

Planning Options

Rossmoor Clubhouse Improvements



Previous Locations Evaluated

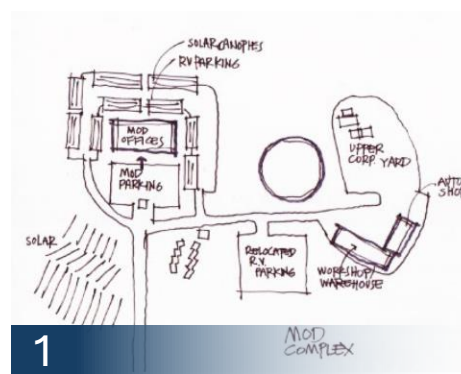


Today

- Previous Studies
- Review Options for Public Open House
- Possible Funding
- Overall Schedule
- Next Steps

Previous Locations Evaluated

1. 800 Rockview: Shop moves to the upper RV lot, reconfigured admin building
2. 1220 Rossmoor Parkway Renovation
3. 1200 Rossmoor Parkway Study
4. 800 Rockview: 2-Floor Option
5. 800 Rockview: Admin building at upper employee parking lot
6. 800 Rockview: Admin at far RV lot
7. 800 Rockview: Replacement/renovation of existing building in place
8. Gateway options



1



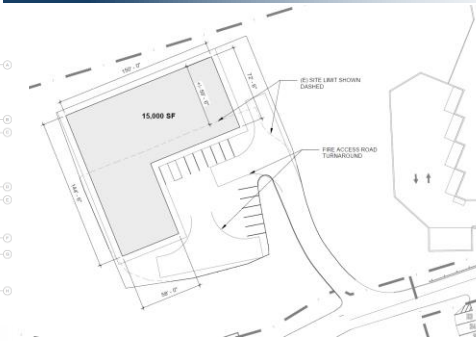
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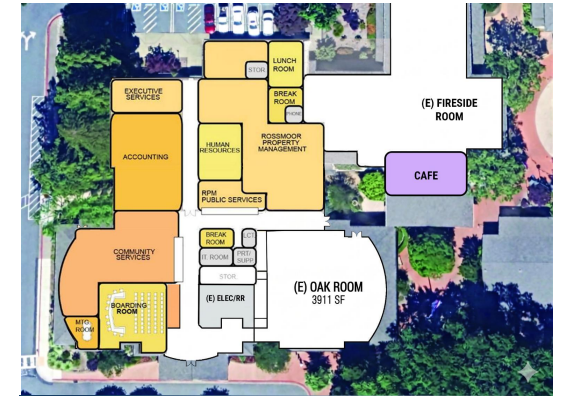
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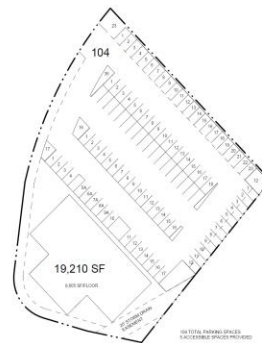
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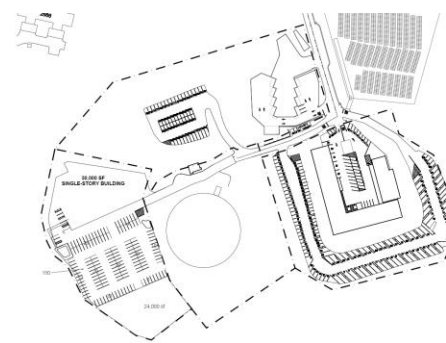
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Schedule

DEVELOPMENT

IMPLEMENTATION

PLANNING

- Project Assessment
- Site Selection
- Scoping
- **Conceptual Design**
- **Project Master Plan**

PLANNING Focus: Define Scope & Project Master Plan for all Facilities

DESIGN | REVIEW

- Design Schematics
- Engineering Schematics
- Plan Check Process
- Permitting

DESIGN
Focus: Engineering & Permits for Sequential Execution

CONSTRUCTION

- Project Bidding
- Award
- Construction

CONSTRUCTION
Focus: Award, Mobilize & Phased Build

You are here!

Compliance (Ensuring Local & State Guidelines)

Community Engagement (Open Forums & Ongoing Feedback Loop)

OPTION 1

800 ROCKVIEW

RENOVATION/REPLACE
12,500 SF OFFICE AT CURRENT
LOCATION

GATEWAY

RENOVATION:
ACCESSIBILITY
NEW CAFE
NEW MPR'S

DOLLAR

REMODEL:
NEW CAFE
NEW BOARD ROOM

All Options

Dollar Improvements

- New Elevator
- Updated Restrooms
- New Cafe
- New Meeting Rooms



Dollar Parking

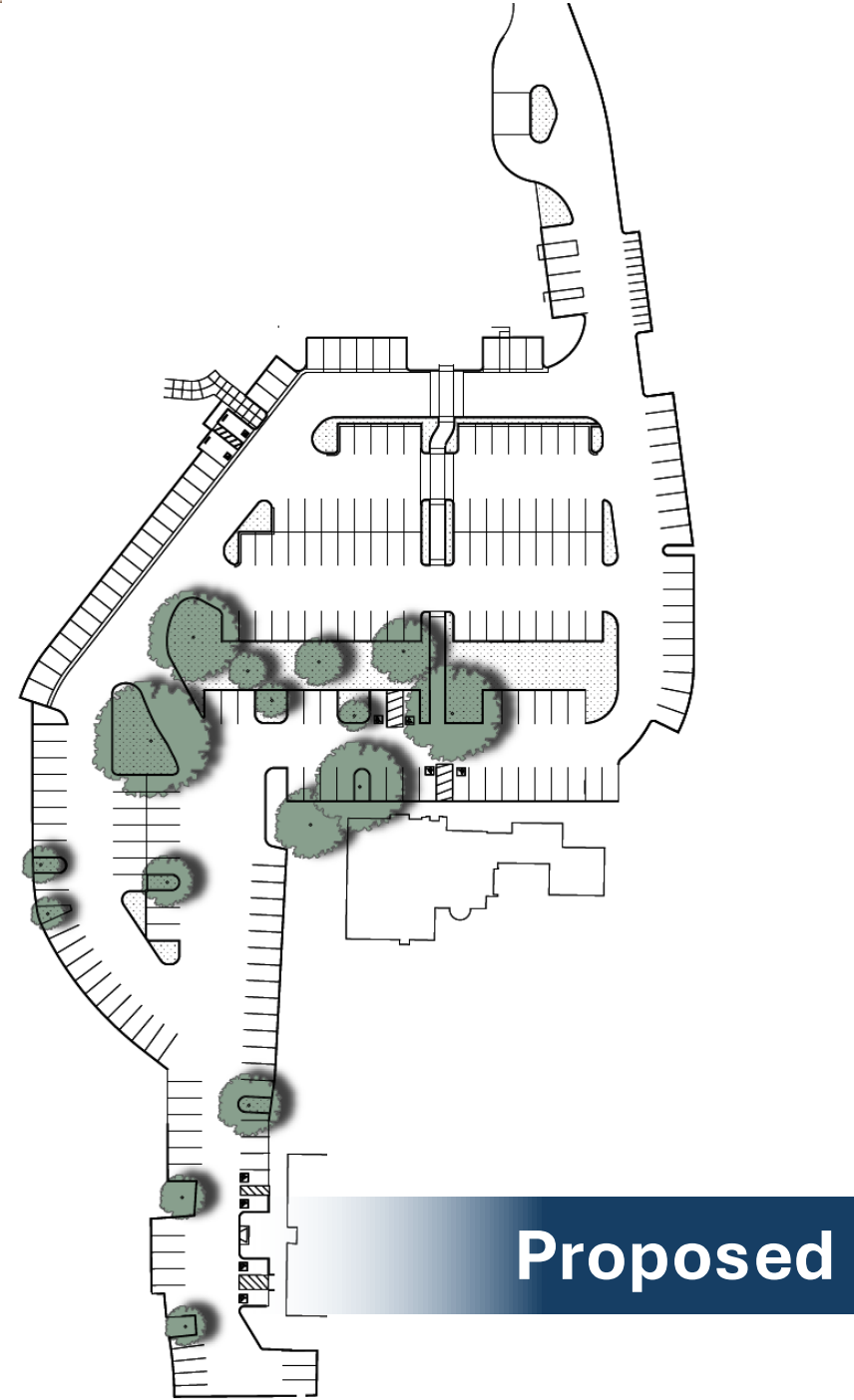
Existing Lot: 178 Spaces



New spaces: 57 Spaces



Total spaces: 235 Spaces



New Operations Building



KEY BENEFITS OF KEEPING IT IN PLACE

- Familiar & Established
- Purpose-Built Facility
- Operational Proximity
- Long-Term Asset
- Continuity of Location
- Dedicated Administrative Function

KEY CONSIDERATIONS FOR MOVING IT

- Improved Resident Experience
- Safety & Environment
- Operational Efficiency (Front-of-House)
- Better Use of Space & Resources
- Alignment with Long-Term Vision
- Long-Term Value vs. Site Constraints

OPTION 1



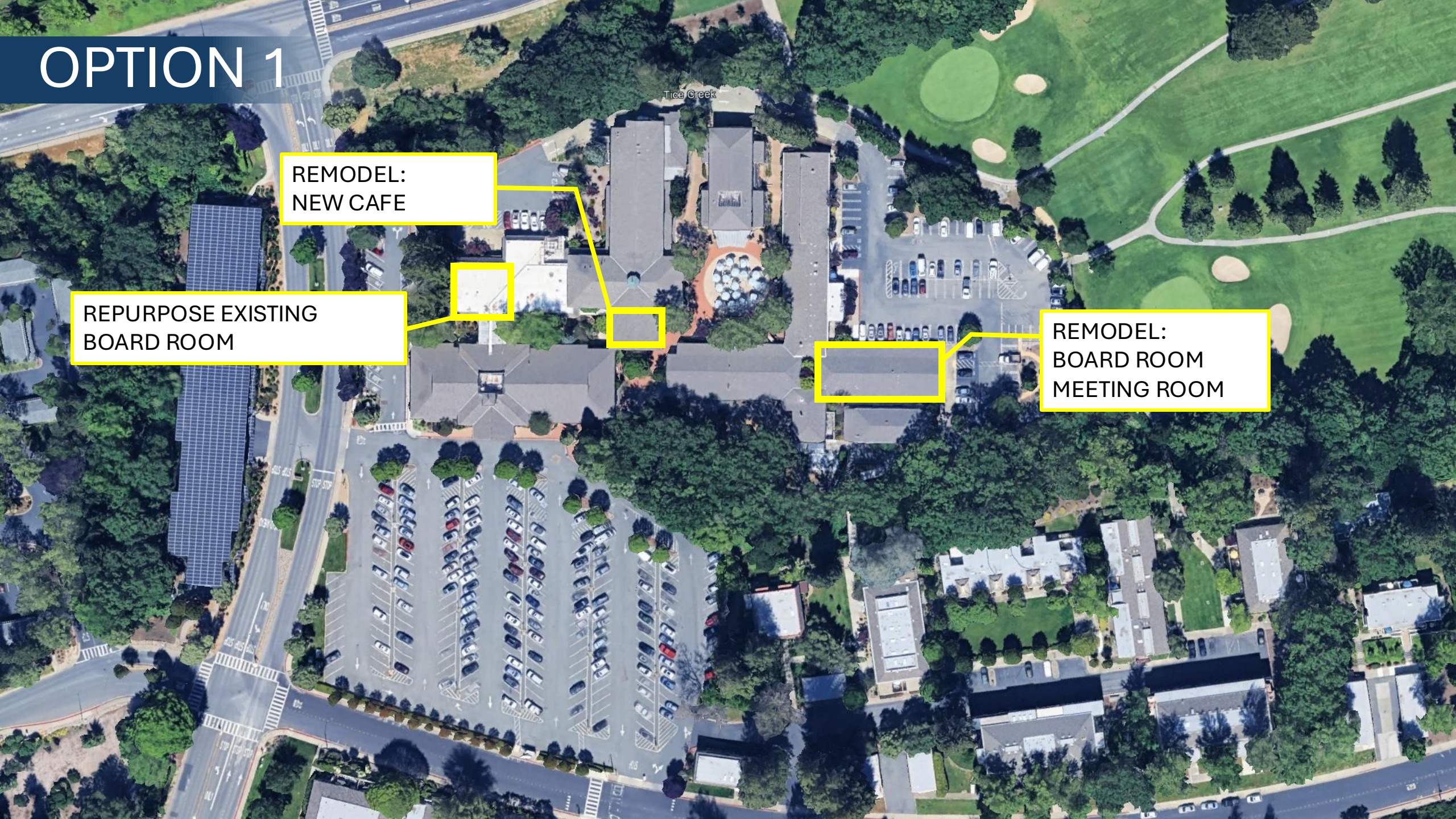
New Operations Building Concept

OPTION 1

REMODEL:
NEW CAFE

REPURPOSE EXISTING
BOARD ROOM

REMODEL:
BOARD ROOM
MEETING ROOM

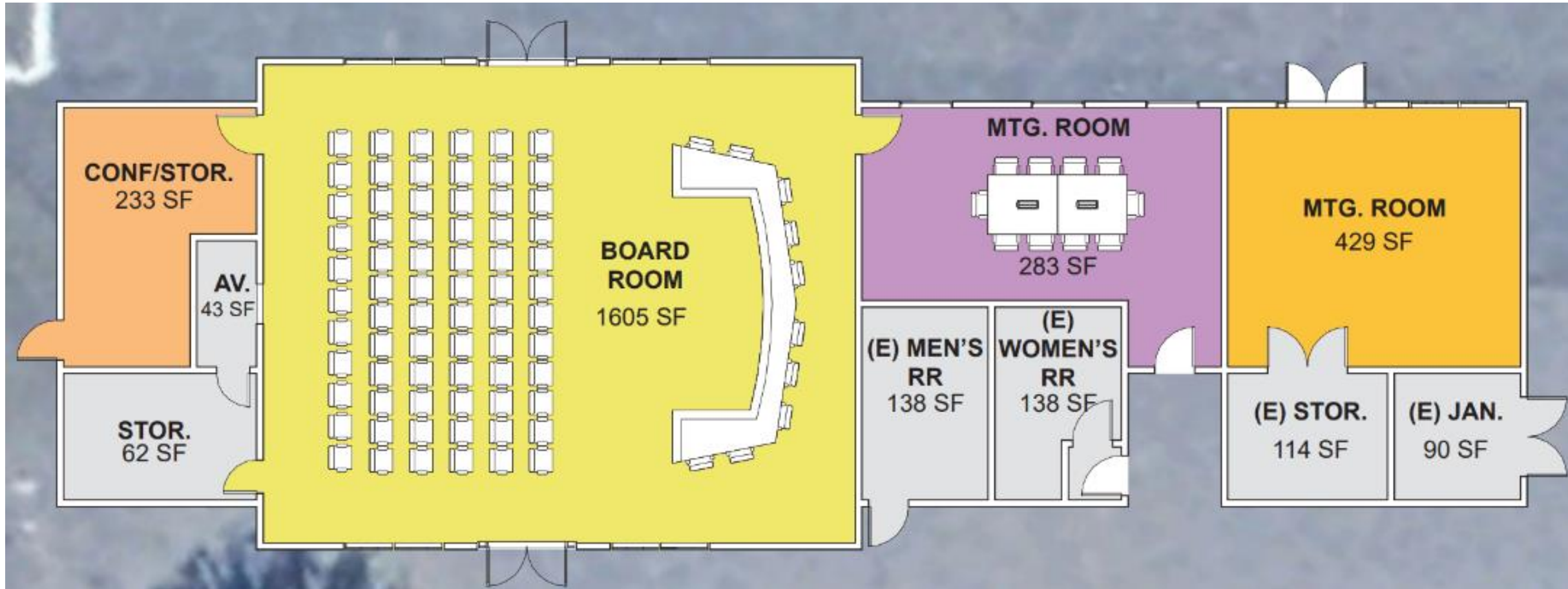


OPTION 1



Fireside Café Concept

OPTION 1



Proposed MPR Building Renovation As Meeting Center

OPTION 1



New Board Room Concept

OPTION 2

GATEWAY

RENOVATION:
ACCESSIBILITY
NEW CAFE
NEW MPR'S

DOLLAR

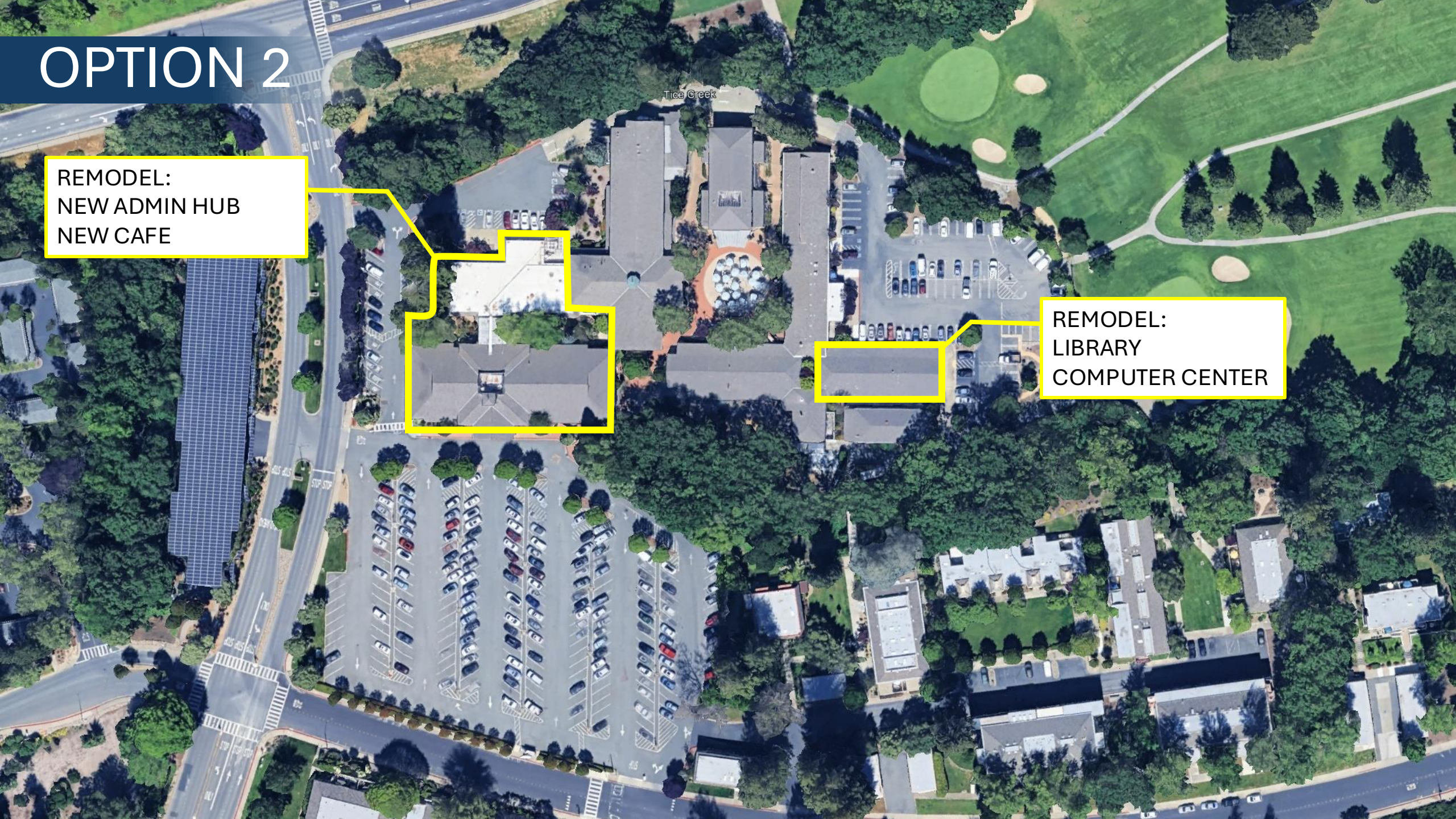
REMODEL:
GATEWAY AS A RESIDENT HUB
NEW LIBRARY AND COMPUTER CENTER



OPTION 2

REMODEL:
NEW ADMIN HUB
NEW CAFE

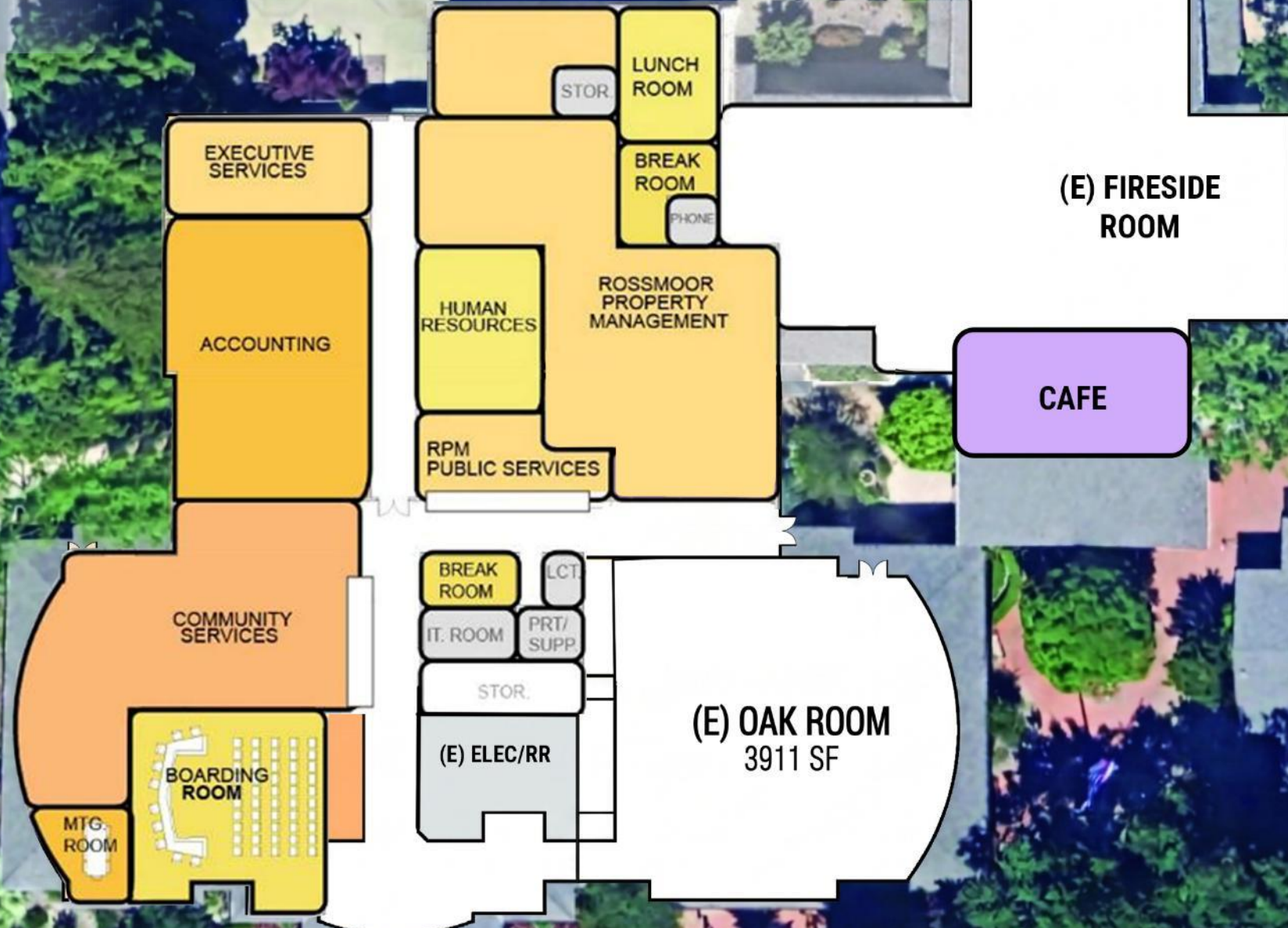
REMODEL:
LIBRARY
COMPUTER CENTER



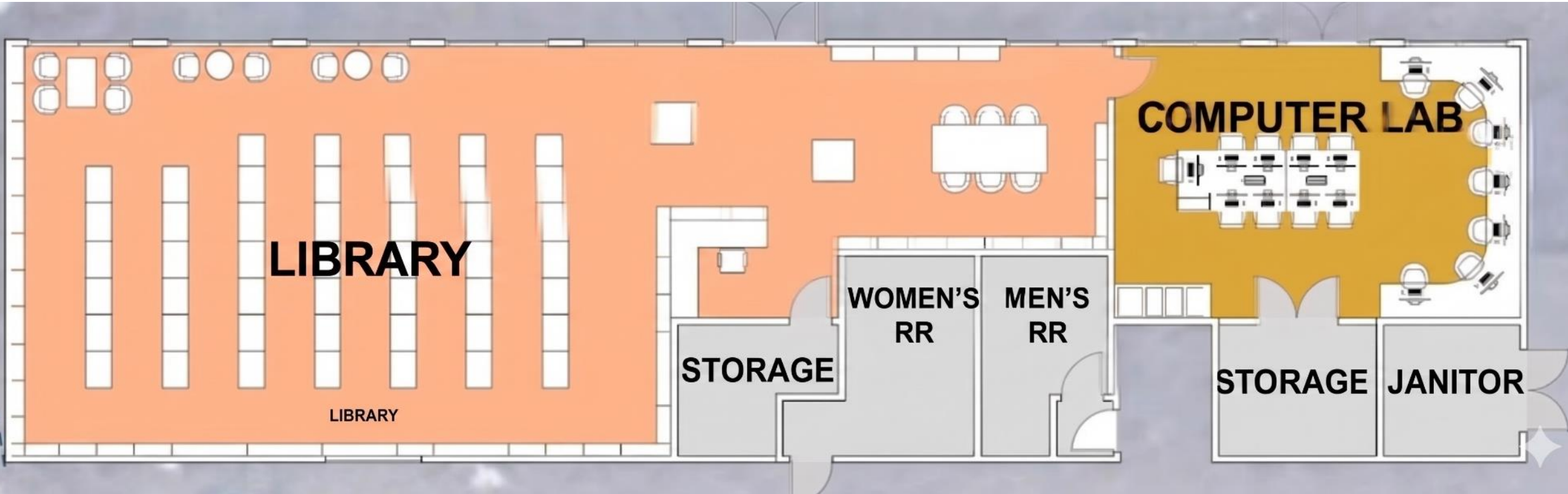
EXISTING PROGRAM



OPTION 2



OPTION 2



Proposed MPR Building Renovation As Library and Computer Lab

OPTION 2



New Library in MPR Building Concept

OPTION 2



New Library and Computer Center Concept

Gateway Parking



Existing

Existing Lot
226 Spaces

+

New spaces
34 Spaces

Total spaces: 260 Spaces



Proposed

OPTION 3

GATEWAY

RENOVATION:
ACCESSIBILITY
NEW CAFE
NEW MPR'S

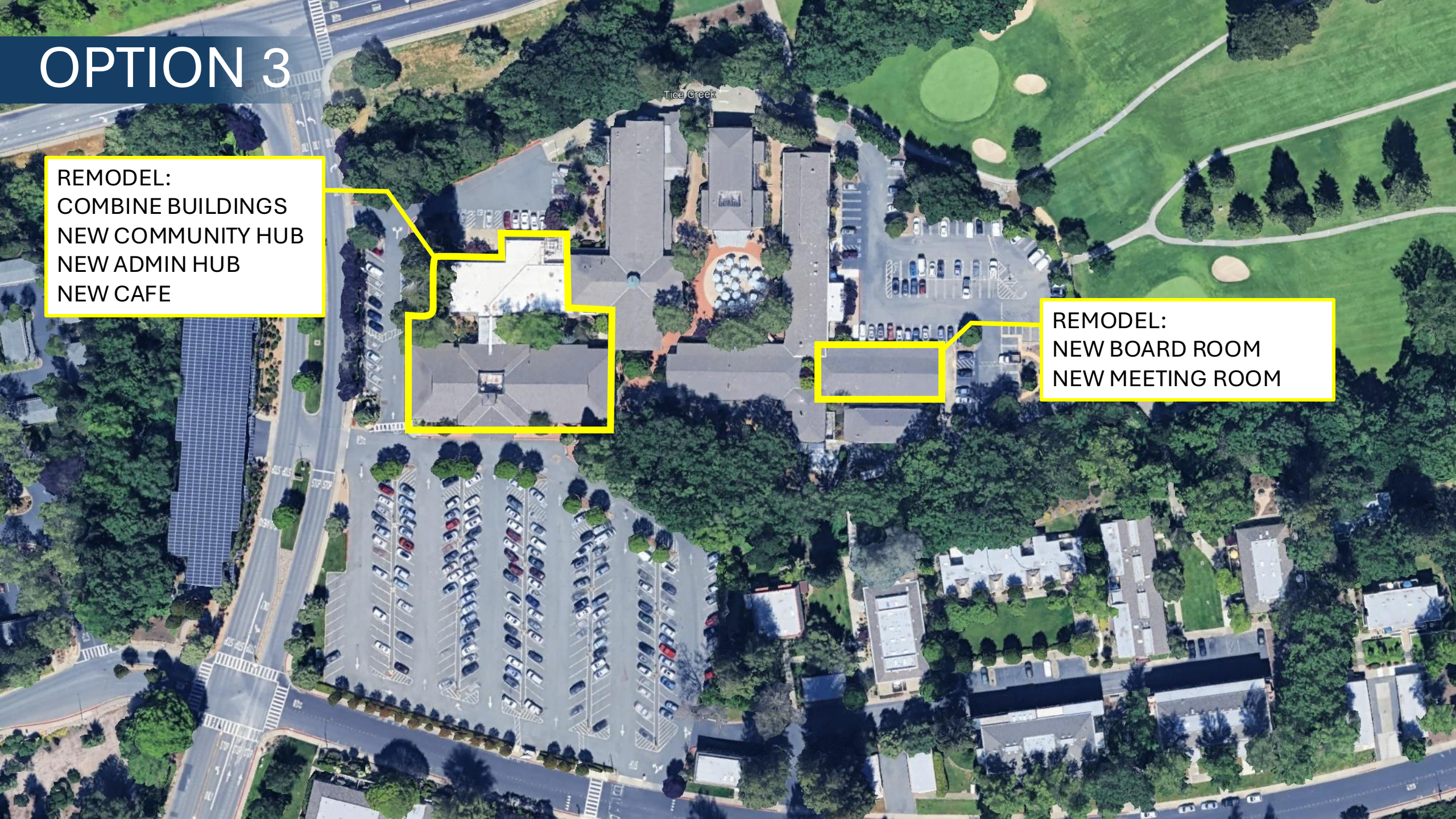
DOLLAR

REMODEL:
GATEWAY AS A RESIDENT HUB
NEW MEETING CENTER

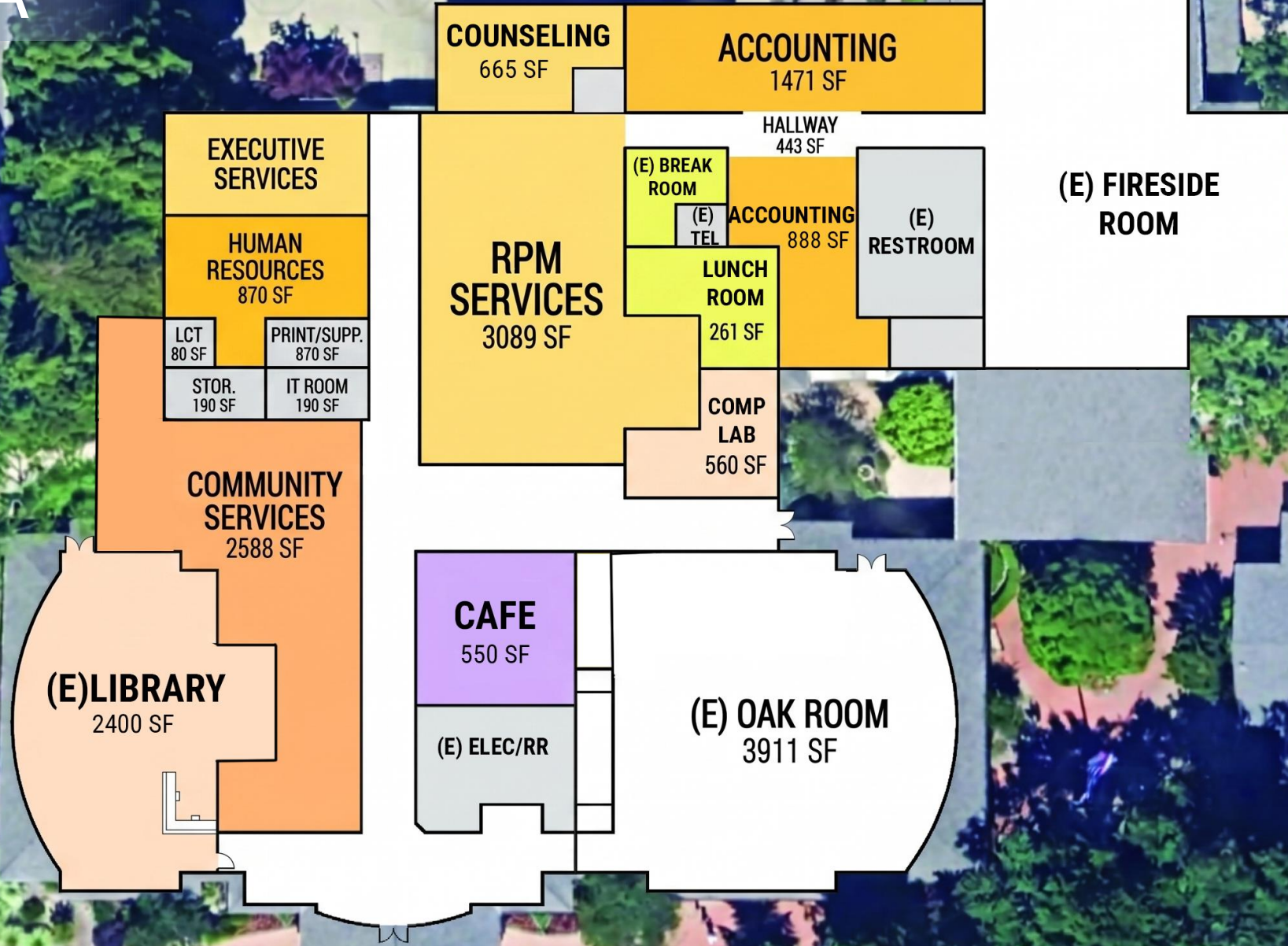
OPTION 3

REMODEL:
COMBINE BUILDINGS
NEW COMMUNITY HUB
NEW ADMIN HUB
NEW CAFE

REMODEL:
NEW BOARD ROOM
NEW MEETING ROOM



OPTION 3A



OPTION 3



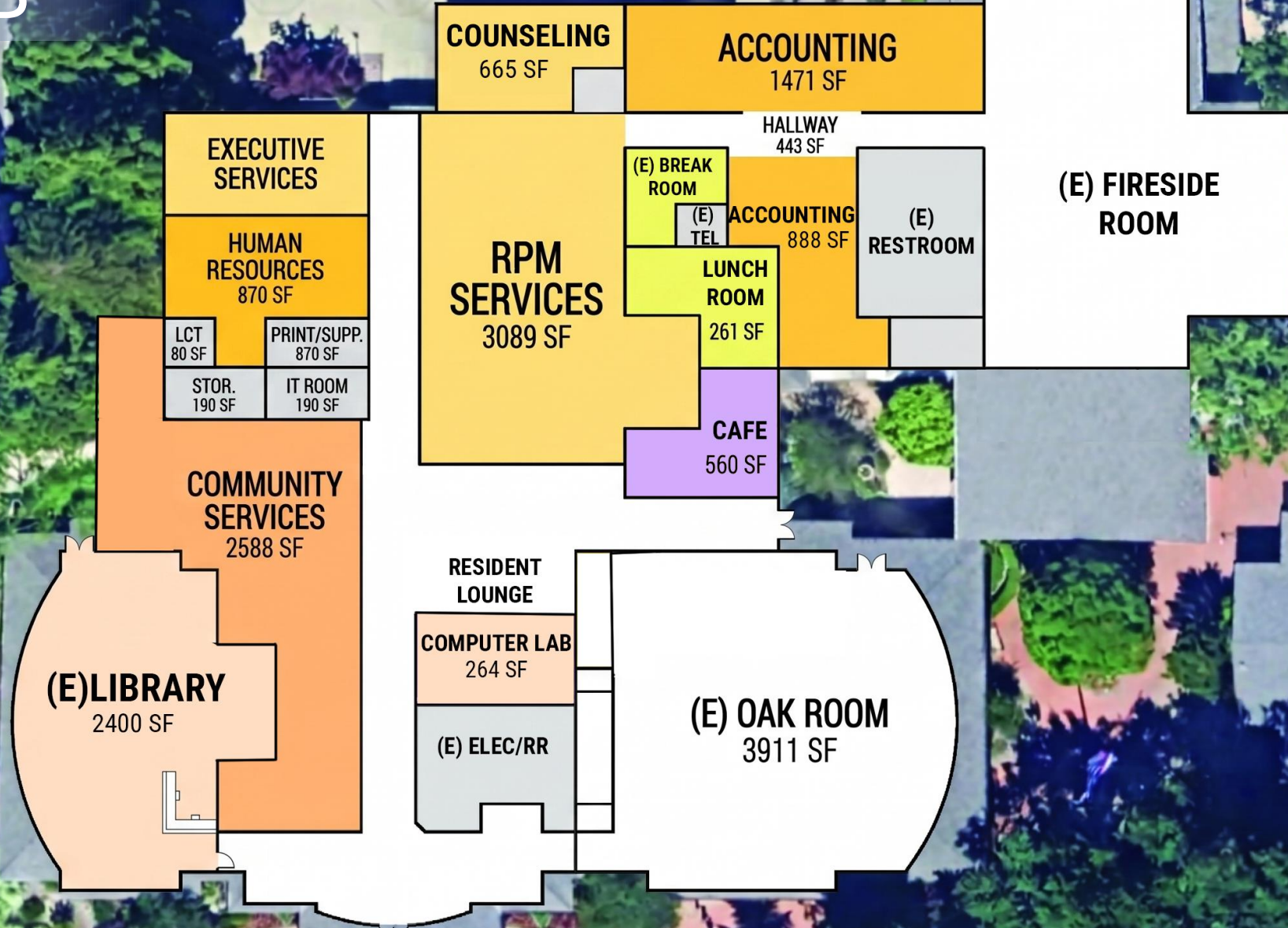
New Community Hub Concept

OPTION 3A



New Gateway Café Concept: Central Location

OPTION 3B



OPTION 3B



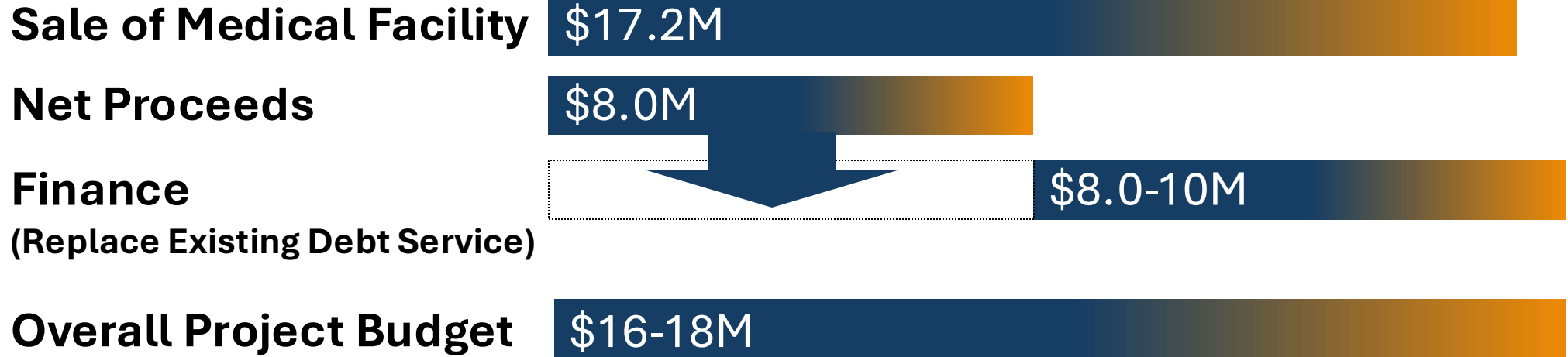
New Gateway Café Concept: Patio Location

OPTION 3B



New Gateway Community Hub

Funding Approach



Option 1: MOD remains; new board room and café at Gateway

Option 2: Gateway as a resident hub; new library and computer center

Option 3: Gateway as a resident hub, new board room and meeting center

Additional Considerations

- Completion of projects:
 - Does not impact the capital fund
 - Does not limit ability to complete future projects
 - Does not cost the community through higher coupon payments.
- Lease of a portion of existing MOD building 5,000 sf +/-
- Lower maintenance cost, reduced utility costs, gain of efficiencies in front desk services