



CYCA 2020 - Meeting the Needs of Members #3

Introduction

On Friday, 5 May I was delighted to witness the contract signing for Stage 1 of the two-part refurbishment of the Annex and Clubhouse.

After a rigorous and exhaustive tender process, which saw the Club receive six complying tender submissions, four builders were interviewed by representatives from our Project Managers, Nix Anderson, Architects AJC, Club Management and the Redevelopment Committee Chair.

Belmadar Construction Group was ultimately awarded the Stage 1 contract based on the strength of their submission, experience of similar high quality projects, attention to the project brief, and their strong awareness of the need to minimise impact on the day to day operations of the Club, its Members and neighbours.

Belmadar are also now the preferred builder for Stage 2 which should be finalised over the next two months and signed in July.

The Club is expecting to spend (with professional fees, contingencies and council fees and levies) some \$9m on the two stages.



Pictured is CYCA Commodore John Markos (right) with Belmadar Managing Director, Alf Marrocca (left)

So what will we get for this?

STAGE 1

Stage 1 sees the Annex building gutted and a new roof installed. The new layout will include:

Ground Floor

- New change rooms, showers, laundry and toilet facilities (end adjacent to hardstand);
- Sailing, Marina Offices and YSA management with reception area and purpose designed office space (middle of building). A much larger YSA classroom which can comfortably accommodate 40 students and additional coaches is now in the 'Sail Loft' at Sir David Martin Building - more later in the newsletter about the YSA;
- Maintenance workshop behind the sailing office, opening into the main car park
- Pacific Sailing School will be relocated into the former New Beach Road café space, with direct entry onto New Beach Road – a “shop front” with higher visibility which we hope will attract new people to learn to sail and join the Club.

Level 1

- Administration, Finance, Membership and Management team will be co-located for the first time in a purpose-built, open plan space at the New Beach Road end of the building;
- Two dedicated meeting rooms exclusively for Club committee use overlooking the hardstand. These rooms can become one space for larger meetings.

Preparatory work is due to start on Monday 15 May 2017, with the small car park closed to all Members from Monday 22 May until completion - expected to be late November 2017, weather dependent .

STAGE 2

Stage 2 is set to begin on 1 February 2018. This includes the gutting and full refurbishment of the clubhouse and while there will be much more on this in future updates, members can expect to see:

Ground Floor

- New reception area and retail shop;
- The deck structure made good with the repair and replacement of dilapidated piling where necessary, with a new louvered roof over the deck (same size as the current canvas one);
- An integrated bar and kitchen area on the Rushcutters Bay park side, complete with kiosk onto the walkway. This allows members and general public to be served without entering the club;
- New bathrooms;
- New open plan “clubroom” with kitchen relocated and a dedicated sailing bag storage area.

Level 1

- Larger multi-purpose Members Bar and Lounge including Archive area;
- Improved function room layout and sound-proofing allowing for more feasible club functions;
- New functions kitchen and bar area;
- New bathrooms including new disabled access facility.

On both levels new furniture will be installed.

Stage 2 is due to be completed by late September/early October and once both stages are complete, the surface of both the small and large car parks will be levelled and finished.

SOLAR IS COMING!

One of our biggest, annual utility costs is power. The Club annually spends around \$100k on electricity and with prices constantly rising, the Board has decided to do something about it!

Solgen, Australia's leading solar company, have been contracted to install a 49.3Kw solar energy system, incorporating 172 solar panels, onto the main clubhouse roof. This is the optimal solution for the available roof space and will provide some 12% of the Club's annual power needs. At today's prices it has a payback period of between four and five years with the system guaranteed for over 25 years. This work will take about a week to complete with relatively little impact on members.

In addition, the refurbishment will use low energy appliances wherever possible, LED lighting and improved insulation throughout – minimising the impact on the environment and reducing power costs.

NEW YSA CLASSROOM

Last year the Club secured the lease of the former Yachting NSW offices known as the "sail loft" in Sir David Martin Reserve.

Over the past two months Woollahra Council has undertaken extensive maintenance of the buildings. The YSA fit-out of the sail loft will be finalised this week. This space is twice the size of the current YSA classroom and will be a great base for our YSA programs – especially during the next 18 months of construction!

CLUBHOUSE 2018

Aside from the closure of the small car park, Stage 1 will have little to no impact on members' use of Club facilities.

In 2018, however, with the closure of the Clubhouse on 1 February, we are making plans to build a temporary clubhouse on the hardstand offering both indoor and outdoor space for Members.

The temporary air conditioned clubhouse will include a full bar, bottle shop, modified food offering and merchandise.

Belmadar believe we will not need to close the small car park again for Stage 2 and so, aside from the necessary hoardings around the clubhouse, both car parks will be in use throughout

LEASE RENEWALS

Members will be aware that the Club has two leases for its premises – we call them "wet and dry". Both leases are coming to their end and we are in advanced negotiations with both State Government landlords for their long-term renewal.

The landlords are being very supportive and are pleased to see the Club invest in its future.

We hope to be able to announce the successful renewal of both leases by the end of the year.

Summary

Whilst I've only been part of this refurbishment journey for the past 15 months, for many current and past Board Members, it's even more exciting to see the plans made over recent years at last come to fruition after 17 years since the last club refurbishment.

A great team of professionals have been assembled to help deliver a refurbishment that will provide many years of enjoyment to Members, guests and staff.

There will be some disruption over the next 18 months - we can't avoid that. However our project team is acutely aware of minimising the impact of work on members and neighbours, with no scheduled works to take place on Saturdays.

We are also working mostly in the quieter winter months with our objective to have the Club ready to celebrate its 75th anniversary in 2019.

By working cooperatively, I believe we can achieve the right result in the right way, on time and on budget!
I look forward to updating you again soon.

Regards



Karen Grega
CEO