



DC Ranch Space Needs Assessment & Master Plan Concept Design

Community Council Board of Directors Presentation | 21 Sept 2021



Holly Street
Studio

CHASSE
BUILDING TEAM

1 Project Overview

2 Preliminary Cost Data

3 Program Assessment + Cost Estimate

4 Strategy + Schedule

DC Ranch is a 4,400-acre master planned community located adjacent to the McDowell Sonoran Preserve in north Scottsdale, Arizona. The community is composed of 25 diverse neighborhoods within four distinct villages that interact with **shared open spaces** to **create the sense of living with the land**. The first Home was completed in 1997, and there are currently 2,800 homes and approximately 7,000 residents on the Ranch.

SCOPE OF WORK | DCR RFP 01.2021

- The DCRCC undertook an extensive effort to identify facility and amenity needs and desires of the community. A master plan committee consisting of staff, residents, and a Council Board director assessed community feedback accumulated through multiple years of surveys and other formats and developed an initial master plan outline that will serve as the basis of this project.
- Through an understanding of the new community enhancement needs identified in the master plan process + evaluation of existing and future space needs for administrative and operational space, the following (RFP outlined) scope of work took place from February through September 2021.
- The consultant will work with DC Ranch representatives to understand and identify existing space and needed space and will propose and evaluate options for addressing all needs. Consultant will facilitate development of options via spatial and site diagrams, assess pros and cons of each option, and will prepare and present a report that outlines the results of exercise.
- Consultant will work with DC Ranch representatives to narrow the diagrams/options down to one and will develop detailed concept plans for that option.
- Consultant will work with DCRCC to develop initial cost estimates and recommend financing options for the final project selection. The outcome will be a report that presents the results of the study including the space needs assessment, facility and space concept design(s), and preliminary cost estimates for the design and construction of implementing the proposed recommendation.
- Consultant will work with DCRCC to develop and implement a strategy to conduct testing of the plans during phases II and III with residents and other stakeholders for feedback via options such as online, surveys, open house, and a focus group.

Task 1
Space Needs Assessment

- Scope Clarification
- Site Visits
- Develop Concept Diagrams (2D)
- DCR Council Presentation
- Task 1 Report

Task 2
Conceptual Plan Development

- Concept Refinement Workshop
- Public Outreach x2
- Develop Final Concept Plans
- Preliminary Cost Data
- DCR Council Presentation

Task 3
Feasibility, Estimating, Report

- Develop Project Budget w/ Phased Priorities
- Estimating, Budgeting, Phasing and Finance Recommendations
- Documentation for RFP Design-Build Services
- **DCR Council Presentation - TODAY**
- Task 3 Report



A VISION FOR PROGRESS

Addressing capital needs in a sustainable, financially responsible and thoughtful fashion is essential to remaining a vibrant and relevant community that is prepared to serve current and future generations of residents.

MASTER PLAN PRIORITIES | DCR RFP 01.2021

- **1 | Larger Fitness Facility** – with fitness class space and more/updated equipment.
- **2 | Multi-Use Space** – for arts, crafts, card playing, club gatherings, meetings, programming, drop-in use, business center, studio and kitchen space, etc. Ideally this will include a social element such as a gathering space with a lounge-feel where residents can gather to read the paper, listen to music, and enjoy a hot coffee.
- *** | Administrative & Maintenance Space** – considered concurrently with priorities 1 & 2 as a financially prudent alternative to leasing. The maintenance space will likely be considered as part of a separate project, not covered under this RFP.
- *** | Additional** components for consideration include **sport courts and a game lawn**.

GENERAL CONSIDERATIONS | DCR RFP 01.2021

- The Consultant should **gather information** from DC Ranch staff, master plan committee, and Board directors.
- The initial assessment should also **consider** who is underserved and who is well served, the different needs for different neighborhoods, **what existing space is underutilized and what is over utilized** and should take into consideration shifting uses and both soft and hard programming.
- The Consultant will need **to weigh expansion and renovation** of existing facilities **versus building new**.
- The Consultant **will consider efficiencies and operational effectiveness** of consolidated operations.
- The **number of locations will be minimized** wherever possible **to maximize resources and promote team and resident unity** and engagement.
- Both **immediate construction costs** along with **ongoing operating and maintenance** costs to be considered.
- Consultant should make **recommendations for any areas of future expansion** that they identify through their process.
- DC Ranch is committed to offering **top notch, clean, attractive, efficient, safe and accessible facilities** for our residents and staff. Any new facility (or expansion to a facility) **must integrate seamlessly into the DC Ranch brand and aesthetic**.
- DC Ranch wishes to **maximize the use of functional outdoor space** as well as convertible **indoor/outdoor space**.
- DC Ranch reserves the right to request to expand the original scope of work to include the preparation of plans and specifications for the construction and /or changes to existing facilities and other related projects.
- **Ideally, all** operational and administrative spaces **will be owned by DC Ranch**, not leased.
- Proposed solutions will consider **local zoning** (including parking) and other DC Ranch requirements.



Resident Survey Feedback

Major reason residents chose to live in DC Ranch

1st highest: 53% Amenities (community centers, Fitness centers, parks)

Most important activities and amenities

1st highest: 76% Path and Trails
2nd highest: 42% Fitness Classes

Features used at Desert Camp

1st highest: Fitness Center
2nd highest: Swimming Pool Main
3rd highest: Casual/Drop-in

Features used at The Homestead

1st highest: Program or Class
2nd highest: Playground
3rd highest: Coffee/Beverage Station

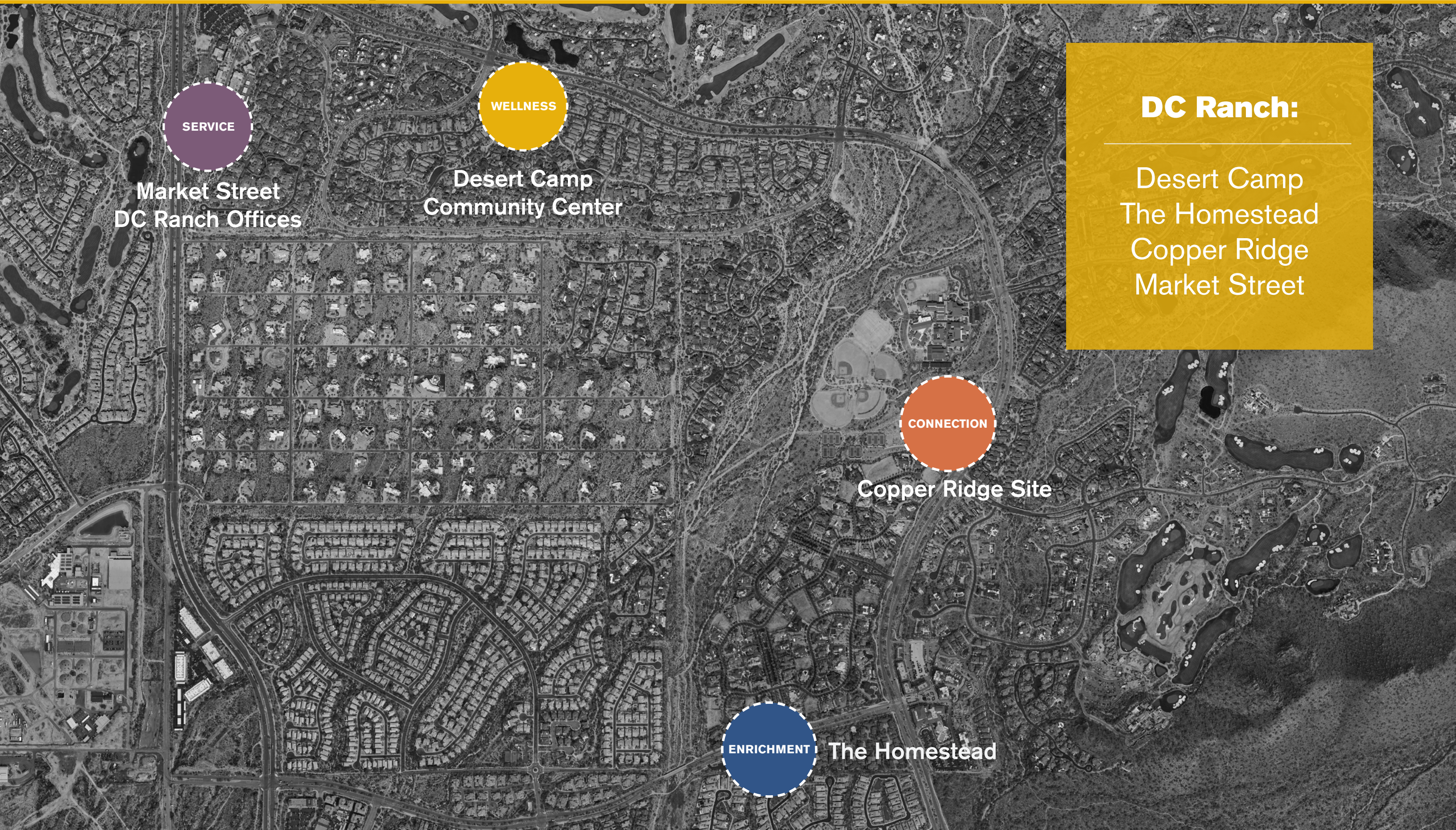
EXISTING FACILITIES + FUTURE EXPANSION OPTIONS | DCR RFP 01.2021

DC Ranch operates or leases the following facilities

- **Ranch Offices on Market Street** - These administrative offices, 6,405 square feet, are leased through fall 2024 with an early buy-out option in 2023. We want to own our own office space and consolidate with other work areas.
- **Ranch Association Maintenance Office.** This site houses Ranch Association maintenance operations and is leased. The landlord wants the space back and so accommodating this use is a top priority. However, there are limitations on locations for this use as it includes outdoor parking and welding in addition to office needs. This component may be considered as a separate project not covered under this RFP.
- **Kitchell Yard.** Ranch Association leases land from Scottsdale Unified School District for outdoor landscape storage and operations.
- **Desert Camp Community Center.** The Council owns and operates this facility of approximately 5,500 square feet. There is room for expansion on site.
- **The Homestead Community Center.** The Council owns and operates this facility of approximately 8,000 square feet. There is room for expansion on site.
- **City Of Scottsdale Park Land.** This future park (located at 91st Street and Trailside View) could house the maintenance offices through a land lease with or purchase from the City of Scottsdale.
- **Scottsdale Unified School District – Copper Ridge School Site.** The Council has a memorandum of understanding with the district that states that they will consider a partnership with the Council for development of this 8-acre parcel.

Expanding one or both community centers may be a cost-effective option that allows us to maximize our dollars. Other available sites include:

DC Ranch Community



DC Ranch:

Desert Camp
The Homestead
Copper Ridge
Market Street

Desert Camp



**More Fitness
More Flexibility
More Amenities**

The Homestead



**Arts + Culture
Learning
Multi-Purpose**

Copper Ridge Site



**“The Barn”
Large Events
Multi-Purpose**

DC Ranch Offices



**Relocate Offices
Staff Together
More Flexibility**

Desert Camp



**More Fitness
More Flexibility
More Amenities**

The Homestead



**Arts + Culture
Learning
Multi-Purpose**

Copper Ridge Site



**“The Barn”
Large Events
Multi-Purpose**

DC Ranch Offices



**Relocate Offices
Staff Together
More Flexibility**

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4 Strategy + Schedule

A. Quantify Concept by Construction Type	B. Costs for Finish Level & Construction Standard	C. Build Budget per Site as Concept Develops
<ul style="list-style-type: none">▪ Additions▪ Renovations▪ New Build▪ Sitework and Utilities▪ Furniture, Fixtures and Equip	<ul style="list-style-type: none">▪ Comparable Facilities▪ Market Value▪ Schedule and Phasing▪ Level of Complexity▪ Existing vs. New MEPS Systems	<ul style="list-style-type: none">▪ Add Detail to Breakdown▪ Establish Constructibility Strategy▪ Work within DCR Events Schedule & Patterns of Use▪ Study Optimal Delivery Methods▪ Determine Project Phasing Options

Sample Project Cost Ranges: Case Studies



Harvest @ Queen Creek



U-Haul Health & Wellness Facility



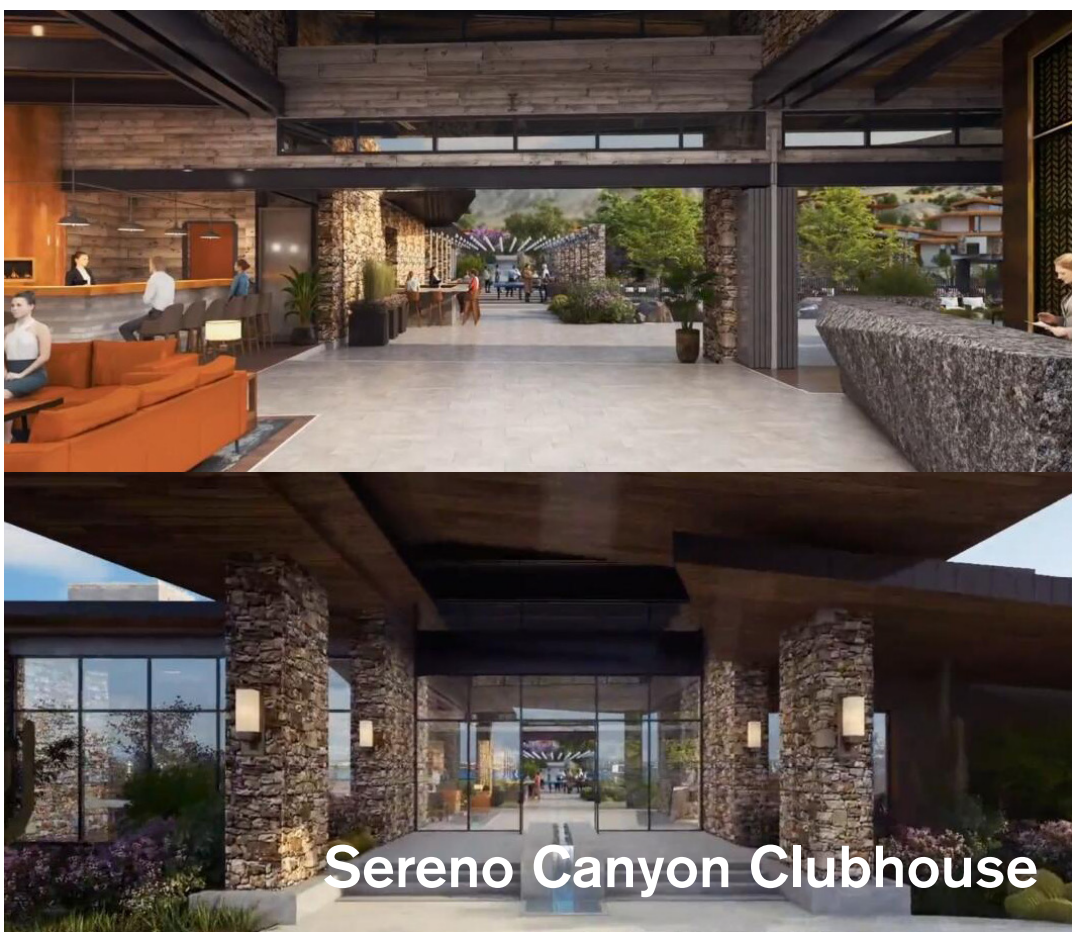
AVIVA - Goodyear



Agua Fria High School



Hobbs Core - Center for Recreation



Sereno Canyon Clubhouse

Sample Project Cost Ranges - Building

Sample Project Building	Cost per Square foot low-side	high-side
Harvest @ Queen Creek	\$278.23	\$358.23
U-Haul Health & Wellness Facility	\$387.48	\$455.30
AVIVA - Goodyear	\$580.00	\$680.00
Agua Fria High School	\$433.31	\$580.00
Hobbs CORE - Center for Recreational Excellence	\$822.78	\$1,011.78 *
Sereno Canyon Clubhouse	N/A	\$989.25 **

* Actual cost was 822/sf after VE

** Project still under construction

Sample Project Cost: Pickleball Courts

Pickleball Courts

Low-side per unit:
\$30,000



High-side per unit:
\$65,000



Tennis Courts

Low-side per unit:
\$40,000



High-side per unit:
\$112,500



Sample Project Cost Ranges - Site

Sample Project	Cost per Unit	
Site - General	low-side	high-side
Sereno Canyon - High End Landscape Package	N/A	\$24.46
Agua Fria High School - More Basic Package	\$6.85	\$10.00

Sample Project	Cost per Unit	
Site - Amenities	low-side	high-side
Tennis Court - Regulation Size + Sitework & Utilities	\$40,000 *	\$112,500 **
Pickleball Court - Regulation Size + Sitework & Utilities	\$30,000 *	\$65,000 **

* Low side assumes basic chain-link and no lighting.

** High side assumes ornamental fencing / hardware and lighting.

Sample Project Cost Ranges: Equipment + Systems Furniture

Soft Cost Allocation Estimates	Actual Cost per Square Foot	
Comps		
U-Haul Health & Wellness Center		Vendor was Fitlogistix
Fitness Equipment	\$45.00	Fall of 2020
Systems Furniture *	\$16.00	Winter 2021
Hobbs CORE - Center for Recreational Excellence		Vendor was TechnoGym
Fitness Equipment	\$70.00	Spring 2017
Systems Furniture *	\$22.00	Fall 2017

* Estimate based on overall sf / total furniture costs

Sample Project Cost Ranges: Equipment Inventory - 3,000sf

Equipment Layout

3,310sf example



Sample Project Cost Ranges: Equipment Inventory - 3,000sf

- 10 TH9720 Premier Treadmills
- 5 PT9550D Premier Elliptical Cross-trainers
- 5 PT2000R Premier Recumbent Bikes
- 1 TH9900 5-Stack Jungle Gym
- 1 TH9923 Triumph Series Selectorized Chest Press
- 1 TH9913 Triumph Series Selectorized Shoulder Press
- 1 TH9910G Triumph Series Selectorized Peck Deck / Rear Delt
- 1 TH9911 Triumph Series Selectorized Bicep Curl
- 1 TH9928 Triumph Series Selectorized Assisted Chin / Dip
- 1 TH9918 Triumph Series Selectorized Ab / Low Back
- 1 TH9929 Triumph Series Selectorized Rotary Torso
- 1 TH9919 Triumph Series Selectorized Leg Press
- 1 TH9917 Triumph Series Selectorized Leg Extension
- 1 TH9921 Triumph Series Seated Leg Curl
- 1 TH9927 Triumph Series Inner / Outer Thigh
- 1 TH9947 Triumph Series CB Smith Machine
- 1 TH9942 Triumph Series Olympic Flat Bench
- 1 TH9943 Triumph Series Olympic Incline Bench
- 1 TH9944 Triumph Series Olympic Decline Bench
- 1 TH9941 Triumph Series Seated Arm Curl
- 2 TH9953 Triumph Series Adjustable Benches
- 1 TH9952 Triumph Series Adj. Decline Sit-Up Bench
- 1 TH9972 Triumph Series 45 Degree Hyper Extension
- 1 TH9945 Triumph Series Seated Calf
- 1 TH6746L 45 Degree Leg Press
- 1 TH6642 Power Rack
- 1 TH6660 Body Stretcher
- 2 TH9943M Dumbbell Racks
- 1 Set Rubber Encased Dumbbells (5 lbs – 100 lbs in 5 lb increments)
- 3 TH9971 Olympic Plate Trees
- 4 1,200 lb Olympic Bars with collars
- 1 Olympic EZ Curl Bar with collars
- 2,000 lbs. Olympic Weight Plates

Equipment List:

List for 3,000 sq. ft. complete gym with focus on cardio.

1 Project Overview

2 Preliminary Cost Data

3 Program Assessment + Cost Estimate

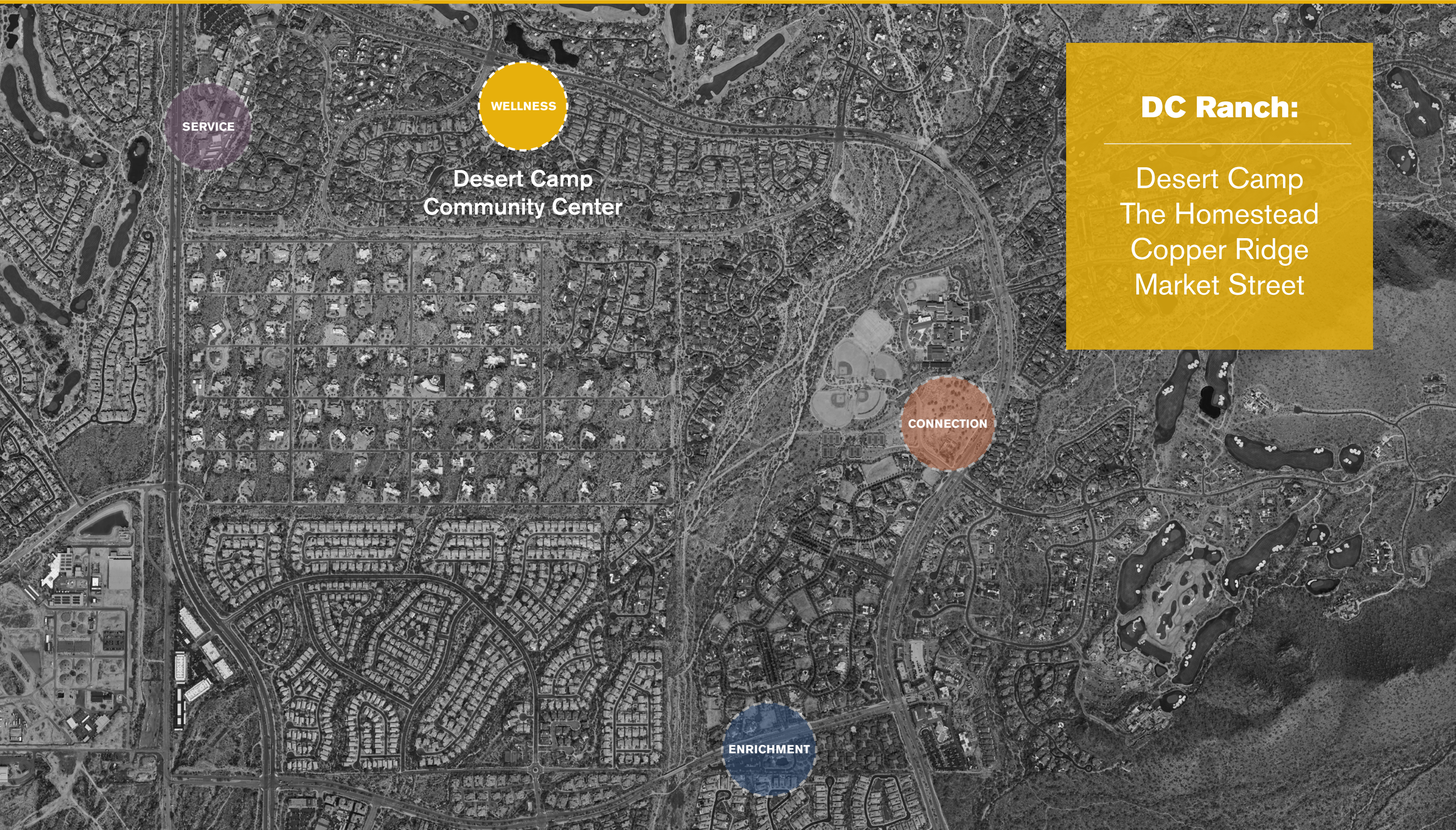
4 Strategy + Schedule

Desert Camp: Estimate Update

This Presentation

- Updated Cost Scenarios based on **Feedback from 08.10.21** Board Meeting.
- Program Components
 - Fitness Space Addition with Group Fitness Studio
 - Lounge Component Addition
 - Desert Camp Upgrades and Renovations
 - Additional Pickleball and Tennis Courts
 - Completion of Loop Trail
- Cost Ranges
 - \$550/sf through \$750/sf for new addition
 - \$185/sf through \$200/sf for interior renovation
- Comparable Projects
 - Recreation Centers
 - Resorts
 - Community Spaces

Desert Camp Community Center



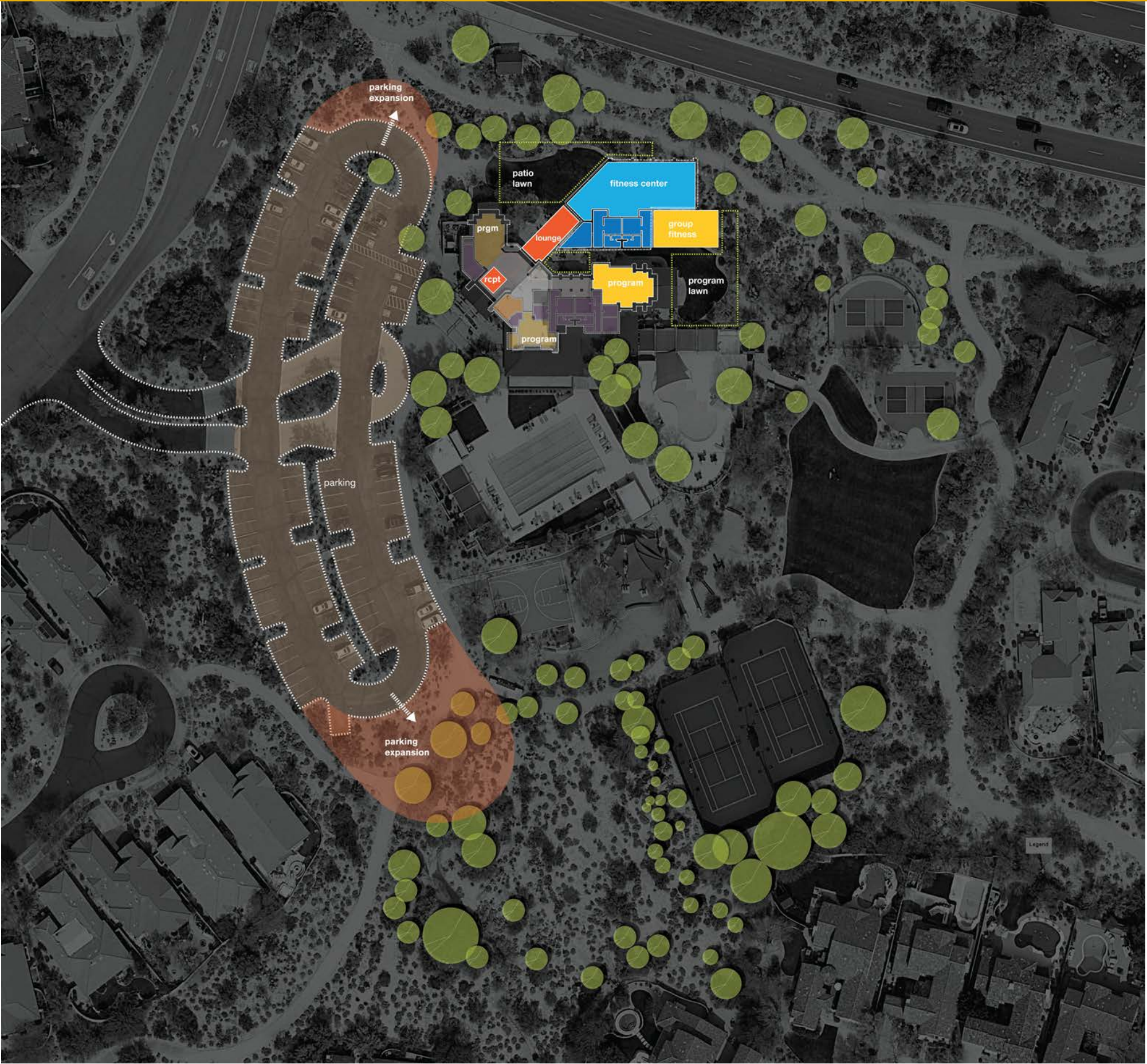
DC Ranch:

Desert Camp
The Homestead
Copper Ridge
Market Street

Desert Camp Community Center: Current Conditions



Desert Camp Community Center: Site Concept - Phase 1



Amenities:

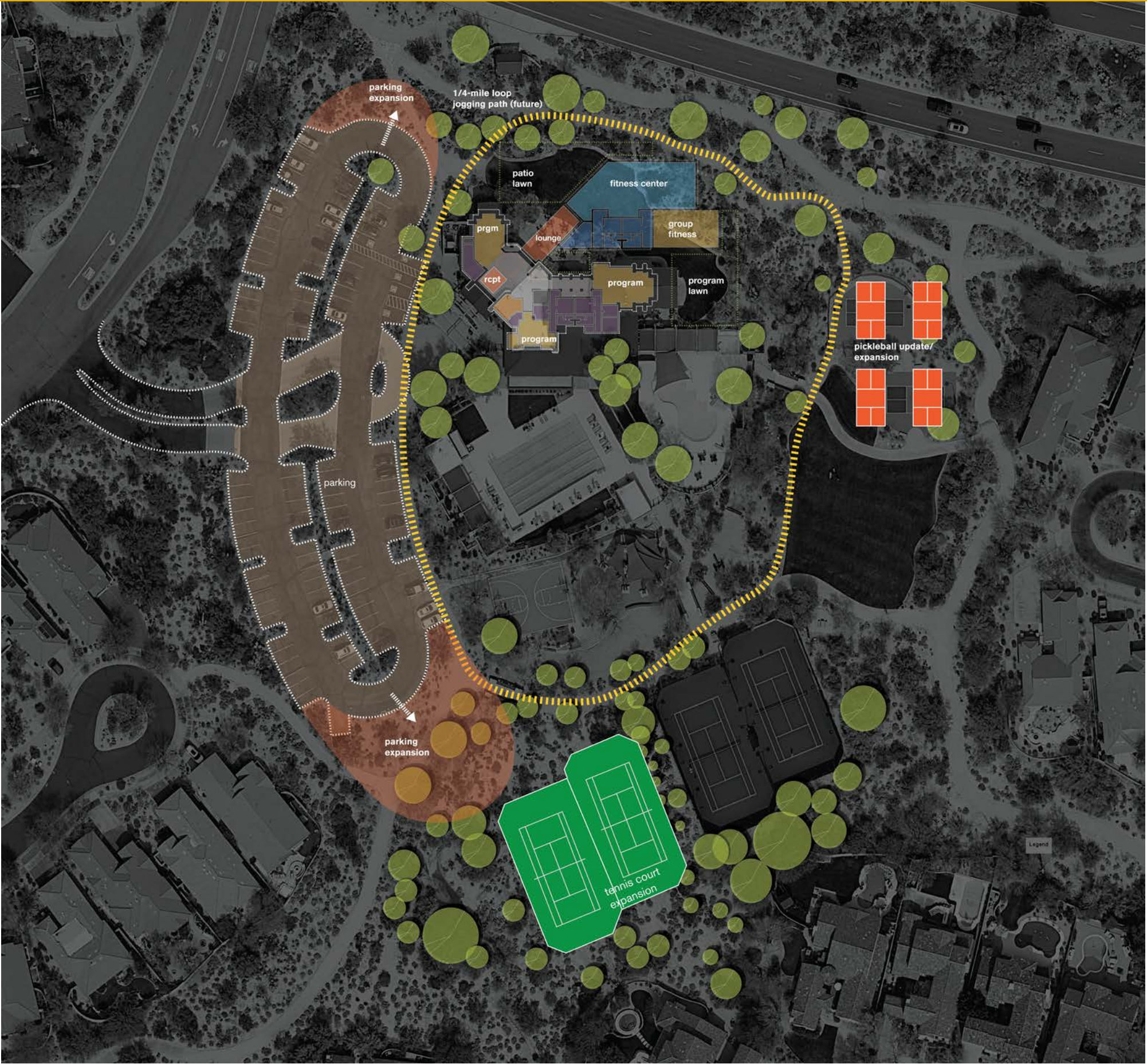
Phase 1

- fitness center
- group fitness
- interior renovation of existing fitness room
- parking

North Addition

3 Program Assessment + Cost Estimate

Desert Camp Community Center: Site Concept - Phase 2



Amenities:

Phase 1

- fitness center
- group fitness
- interior renovation of existing fitness room
- parking

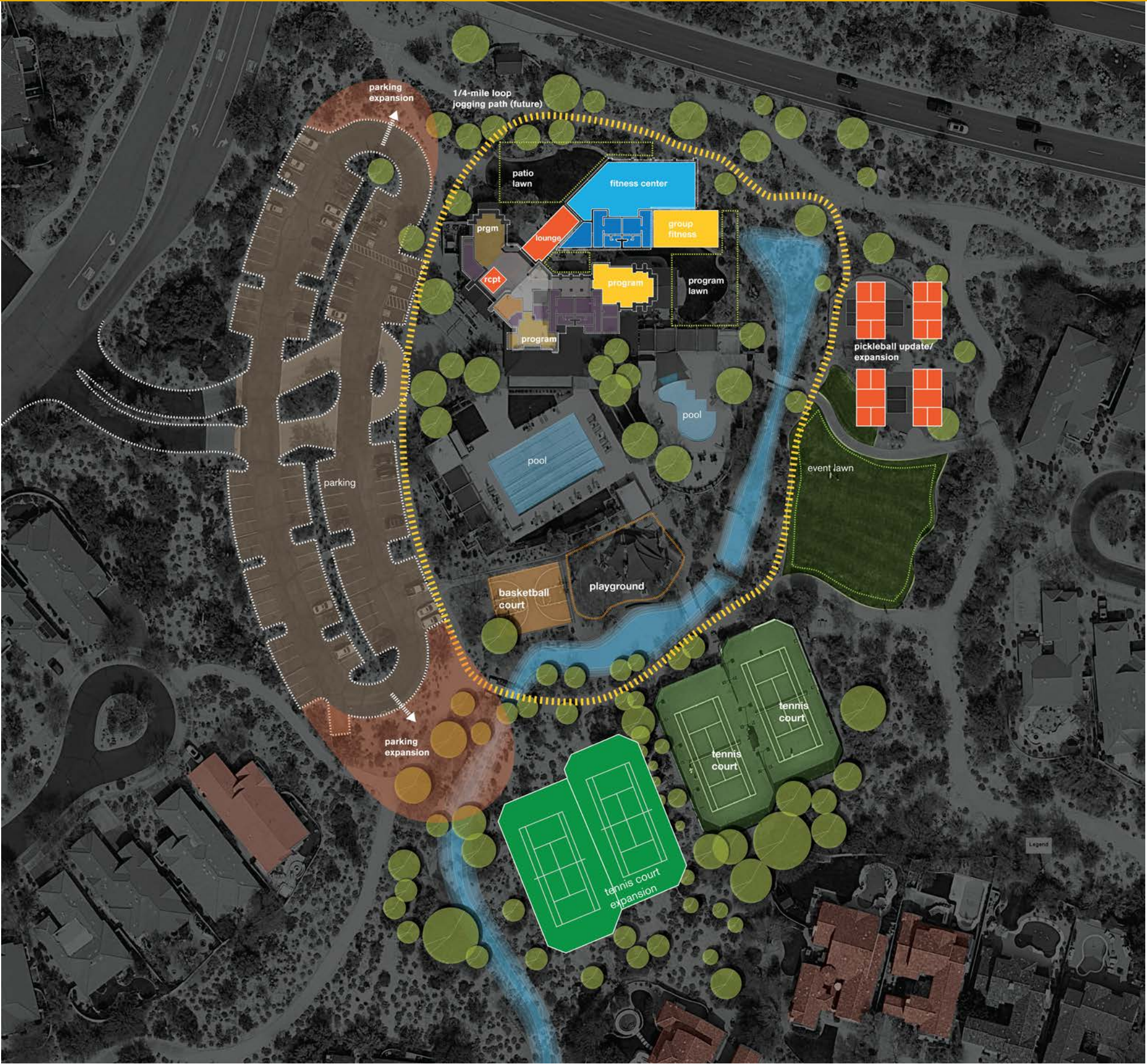
Phase 2

- pickleball courts
- tennis courts
- loop trail

North Addition

3 Program Assessment + Cost Estimate

Desert Camp Community Center: Site Concept - Complete Masterplan



Amenities:

Phase 1

- fitness center
- group fitness
- interior renovation of existing fitness room
- parking

Phase 2

- pickleball courts
- tennis courts
- loop trail

North Addition

3 Program Assessment + Cost Estimate

5 Basic Rules for Fitness Center Sizing

Resource: Heartline Fitness Consulting

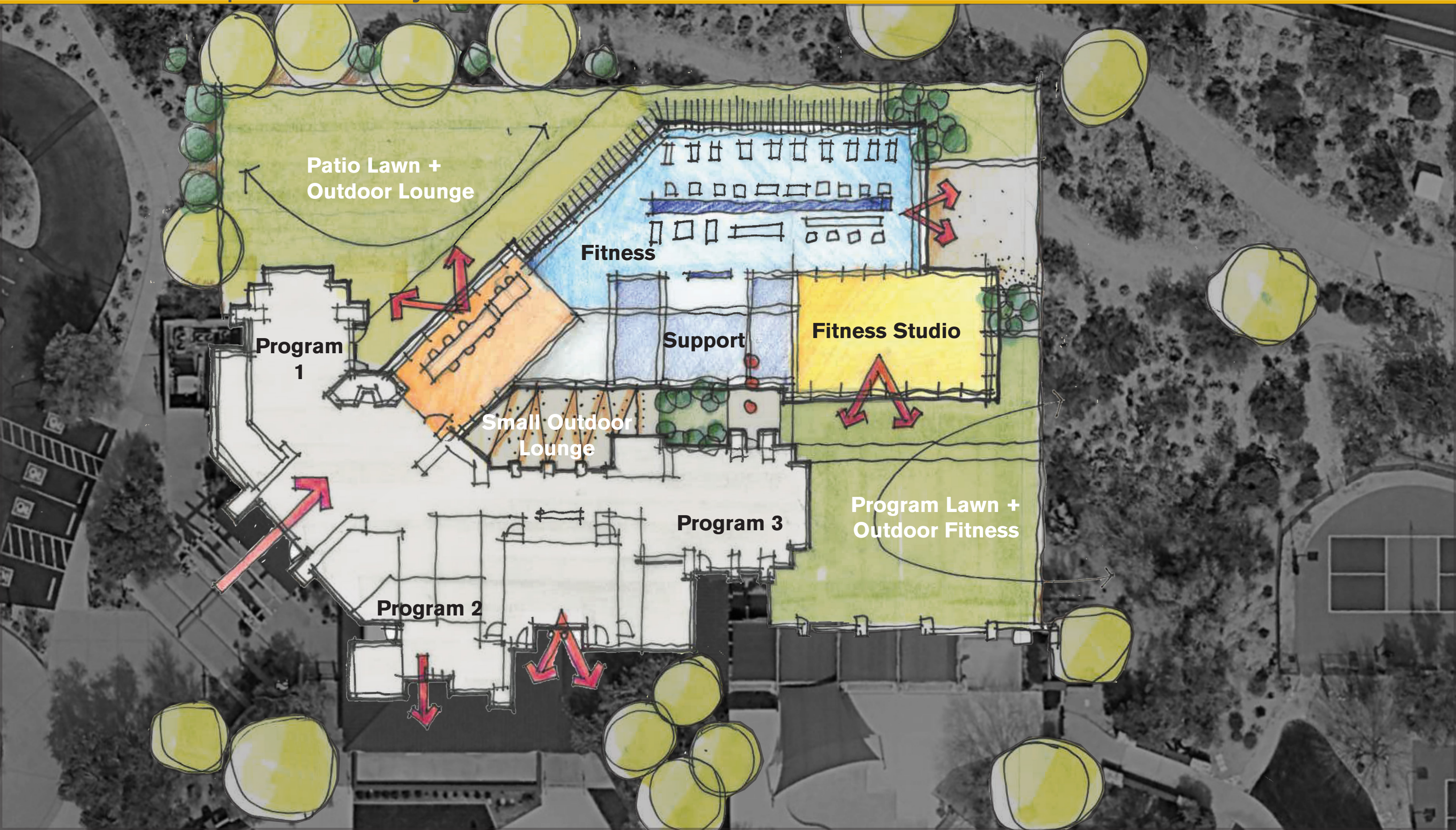
(Numbers based on guidelines for maximum capacity/occupancy. Seasonal and daily count will vary based on activity programming and demand)

1. Member Population	7,800 tenants @ 20%	= 1,560 total users
2. Daily Usage	1570 users @ 35%	= 546 daily users
3. Square footage	546 users x 12sf/user = 6,552sf with common areas/support	=7500sf
4. Multi-Purpose Areas	7500sf @ 20%	=1500sf
5. Equipment Volume		

Desert Camp Community Center: Fitness Extension



Desert Camp Community Center: Fitness Extension



Desert Camp - Costs

Renovation/Addition	Quantity	Low Unit	High Unit	Low Ext.	High Ext.
Parking	24,000 sf	\$16	\$17	\$384,000	\$408,000
New Fitness Facility	5,000 sf	\$550	\$750	\$2,750,000	\$3,750,000
New Group Fitness Studio	1,500 sf	\$550	\$750	\$825,000	\$1,125,000
New Lounge	700 sf	\$550	\$750	\$412,500	\$562,500
TI/Renovation of Existing Space	1,350 sf	\$185	\$200	\$249,750	\$270,000
Program Lawn	1,800 sf	\$18	\$20	\$32,400	\$36,000
Patio Lawn	2,500 sf	\$18	\$20	\$45,000	\$50,000

Phase 1 Hard Costs - Subtotal

\$4,698,650\$6,201,500

Trails & Outdoor Recreation	Quantity	Low Unit	High Unit	Low Ext.	High Ext.
Pickleball (4 new courts)	4 ea	\$58,760	\$65,000	\$235,000	\$260,000
Tennis (2 new courts)	2 ea	\$100,0000	\$112,500	\$200,000	\$225,000
Trail Connection	700 lf (tbc)	-	\$20	\$14,000	\$14,000

Phase 2 Hard Costs - Subtotal

449,000499,000

Soft Costs	Quantity	Unit	Cost
Fitness Equipment	5,500 sf	\$45	\$247,500
FF&E	4,000 sf	\$20	\$80,000
Design & Permitting	10-12% construction cost		\$675,000

Soft Costs - Subtotal

\$1,002,500

Project Costs - total

\$6,150,150\$7,703,000

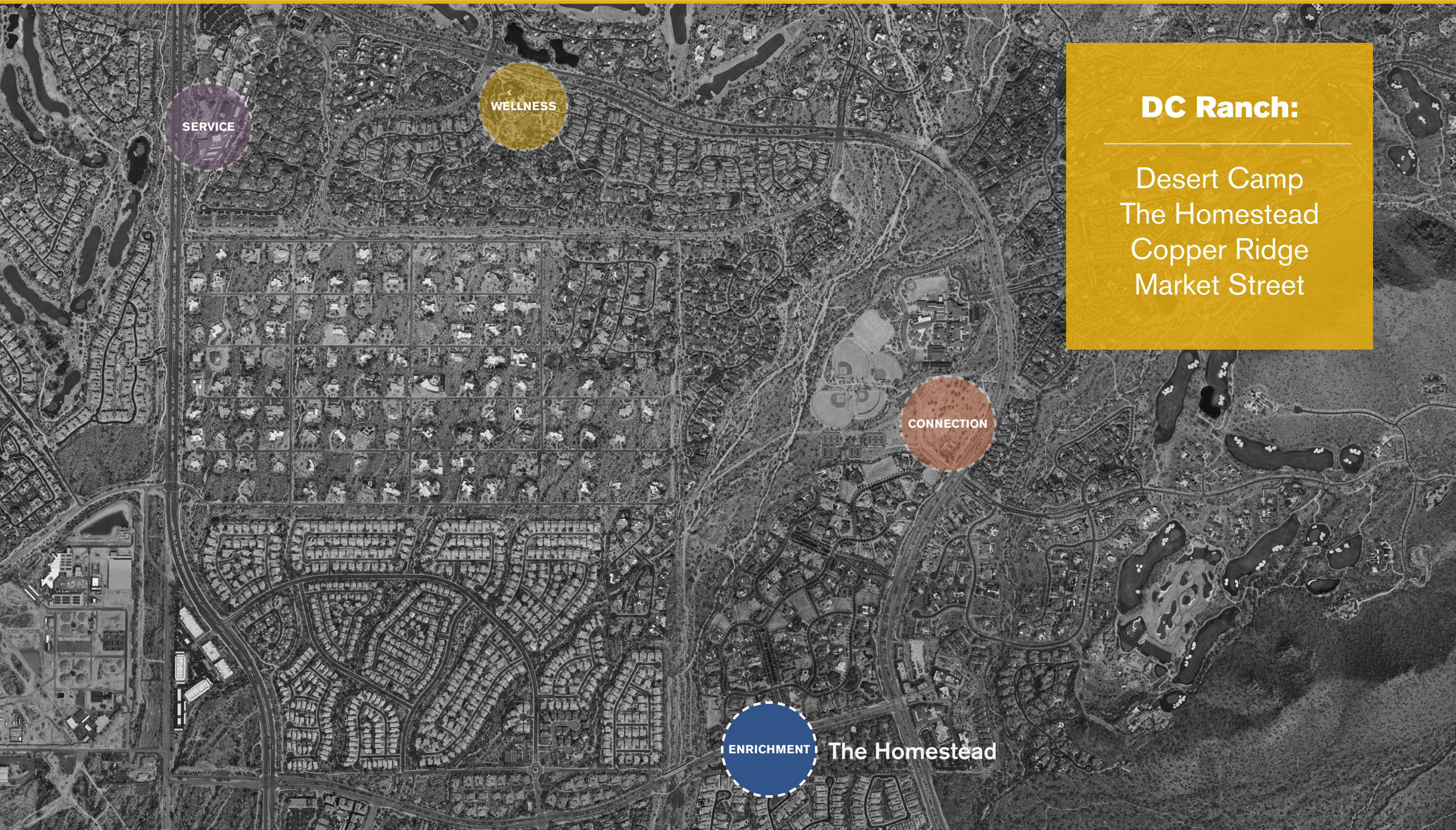
Potential Additional Costs	Unit Cost
Unknown Utilities + Infrastructure	\$250,000
Materials Testing	\$50,000

Potential Additional Costs

\$300,000

Preliminary budgetary numbers based on current market conditions and expectations for level of construction quality.

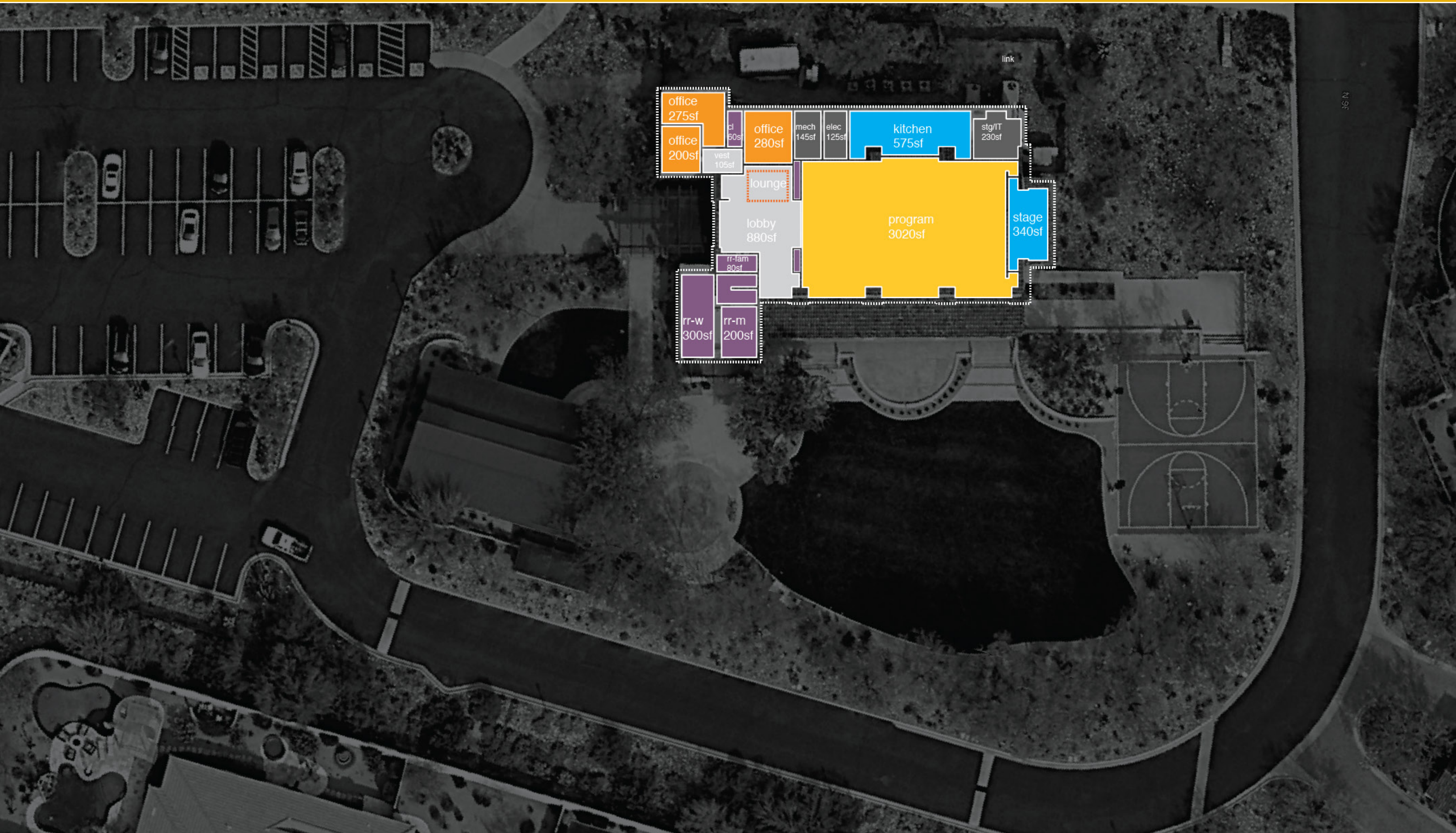
The Homestead: Future Phase



DC Ranch:

Desert Camp
The Homestead
Copper Ridge
Market Street

The Homestead: Current Conditions



The Homestead: Future Phase - New Community Services Bldg



Homestead: Future Phase - Costs

Renovation/Addition	Quantity	Low Unit	High Unit	Low Ext.	High Ext.
Lobby Renovation	1,000 sf	\$185	\$200	\$185,000	\$200,000
Lobby Expansion	1,000 sf	\$550	\$750	\$550,000	\$750,000
Stage / Back-of-House expansion	1,000 sf	\$550	\$750	\$550,000	\$750,000
New Community Services Building	10,000 sf	\$550	\$750	\$5,500,000	\$7,500,000

Interior Hard Costs - Subtotal

\$6,785,000\$9,200,000

Exterior	Quantity	Low Unit	High Unit	Low Ext.	High Ext.
Entry Plaza	2,500 sf	\$30	\$40	\$75,000	\$100,000
New Shade Structure	4,000 sf	\$100	\$120	\$400,000	\$480,000
Circulation link	800 sf	\$100	\$120	\$80,000	\$96,000
Event Lawn	18,600 sf	\$18	\$20	\$334,800	\$372,000

Exterior Hard Costs - Subtotal

\$889,800\$1,048,000

Soft Costs	Quantity	Unit	Cost
Site Furnishings	1 ls	\$100,000	\$100,000
FF&E	11,000 sf	\$20	\$220,000
Design & Permitting	10-12% construction cost		\$1,127,280

Soft Costs - Subtotal

\$1,352,900

Project Costs - total

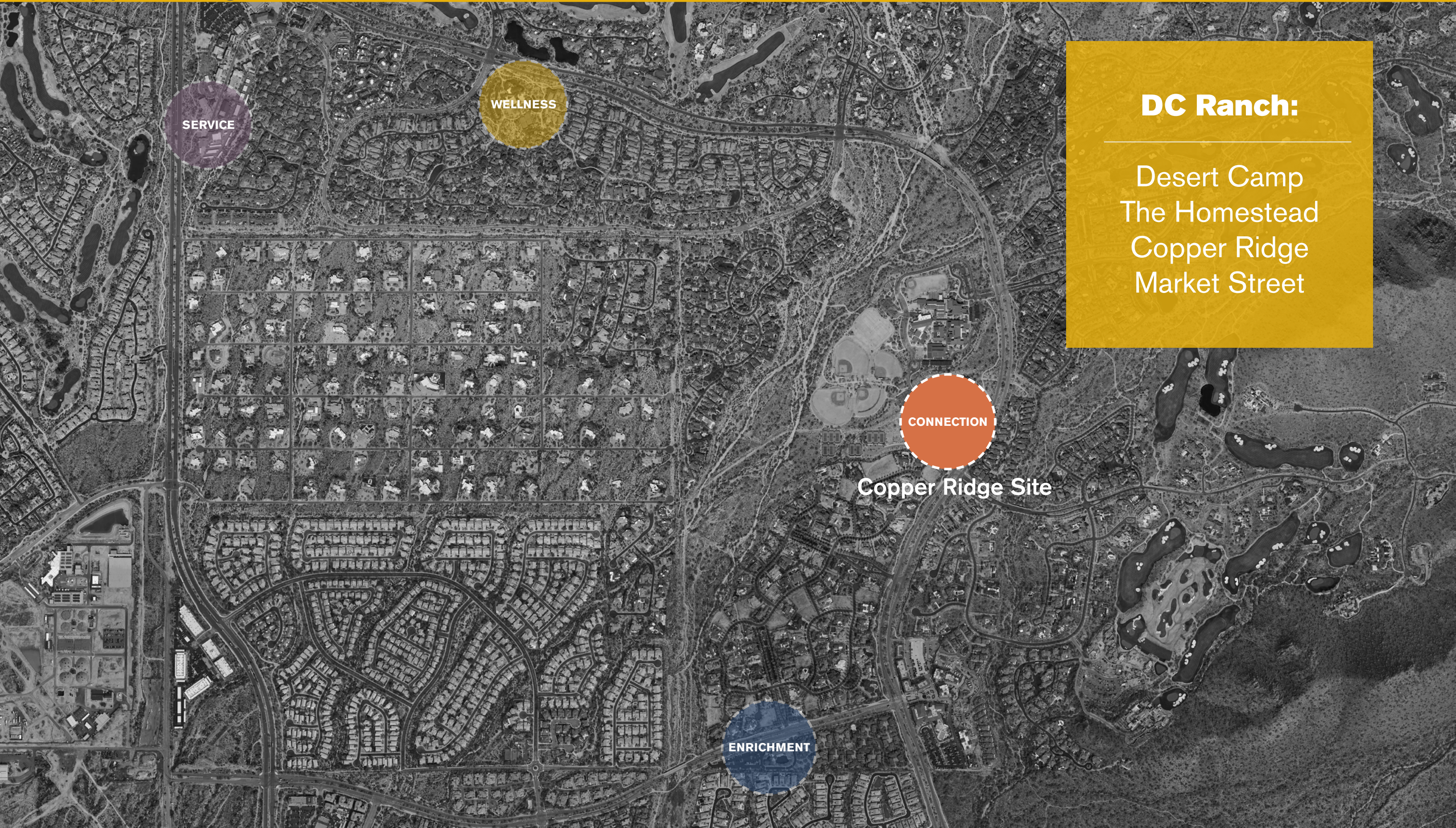
\$9,027,700\$11,600,900

Potential Additional Costs	Cost
Unknown Utilities + Infrastructure	\$325,000
Materials Testing	\$75,000

Potential Additional Costs

\$400,000

Copper Ridge: Future Phase



DC Ranch:

Desert Camp
The Homestead
Copper Ridge
Market Street

Copper Ridge: Future Phase - Event Pavilion



Amenities:

- Open / Shaded Event Pavilion
500+ people
4,000sf
- Enclosed Support
2,000sf
- Event Lawn
15,000sf
- Parking
~250 stalls

Copper Ridge: Future Phase - Event Pavilion



Copper Ridge: Future Phase - Costs

Pavilion	Quantity	Low Unit	High Unit	Low Ext.	High Ext.
New Pavilion (enclosed)	4,000 sf	\$275	\$350	\$1,100,000	\$1,400,000
New Pavilion (open)	2,000 sf	\$550	\$750	\$1,100,000	\$1,500,000
Pavilion Hard Costs - Subtotal				\$2,200,000	\$2,900,000
Outdoor	Quantity	Low Unit	High Unit	Low Ext.	High Ext.
Parking (~250 stalls)	75,000 sf	\$16	\$17	\$1,200,000	\$1,275,000
Event Lawn	15,000 sf	\$18	\$20	\$270,000	\$300,000
Outdoor Hard Costs - Subtotal				\$1,470,000	\$1,575,000
Soft Costs	Quantity	Unit		Cost	
Site Furnishings	1 ls	\$100,000		\$100,000	
FF&E	6000 sf	\$20		\$120,000	
Design & Permitting	10-12% construction cost			\$492,250	
Soft Costs - Subtotal				\$712,250	
Project Costs - total				\$4,382,250	\$5,187,250
Potential Additional Costs				Cost	
Unknown Utilities + Infrastructure				\$250,000	
Materials Testing				\$50,000	
Potential Additional Costs				\$300,000	

Preliminary budgetary numbers based on current market conditions and expectations for level of construction quality.

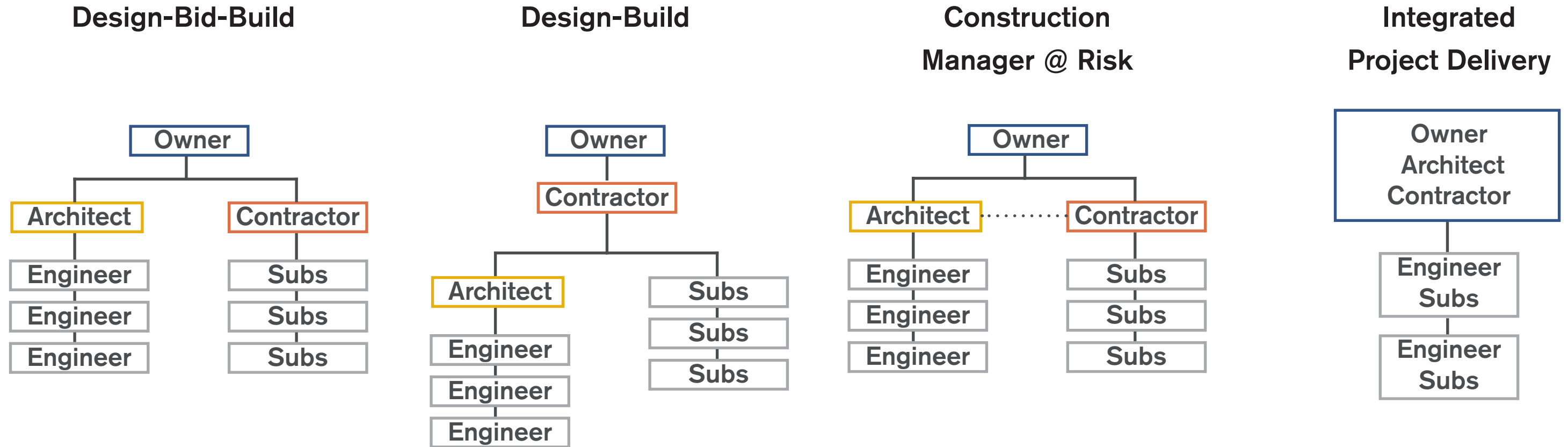
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Methods of Project Delivery - Organization



Key Factors Affecting Delivery Choice

- **Construction Cost** - *how soon do we need to price the project?*
- **Schedule** - *how soon do we need this building functional?*
- **Building Quality** - *what level of quality do our stakeholders expect?*
- **Project Scope** - *how do we need to define the project?*
- **Risk** - *who is responsible?*
- **Client Capabilities** - *how will our experience help manage this team?*

Project Delivery Methods

Design-Bid-Build

Most common delivery method. Owner holds seperate contracts with Architect and Contractor.
Works well with fairly straight-forward projects with limited budget but flexible schedules.

Primary Driver: Cost
Secondary Driver: Risk

Project Delivery in Phases



Advantages

- Linear sequence of work
- Well-defined roles / contracts

Disadvantages

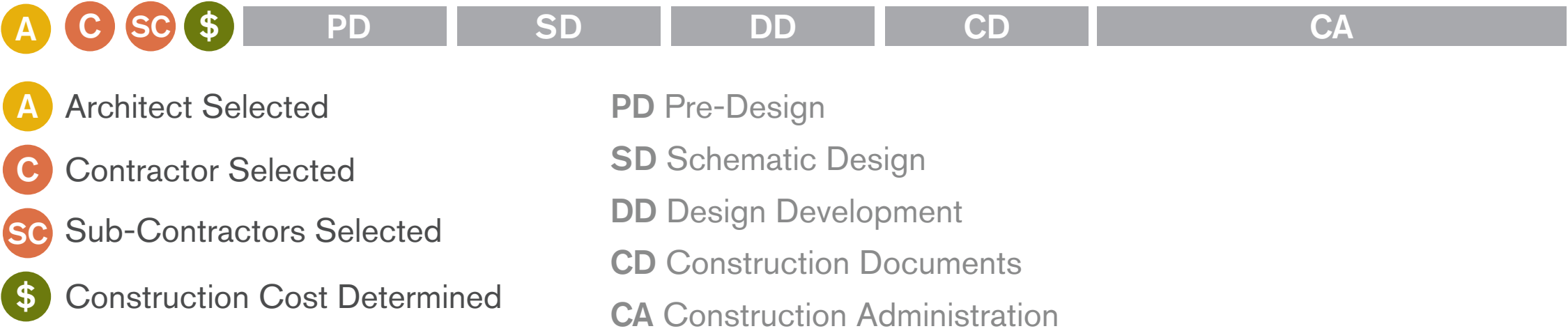
- Linear sequence leads to longer project schedule
- Contractor has no input in design
- Construction costs determined after design is fully complete

Project Delivery Methods

Design-Build

Owner holds single contract with Contractor. Architect serves as sub-consultant to Contractor.
Works well with straightforward projects with limited schedules and an established relationship between Architect + Contractor.
Primary Driver: Risk
Secondary Driver: Cost

Project Delivery in Phases



Advantages

- Single contract and point of responsibility
- Contractor has input during design
- Typically the fastest delivery method with significant cost control

Disadvantages

- Owner is pushed for early decisions and a well-defined project scope
- Requires well-established trust between Architect and Contractor
- Limited representation for owner’s interests

Project Delivery Methods

Construction Manager @ Risk (CM@R)

Owner holds separate contracts with Architect and Contractor. Contractor is hired early in design or before design begins. Works well with projects that require a concrete completion date and a fixed maximum price.

Primary Driver: Schedule
Secondary Drivers: Risk + Cost

Project Delivery in Phases



Advantages

- More control of project schedule
- Early Estimating & Establishment of GMP
- Contractor has input during design

Disadvantages

- Owner responsible for changes
- More “cooks in the kitchen” can slow process
- Contractors dual role of estimator can create conflict of interest

Project Delivery Methods

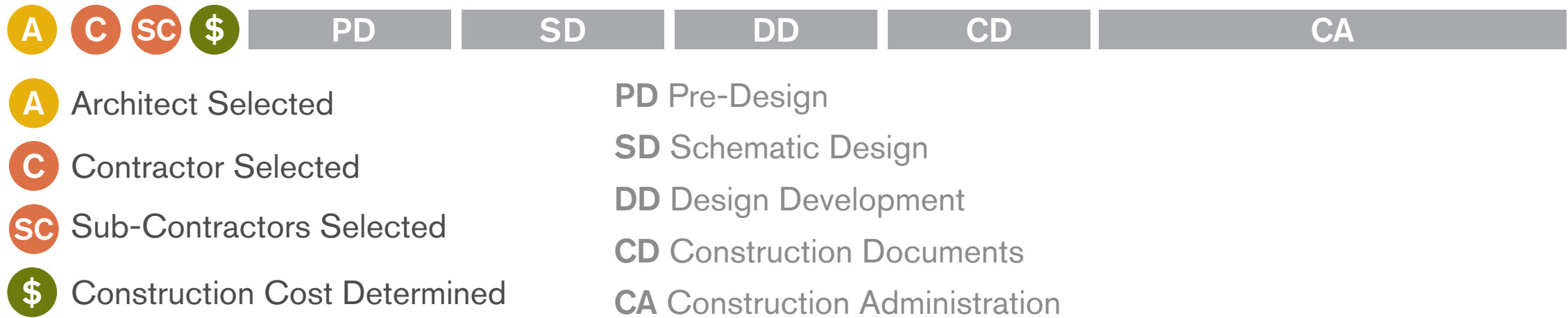
Integrated Project Delivery

Owner, Architect, and Contractor act as single firm with single contract between all parties. Relatively new and more collaborative delivery method. Works well with highly complex projects that require significant and constant coordination to meet tight schedules.

Primary Driver: Risk

Secondary Drivers: Cost + Quality + Schedule

Project Delivery in Phases



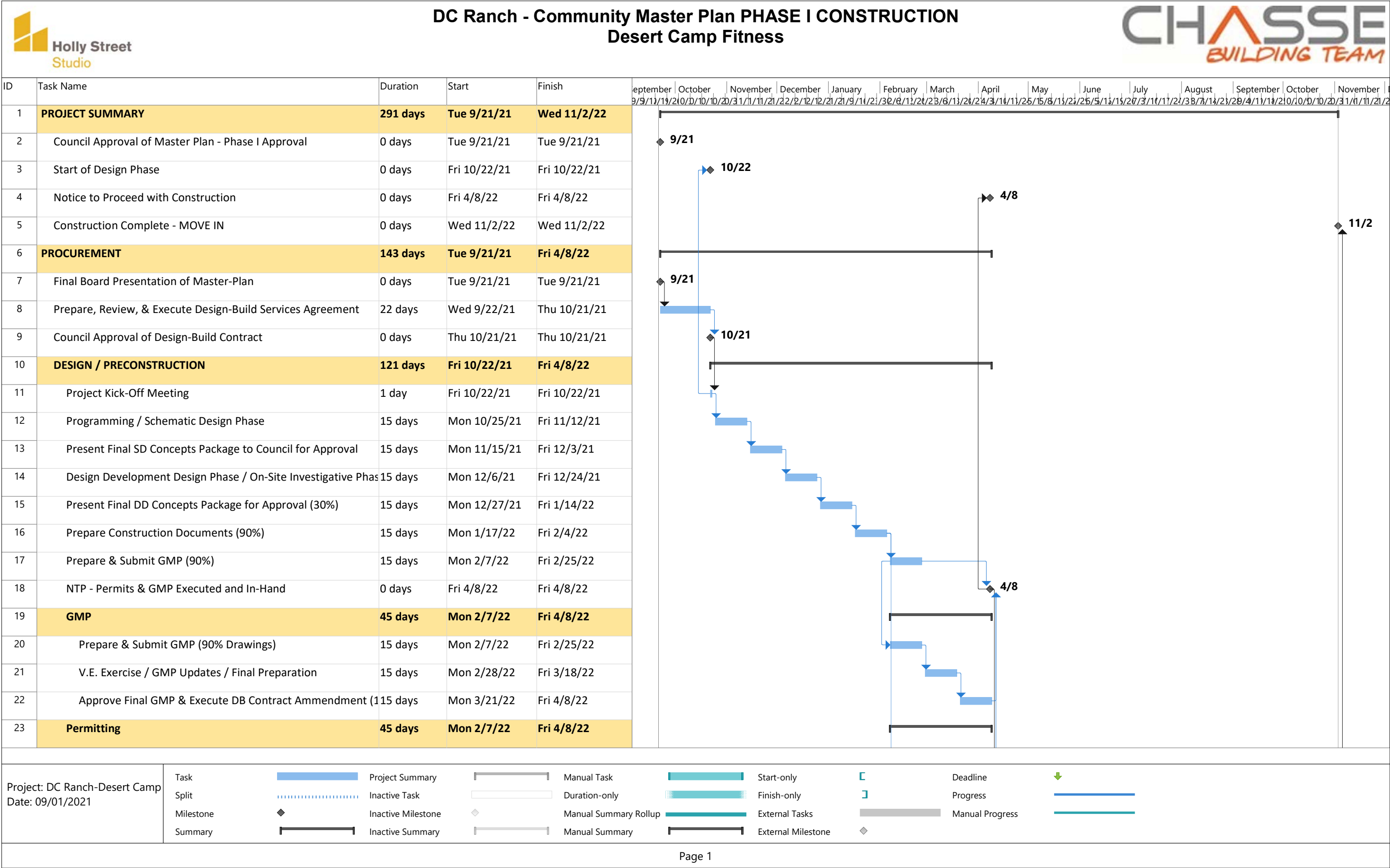
Advantages

- Owner, Architect, Contractor share equal risk
- Increased collaboration between all parties
- Overall project success benefits everyone

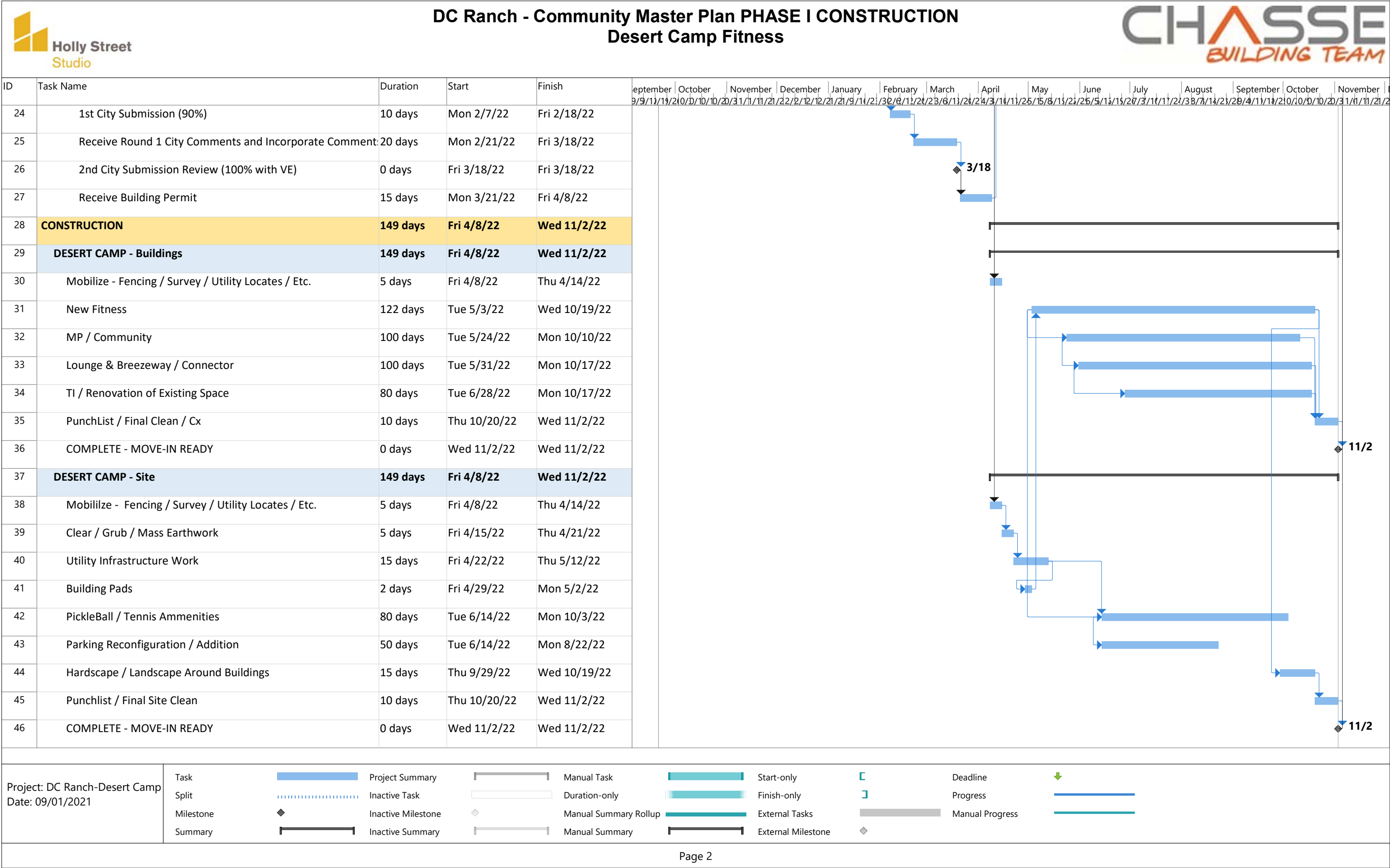
Disadvantages

- Highly dependent on collaborative technology (BIM and other software)
- Requires well-established trust between Owner, Architect, Contractor
- Significantly more demanding on personnel

Schedule



Schedule





THANK YOU!