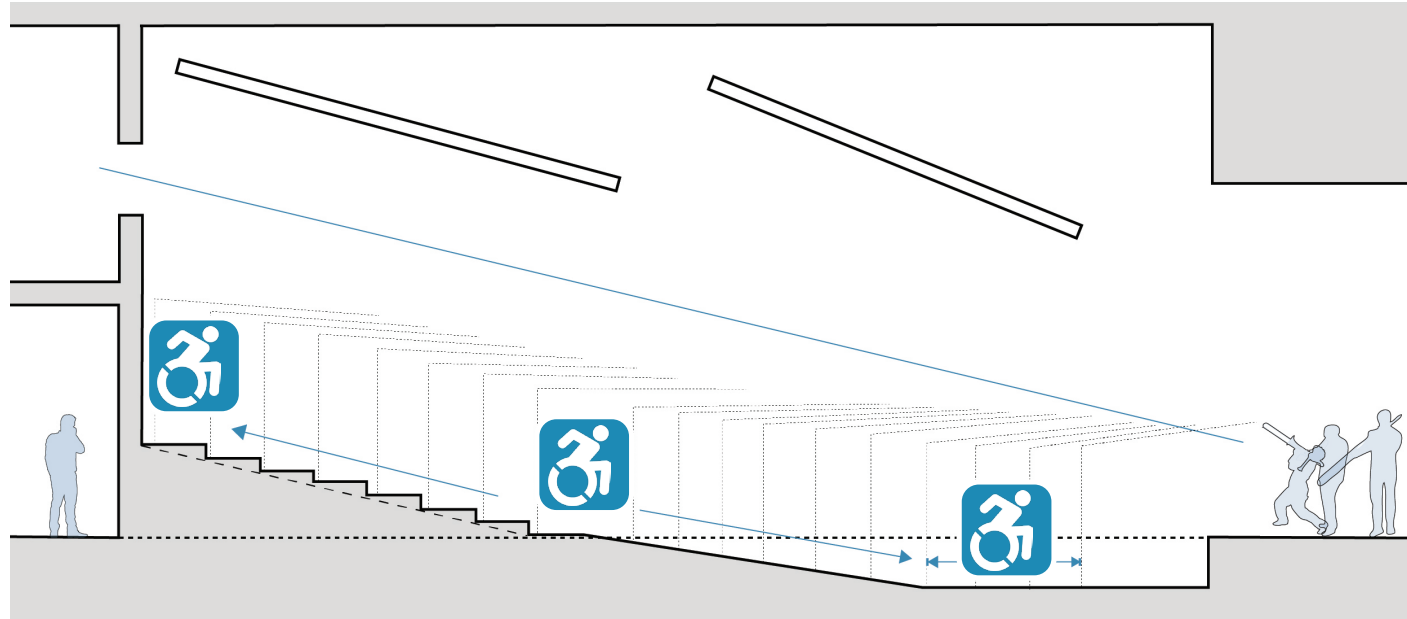


QUALITY OF LIFE AND  
ENJOYMENT



INCLUSIVITY AND  
ACCESSIBILITY

# ACCESSIBILITY



## Fixed Seating

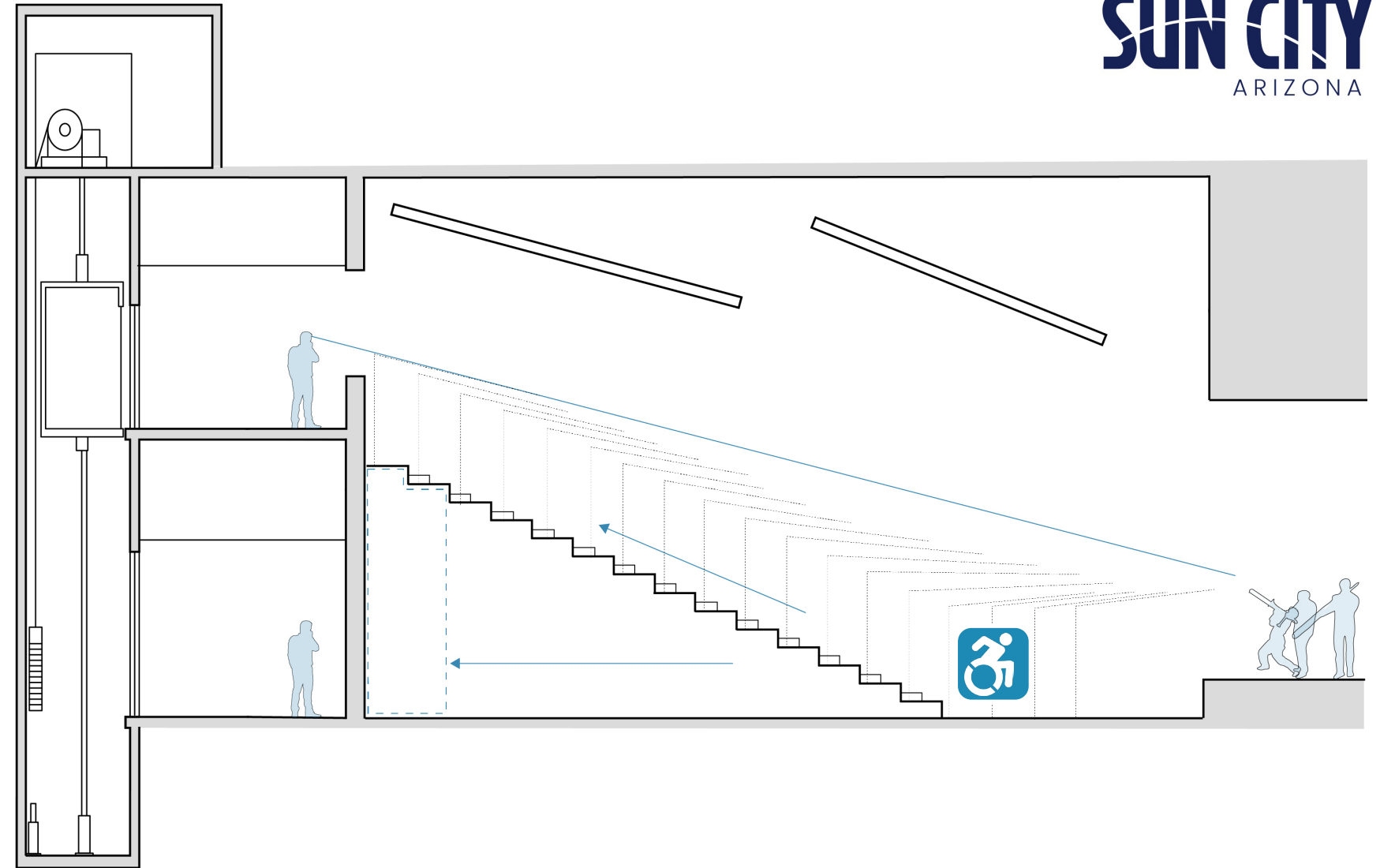
*Fixed seating allows wheelchair seating at multiple locations without elevators.*

### + Dispersed ADA Platforms

ADA seating required at multiple elevations for comparable sightlines.

### + Guardrails and Wider Aisles

Each ADA break introduces additional rails, aisle width, and structural reinforcement.



## Retractable Seating

*Retractable seating limits access to the front or back rows and requires an elevator.*

### + Reduced Seat Density

ADA integration removes standard seats and increases cost per remaining seat.

### + Vertical Circulation Required

Total seating rise exceeds lift limits. Elevator is required for code compliance.

# OPERATIONAL IMPACT

## Fixed Seating

Lowest ongoing cost, predictable scheduling, minimal staff needs

## Retractable Seating (Flat Floor)

Higher operational burden (setup, takedown, storage, tech staffing); mechanical failure risk.



FISCAL RESPONSIBILITY



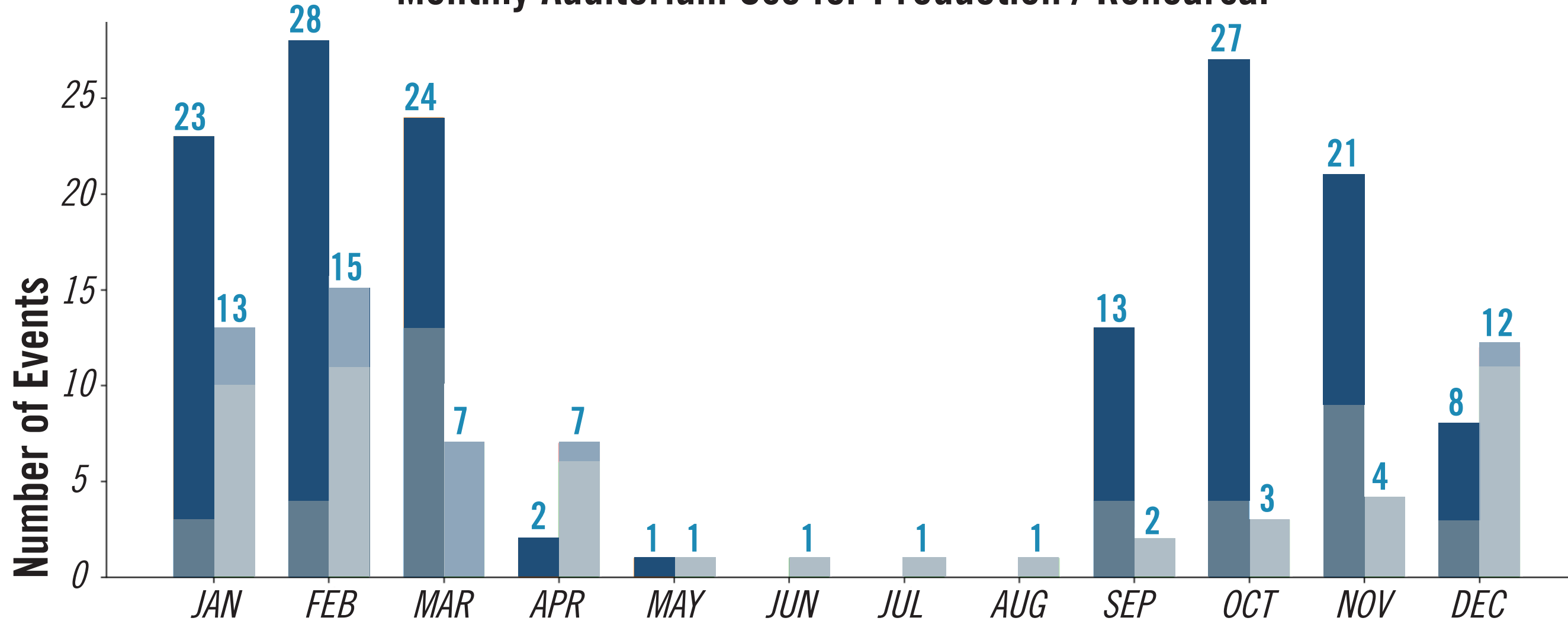
SUSTAINABILITY AND MAINTAINABILITY



EFFICIENCY AND EFFECTIVENESS

# OPERATIONAL IMPACT

Monthly Auditorium Use for Production / Rehearsal

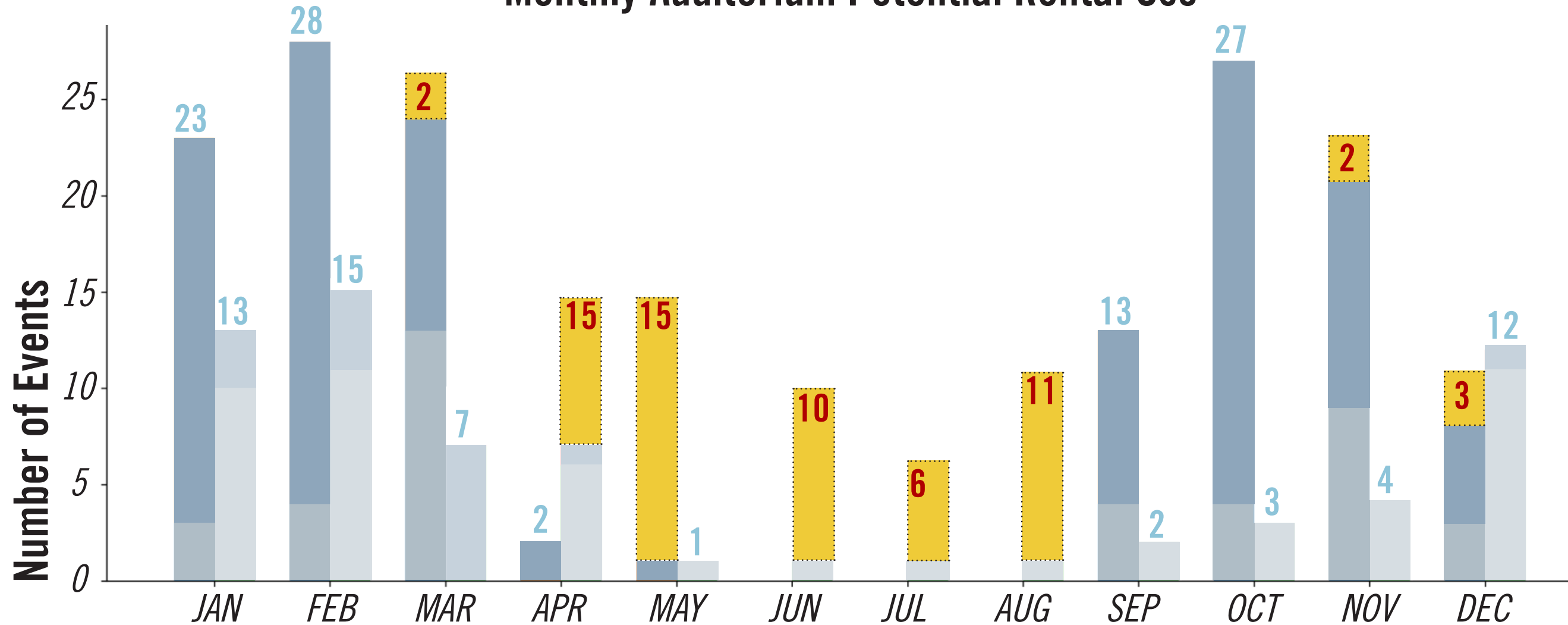


- MV Production
- MV Rehearsal
- Other Production
- Other Rehearsal

*Mountain View already carries the majority of rehearsal and production activity across the system; tiered seating allows it to absorb additional performance uses now spread across other venues, without increasing overall demand.*

# OPERATIONAL IMPACT

## Monthly Auditorium Potential Rental Use



**Rental Event**

## Event Rental ROI | Example

- + Panel discussions / lectures / shows
- + Half-day use
- + No ticket revenue assumed
- + No food & beverage markup assumed

*\$1,250 per half day<sup>1</sup>.*

*64 events x \$1,250 per event - \$80,000 gross revenue / year*

*- \$16,000 / year operating costs (staffing, utilities, cleaning, AV support)*

**\$64,000 net annual income / year**

1. Peerspace. 36 best auditoriums for rent in Phoenix, AZ.

# USER EXPERIENCE

## Fixed Seating

Solid feel, quieter, immersive seating layouts, robust accessibility integration

## Retractable Seating (Flat Floor)

Noisier walking surfaces, rail rattle, limited accessible positions (top/bottom rows), potential need for elevator



INCLUSIVITY AND  
ACCESSIBILITY



QUALITY OF LIFE AND  
ENJOYMENT



EFFICIENCY AND  
EFFECTIVENESS

# PERFORMANCE QUALITY

## Fixed Seating

Parabolic rise, optimized views, architectural flexibility for curved/segmented rows

## Retractable Seating (Flat Floor)

10-inch minimum risers improve over-row sightlines compared to fixed seating rigid straight-row geometry but create issues with accessibility

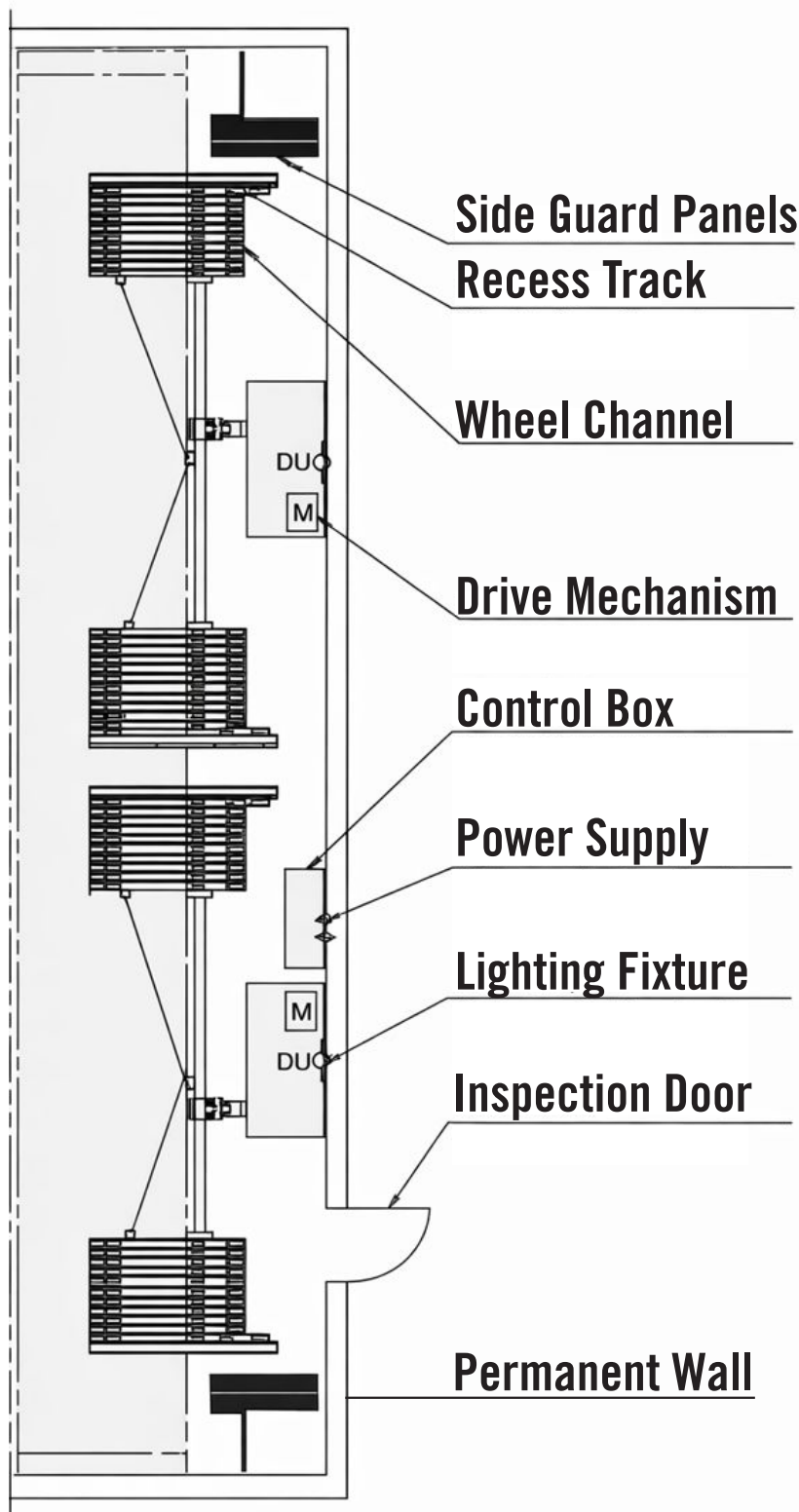


EFFICIENCY AND EFFECTIVENESS



QUALITY OF LIFE AND ENJOYMENT

# PERFORMANCE QUALITY



**Control Box**



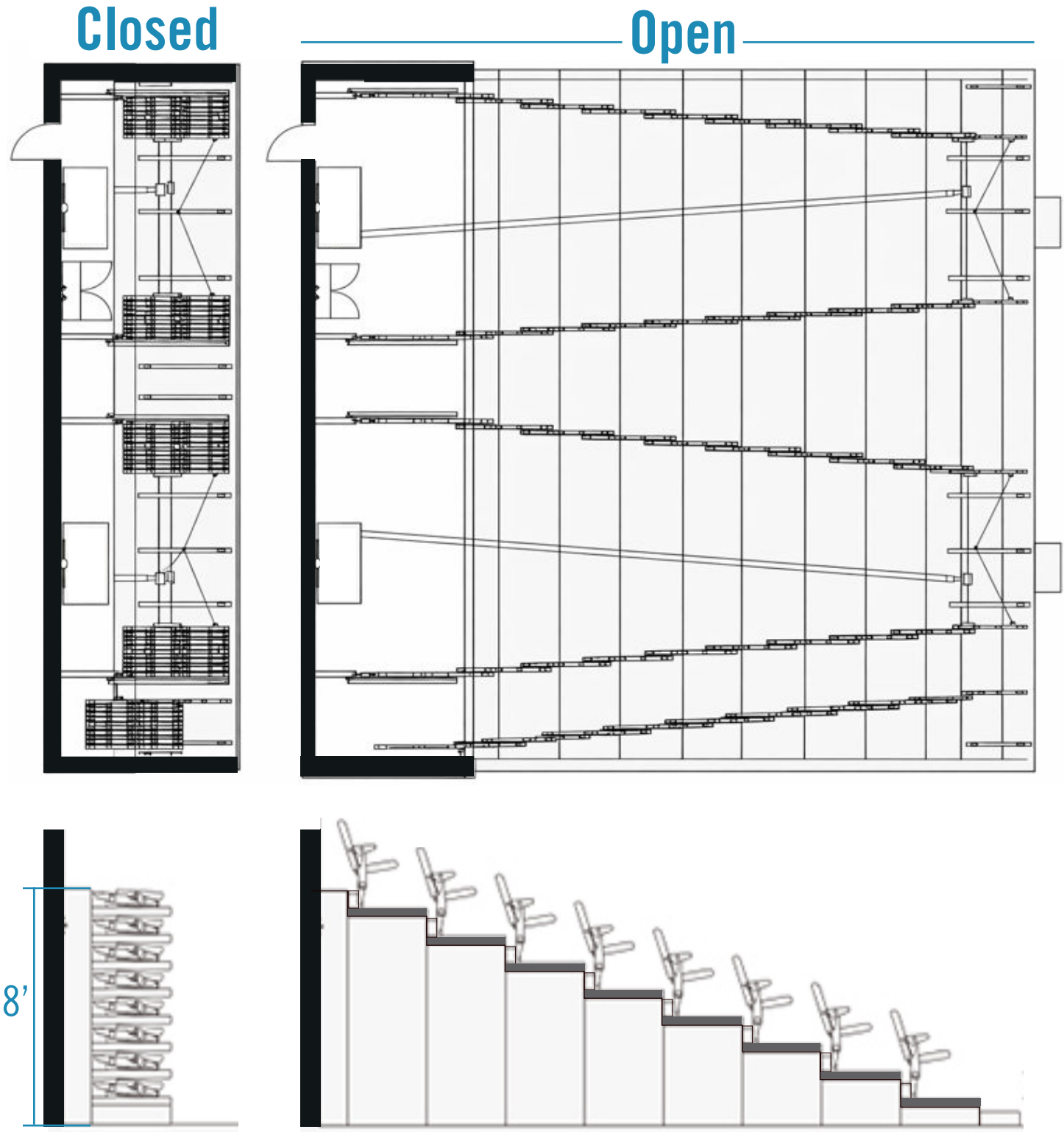
**Recess Track**



**Scissor Frame**

## Retractable Seating System (Flat Floor)

# PERFORMANCE QUALITY



## Retractable Seating System (Flat Floor)

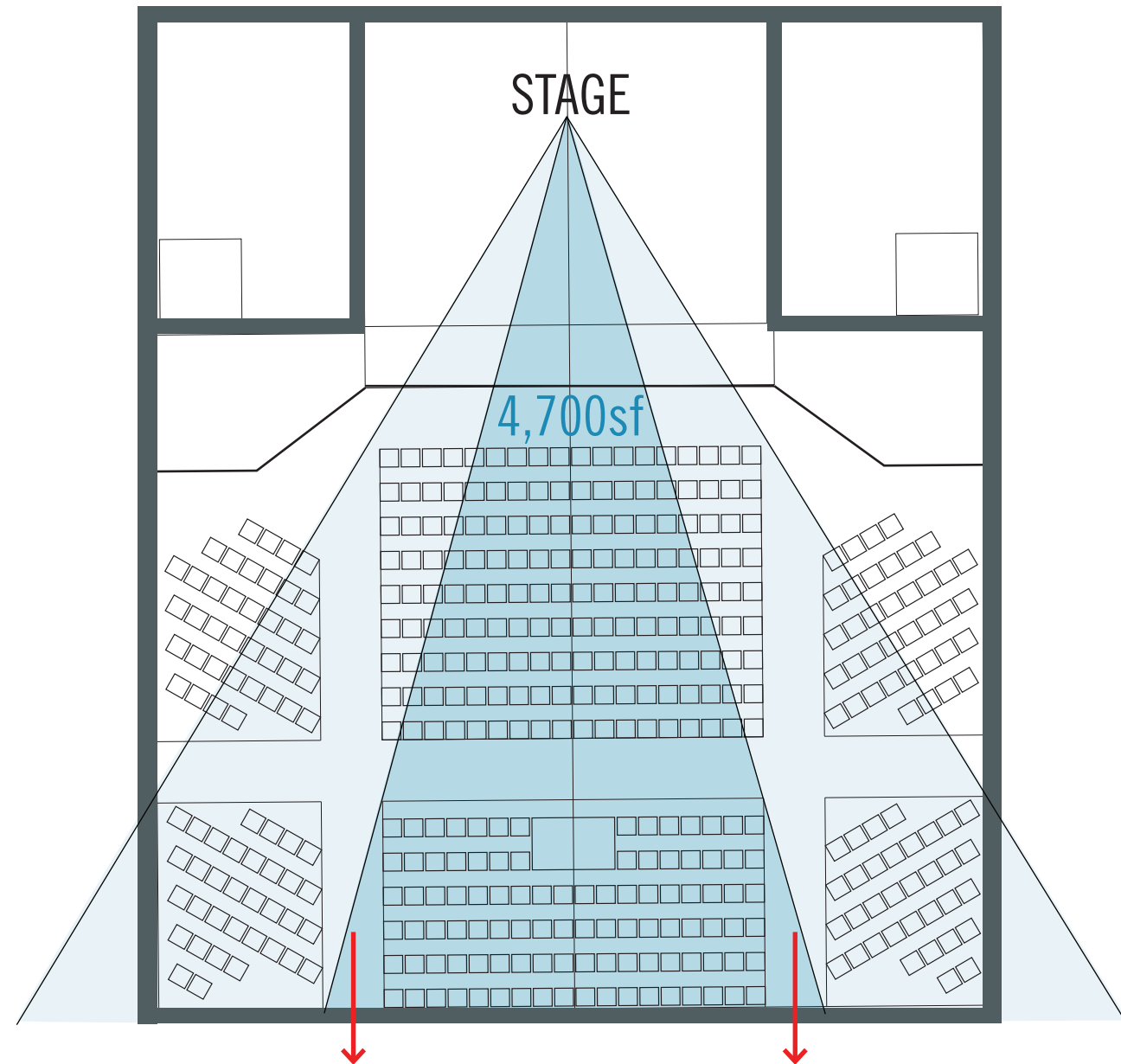
# PERFORMANCE QUALITY

## Mountain View Auditorium

### Fixed Seating Area Analysis

- + 15 Rows
- + Integrated ADA Circulation Aisles

**Total Seat Potential with Fixed: 400**

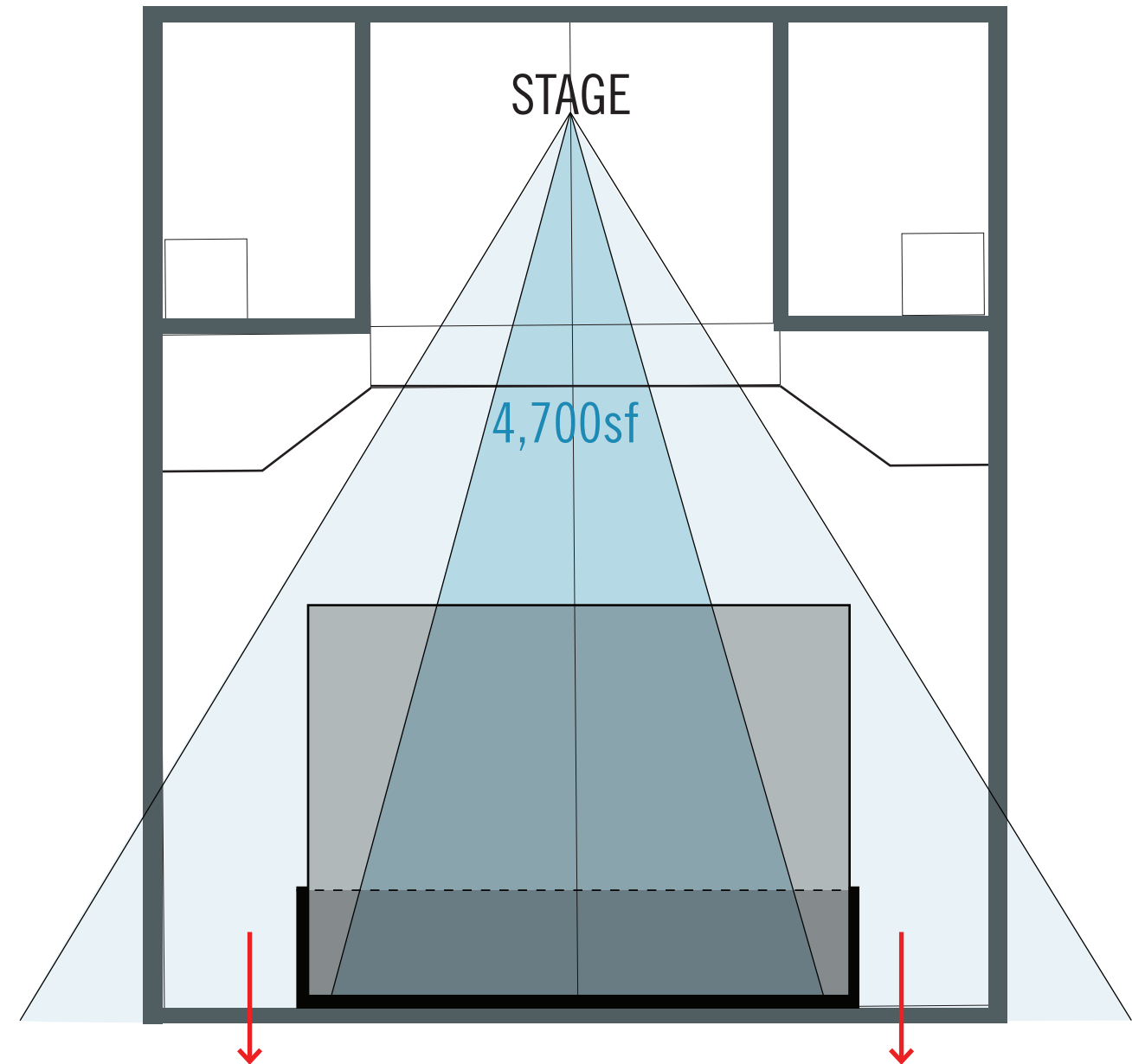


## Mountain View Auditorium

### 40'x25' Retractable Seating Area Analysis

- + 8 Rows
- + 2 Fixed Circulation Aisles

**Total Seat Potential with Retractable: 130**



# PERFORMANCE QUALITY

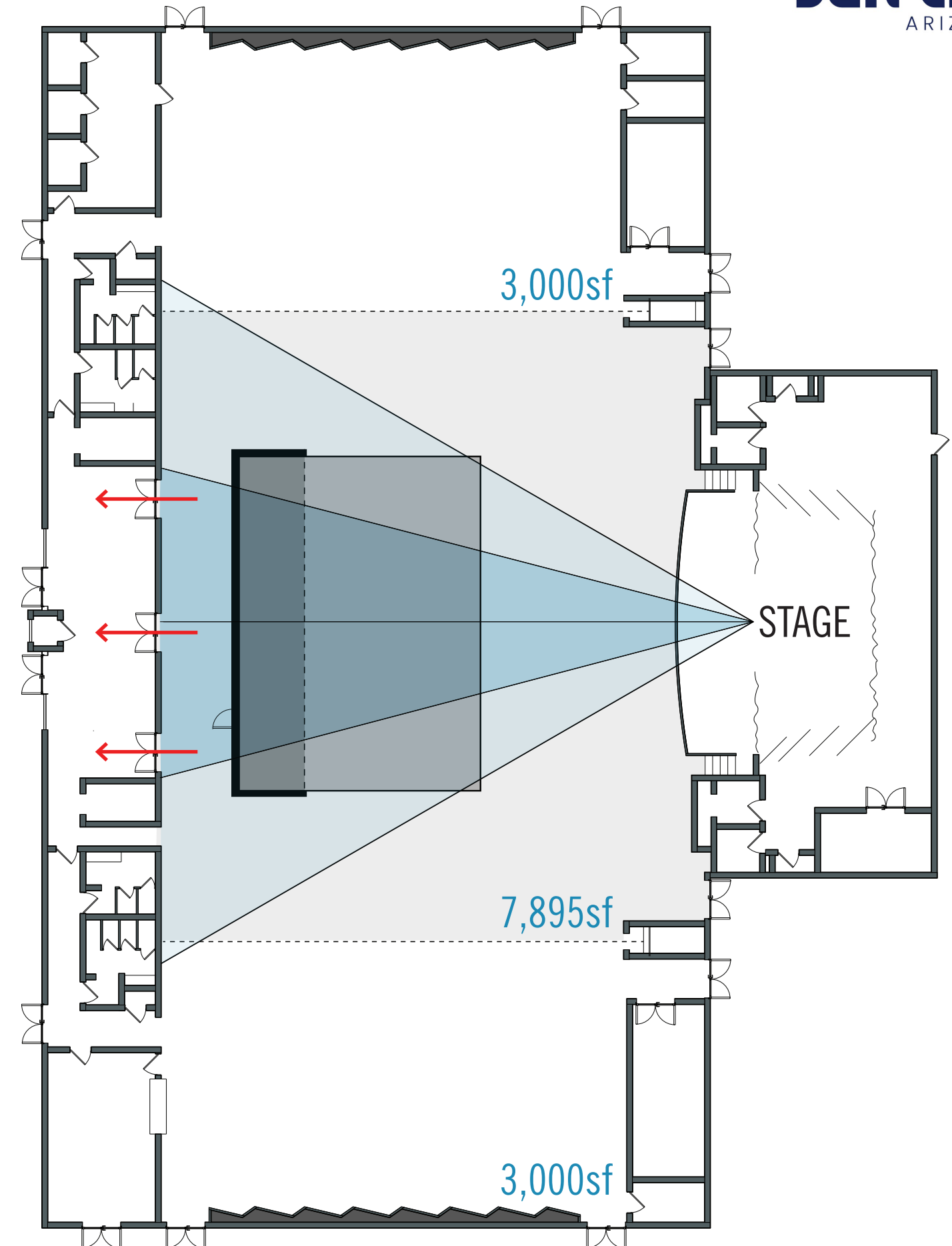
## Sundial Auditorium

### 40'x25' Retractable Seating Area Analysis

+ 8 Rows

+ 2 Fixed Circulation Aisles

**Total Seat Potential with Retractable: 130**



**Sundial Auditorium Floor Plan**

# COST

## Fixed Seating

\$734/chair installed  
\$280,000 (384 seats) ROM COST  
\$308,000 (420 seats) ROM COST  
25+ year lifespan - minimal maintenance



## NET PRESENT VALUE

+ \$308,000 (420 seats) ROM COST  
+ \$100,000 - Concrete | Stepped Seat Tiers



*NPV value of 15 years*

**TOTAL: \$408,000**

## Retractable Seating (Flat Floor)

\$1,500+/chair installed baseline w/o ADA modifications  
\$576,000 (384 seats) ROM COST  
\$630,000 (420 seats) ROM COST  
10-15 year limited warranty

*\*Requires Annual Service and Changeover Labor*  
*\*Retractable Seating w/ ADA modifications \$2,750+/chair*



## NET PRESENT VALUE

+ \$1,155,000 (420 seats) ROM COST w/ ADA modifications  
+ \$80,000 - Elevator  
+ \$6,000 Annual Elevator and Retractable System Service Fees



*NPV value of 15 years*

**TOTAL: \$1,325,000**



FISCAL  
RESPONSIBILITY

Please Note: Set-up / Tear Down and Cleaning Labor Time by RCSC Staff Not Included in NPV

# SEATING RECOMMENDATION

## What We Learned From You

Mountain View's auditorium is used most often for:

- + Rehearsals and performances
- + Recurring clubs and community groups
- + Frequent, familiar gatherings rather than one-off events

Residents told us that comfort, accessibility, and ease of movement matter just as much as flexibility

## What the Analysis Confirms

**Fixed seating** provides quiet, stable, and comfortable seating every time the room is used

- + Supports dispersed ADA seating naturally, without elevators or mechanical systems
- + Lowest long-term cost and the least operational burden

**Retractable seating** adds cost, complexity, and accessibility constraints.

**Please Note:** these findings are supported by the monthly event data and accessibility studies shown earlier.

*Over a 15-year lifecycle, retractable seating carries a nearly \$900,000 premium driven by higher capital cost, mechanical systems, and ongoing operational requirements, while fixed seating delivers the required capacity with the lowest total cost, highest reliability, and least operational burden.*

# SEATING RECOMMENDATION



**dignity and ease of  
access for everyone**

INCLUSIVITY AND  
ACCESSIBILITY



**quieter, more comfortable  
experience** for performers  
and audiences

QUALITY OF LIFE AND  
ENJOYMENT



**a room that works well every  
day, not just occasionally**

EFFICIENCY AND  
EFFECTIVENESS



**predictable operations and  
costs for the community**

FISCAL  
RESPONSIBILITY

*Based on resident use patterns,  
accessibility equity, day-to-day  
comfort, and long-term stewardship,  
**fixed seating is the recommended  
solution for Mountain View.***



**Future**

*Establish a new, intentional legacy for Mountain View—one that builds on Del Webb’s vision and strengthens the site’s ability to support comfort, connection, and quality of life for today’s residents and those who follow.*

Images Above:  
Past Photographs  
Citation: Sun City AZ. "Mountain View Recreation Center." YouTube, 14 Jan. 2025