

The Anne Report: RCSC [Board Policy 24](#) paragraphs 9 and 10 require all projects that are funded by the PIF must be over \$300,000 and cannot be used for maintenance. So, why are the Sun Bowl and the Sun Bowl ballpark projects being funded with PIF funds but are each under that threshold and appear to be maintenance projects? Also, the RCSC admits to spending \$6 million on North Golf Course, but where is the membership vote required by [RCSC Articles of Incorporation Article X](#)? And how much is the Marinette Pickelball Project going to cost? The projected cost for that project is not mentioned, as is the plan to eliminate two amenities, miniature golf and horseshoes.

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Workers dig a trench as part of the total renovation of Bell Recreation Center, 16820 N. 99th Ave., lawn bowl greens. It is one of several major construction and renovation projects at various Recreation Centers of Sun City facilities this year.

Summer of construction

Bell shop, South golf building most costly projects

By Rusty Bradshaw

Independent Newspapers

Sun City residents might be calling this construction summer with all the Recreation Centers of Sun City renovation and rebuilding projects this year.

A number of major projects were completed in the first half of the year, mostly expansion or renovation efforts. One of the biggest was expansion of the Bell Center woods and metal shop. Other major projects in the first six months of 2013 included solar projects at all recreation centers and some golf courses, the Sun Bowl ballfield, the South Golf Course maintenance building, lawn bowl greens at Bell and the Sun Bowl amphitheater.

Dave Shiffman, Bell Metals Club president, said the Bell shop expansion was

necessary because of increased club membership.

“We’ve been working on this for 20 years,” he said. “We have added about 100 new members in the last year.”

The South maintenance building is being rebuilt after it was destroyed by fire in 2012. Renovations at the ballfield, amphitheater and Bell lawn bowl greens were necessary to address aging facilities, according to monthly reports by Jim Wellman, RCSC assistant general manager.

Expected to cost \$600,000, the South building is the most expensive project for 2013. The Bell shop expansion, which was completed in June, carried a cost of \$540,288. The South, 11000 N. 103rd Ave., maintenance building is funded

through insurance and some Preservation and Improvement Fund monies, while the shop expansion was funded entirely from the PIF. The PIF is built from a \$3,000 fee paid whenever a Sun City home is purchased or transferred. The PIF takes in about \$400,000 monthly.

Two other projects are slated to get underway before the end of the year, although no schedule has yet been established, according to Joelyn Higgins, RCSC communications coordinator. Pickleball courts at Mountain View Recreation Center, 9749 N. 107th Ave., will be expanded. See **RCSC — Page 6**

and new pool lighting installed, and North Golf Course, 12650 N. 107th Ave., will undergo a complete renovation. The anticipated costs for the Mountain View projects have not been fully determined. The golf course renovation is estimated to cost about \$6 million. The Pickleball court expansion will be paid from the general fund, while the golf course renovation will be PIF funded.

RCSC officials are also planning a major renovation at Marinette Recreation Center, 9860 W. Union Hills Drive. While prelim-

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nary plans are complete for that project, it will not commence until 2014, according to Ms. Higgins. Drawings of the planned renovation are on display at several locations in the community, including Marinette; Bell Recreation Center, 16820 N. 99th Ave.; Sundial Recreation Center, 14801 N. 103rd Ave.; Lakeview Recreation Center, 10626 W. Thunderbird Blvd.; and Fairway Recreation Center, 10600 W. Peoria Ave.

Work on parking shades to hold photo voltaic electricity producing solar panels began at all recreation centers at the beginning of the year. The installation came at no cost to RCSC, but the corporation will lease the system and have an opportunity to purchase it outright in the future. Excess power produced by the system is put back on the grid and RCSC receives credit from APS for it.

Systems at Marinette and Oakmont, 10725 W. Oakmont Drive, recreation centers; the Quail Run, 9774 W. Alabama Ave., maintenance facility; Lakes, 10433 W. Talisman Road, pro shop; and Willowbrook/ Willowcreek, 10600 N. Boswell Blvd., maintenance facility were online

and producing electricity in June, according to Mr. Wellman. Bell, Sundial and Lakeview centers were expected to be online by the end of July, he added.

“Lakeview center will be the last to come online due to APS transformer and entrance equipment replacement and relocations,” Mr. Wellman stated in his June report.

The Sun Bowl ballfield project was in the final stages at the end of June with leveling in preparation for Bermuda grass sprigging, according to Mr. Wellman. The cost for this PIF-funding effort is \$200,848. The Sun Bowl, 10220 N. 107th Ave., amphitheater project includes a new irrigation system, smoothing grass seating areas, overseeding Bermuda grass, adding walkway bollard post lights, new handrails and a new driveway for food trucks, according to Mr. Wellman. The cost, also from the PIF, is \$245,883.

The Bell lawn bowl greens are getting a complete renovation, thanks to the generosity of a resident donation, which will cover most of the \$484,308 cost, according to Ms. Higgins.