

July 22, 2003

Mr. Dick Sovde
Ms. Carol Chapman
Recreational Amenities Committee (RAC)
Sun City Anthem

Re: Final Amenities Request, Dated June 15th, 2003

Dear Dick and Carol:

Del Webb has received and carefully considered the requests outlined in your letter dated June 15th, 2003. The members of the Del Webb amenities planning team are appreciative of the difficult process the RAC has undergone to determine the space allocations, uses, and priorities of the recommended program.

We accept your recommendations with the following qualifications:

- a.) We assume the intent of meeting with the clubs is to best plan the spaces devoted to specific uses, such as billiards or sewing.
- b.) While our commitment and backing of a co-generation energy system remains strong, the final feasibility analysis will determine whether the system is viable. We intend to do our best to incorporate a co-generation energy system.

As you are aware, the dedicated space for a speaker's hall/theatre seems to be an issue within a portion of the Sun City Anthem community. The Del Webb team is accepting the RAC recommendations for this space at face value. We believe the speaker's hall/theatre will have considerable value as the community grows. In the past, we have looked at the possibility of converting Hanneman Hall into a facility more capable of hosting some performing arts events. With our engineer's and architect's input, we concluded that such a retrofit was not prudent, nor would the end product be something that would be effective as both meeting rooms and a place for theatrical performances. Some of the reasons we encountered were:

Structural Considerations:

- Additional structural support will be required for lighting and sound equipment that will be suspended overhead. The existing roof trusses will not have been designed to carry these loads.
- Potential conflict with the existing structure. The facility design did not consider the placement of a light bar at the proper distance from the stage, so conflicting structural members would have to be re-engineered and replaced. Conflicts would also arise with the existing ballroom lighting.

Mechanical/Electrical Considerations:

- Stage lighting is a significant heat load to the room. The existing mechanical system was not designed to handle this additional load. There is no more space on the roof to accommodate additional units, so they would have to be replaced or new units placed inside the space, increasing the noise within the building. If the existing units are replaced, additional structural support would have to be considered.
- Stage lighting requires a significant “backbone” for control distribution. Additional conduit for these controls would have to be added, and additional floor space dedicated for control boards. Smaller “portable” systems could be used, but these generally cannot handle more than a few lights and two scenes, making it a weak substitute for a true light panel.
- Stage lighting requires a relatively large dimmer control panel that would take additional space back stage.

Acoustical Considerations:

- The acoustical design of the existing use (ballroom) is very different from a performance auditorium. Generally speaking, the ballroom is designed with baffles, lights and shaped ceilings to help deaden the noise without projecting it in any direction. Performance auditoriums typically have walls and ceilings shaped and treated in a way that reflects the sound out toward the fixed seats but does not allow the sound to reflect back toward the stage. This projection allows for the back of the hall to hear clearly. If we were to try to accommodate both uses, neither would have adequate acoustical performance.

Fixed Seating Considerations (sloped removal floor):

- Seating would have to be placed on movable or retractable platforms. These platforms would have to be stored within the space.
- Exiting and occupancy loads would change with the changing use, so additional fire, exiting and ADA accommodations will have to be addressed in order to meet the code requirements.
- Seats would have to be placed on a sloped floor, but acoustically the room is designed to accommodate a flat floor. Similarly, the room is not designed to separately control temperatures above 8’ -0” or so in elevation, making those seated in the back required to sit above the “comfort zone.” Particularly if the event was well attended, these guests would likely grow uncomfortable in the upper reaches of the seating. (See Acoustical and Mechanical Considerations above.)

- ADA considerations will make the portable seating systems difficult to construct. Accessible seating is to be distributed evenly throughout the seating area, requiring ramps, elevators or some other means to reach the various areas.

Usability/Convenience Considerations:

- The additional space required to store the movable seating would significantly reduce the amount of ballroom floor space available for social gatherings or meetings.
- Retrofit on this significant scale in an existing, occupied building would take approximately 10 to 14 months to complete. The space would not be available for use by anyone during this period. Similar outages would occur as other electrical/mechanical systems are affected, rendering entire sections of the facility unusable for shorter periods.

Similarly, to design a new speaker's hall/theatre as a multi-use space with a flat floor and removable seating, would create a difficult storage and set-up/tear down situation. The usability for both lectures and performing arts would be compromised and the comfort of patrons would be reduced.

For the above reasons, we continue to support the RAC conclusion and recommendations on the speaker's hall/theatre. As we agreed to last summer, we rely on the RAC as the recommending body, on behalf of all residents, for future amenity planning.

We look forward to our continued working relationship on the future amenities. We are certain that the final products will be something we can all be proud of.

Sincerely,

G. Thomas Hennessy
Vice President
Planning and Development

Steve O'Connor
Vice President
Sales and Marketing