

CYCA Redevelopment Edition #4

Stage 1 - On the home straight

With less than four weeks to go to completion, stage 1 is now a hive of activity with Belmadar's crew of renderers, carpenters, tilers, electricians and plumbers all working alongside each other to keep the project on time and on budget.

Needless-to-say, with an old building and equally, if not older utilities, supporting the building, there have been a few surprises along the way. However, from challenges opportunities have been created to 'future-proof' certain aspects of the running of the site, generally in relation to power, water supply and sewerage.

A lack of rain since the project began in June has actually been a blessing for the builders. With the completion of the roof installation on 30 August and many of the windows in, the building is now water-tight in case Mother Nature has a change of heart on the home straight to completion.

Having all staff working together under the one roof for the first time is certainly going to be a huge benefit from a club management perspective, with the increased change facilities and addition of a laundry a marked improvement in member facilities.

We have been delighted with our builder Belmadar, the conduct of their staff and suppliers has been very professional.

OPERATION PLAN MOVING FORWARD

The newly refurbished administration building will operate in two modes - 'permanent and temporary' offices during the clubhouse refurbishment from 1 February 2018 to October 2018.

Ground Floor:

- Members' bathroom/change facilities and laundry - permanent facilities from November 2017.
- From November the club will be moving away from the current magnetic strip membership cards to proximity reader cards. This will provide members with 24/7 access to the change and bathroom facilities on the ground floor.
- Marina, YSA and Sailing Office - permanent offices from November 2017.
- Pacific Sailing School - permanent location from November 2017.
- Main Reception - temporary location during clubhouse refurbishment from 1 February 2018 until completion of clubhouse.

Top Floor

- Accounts Department - permanent office from November 2017.
- Marketing, Communications, Sponsorship - permanent office from November 2017.
- Operations and House Functions - permanent from November 2017.

- Two meeting rooms to service our 15 committees - permanent from November 2017. The refurbished clubhouse will include an additional meeting room.
- CEO office - permanent location from November 2017.
- Duty Manager - temporary location from February 2018 until completion of the refurbished clubhouse.
- Blond Catering - temporary location from February 2018 until completion of refurbished clubhouse.

Pre-refurbishments



As at 29 September 2017



As at 3 October 2017



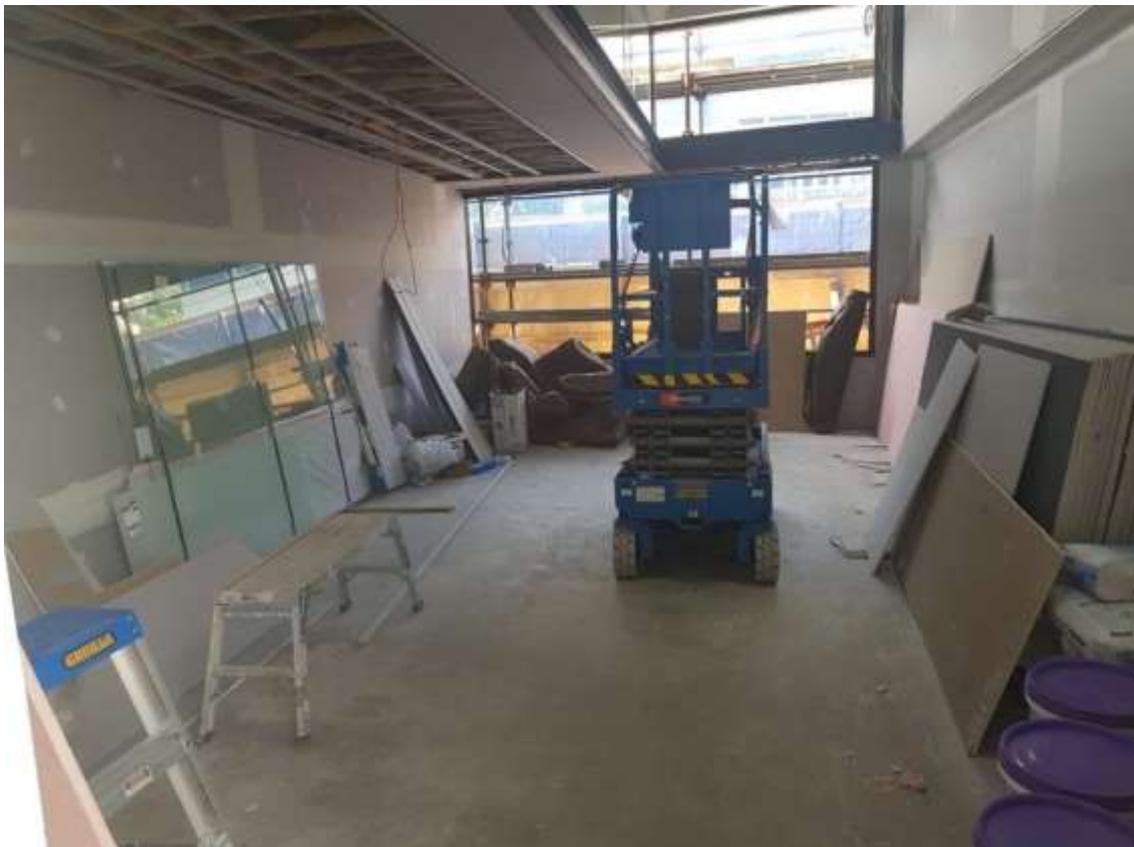
Main entrance to building - Sailing and Marina Offices to right



Reception Area with two work stations - stairs on left up to Administration Office



Sailing and Marina Office to right of reception



Stairs to left of reception leading up to administration offices and two meeting rooms



Accounts, Marketing/Communications, Commercial, Operations and CEO office



Board room



Main carpark side of the building



Rear of building facing the hardstand



Section 96

In July the club lodged a Section 96 with Woollahra Council with some minor modifications to stage 1, along with the installation of solar panels on the clubhouse and approval for the temporary clubhouse on the hardstand during stage 2 works.

We're now pleased to report that on 21 September we received our consent conditions including the approval for the temporary clubhouse.

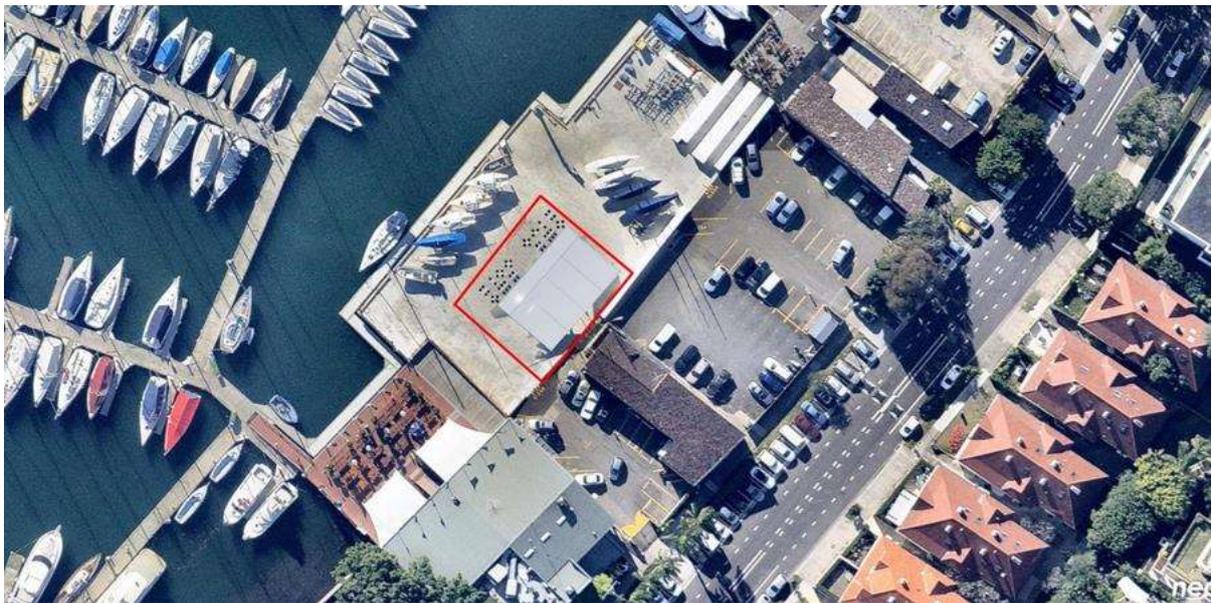
The 20m x 10m marquee erected for the RSHYR 2017 will remain on site in the same location following the conclusion of the race and will be slightly modified to include a 3m awning along the waterside of the structure. The internal walls will be removed to open up the space, making it not dissimilar to the Rani Room set-up, but with a bar included in the room.

Clubhouse Deck

Maintenance works on existing piers under the deck will be completed shortly, low tides permitting.

As part of the clubhouse refurbishment, additional piers are required to support the new deck roof structure. A quote and operational plan is currently being prepared.

Location of Temporary Clubhouse

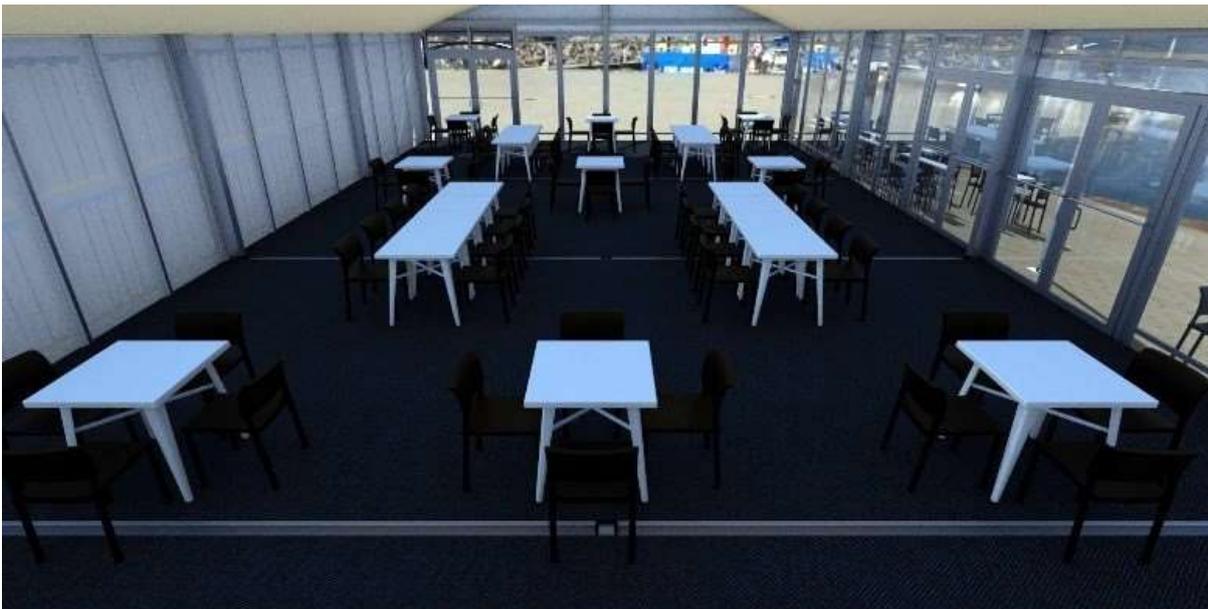


Artist renderings of Temporary Clubhouse





Main entrance will be on the side of the marquee adjacent to the existing clubhouse with access via the main carpark



Capacity inside and out the temporary clubhouse will be around 200 people – the same as the current deck liquor licence



RELOCATION TIMETABLE

JANUARY

Friday 26

- Public Holiday - Australia Day Regatta. All clubhouse areas open as normal.

Saturday 27

- Closing weekend for Bistro and Sydney Hobart Bar only.

Sunday 28

- Closing weekend for Bistro and Sydney Hobart Bar only.
- Family day and BBQ and Official Opening and Naming ceremony for refurbished stage 1 building with members' tour.

Monday 29

- Bistro and Sydney Hobart Bar closed.
- All upstairs rooms and facilities still operational including Coasters Retreat.
- Reduced food offering for members and guests from upstairs kitchen.
- Bistro Kitchen and Sydney Hobart Bar strip-out commences.
- Temporary Clubhouse set up commences with relocated Deck and Rani Room Furniture.
- Temporary Kitchen trailer set up on hardstand adjacent to marquee.
- Temporary Bars in place.

Tuesday 30

- Bistro and Sydney Hobart Bar closed.
- All upstairs rooms and facilities still operational including Coasters Retreat.
- Reduced food offering for members and guests from upstairs kitchen.

Wednesday 31

- Bistro and Sydney Hobart Bar closed.
- Final day for Coasters Retreat to operate.
- Reduced food offering for members and guests from upstairs kitchen.

FEBRUARY

Thursday 1

- Clubhouse now closed. Total strip-out commences.
- Soft opening of Temporary Clubhouse - including first member's badge draw.
- Reduced menu on offer from Temporary kitchen.

Friday 2

- Friday Happy Hour promotion.

Saturday 3

- Official Opening weekend promotions plus Port Hacking Race.

Sunday 4

- Official Opening weekend promotions.

IN CLOSING

On 10 October the final plans and costings for stage 2, clubhouse refurbishment, will be submitted to the Redevelopment Committee and then signed off at the 17 October board meeting.

The next newsletter will therefore provide you with more detailed information on stage 2, highlighting the main changes and benefits members can expect in the new clubhouse, along with more detail on the 'look and feel' of the fit-out.

Karen Grega
Chief Executive Officer