



Desert Camp Site Improvement Project

FAQs

This document addresses common questions related to the Desert Camp Site Improvement Project. Please note that this information is subject to change as the project develops; updated information will be provided on DCRanch.com from time to time.

What is the Desert Camp Site Improvement Project (DCSIP)?

DCSIP is a community enhancement project to expand the Desert Camp Community Center, located at 9260 E. Desert Camp Drive. The project will double the size of the center and will include:

- Expanded space for fitness and weight-lifting equipment;
- A dedicated fitness studio to support a variety of classes, from yoga to dance (this frees up space at The Homestead for other purposes);
- Expanded access to exterior restrooms for pickleball and tennis players and walkers;
- Lounge space for interacting with friends and neighbors;
- Necessary storage and staging spots to support events, programs, and rentals;
- An expanded walking path around the center;
- Two additional tennis courts; and
- Demolition of the two existing pickleball courts and construction of four new courts.

Resident input drove the design, and the architects factored in lessons learned during the pandemic and their creative ideas and industry trends. The design maximizes available space, preserves existing unique characteristics, represents the DC Ranch aesthetic, integrates seamlessly into the environment and existing site, and will foster resident engagement and enjoyment now and well into the future. This is the first project out of the Master Plan.

What is the Master Plan?

The Master Plan addresses community capital needs in a sustainable, financially responsible, and thoughtful fashion. A master plan is essential to remaining a vibrant and relevant community that is prepared to serve current and future generations of residents. It identifies and plans for capital enhancement projects for DC Ranch as compiled by a Master Plan Committee (MPC) and approved by the Community Council Board of Directors (CCBOD). Per CCBOD approval in 2020, the priorities are a larger fitness facility, multi-use space, path and trail enhancements, and community services and maintenance space (maintenance space is being considered under a separate initiative). In addition to the four priorities, the committee established eight amenities for future consideration: sports courts,

game lawn, hot tub, overflow parking, dog park, Market Street Park refresh, studio/kitchen space, and card and club space. Renovation of the pools at Desert Camp Community Center may be considered in future phases. Many of the identified priorities are being addressed as part of the DCSIP.

Who was involved in the decision-making for the Master Plan?

The Master Plan Committee (MPC) included DC Ranch residents, Community Council team members and a CCBOD board member, who compiled resident feedback to create the master plan that was ultimately adopted by the CCBOD. The master plan will be updated over time.

How has resident feedback been included as part of DCSIP?

Community input drove the design for DCSIP in various ways: surveys, focus groups, representation on the MPC, informal discussions, and more. Significant data has been collected over the last several years that was reviewed and assessed by the MPC, staff, CCBOD, and the project team to determine and design the components of the project. In August 2022, focus groups were conducted with various stakeholders to review the design to facilitate alignment with the wants and needs of those that use the spaces under consideration.

How have residents been notified about this project?

In addition to focus groups, board meetings, and feedback sessions there have been multiple communication pieces shared via the monthly mailed newspaper (Ranch News), monthly email (Ranch RoundUp), weekly email (This Week on the Ranch), posters, dedicated email address masterplan@dcranchinc.com, [DCRanch.com/masterplan](https://dcranch.com/masterplan) and [DCRanch.com/DCSIP](https://dcranch.com/DCSIP). All board meetings include allocated time for resident comments as well as the dedicated feedback sessions.

For specifics, please see the summary of outreach, found on [DCRanch.com/DCSIP](https://dcranch.com/DCSIP).

What is the Open House, and how will resident comments from the open house be utilized?

An open house was conducted on Sept. 13, 2022 to share the schematic design with residents and to gather comments. Resident comment was compiled and submitted to the City of Scottsdale for their consideration during the project review process. Comments were also reviewed by the DC Ranch project team (which includes the design-build team, CCBOD representatives and team members). Several resident suggestions were considered for incorporation into the design; others will be deferred for future consideration either because it was not contemplated in this phase, because the budget cannot accommodate it, or due to impact on nearby residences.

Who is the architect/contractor?

On March 24, 2022, the CCBOD authorized approval of a design-build contract for DCSIP with Haydon Building Co after a rigorous request for qualifications (RFQ) selection process. Over the past few months, DC Ranch team members and designated CCBOD members worked with Haydon and their design partner, Architekton, and a wide range of subcontractors including HVAC, landscape, interiors, structural engineers, to design a thoughtfully conceived, functional, economical and aesthetically pleasing project.

What is the design-build process?

Community Council contracted with Haydon Building Corporation and Architekton, through a design-build approach intended to foster collaboration, enhance accountability through a single point of contact, result in faster delivery, and result in lower costs because the builder is on hand to weigh in on design decisions throughout the process. The first phase of the project includes design, permitting, cost

estimating, and bidding to develop a guaranteed maximum price. Phase II, which will begin in Q2 of 2023, includes construction.

How is the Desert Camp Site Improvement Project funded?

Planning, design and construction of DCSIP are funded through capital funds as designated by the CCBOD. The Council's capital fund has historically been funded through a modest monthly transfer from the operating fund in accordance with the annual operating budget. The fund also receives additional transfers from the operating fund when excess cash is available. When a property sells in DC Ranch, ½ of 1% of the sales price is paid to the Council in the form of a benefit fee. Strong home sales over the past several years have resulted in benefit fees that exceeded the budgeted amount, enabling the Council to transfer those excess moneys into the capital fund (see [financial reports](#) on DCRanch.com for more information). However, benefit fees are on the decline as the housing market slows.

All increased operating costs and reserve contributions related to DCSIP will be funded through the DC Ranch Community Council's operating budget, which is supported by property assessments, benefit fees, and program and event revenues.

The contract with Haydon Building Corp. for the first phase of the project (design, permitting, bidding) is \$838,270. The contractor is updating the estimated project cost for the second phase (construction) in September 2022. Initial projections were between \$8M and \$9M but this could be impacted by design changes and inflation.

Do you have enough funds to pay for the project?

The Community Council currently has \$7M set aside for DCSIP. However, this will not be sufficient to fully fund this phase of the project. In lieu of a special assessment, the CCBOD may consider obtaining a loan for the project, which would be paid off via the operating fund. Funding will be needed from assessments to pay any increased operating costs.

Residents already have fitness options via other fitness gyms and the golf clubs – why expand?

Those entities are all private in nature. The Community Council, however, serves ALL DC Ranch property owners. Property owners pay assessments that, in part, contribute to the operation of the community centers; therefore, the centers are designed to serve all residents. It is imperative that resident needs are met, now and into the future.

How did you determine the size of the fitness center and studio?

The project team benchmarked against other communities and fitness centers and consulted with fitness center experts to determine the space needed per person in accordance with best practices, center use, and population size. We also considered use statistics for both community centers.

Why would we have to go through the vestibule to get between the fitness center and studio? Will the studio be open for drop in use when classes are not in session?

Several residents requested access between the fitness center and studio rather than having to access the studio via the vestibule. The design-team evaluated this option and determined to not add the direct access for several reasons which include: compromising the sound integrity and buffering between the two spaces, reduction in usable wall space for both areas, potential disruption by having an additional access point, and the proximity of the vestibule access already provided.

Will there be additional pickleball or tennis courts?

Several residents have asked for additional courts, particularly for pickleball. The current project budget cannot accommodate additional scope. However, this will be considered in future phases.

Why isn't what I suggested incorporated into the project?

As noted above, not all resident requests/suggestions can be incorporated into the project design. This could be due to one of several factors: 1) The change was not part of the initial scope of spaces to be renovated or added. For example, there will not be changes to the small kitchenette area at Desert Camp at this time. 2) The change may result in cost escalation that the project cannot accommodate (such as additional pickleball courts or a sauna/steam room). 3) The change could have a potentially negative impact on the surrounding neighborhood (such as hitting wall at the tennis courts).

Will enhancements at Desert Camp Community Center impact views from courts and other locations on the site? How about sound and visual impacts on the surrounding neighborhoods?

The plans were designed to preserve as many of the views from the site as possible. In some cases, views were impacted or shifted to different uses. See the plans for more details.

The project team consulted with an acoustician to look at sound buffering solutions both interior to the building and at the pickleball courts. Sound mitigation measures for pickleball will be considered during the construction phase of the project. The architects created renderings to show the view of the new tennis courts from the adjoining street and residential homes. While expansion of the tennis courts was considered in the initial design for the site when it was originally constructed, the project team is sensitive to the impact on nearby neighborhoods and are pursuing measures to integrate the addition onto the site as thoughtfully as possible.

Is there enough parking available if a larger fitness center is added at Desert Camp?

No additional parking is required by the City of Scottsdale. There is room to accommodate additional parking in a future phase if need warrants.

How will you decide what equipment to include in the fitness center?

The design-team is working with a professional fitness consultant who will advise on placement and type of fitness equipment, taking into consideration resident input gathered at the open house and at focus group sessions, as well as staff recommendations. We will strive to have a variety of equipment options that appeal to a variety of residents, ranging from cardio machines to weights.

Will the facility be open during construction?

While phasing the project was desired, it resulted in additional costs and extended site disruption and therefore the project will be completed in one phase. Programs and events will be moved to The Homestead Community Center.

Will there still be open space available at Desert Camp?

The east event lawn and north patio will remain as green space for activities, programs, events, casual games and resident enjoyment.

What types of activities and programming will take place at Desert Camp?

Desert Camp will continue to foster health, wellness, and connectedness; it will host several different activities including fitness classes, clubs, small meetings, rentals, and drop in use. This project will allow dedicated space for these activities, reduce competition for in-demand space, minimize set up and tear down for multiple uses, and free up space at other centers for other uses (such as meeting and learning space at The Homestead).

Will there be changes at The Homestead Community Center?

The Master Plan contemplates that, in the future when additional funding is available, The Homestead could become the enrichment center where the Community Council hosts programs and activities related to arts and education, The Playhouse, larger community events, lifelong learning, and more.

During construction, most activities normally housed at Desert Camp Community Center will move to The Homestead. Once DCSIP is complete, The Homestead will revert to meeting, program, and event space.

Where do I find more (and the latest) information about the Desert Camp Site Improvement Project?

Go to DCRanch.com/DCSIP for the latest news.

How do I share my opinion?

Go to DCRanch.com/DCSIP for the latest information. While comments are no longer being considered as part of the design development, you can still submit remarks via [email](#). The project team may not be able to respond to every email, but all feedback will be reviewed.