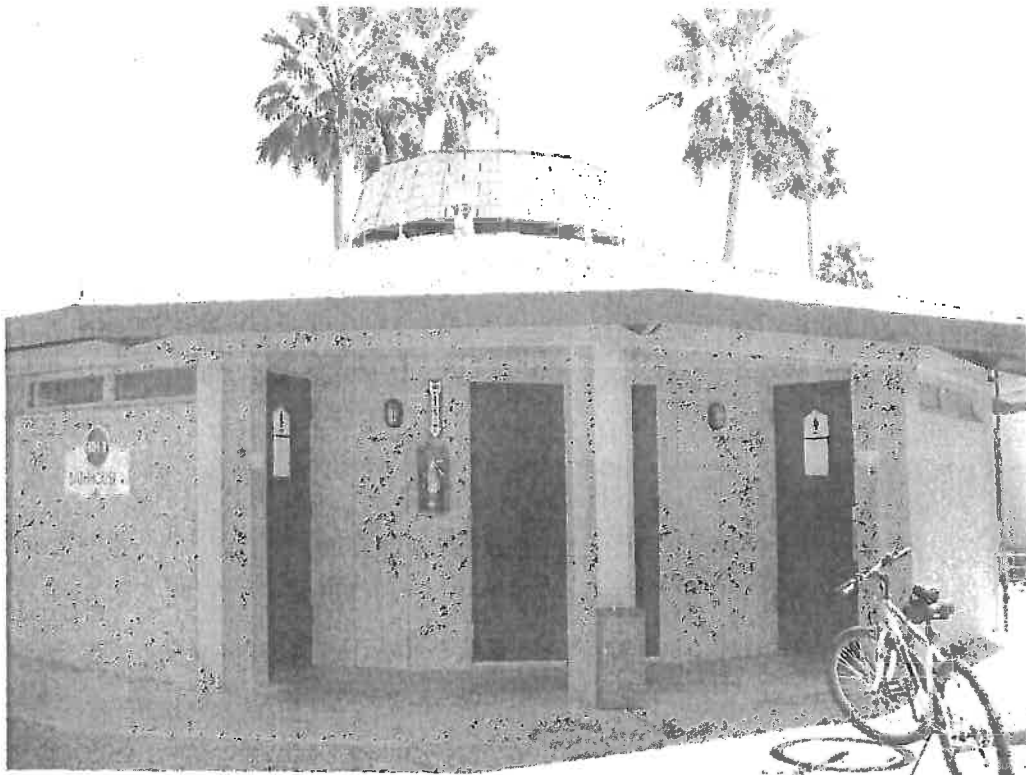


VENTURE OUT
PRELIMINARY LONG RANGE
BUILD OUT PLAN
BY
COMMON FACILITIES PLANNING COMMITTEE
MARCH 2014

VENTURE OUT RV & CONDO RESORT

Bath House Assessment Study

March 2014



Authored by E. J. (Bert) Sebastian with assistance from Bob Dauphinais as members of
the Common Facilities Planning Committee for the Common Facilities Planning
Committee and Condo Board

Introduction

In early 2013, the Venture Out Condo Board requested the Common Facilities Planning Committee to undertake an evaluation, assessment and utilization study of the 8 bath-houses in Venture Out to determine the future of the bath houses as part of the update to the Master Plan and Build Out of Common Facilities.

Bath Houses 1 to 4 were constructed as part of Phase 1 of the park development and are over 40 years old. Bath Houses 5 to 8 are part of the Phase 2 development and are over 30 years old. While the bath houses are in good condition, there is some concern with the sanitary sewer lines condition in consideration that both bath houses for the West pool and East pool have experienced significant deterioration such that complete replacement of the sanitary service was required.

As part of the evaluation and utilization study, water meters were installed in the summer of 2013 in each of the 8 bath houses to try to assess their usage. As well, work order repairs and maintenance files were reviewed to try to determine repair frequencies and the extent and significance of repairs. A summary of these repairs are noted in Appendix A and B included at the end of this report.

Findings and Observations

Water meters were installed in bath houses 1 to 4 on the hot water line due to the difficulty of trying to install the meters on the main cold water incoming service. Therefore this results in the monitoring of HOT water usage only in bath houses 1 to 4.

Water meters were however able to be installed on the cold water incoming service in bath houses 5 to 8 and these meter readings provide the total water usage in bath houses 5 to 8 except for cold water to all toilets which were branched off the main line before the meters.

Therefore when reviewing the figures in the following Table 1, comparisons should only be made between bath houses 1 to 4 and between 5 to 8. The figures bear this out as water usage in bath houses 1 to 4 are significantly less than the usage in bath houses 5 to 8.

Water meter readings were started on Nov. 1 /13 and read weekly on Mondays till March 6, 2014.

Water dispensers are located at bath houses 1, 3, 5, and 7. Water to dispensers at bath houses 1 and 3 is cold water and therefore is not recorded in the figures.

From the figures recorded it can be concluded that bath house 5 is utilized the most while bath houses 2 and 4 are the least utilized. Even if you double the figures in bath houses 2 and 4 to allow for cold water usage as well, the total water used is still significantly less than the usage of bath houses 5, 6, 7 and 8. Park staff also confirm that paper product use in bath houses 5 to 8 are higher than others and coincide with the water usage.

The structural integrity of each of the bath houses is good. Constructed of concrete and concrete panels and masonry block, all of the bath houses are in good condition. While roofs have been replaced, all roofs while requiring to be replaced in the future are in good condition in 2014. Replacement of roofs are not expected for at least 5 to 8 years. Interior finishes are in good condition as the yearly preventative maintenance program has been excellent and this on going program will keep the facilities in use for years to come. Mechanical equipment has been replaced on an as required basis and this replacement program will continue as this equipment will fail in the future as wear and tear occurs. These costs should not be significant and should be able to be absorbed in yearly operating budgets.

Park maintenance staff have recorded required drain work repairs in 2012 and 2013 for all bath houses including the East and West Pools as well as the administration office. A summary of these is outlined in attached Appendix A. The East and West Pool and the office issues have been stroked out as not applicable to this study as both the East and West Pool bath houses have been replaced.

A summary of general repairs required since 2009 for each of the 8 bath houses is outlined in attached Appendix B.

In a review of these summaries it appears that most of the repairs have been minor in nature and are routine repairs required for ongoing maintenance. Most of the plugged toilets have been resolved with plunger work.

Conclusions

In a review of the data collected in Table 1, Appendix A and B, the following conclusions can be drawn:

1. Bath house 5 appears to be used the most, with bath houses 1, 3, 6, 7 and 8 also being used extensively and bath houses 2 and 4 used the least.
 2. All bath houses are in good in condition in terms of the structural integrity, interior finishes, mechanical and electrical equipment.
 3. While the sanitary sewer lines servicing the bath houses have required to be cleared via a rotor roter, the number of times and the extent of damage to these lines appears to be minimal at this time and should provide continued service without requiring complete replacement for some years to come.
 4. While the West Pool bath house sanitary lines required replacement and the East Pool lines are being replaced in 2014, these bath houses are used more extensively (3-5 times more) than the other 8 bath houses because of the pools. This has resulted in earlier failure of the sanitary lines than would be expected in the 8 bath houses.
 5. Bath houses are also used by the many contractors that are in the park each day.
 6. Residents and guests continue to use the bath houses and all bath houses should remain open.
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VENTURE OUT PLANNING COMMITTEE

STORAGE STUDY FEBRUARY 2014

A study has been taken to arrive at what storage is in place now. Where it is located. What type structure. Type of items stored.

What the current needs are. What the future needs are. What might be the future location.

Three factions have been looked at.

Administration storage. By Larry Tokarchuk

Activity storage. By Byron Snowden

Club storage. By Dave Leach

Administration: Existing storage is a issue.

There are records and paper storage of 40 years. Some items are being stored out of the park, at added expense. Some storage, such as blueprints, could be moved to create more office work space.

The future holds a need of more storage for security,. Also maintenance storage is possibly ok for now, but portable containers will probably not meet city requirements in the future, and have to be dealt with.

Activities: A need for storage of everyday use items needs attention.

Much of existing storage is used for tables, chairs cleaning supplies, and a great deal of seasonal decorations, and activity decorations.

Clubs: Overall, storage for items needed for daily club use is pretty much adequate.

Bulky storage items are mostly chairs, and seasonal decorations.

Future storage will probably depend on club membership.

In general, before more storage is built, better use of existing storage needs to be addressed.

In conclusion:

Administration storage issues need to be addressed at time as any build out progress might occur.

Activity storage issues need to be addressed in very near future.

Club storage in general, is sufficient at this time, and existing storage needs to be utilized to best ability before building more.

VENTURE OUT PLANNING COMMITTEE

STORAGE STUDY 2014 USAGE CHARTS

Administration: Admin-office: storage is dispersed to multiple offices, hallways, and cubby holes. Some items could be moved to other sites, if sites were available.

Admin-off-site- A 10x20 storage area is 100% used for files. Items could be relocated to other area if available. Cost at this time for offsite is \$102.00 per month.

More future storage will be needed for admin., as build out plan progresses.

Maintenance: maintenance yard- portable, 7x40 storage, 100% used, maintenance supplies, flammable storage. Accessed on reg. basis. All items are needed. Location best as is.

Maintenance-nacho's (by back gate) 1500 sq. feet, 2/3 used by maint.

Maint. Supplies/parts. Accessed on reg. basis, items are needed.

Storage could be relocated if area available.

Future will depend on build out.

Activities: Current storage areas: Connex outside east side of comm. center. Rental unit. 20x8x8ft. Cleaning supplies, and maint. Materials.

Shed on east of annex 14x6x8ft, Decorations, cleaning/maint. Supplies.

Backstage, 2nd floor of center-100x15ft., Ballroom supplies, chairs, tables. Floor equipment, worship committee supplies.

Locked storage room, stage level, 30x10ft, prop room for stage use.

Outside front entrance of center-8x6ft., book storage.

Back gate-(nacho's)-1500sq.ft., 1/3 used by activities,

Veranda storage, by tennis courts 3 and 4, 25x14ft., tent weights, barbeques, outdoor equip.

Shed behind wood carvers (sw. corner), 21x8x8.-decorations.

Clubs:

10 pin bowling,- no storage at this time.

Audio/visual—10x15ft., under stairs ballroom. Spare equipment, speakers, cords, etc. location is good for access.

Bocce—1/2 of 10x12ft shed, 90% used, court equipment, seasonal supplies. Accessed weekly. Location is good as is.

Ceramics/ creative clay—4x8ft room, accessed from out doors. Vacume unit, moulds. Accessed seldom. In house storage—shelves, containing moulds, greenware, bisque, supplies. Accessed often.

Creative writing—Sonoran room, bookshelves, 5x8x1 ft., books,paper, supplies. Accessed often. Location is good for needs.

Croquet—at courts-shed-6x8ft. 70% used. Mallots, stakes, equipment. Accessed when play occurs. Good location as is.

Electronics—1/2 shed (3x10ft)-shared with bocce. Ham radio equipment. Four cabinets, 3x4x1ft., each.-paper, records, supplies. Good location as is.

Golf-- No storage.

Handy Mans Club—10x10ft. shed, behind shop. Fleas and bees donated items. Accessed not often. Storage could be relocated if needed.

Shed- 10x12ft., behind shop. Bikes, chairs, tarps. Accessed often. Good location as is.

Shed-8x10ft., behind shop. Bikes, bike parts. Accessed often. Location good as is.

5x8ft., open with roof, behind shop. Lumber, bikes. Accessed weekly.

Horseshoes—7x14ft. shed by pits, Brooms, shovels, rakes, chairs. Accessed as use of play.

Lawn Bowling—Shed near center. 14x24ft., 75% used. Playing equipment, grounds equipment. Accessed at play, and at maintenance. Location good.

Library—outdoors room, 6x10ft., (also shown under activities), Books, 90% full. Could be located inside center for more convenience.

Pet association—shed at pet walk, 5x6ft., cleaning supplies, bags, x-mass stuff.

Two plastic sheds, 3x5x3ft., - bags, supplies. Some items could probably be eliminated.

Pickleball—shed-8x14ft., 100% used. Court supplies, paper, refig., coffee maker. Used daily. Good location as is.

Pool room—cabinets in pool room-Balls, cleaning supplies. Accessed often. Good location as is.

Rock and Gem—7x10ft., shed, near dumpsters. 70% used. Oil, rocks. Could use more fenced in storage for large rocks in future.

Sewing—storage in sewing room.-under tables, cabinets, tubs,--Patterns, cloth, sewing equipment, chairs. Accessed often.-Could use more chair storage.

Shuffle Board—Two sheds, at courts.-10x23ft., and-17x12ft., 80% used. Brooms, wax, push sticks, setting carpet, decorations. Accessed often. Locations good as is.

Silversmith—In shop cabinets-many-tools, usable product.-used often.-good location

Softball—shed by batting cage-8x16ft., baseball equipment,-1/2 used often.-location good.

Solo's—Two steel cabinets in storeroom at oasis.-3x6x1ft., each.-party supplies. Used often -location good.

Splashers—West pool, by fence.-volley balls, nets. -accessed often.-location good.

Stained Glass and Glass Arts—At building- cabinets,-below tables.-
Outdoors-shed 6x8ft., and fenced in area.-supplies, glass, molds. –Accessed
often.-location good.

Hams at Heart—Ballroom behind stage-7x15ft., 100% used.-costumes,
wigs, props.-used fairly often.-location good.
8x8ft.,steel shed near shops.-80% used.-costumes, props, lumber.-used
seldom. Could be relocated if needed.

Sunshine Carvers—Cabinets and shelves, in back of shop.-4x13ft.,
Woodshop supplies, gourds.-used often. – good location as is.

Table Tennis—cabinet,-aux. ballroom-3x4x2ft., paddles, paper, balls.
Hallway, outdoors,-Four playing tables. –accessed as play. Storage could be
improved.

Tennis—Shed near courts.-12x20ft., 80% used.-Coolers, nets, blower,
chairs, court equip.

Plastic shed at courts.-7x10ft., 80% used.-Balls, rackets, practice
equipment.-accessed often.

Shed,-at courts 7 and 8,-5x9ft., Chairs, balls, rackets, hose, ladder.- used
often. Good location.

Long shed 10x30ft., by wood carvers,-90% used.-auction items.-used at time
of auction.- location fine, could be moved if needed.

Woodshop—Steel shed behind shop.-8x14ft., chairs, tools, parts, cleaning
supplies. Used often.-good location.

In shop cabinets-many,-parts, tools, supplies. Good location.

Rationale for Real Estate Survey

- 1. To gain valuable information from potential owners looking for property at Venture Out**
- 2. To utilize a low cost method of gathering this information**
- 3. To acquire a pool of respondents who might be willing to be a part of a future focus group to further discuss the wants and needs of future buyers**
- 4. To create good P.R. for Venture Out by demonstrating we care enough to ask for their feedback and a possible reward for their time in completing the survey**

Intended Results

The intended results from surveys returned is to gain information from potential owners as to their preferences and opinions on what they are seeking in a resort residence as well as to have a demographic profile of future buyers.



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Mesa, AZ 85205-8008

Administration (480) 832-0200
Fax (480) 832-2360
ventureoutgm@qwestoffice.net
www.ventureoutrvresort.com
"A 55+ Community"

PLEASE ANSWER A FEW QUESTIONS TO HELP VENTURE OUT STAY VIABLE IN THE FUTURE YEARS. A \$50 GIFT CARD WILL BE AWARDED BETWEEN THE MONTHS OF NOVEMBER AND MARCH. IF YOUR FORM IS RETURNED DURING ANY OTHER MONTH, IT WILL BE ADDED TO THE OCTOBER DRAWING.

YOUR AGE UNDER 55 55-60 61-70 71-80 OVER 80

CITIZENSHIP USA CANADA OTHER

HOW DID YOU HEAR ABOUT VENTURE OUT?

- DRIVE BY
- FRIENDS/RELATIVES
- INTERNET
- REPUTATION
- ADVERTISING
- RV OVERNIGHT
- OTHER

RANK THE FOLLOWING (1 TO 5 5 BEING MOST IMPORTANT)

PRICE	1	2	3	4	5
ABILITY TO OWN PROPERTY RATHER THAN RENT	1	2	3	4	5
GEOGRAPHIC LOCATION IN THE VALLEY	1	2	3	4	5
SIZE OF THE RESORT	1	2	3	4	5
AMENITIES	1	2	3	4	5
PET FRIENDLY	1	2	3	4	5
PARKING	1	2	3	4	5
RV OVERNIGHT ACCOMMODATIONS	1	2	3	4	5
GENERAL APPEARANCE OF THE COMMUNITY	1	2	3	4	5
REPUTATION OF COMMUNITY	1	2	3	4	5
RV STORAGE	1	2	3	4	5
OTHER					

CIRCLE WHAT ACTIVITIES ARE IMPORTANT TO YOU

ENTERTAINMENT

60s & 70s Parties
 Block Parties
 Carnivals
 Casino Night
 Casino Trips
 Choral Concerts
 Concert Series
 Craft & Flea Markets
 Dances
 Dinner Shows
 Fashion Shows
 Holiday Parties
 Homecoming
 Ice Cream Socials
 Karaoke
 Lectures and Seminars
 Newcomer's Orientation
 Outdoor BBQs
 Outdoor Concerts
 Parades
 Piano Recitals
 Planned Trips & Tours
 Pool Parties
 Potluck Dinners
 Saturday Breakfasts
 Sock Hop
 Solos Dances & Events
 Song Fests
 Special Stage Performance
 State "Get-Togethers"
 Street Dances
 Sunday Morning Gabfest
 Super Bowl Party
 Talent Shows
 Theatrical Outings
 Theatrical Presentations
 Theme Parties
 Theme Week
 Travelogues
 Weenie Roasts

CLUBS & ORGANIZATIONS

10-Pin Bowling
 Audio-Visual
 Band
 Bocce Ball
 Ceramics/Creative Clay
 Choir
 Creative Writing

Croquet
 Desert Walkers
 Electronics/Computer
 Golf
 Green Committee
 Ham Radio
 Handymen
 Hiking
 Horseshoes
 Investment Group
 Lawn Bowling
 Library
 Mobile Nobles/Shriners
 Motorcycle
 Multi-Media
 Order of Eastern Star
 Paddle Tennis
 Pet Owners
 Pickle Ball
 Pool/Billiards
 Rock & Gem
 Scandinavian Club
 Sewing
 Shuffleboard
 Silversmith
 Softball
 Solos/Singles
 Stained Glass
 Table Tennis
 Tennis
 Theatrical
 Veterans Group
 Water Volleyball
 Woodcarvers
 Woodshop

**GENERAL CRAFTS
& CLASSES**

Bead Work
 Bird Watching
 Ceramics
 Cooking
 Dance Lessons
 Decorative Art
 Handcrafts
 Kachina Dolls
 Keyboard
 Lapidary
 Ming Trees
 Modern Crafts

Needlecrafts
 Oil Painting
 Pencil Drawing
 Pottery
 Sand Stone Carving
 Sewing
 Silversmith
 Stained Glass
 Voice Lessons
 Water Color
 Weight Watchers
 Woodworking

EDUCATIONAL

Blood Donor Drive
 Blood Pressure Clinics
 Book Reviews
 Computer Instruction
 Creative Writing
 Current Affairs
 Driver Safety
 Geman-Spanish
 Green Team
 Health Programs
 Investment Seminars
 Library Programs
 Social Issues
 Support Groups

CARDS & TABLE GAMES

31 - 65 - 500
 Backgammon
 Bingo
 Cribbage
 Darts
 Dominoes
 Duplicate Bridge
 Euchre
 Mah Jong
 Pan
 Pinochle
 Poker (Men & Women)
 Puzzles
 Scrabble
 Snooker
 Social Bridge
 Spades
 Texas Hold 'em
 Uno
 Wii Bowling

Whist

PHYSICAL

5K Walks
 Aerobics
 Ballroom Dancing
 Battering Cage
 Biking
 Bowling
 Croquet
 Desert Walking
 Driving Range
 Exercise Classes
 Exercise Facility
 Golf
 Hiking
 Horseshoes
 Lawn Bowling
 Dancing - Country Western,
 Line, Square
 Paddle Tennis
 Personal Training
 Pickle Ball
 Pilates
 Putting Green
 Shuffleboard
 Softball
 Sports Challenge
 Swimming Instruction
 Table Tennis
 Tai Chi
 Tennis
 Water Exercise
 Water Volleyball
 Wii Sports
 Yoga
 Zumba

SPIRITUAL

Sunday Worship Service
 (Non-Denominational)
 Bible Studies
 Caroling
 Christian Concerts
 Church Committee
 Friendship Bible Coffees

ONGOING ACTIVITIES

2013-2014 Season

WHAT WOULD YOU LIKE TO SEE AS AN ADDED AMENITY? (SAMPLE, CONVENIENCE STORE,
COFFEE SHOP/RESTAURANT, BAR/LOUNGE, SHUTTLE SERVICE, RACKET BALL,
COMMUNITY GARDENING)

IF YOU WERE A RENTER, WHICH CLUBS DID YOU PARTICIPATE IN?

ANY ADDITIONAL IMPRESSIONS OR COMMENTS ABOUT VENTURE OUT

NAME _____

ADDRESS _____

PHONE _____

WHEN WAS YOUR VISIT TO VENTURE OUT? _____

RETURN TO: VENTURE OUT AT MESA
5001 E MAIN ADMIN
MESA, AZ 85205

"Venture Out is an active 55+ retirement community where friendship, cooperation and volunteerism are highly valued and where residents are involved in diverse activities while keeping the park safe, secure, progressive, cost efficient, and responsive to changing needs."

BUILD OUT PLAN

Utility Lines Infrastructure

The following report is prepared following a meeting with Rick Schwab and provides commentary on utility lines specifically in the South East, South West, and the North East corners of the Venture Out property.

SOUTH EAST

The South East corner is the home of the Maintenance Facility, the New Glass Arts Building as well as parking for RV's etc.

- Water Line – there is a water line cutting through the southern 1/3 of the property running from the East Wall of the property to a Fire Hydrant located to the north of the Glass Arts Building. (Water supply and sewage lines to the carwash area and washroom facilities need to be verified)
- Electrical supply to the Glass Arts Building in this area runs along the south wall of the property.
- Electrical supply to the lights in the parking lot are overhead
- Sanitary sewer line west from Mtncce. Building towards Glass Arts

SOUTH WEST

The South West corner of the property is the home of several Hobby Buildings along with a Car Wash area.

- The power supply to this area is fed from the south wall of the property. A power panel on the Handyman building feeds the Woodwork building as well as the Lapidary facility.
- There is a separate feed for the Silversmith and the Wood carvers buildings
- No information was available regarding the actual run areas underground
- Water supply and sewage is provided to the washroom facility adjacent to the Handyman facility as well as water supply to the carwash area. No information is available as to specific location of the supply lines.
- The fire hydrant is located at the exit to the South West corner
- Propane storage tanks are stored along the fence (west side)

- The Storm Sewer line runs across the parking area to the Retention Pond

NORTH EAST

The North East corner of the property houses the Tennis Courts, Bocce Ball, The Oasis, parking, as well as the Electronics facility.

- Power is supplied along the east wall of the property feeding the Oasis building etc
- Lighting is fed by overhead wires
- Electrical supply from the west wall feeds a pedestal near the tennis building
- Water supply to buildings ???
- Water retention pond is not to code and fed from a surface drain east of The Oasis

DRAFT
PRELIMINARY BUILD OUT PLAN
VENTURE OUT
MARCH 2014

PRELIMINARY VO BUILD OUT PLAN: PLANNING CRITERIA

We strove to develop a plan that incorporated current and future VO park needs while keeping in mind the factors that make VO unique: community, aesthetics of our surroundings, supporting the activity needs of residents, and communal support for each other.

First and foremost was to construct a plan that solved current and perceived future park and club issues without doing harm (relocation or shrinking of space) to existing clubs and facilities unless or until necessary. Space is limited and use must be maximized for the benefit of the park residents.

The concept of "highest and best" use was considered with each location assignment.

Cost was considered but the further out the action the less cost was a consideration.

Leaving room for as much open and green space, especially in the Main Entrance Corridor and around the Center, was a key consideration.

The best available information was used to project future club needs and facility use requirements.

Leaving space for future expansion opportunities is a component of the plan.

Preserving the SW corner and buildings as useable space was an important consideration while recognizing that at some hopefully distant point VO will need that space for drainage issues.

Identifying potential future commercial space was incorporated in the plan. What that commercial use would be was left undefined.

Current health and safety concerns as well past and current club growth numbers as expressed by clubs and facility leaders were considered and largely form the bases for the recommended ranking list.

VENTURE OUT

BUILD OUT PLAN – BY LOCATION (Final / Rev)

Location	Plan A	Plan B	Notes	Priority
NE Corner	Sports Complex <ul style="list-style-type: none"> • Tennis • Pickle Ball • Batting Cage • Golf Cage • Bocce Ball Electronics and Oasis	Leave as RV storage Possible future horseshoes Move recycle from SE corner	Relocate Golf and Batting Cages as area develops Relocate Shriners if corner becomes Sports Complex	
SE Corner	Hobby Centre <ul style="list-style-type: none"> • Glass Arts • Lapidary • Wood Shop • Ceramics/Pottery • Sewing • Wood Carving • Silver Smith Car / RV wash Recycle/Garbage Maintenance Building	Pickle Ball Added Stays: Maintenance Bldg Recycle center Car/RV wash Glass Arts Bldg	Maintenance could move to SW if Drainage study requirements allow or if necessary Recycle/Garbage moved only if need arises Car/RV Wash stays if space allows in SE Possible Shriners recycling location RV storage removal when built out	
South West	Dog Run Channel 17(to Admin when built) Water Retention Handymen Dry Storage Recycling/Garbage Car wash	Silversmith and Wood Carvers to SE Hobby Center but hold as long as possible Recycle Center stays Maintenance Building	This area development will depend on water retention requirements in the future Possible Shriners location	
Main Entrance Corridor	Admin expansion Real Estate Office Parking Pull trough's	Hobby Centre RV spots Tennis court	Laundry Ceramics Sewing could be converted to commercial use	

	Tennis 7&8 Laundry Ceramics Sewing Bldg	Pickle Ball (2 courts) if 12 courts not possible in NE	Pickleball area used for Admin parking, RV slots, Comm'l space, RV park area, putting green	
Community Centre	Activity Office Sonoran Café Terrace development Annex Storage	Sonoran Café – Commercial Development	Activity office expansion into Arts and Crafts room plus Annex atrium	
Location	Plan A	Plan B	Notes	Priority
Centre Core	Shuffleboard Horse shoes Putting Green Lawn Bowling West and East Pool Croquet	Possible Golf cage in part of horseshoes Expanded putting green behind Tennis 7&8	Horseshoes may move to NE or be contracted for golf cage Croquet court 3 may be used for horseshoes, putting green, or unknown need Horseshoes and putting green may be developed into a higher and best use at some time in the future. Current uses moved elsewhere.	

VENTURE OUT

BUILD OUT PLAN – BY LOCATION (Final / Rev)

Location	Plan A	Plan B	Notes	Priority
SE Corner	Hobby Centre <ul style="list-style-type: none"> • Glass Arts • Lapidary • Wood Shop • Ceramics/Pottery • Sewing • Wood Carving • Silver Smith <ul style="list-style-type: none"> • Car / RV wash • Recycle/Garbage Maintenance Building	Pickle Ball	Maintenance could move to SW if Drainage study requirements allow or if necessary Possible Shriners recycling location RV storage removal	
NE Corner	Sports Complex <ul style="list-style-type: none"> • Tennis • Pickle Ball • Batting Cage • Golf Cage • Bocce Ball Electronics and Oasis		Relocate Golf and Batting Cages as area develops	
South West	Dog Run Channel 17(to Admin when built) Water Retention Handymen Storage Recycling/Garbage Car wash	Silversmith and Wood Carvers Maintenance Building	This area development will depend on water retention requirements in the future Possible Shriners location	
Main Entrance Corridor	Admin expansion Real Estate Office Parking Pull trough's Tennis 7&8 Laundry Ceramics Sewing Bldg	Hobby Centre RV spots Tennis court 9 Pickle Ball (2 courts) if 12 courts not possible in NE	Laundry Ceramics Sewing could be converted to commercial use	
Community Centre	Activity Office Sonoran Café Terrace development Annex Storage	Sonoran Café – Commercial Development	Activity office expansion into Arts and Crafts room plus Annex atrium	

Location	Plan A	Plan B	Notes	Priority
Centre Core	Shuffleboard Horse shoes Putting Green Lawn Bowling West and East Pool Croquet	Possible Golf cage		

VENTURE OUT

BUILDOUT PLAN – OPTIONS (Final /Rev)

Service/Club	Plan A	Plan B	Notes	Priority
Shuffleboard	Remains as is	Remains as is	Have 5 year plan	
Horse Shoes	Remain as is	Remain as is	Move when higher priority use is determined for the site. Destination not determined	
Putting Green	Remain as is	Remain as is	Move when higher priority use is determined for the site. Destination not determined. Could be south of 7&8 courts or south end of Croquet courts	
Tennis -7&8	Remain as is	Remain as is	Possible move south at current location	
Lawn Bowling	Remain as is	Remain as is		
Croquet	Remain as is	Use of 3 rd court for other activity	Possible future location for putting green or horse shoes	
Laundry	Remain as is	Remain as is	Consolidate	
Pottery/Ceramics	Remain as is	Hobby Centre SE Corner	Possible commercial strip area	
Sewing	Remain as is	Hobby Centre SE Corner		
Pickle Ball	To NE Corner Sports Complex	To SE Corner	Available development space <ul style="list-style-type: none"> • Admin • Parking • RV or RV park • Tennis 9/Pickle Ball • Commercial 	
Golf Cage- Batting Cage	Relocate as needed at Sports Complex	Possible relocation of golf cage to Putting Green area		
Hobby Centre	Relocate to SE corner	Relocate to current Pickle Ball area or to Laundry Complex area	Area may be required for expansion of Retention Pond	
Maintenance Shop	Remains as is	Remains as is	Move the storage unit (280 Sq Ft.) May move to SW corner	
RV Storage	Off site	Off site	As required	
Nachos	Remain as is	Remain as is		
Bocce Ball	Remain as is	Remain as is		
Electronics Club	Remain as is	Remain as is		

Service/Club	Plan A	Plan B	Notes	Priority
Admin Building	New 2 level	New 2 level	New building in current location	
Commercial development			Pottery ceramics area if vacated or Pickle Ball area	
Activity Office	Annex Atrium plus Arts and Crafts Room	Build original planned pod		
Sonoran cafe	Remain as is	Commercial Development		
Terrace	Enclose	Enclose	Possible location for future bar/grill	
Centre Storage	Annex extension	Annex extension	Build storage building in centre core	
West Pool	Remain as is	Remain as is	Maintain	
East Pool Complex	Under construction			
Shriners Recycling	Move to SE corner	Move to SW corner	Possible removal	

FUNCTIONAL PROGRAMMING - ACTIVITY OFFICE Draft 1

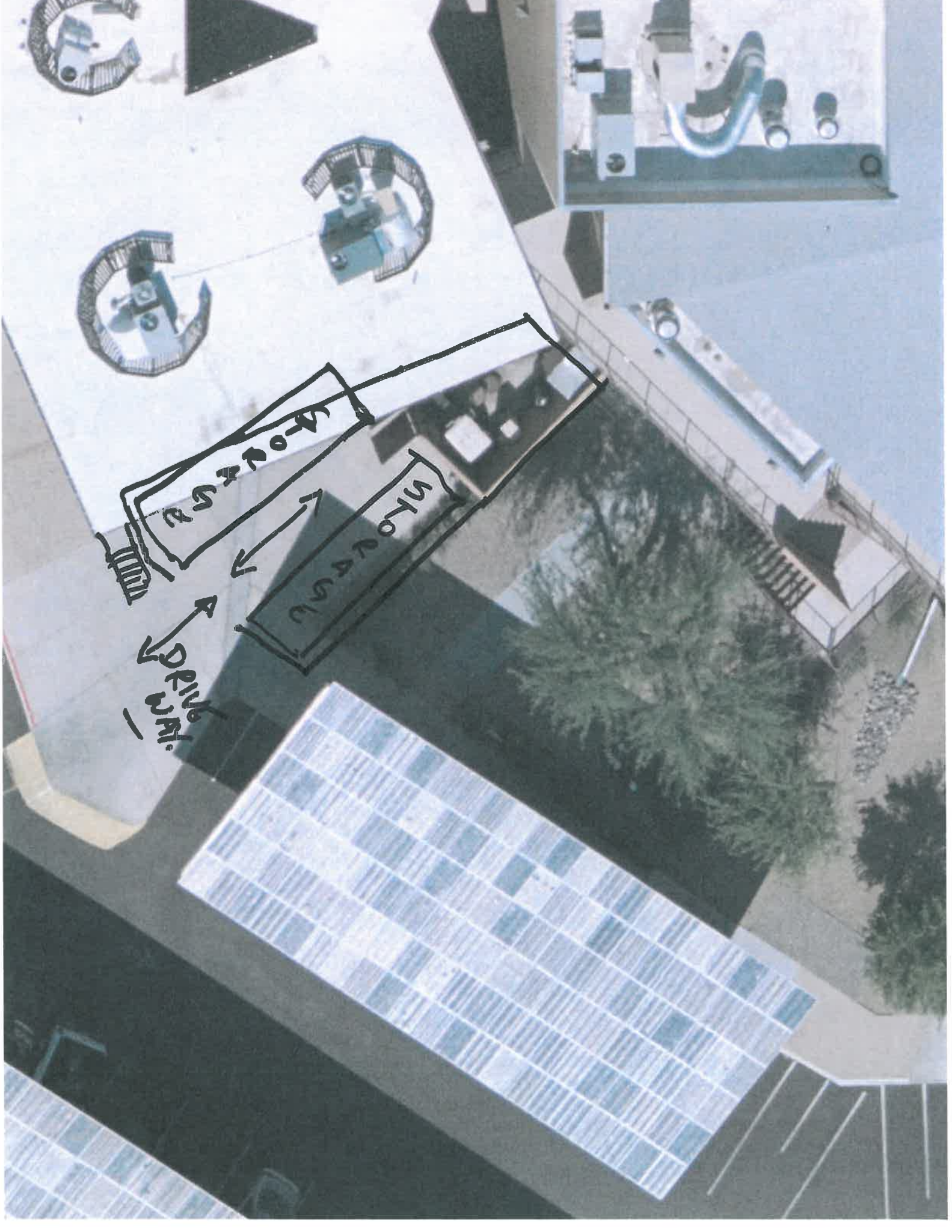
FUNCTION	SIZE-SQ FT.	REMARKS
Activity Director - Teresa	200	Work station, cadenza, small meeting table with 4 chairs, 4 drawer filing cabinet
Office Manager	150	Work station, reference table, 4 drawer filing cabinet
Assistant to Manager	150	Work station, reference table, 4 drawer filing cabinet
Receptionist	150	Work station, reference table, 4 drawer filing cabinet
Bookkeeper	150	Work station, reference table, 4 drawer filing cabinet
IT/Outlines	150	Work station, reference table, 4 drawer filing cabinet
Small Meeting Room	150	Round reference table for 6-8 people, chairs
Front Counter/DVD Rentals	200	3 service counters areas plus rentals counter
Breakroom	200	Kitchenette, tables and chairs for 12
Copy/Assembly Room	200	Cabinet along wall for supplies, copier, assembly tables, chairs
Work Area Room	200	Tables for making decorations etc.
Storage-Immediate	500	Storage for quick retrieval.
Storage-Long Term	500	Storage for longer term use.
Washrooms-Male/Female Handicap	150	Office staff use only
NET SUBTOTAL	3050	
Service area at 25%	750	
TOTAL	3800	



STUCCO

STUCCO





KITCHEN

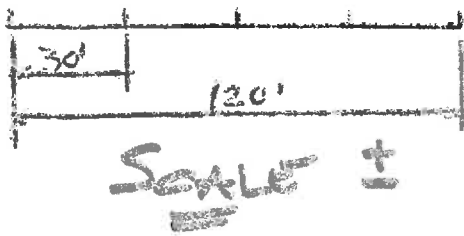
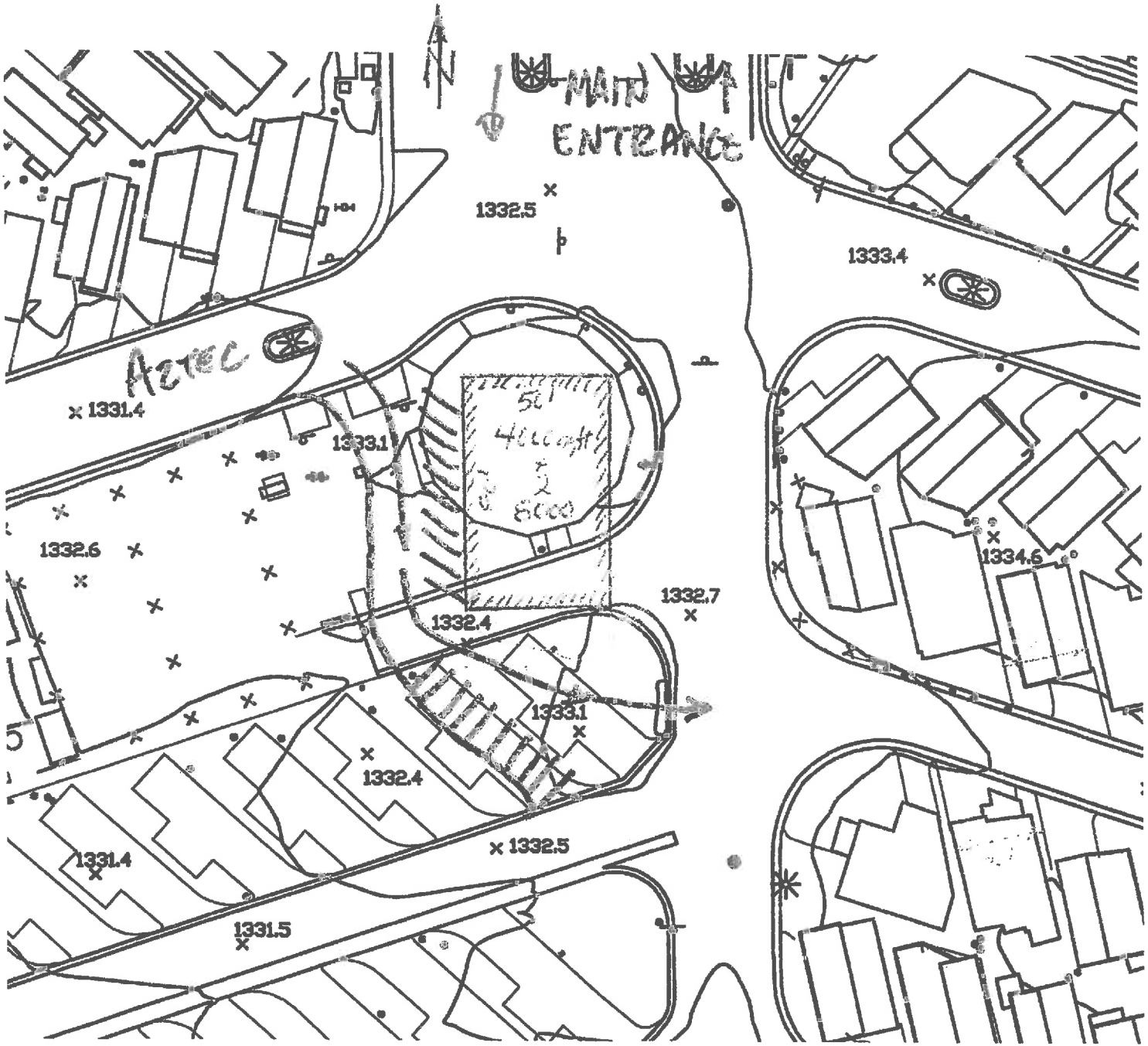
BATH

DRINK

VENTURE OUT RV & CONDO RESORT

FUNCTIONAL PROGRAMMING - ADMINISTRATION OFFICE Draft 2

FUNCTION	SIZE-SQ FT.	REMARKS
General Manager Office-Mary	250	Work station, cadenza, small meeting table with 4 chairs, 4 drawer filing cabinet
Assistant to GM Office-Karen	150	Work station, reference table, 4 drawer filing cabinet
Assistant to GM Office-Coreen	150	Work station, reference table, 4 drawer filing cabinet
Assistant to GM Office-Deb	150	Work station, reference table, 4 drawer filing cabinet
Controller-Len	150	Work station, reference table, 4 drawer filing cabinet
Rentals-Pegg	150	Work station, reference table, 4 drawer filing cabinet
Maintenance Manager-Rick	200	Work station, reference table, 4 drawer filing cabinet
Security Manager-Jim	200	Work station, reference table, 4 drawer filing cabinet
Breakroom	200	Kitchenette, tables and chairs for 12
Copy/Assembly Room	200	Cabinet along wall for supplies, copier, assembly tables, chairs
Service wickets	300	3 wickets, counters, storage for distribution items, badge storage
Lobby	200	Waiting area for Admin Office/Rental Office
Channel 17	225	1 workstation, table, 4 chairs
Real Estate Office	500	2 offices, small meeting room, storage
Conference Room	1000	Seating for 20, conference table with chairs, seating for public of 30 chairs
Storage-Immediate	500	Storage of documents/drawings for quick reference
Storage-Long Term	500	Storage of documents/drawings for long term
Storage-Security	300	Storage of signs, etc.
Washrooms-Male/Female Handicap	150	Office staff use only
Washrooms-Male/Female Handicap	150	Access from conference room
NET SUBTOTAL		
	5625	
Service area at 25%	1400	
TOTAL	7025	Say 2500 sq. ft footprint, basement, main floor and second floor



March 7/14
EJS

POSSIBLE NEW
2 STOREY
Admin Bldg.

VENTURE OUT RV & CONDO RESORT

FUNCTIONAL PROGRAMMING - HOBBY SHOP Draft 1

FUNCTION	EXIST BLDG. AREA -SQ.FT	EXIST EXT. COVERED	REMARKS	PROPOSED NEW BLDG.	PROPOSED EXT. COVERED
WOOD CARVERS	1250	312	77 members	1250	315
LAPIDARY/ROCK SHOP	1500	100	85 to 120 members, varies in the past few years. Ext storage to include oil shed storage area of 120 sq.ft.	2000	220
SILVERSMITH	1155	0	55 to 70 members, varies in the past few years.	1500	0
WOOD SHOP	2250	72	150 members plus if bigger area available. Dust collection equipment in proposed ext. area	3000	300
HANDY-MEN	1300	300	30 members	2200	300
Subtotal	7455	784		9950	
Ancillary Area at 15%			Ancillary areas include washrooms, corridors etc.	1,500	1135
Gross Total	7455			11450	1135

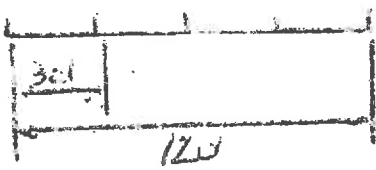
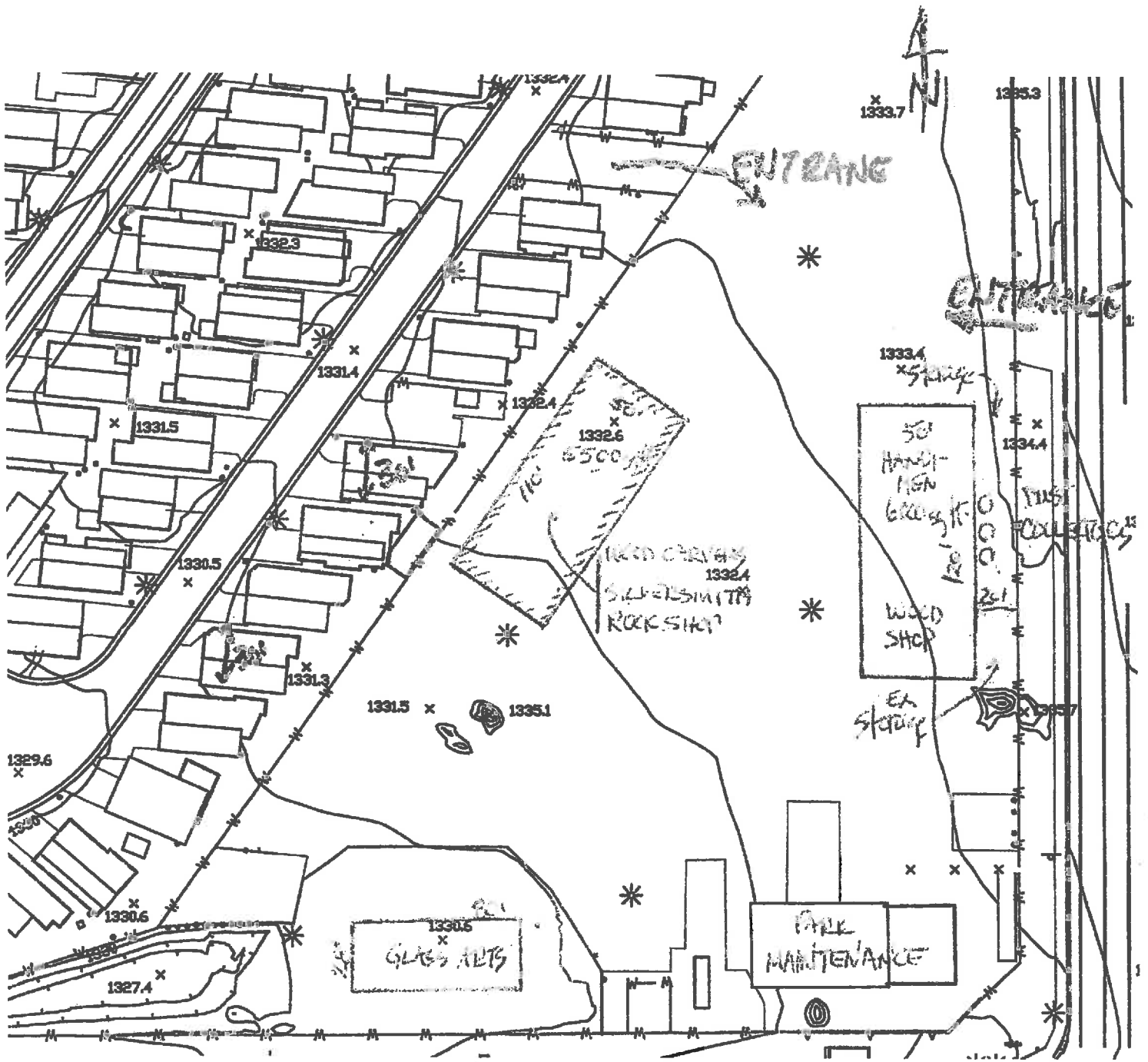
OPTION #1 - One building of total gross area of 11,450 sq. ft. plus 1135 sq. ft. of exterior covered area
OPTION #2 - One building for Wood Carvers, Lapidary and Silversmith of 5450 sq. ft. plus 535 sq. ft.
- One building for Wood shop/Handy-Men of 6000 sq. ft. plus 600 sq.ft. covered storage

VENTURE OUT RV & CONDO RESORT

FUNCTIONAL PROGRAMMING - HOBBY SHOP Draft 1

FUNCTION	EXIST BLDG. AREA -SQ.FT	EXIST EXT. COVERED	REMARKS	PROPOSED NEW BLDG.	PROPOSED EXT. COVERED
SEWING	1900	0	130 members and up to 140	2000	0
CERMANICS/ POTTERY	1400	0	40 members and up to 50	1500	0

Both sewing and ceramics/pottery feel they are fine in the current location and space for the foreseeable future. Some minor renovations and ventilation improvements only required.



1/4" = 150.0"
SCALE ±

Possible
New Hobby Centre

March 7/14 - EJS SE CORNER

VENTURE OUT RV & CONDO RESORT

FACILITY SUMMARY-PRELIMINARY BUILDING GUESS-TIMATES

FUNCTION	EXIST BLDG. AREA -SQ.FT	PROPOSED NEW BLDG. AREA-SQ.FT.	SQ. FT. COST	TOTAL COST
ADMINISTRATION BLDG.	2600	7000	\$220	\$1,540,000
ACTIVITY OFFICE RENOVATION	1800	3800	\$100	\$380,000
WOOD CARVERS	1250	1450	\$110	\$159,500
LAPIDARY/ ROCK SHOP	1500	2300	\$110	\$253,000
SILVERSMITH	1155	1700	\$110	\$187,000
WOOD SHOP	2250	3450	\$110	\$379,500
HANDY-MEN	1300	2550	\$110	\$280,500
ANNEX STORAGE	0	900	\$60	\$54,000
SEWING	1900	2000	\$0	\$0
CERAMICS/ POTTERY	1400	1500	\$0	\$0

ABOVE COSTS ARE IN 2014 DOLLARS

Both sewing and ceramics/pottery feel they are fine in the current location and space for the foreseeable future. Some minor renovations and ventilation improvements are required

FUNCTIONAL PROGRAMMING - ADMINISTRATION /ACTIVITY OFFICE Draft 1

FUNCTION	SIZE-SQ FT.	REMARKS
General Manager Office-Mary	250	Work station, cadenza, small meeting table with 4 chairs, 4 drawer filing cabinet
Assistant to GM Office-Karen	150	Work station, reference table, 4 drawer filing cabinet
Assistant to GM Office-Coreen	150	Work station, reference table, 4 drawer filing cabinet
Assistant to GM Office-Deb	150	Work station, reference table, 4 drawer filing cabinet
Controller-Len	150	Work station, reference table, 4 drawer filing cabinet
Rentals-Pegg	150	Work station, reference table, 4 drawer filing cabinet
Maintenance Manager-Rick	200	Work station, reference table, 4 drawer filing cabinet
Security Manager-Jim	200	Work station, reference table, 4 drawer filing cabinet
Activity Director	200	Work station, cadenza, small meeting table with 4 chairs, 4 drawer filing cabinet
Office Manager	150	Work station, reference table, 4 drawer filing cabinet
Assistant to Activity Director	150	Work station, reference table, 4 drawer filing cabinet
Receptionist	150	Work station, reference table, 4 drawer filing cabinet
Book Keeper	150	Work station, reference table, 4 drawer filing cabinet
IT/Outlines	150	Work station, reference table, 4 drawer filing cabinet
Breakroom	200	Kitchenette, tables and chairs for 12
Copy/Assembly Room	200	Cabinet along wall for supplies, copier, assembly tables, chairs
Small Meeting Room	150	Round reference table for 6-8 people, chairs
Front Counter/DVD Rentals	200	3 service counters areas plus rentals counter
Service wickets	300	3 wickets, counters, storage for distribution items, badge storage
Lobby	300	Waiting area for Admin/Activity Office/Rental Office
Channel 17	225	1 workstation, table, 4 chairs
Real Estate Office	500	2 offices, small meeting room, storage
Conference Room	1000	Seating for 20, conference table with chairs, seating for public of 30 chairs. Separate entrance. Second floor possible location

FUNCTIONAL PROGRAMMING - ADMINISTRATION /ACTIVITY OFFICE Draft 1

Storage-Immediate	1000	Storage of documents/drawings for quick reference
Storage-Long Term	1000	Storage of documents/drawings for long term
Storage-Security	300	Storage of signs, etc.
Washrooms-Male/Female Handicap	200	Office staff use only
Washrooms-Male/Female Handicap	200	Access from conference room
NET SUBTOTAL	8125	
Service area at 25%	2000	
TOTAL	10125	
		Say 3300 sq. ft footprint, basement, main floor and second floor. Area 60 ft. by 55 ft.
		OR 5000 sq. ft. footprint on main floor and second floor. Area 75 ft. by 67 ft.

FIVE YEAR PLAN FOR SHUFFLEBOARD

2/10/14

YEAR 1 12/10/13 - 2/2014 Completion of North shed and approach for safety issues. DONE

YEAR 2 Construct new equipment shed with flat roof and doors at West and South. Construct stairway on East end and tower above shed for speaker system and better supervision of players for In-Park and Tournament Play.

YEAR 3 Move and alter bleachers from North and South sides to center, under awning on West end and at East side of equipment shed, placing back to back for better usage of bleachers and thus keeping viewers in the stands, v/s in the walkways.

Re-arrange head and foot of courts by moving the score boards to the opposite ends, North and South, leaving more room by the bleachers and allowing optimum visibility of play.

YEAR 4 Install two handicap accessible bathrooms, Women and Men's where necessary to co-inside with the sewer system. Install a water fountain and lawn faucet on the building for maintenance needs. Landscape North side after bleachers have been removed. Possibly add pavers.

YEAR 5 Re-arrange South side after bleachers are removed. Level the ground. Install ramp into the area. Install wrought iron fence behind walkway and scoreboards for safety. Construct a new tough shed with food preparation and serving capabilities. This is to be a gathering place for shuffleboard players and visitors. Would have landscaping needs here also. Part of this area would be under the existing sun awning.

The Shuffleboard Planning Committee
Dave Obert, Betty Bradfield, Ben Lintz, John Goluk

Venture Out Pickleball Club

February 24, 2014

V.O. Planning Board

Atten: President Terry Farris

Re: Pickleball Court Expansion

Dear President Farris,

The pickleball board and general membership at their February meetings, reviewed updated information from the Task Force to investigate the expansion and possible relocation of our community's pickleball programs and facilities.

The focus of the Task Force was primarily to explore the noise issues associated with various proposed locations, along with other issues such as space requirements, traffic, costs and availability (timing). Five potential site plans were posted at the club for several days prior to our meeting of February 18th.

As a result of a review of the locations put forth, keeping in mind that we had previously voted to request our courts remain at the current location and expanded into the R.V. area, we voted with a majority of over 95% of members present, to now support Option #5 for twelve courts at the N.E. corner of the property. This location would provide us with the number of courts needed at a site that should be acceptable to the community at large.

The conjoining of racquet/paddle sports in one location will have advantages in construction costs, maintenance costs, and timing, as we need more courts now. The noise issue and associated costs should be much easier to deal with as well. Also, many individuals play and belong to both clubs.

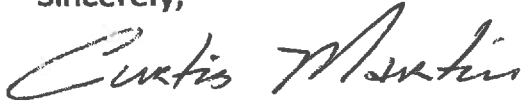
Our request is as follows:

- Twelve post tensioned courts built to current standards
- Pickleball relocation committee to have input into the design and implementation of final plans
- At least two courts to be completed by the fall of 2014.
- Existing facility remain where it is until the new center is completed
- At least two lighted courts
- A veranda area of approximately 5000 sq. ft., somewhat centrally located
- A storage/facilities building
- Water coolers
- Bulletin board
- Adequate golf cart and bicycle parking

In closing, the decision to change from our earlier preferred location to the N.E. corner as depicted on Option #5, along with our wish list above were made upon careful consideration of our needs and in the interests of our entire community.

We look forward to working with you in this matter.

Sincerely,

A handwritten signature in black ink that reads "Curtis Martin". The signature is written in a cursive, flowing style.

Curtis Martin, Pickleball President
Board of Directors & Pickleball Board
RET/KB/FILE

NOTE: The SW corner, the current hobby shops location, is extremely limited as to what can be done as far as renovations. NO EXTERIOR STRUCTURAL building alterations are allowed by Mesa regulations. Interior work is allowed. In the LONG range plan all current hobby activities located in the SW corner will move to the proposed Hobby Center in the SE corner. At that time the buildings in the SW corner could be used for the Handymen and dry storage.

5. Wood Shop has severe ventilation issues, space issues and a safety concern due to rotating equipment safety zone needs. They feel they have lost members because of their work conditions and know that they can't support in park needs (cabinets for the Glass Arts building for example) due to space constraints. Ventilation upgrade would be cost prohibitive in their current space. The vacating space would be preserved and used by the Handymen. A new building in the SE corner is proposed.

6. Lapidary has ventilation issues, drainage issues, and health and safety issues related to their activities. Their location is a cave like atmosphere, dark and dank. They feel they have lost members due to their work environment. Upgrading current space does not make cost benefit sense. Lapidary has a symbiotic relationship with the Wood Shop and the Silversmiths and all should be co-located at some point. Lapidary could share a new building in the SE corner Hobby Center with Wood Shop versus a stand-alone structure. One building is generally cheaper than two buildings.

7. Silversmiths need some ventilation upgrades and could use space for their workstations. This is a Transmittal issue. Long range plan is to move to SE corner Hobby Center.

8. The Ceramics/Pottery Club needs to get their kilns outside to improve ventilation and safety concerns surrounding heat and fumes. This is a Transmittal issue. Long range plan is to move to SE corner Hobby Center.

9. Wood Carvers are fine as is but long range will be to move them to the SE corner Hobby Center.

10. Sewing is fine as is but could use some ventilation and storage work, a Transmittal issue. Long range plan is to leave as is or expand into Ceramics/Pottery when they re-locate. If a higher and best issue arises then re-locating sewing to SE corner Hobby Center could be considered..

11. All clubs around the Center complex are fine with existing issues and needs being addressed via the Transmittal process. A 5 year plan from each club, directed by the Social Club liaisons, is on target for next season (2014/2015).