



## CYCA 2020 - Meeting the Needs of Members # 2

### Introduction

Thank you for the positive responses to the first update on the Club's refurbishment plans sent out in October last year. These Member updates will continue to be issued periodically to keep you up to date on the thinking of the Board and the Club's progress, as we move down the redevelopment path over the next two years.

### Development Application

The public advertising of our DA concluded on 29 December and, subject to timetabling, we expect the DA to go before Council on 20 March 2017. The Redevelopment Committee and I are hoping for a positive result.

Speaking of positive results, we have been greatly encouraged by the support received from our two "landlords" - NSW Department of Industry – Lands and NSW Maritime. Both have supported the DA which is of course a crucial part of the Council's decision making process.

### What else have we been doing?

Working on the assumption that we are successful with our DA, the Redevelopment Committee and I have been busy working with our architects AJC planning for the work itself.

This has included:

- Finalising the detail of the internal fit out of the Annex and Clubhouse;
- Considering the internal finishes for the two buildings;
- Commissioning and reviewing a structural survey of the Clubhouse deck area;
- Selecting a short list of contractors for the build;
- Appointing a Project Manager;
- Working with management to assess the financial impact of the redevelopment on the Clubs trading; and
- Reviewing the tender and contract documentation.

This work has taken many, many hours and I thank the Redevelopment Committee for their dedication.

## The Clubhouse deck

As previously mentioned, we recently commissioned the Club's consulting engineers, TLB, to conduct a structural survey of the deck and report back to the Board.

The draft report states, in essence, that while the deck is wearing well, it needs some short-term repair work to ensure it is up to standard for another 10 years or so.

It is clear, however, that after that time it will need to be replaced in its entirety. So, working with our retained professionals and subject to reviewing the final report, the Board has decided the following:

- The necessary repair works will be undertaken forthwith to bring the deck up to a standard where we can reasonably expect a further 10 years of life;
- To the extent that the planned refurbishment work extends onto the deck (new roof supports), the work will be undertaken in way such that when the deck is replaced, those works will not affect the new structures; and
- Instead of replacing the current surface of the deck with a new long life manufactured timber product as we had planned, the existing boards will be made good, sanded and treated.

So in around 10 years' time (give or take a couple of years), the Club will need to replace the entire deck.

With around a decade of life remaining, we need to spend our funds elsewhere. To do more than we are proposing to do, would not be an efficient use of Member funds.

I will keep you updated through Onshore of the progress of the repair works, some of which may require parts of the deck to be closed for periods at a time. This is also subject to any changes in the Final TLB report

## Redevelopment timetable

I'm hesitant to commit to a timetable for the works (so much can go wrong in the lead up and execution!), but to keep Members as up to date as they can be, here goes!

The Board is conscious of the need to balance minimising the disruption to the Club operation with simply getting the work done in a timely and cost efficient manner.

So, after much discussion, we will be asking the short-listed builders to tender on the following basis:

- That works commence on the Annex in early May 2017 and must be completed by 30 November 2017;
- At that point the site must be "builder free" and clean and presentable for the 73rd Rolex Sydney Hobart Yacht Race;
- In early January 2018, the main Clubhouse will be closed (possibly excluding the deck area) and handed over to the builders. The Clubhouse works must be completed by 30 November 2018; and
- In early 2019 the car parks will be resurfaced and the deck surface finished as described above.

The aim is for all major works to be completed by the 74th Rolex Sydney Harbour Yacht Race in 2018, leaving the Club looking fantastic for its landmark 75th anniversary in 2019.

This is of course subject to many variables, but I wanted to share the Board's thoughts and we will collectively do all we can to achieve this.

## How will Club operations be impacted?

### 2017

In 2017, there will be no impact on Members, except the need to close part of the car parks in order to facilitate the Annex construction works over the winter.

There will be some disruption while the deck repairs mentioned above are completed, but otherwise the main Clubhouse is unaffected.

Prior to work commencing on the Annex, D&R Shipwrights will relocate to their new accommodation (STCA) on the hardstand and Pacific Sailing School (PSS) and the marina and maintenance offices will occupy temporary demountables, also on the hardstand.

The New Beach Road Cafe will close at some point over the next two months and not reopen. I would like to thank Steve and his team for being excellent tenants over the years.

By December 2017, we hope to be able to reopen the Annex – with a great new sailing, maintenance and marina office on the ground floor; excellent 24 hour member and registered guest showers, change facilities and laundry; the sailing school moving into the current café space; and, for the first time, a unified administration area on level 1.

With the Clipper fleet again joining us for this year's Rolex Sydney Hobart Yacht Race, these facilities will be ready just in time – at least that's the intention!!

### 2018

2018 will be a year of disruption – there is no way I can honestly say otherwise - and we need your full cooperation and support in making this work!

To control build costs and to hopefully see 2019 free of major building work, the Clubhouse will close in early January. Both the Clubhouse and the adjacent small car park will not be accessible for some 11 months. This will allow the builders to have a clear run at the project

The sailing and administrative function of the Club will continue from the newly refurbished Annex and of course the YSA will still be operating from the Sir David Martin Reserve classroom, but the social hub of the Club has to change.

We intend to approach Woollahra Council to grant us permission for the Rolex Sydney Hobart Yacht Race Village structures to remain in place throughout 2018 on the hardstand and to operate as a “clubhouse” during the refurbishment

It will deliver a simple food and drink offering and will of course be heated and cooled for the seasons!

We won't however be able to offer any corporate hire facilities or hold major functions. So our awards nights, AGM etc will need to be held elsewhere in 2018.

The management team are working on logistics for these events and of course we will need the support of Woollahra Council and our neighbours, which we do not in any way take for granted, but this seems to be the best possible solution currently.

Therefore we are asking the tendering builders to tender both on the timetable described above and on any other basis they think will better balance the needs of Members and the impact of the build over the 18 month build period – they are the experts after all!

I will keep you posted once we confirm our preferred builder.

## Some plans and pictures

The full DA is available on the Woollahra Council website, however I thought I might also share a few plans with members.

Attached are the final plans for the two stories of each of the Annex and the Clubhouse which are essentially the same as we discussed last year at our three Member presentation sessions, but tweaked for operational reasons.

Last week the Redevelopment Committee and I met with AJC to look at the various interior finishes. Attached are the "story boards" for each area of the Club so you can get an idea of what we are planning.

## Summary

So it's all happening here at the CYCA!

What's important now is that we get our DA through, line the builder up with our preferred timetable and, most importantly, agree a suitable basis of operating the Club during 2018 with Woollahra Council.

Finally, we need to nail down the cost – not just the build, but the impact of this disruption to our business.

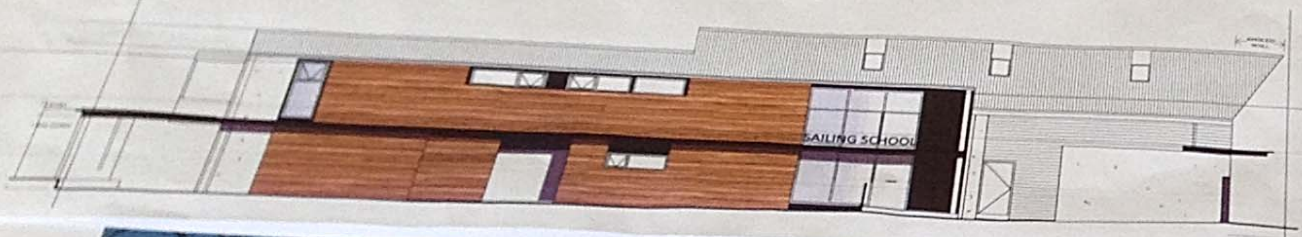
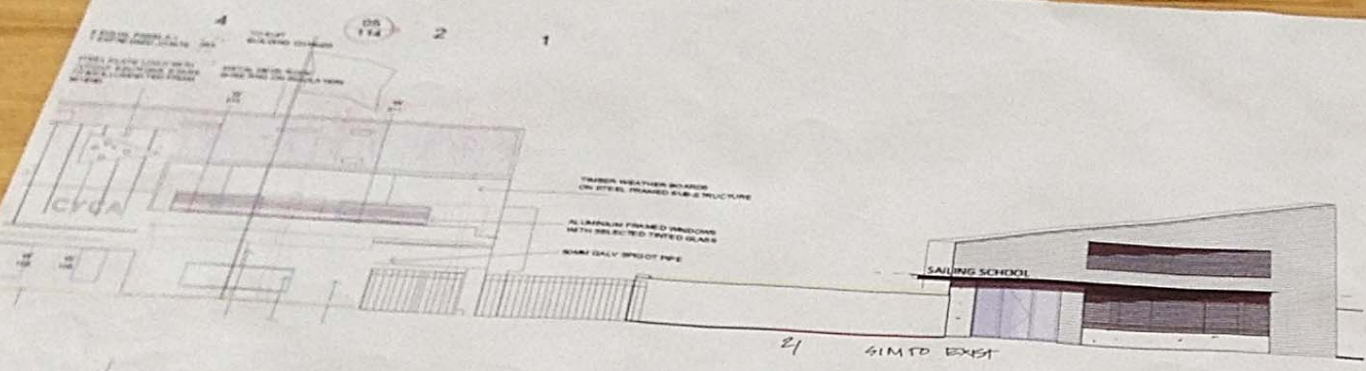
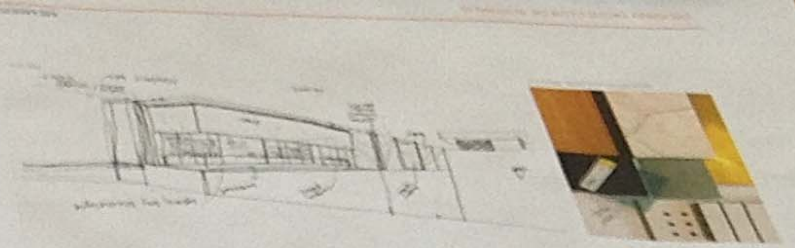
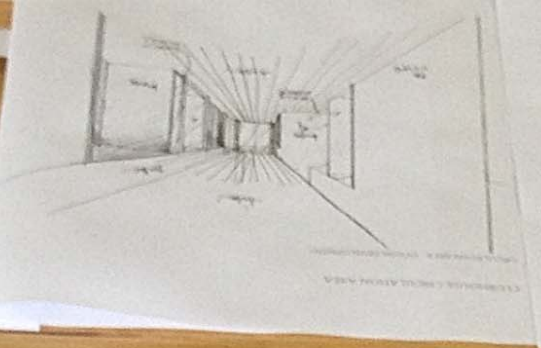
So much to do - but please feel free to email me with any questions - [karen.grega@cyca.com.au](mailto:karen.grega@cyca.com.au)

Regards

A handwritten signature in black ink, appearing to read "Karen Grega".

Karen Grega  
CEO





CRUISING YACHT CLUB OF AUSTRALIA

NEW TIMBER FACADES

AJ+C  
ALLEN JACK+COTTIER



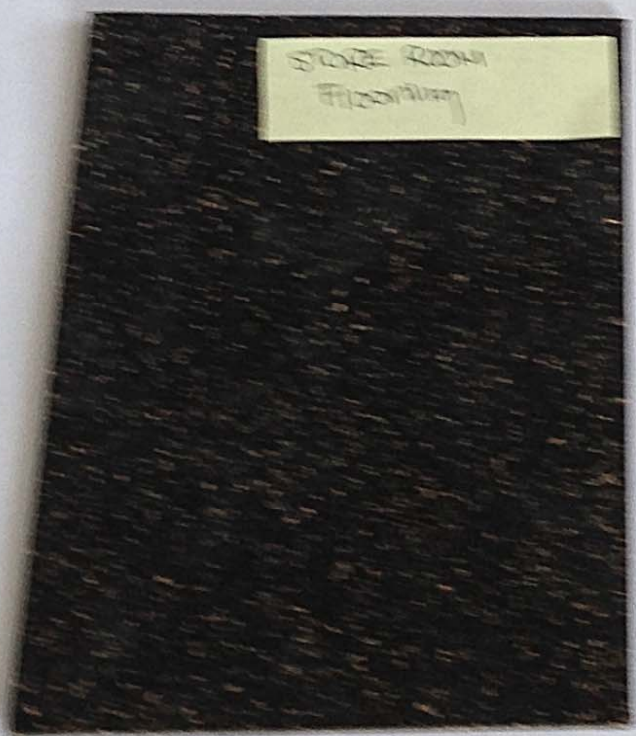




ANNEX COMMITTEE ROOM/ MEETING ROOMS



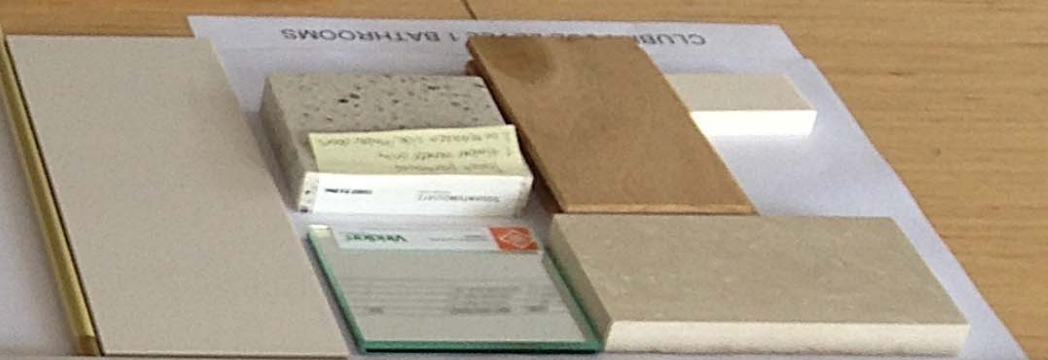
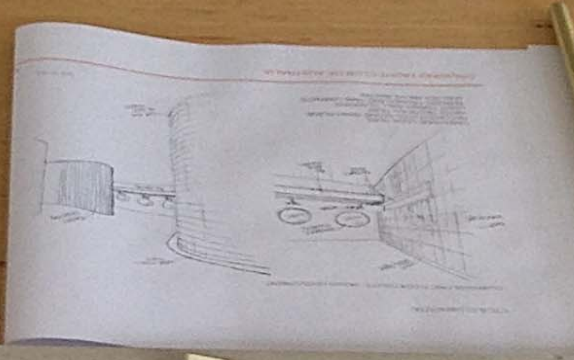
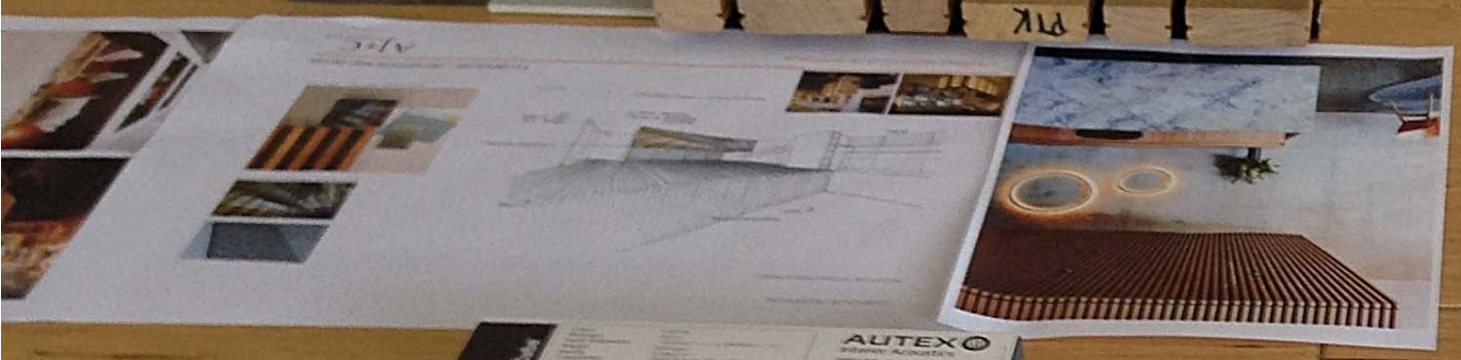
CLUBHOUSE BACK-OF-HOUSE



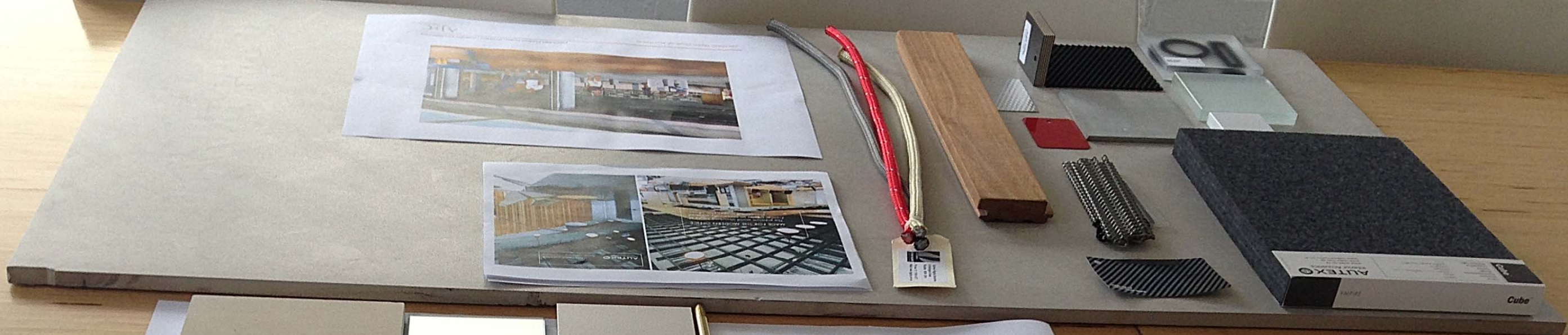
STORE ROOM  
Flooring



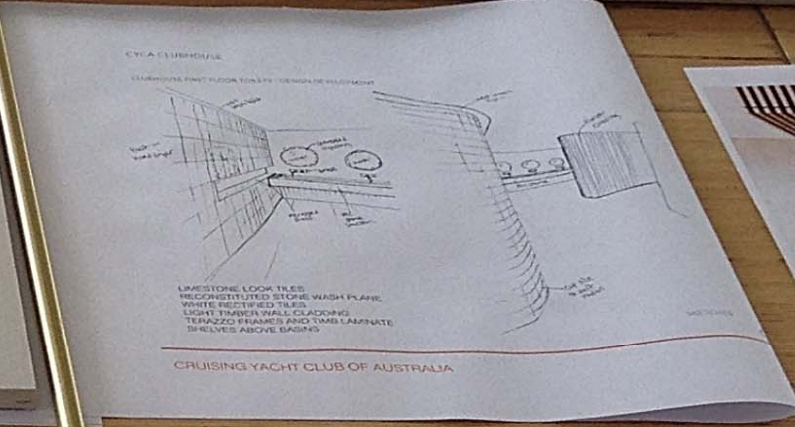




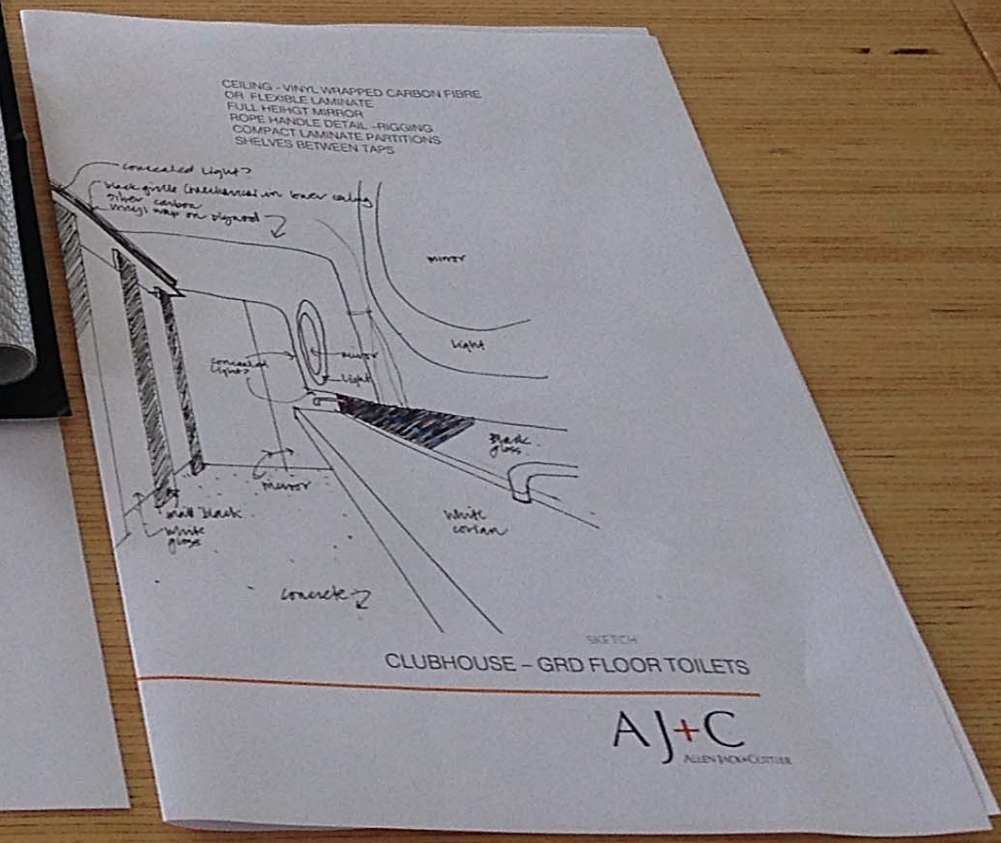




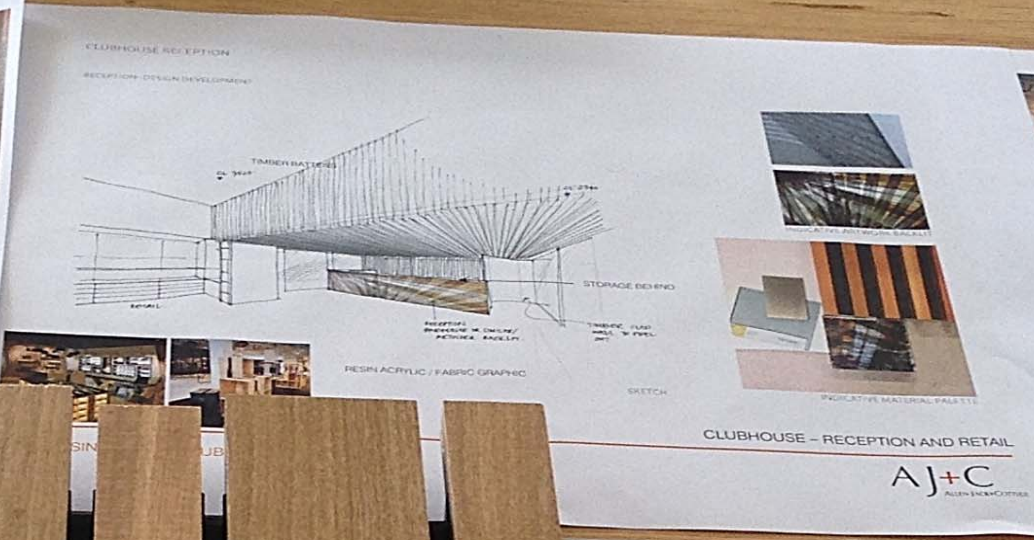
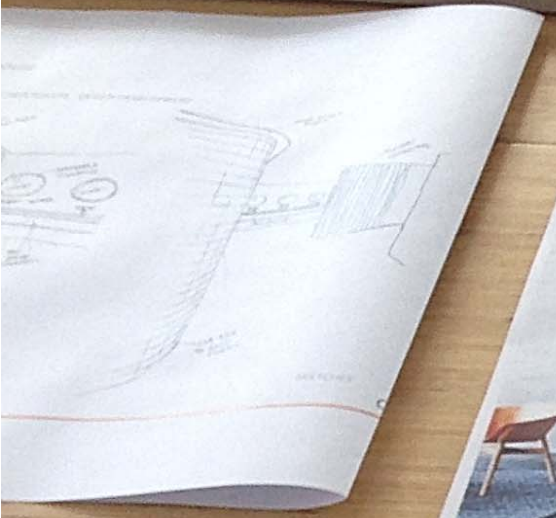
CLUBHOUSE LEVEL 1 BATHROOMS



CLUBHOUSE GROUND FLOOR BATHROOMS



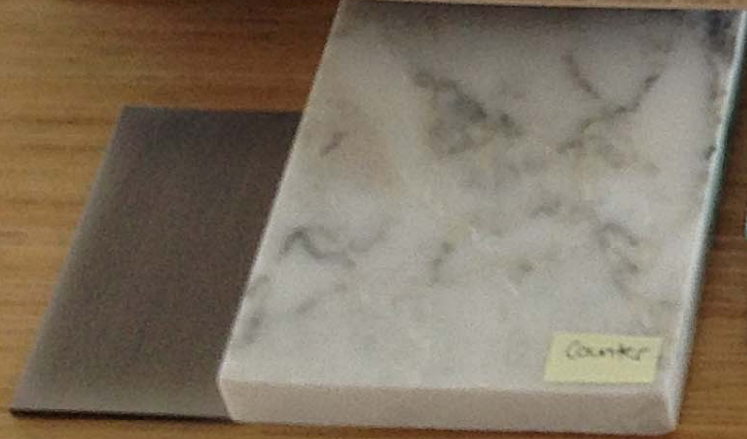
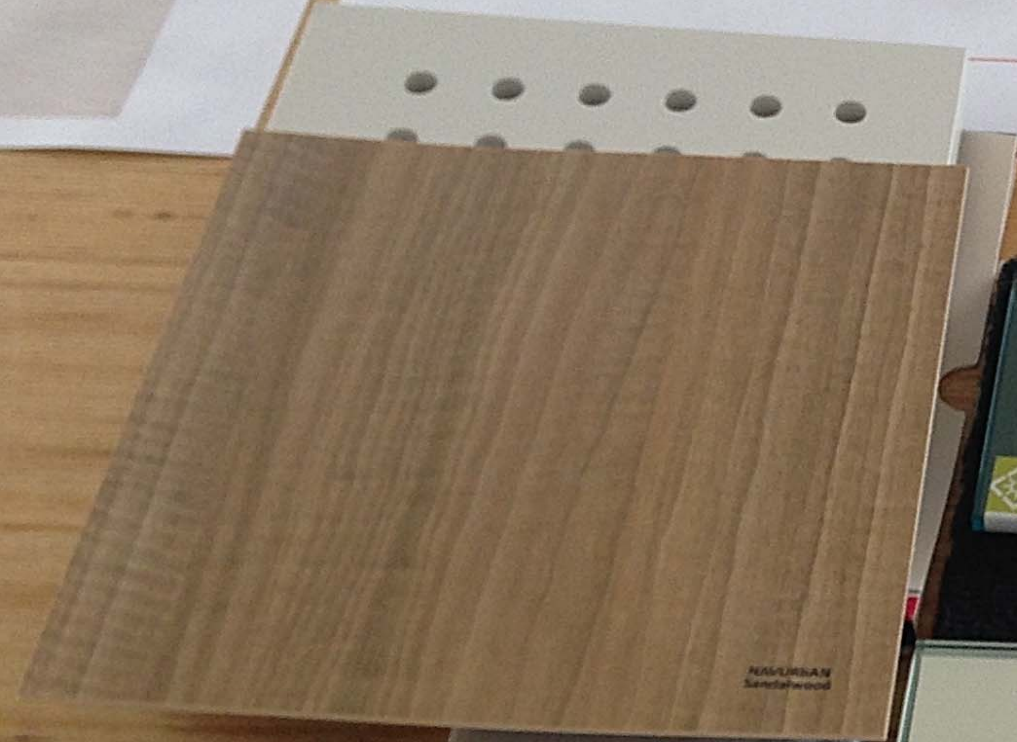
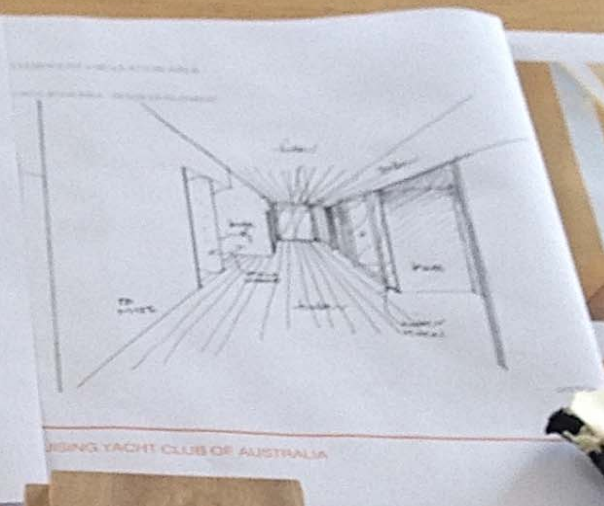
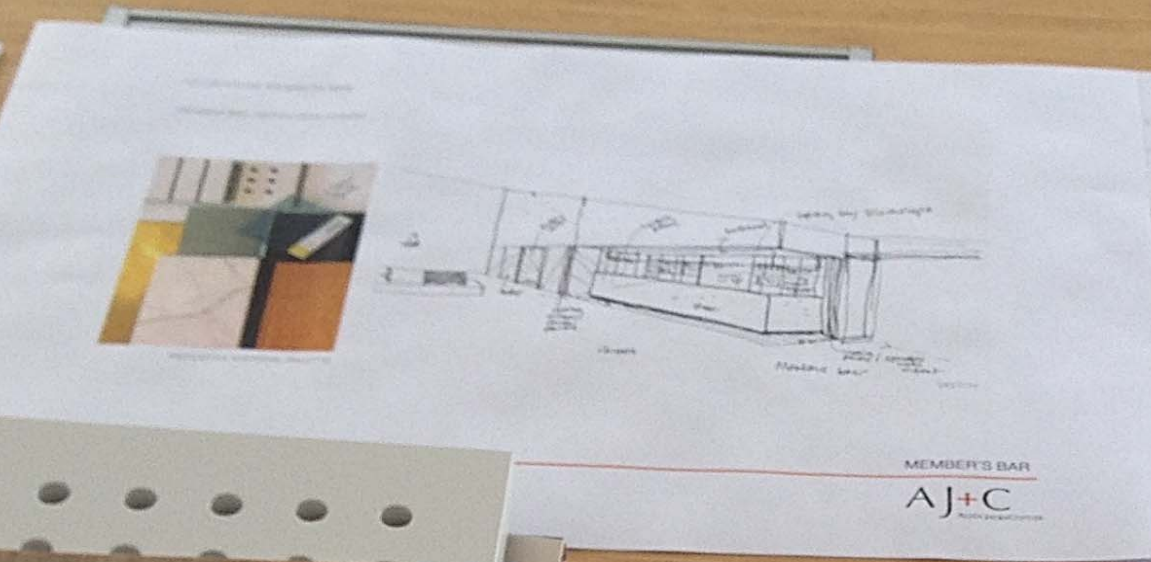




CLUBHOUSE RECEPTION







Handwritten note on a yellow sticky tag: 'Handrail + Jetties BRASS'.

Handwritten note on a yellow sticky tag: 'Handrail + Jetties BRASS'.

Handwritten note on a yellow sticky tag: 'Counter'.

CLUBHOUSE LEVEL 1 FUNCTION ROOMS

CLUBHOUSE STAIR 02/ CIRCULATION



**LIFE > Skin<sup>2</sup> Range**

Back Suspension Fabric  
www.laminex.com

CONTENT - 20% PEG RESIN, 80% AIRLUM  
DENSITY - 300,000, 3000, 3000, 3000  
FLAMMABILITY - Conference, Theatre, Public, etc.  
FABRIC CARE - Washable, resistant, clean with dry foam  
removing cleaner.

TASK CHAIR UPHOLSTERY  
(BACK FRAME)

Indicative of Annex  
Perforated ceiling?  
with PFOI finish.

Joinery - Back of open storage

Workstation frame  
loop

WHITE  
NATURAL FINISH  
**Laminex<sup>®</sup>**  
200  
DECOR AVAILABLE IN PANELS

Workstation  
table tops  
White laminate  
with black edge

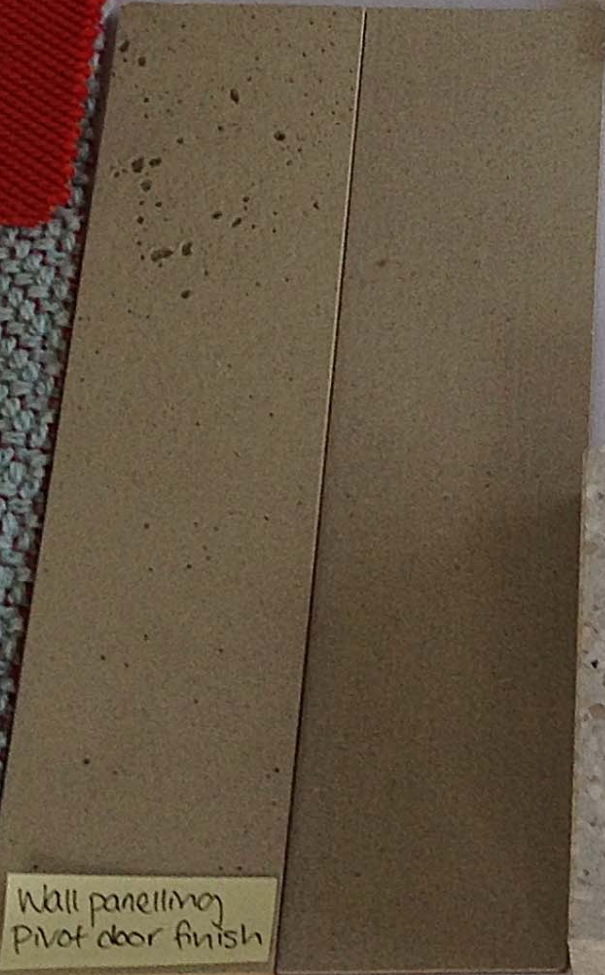
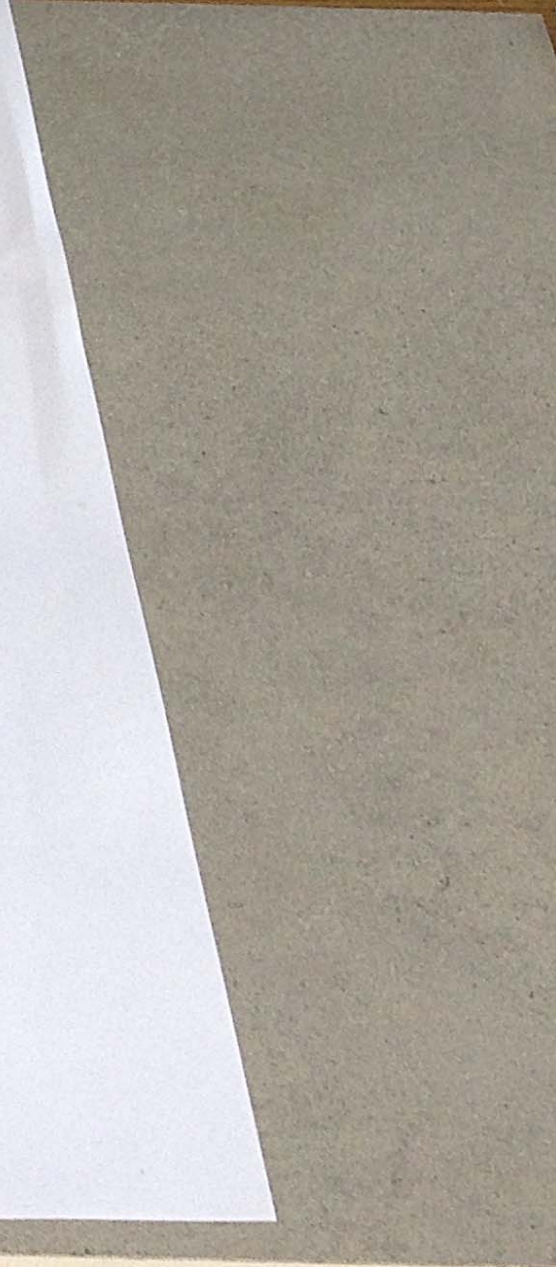
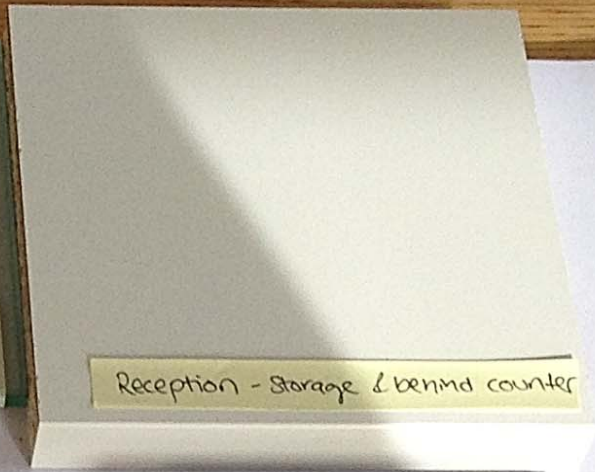
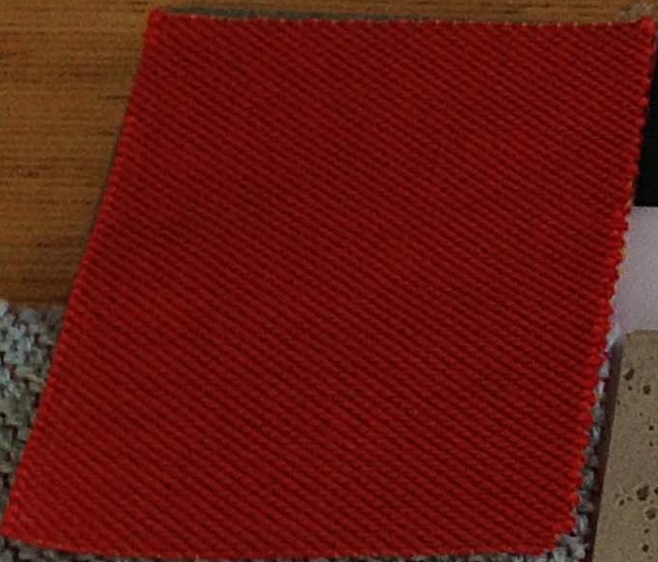
Workstation (smaller)  
side privacy screen

Joinery bench tops

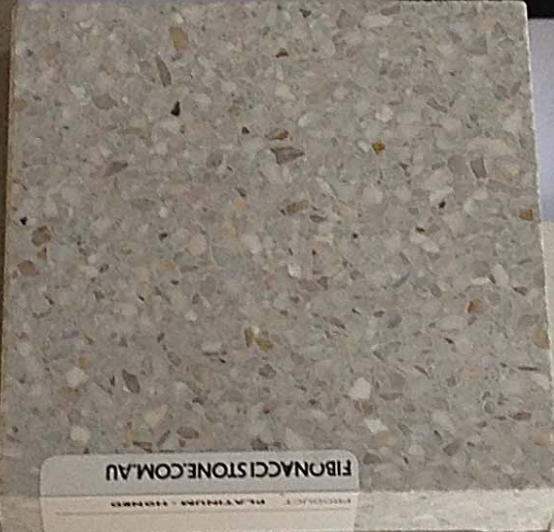
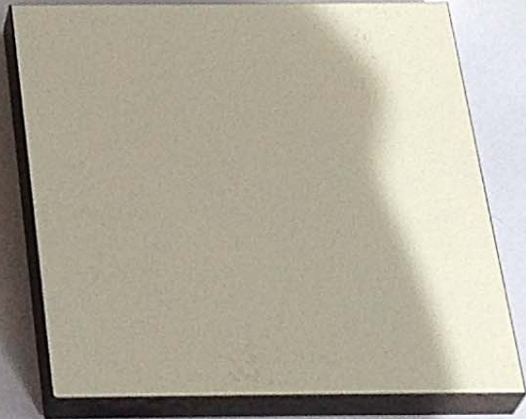
Black with ↑  
less white tile  
in centre, at  
workstations.

**ANNEX OFFICE/ WORKSTATIONS**



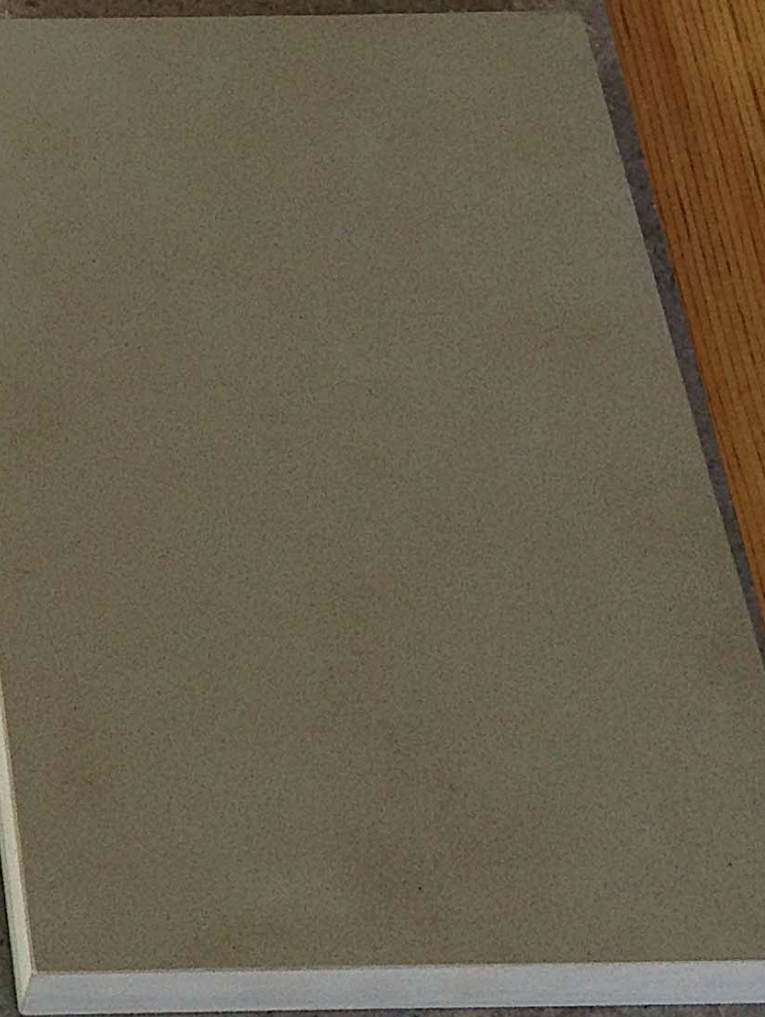
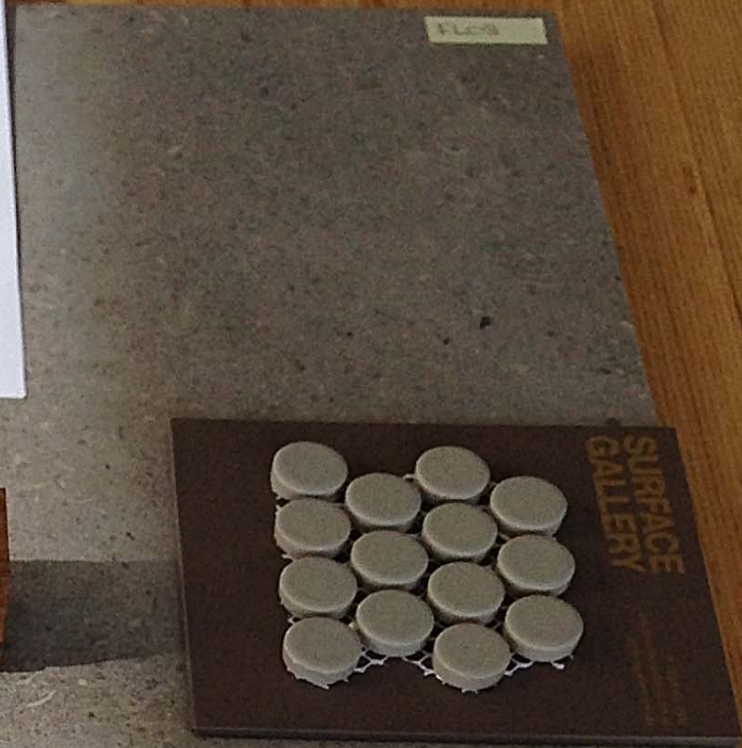
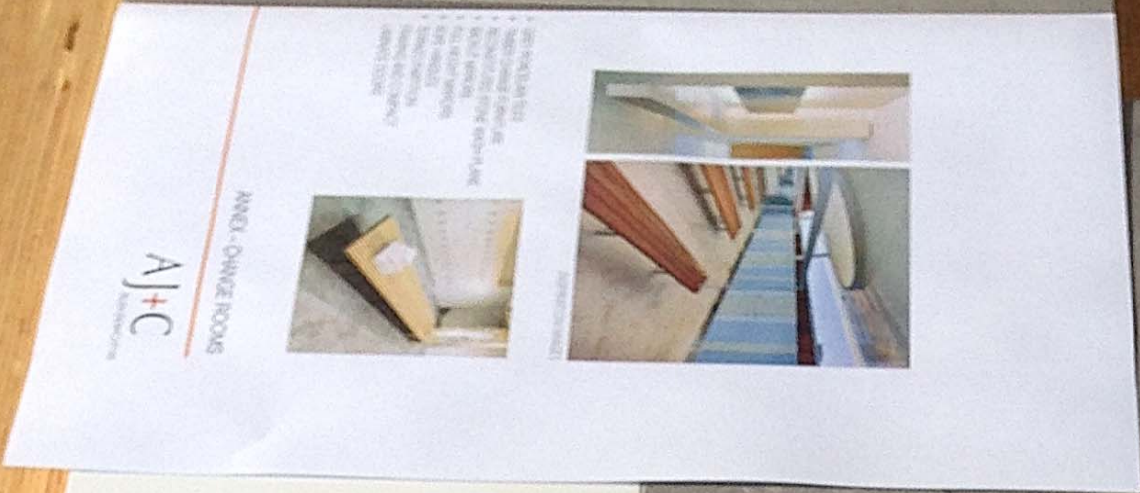


Wall panelling  
Pivot door finish



ANNEX RECEPTION



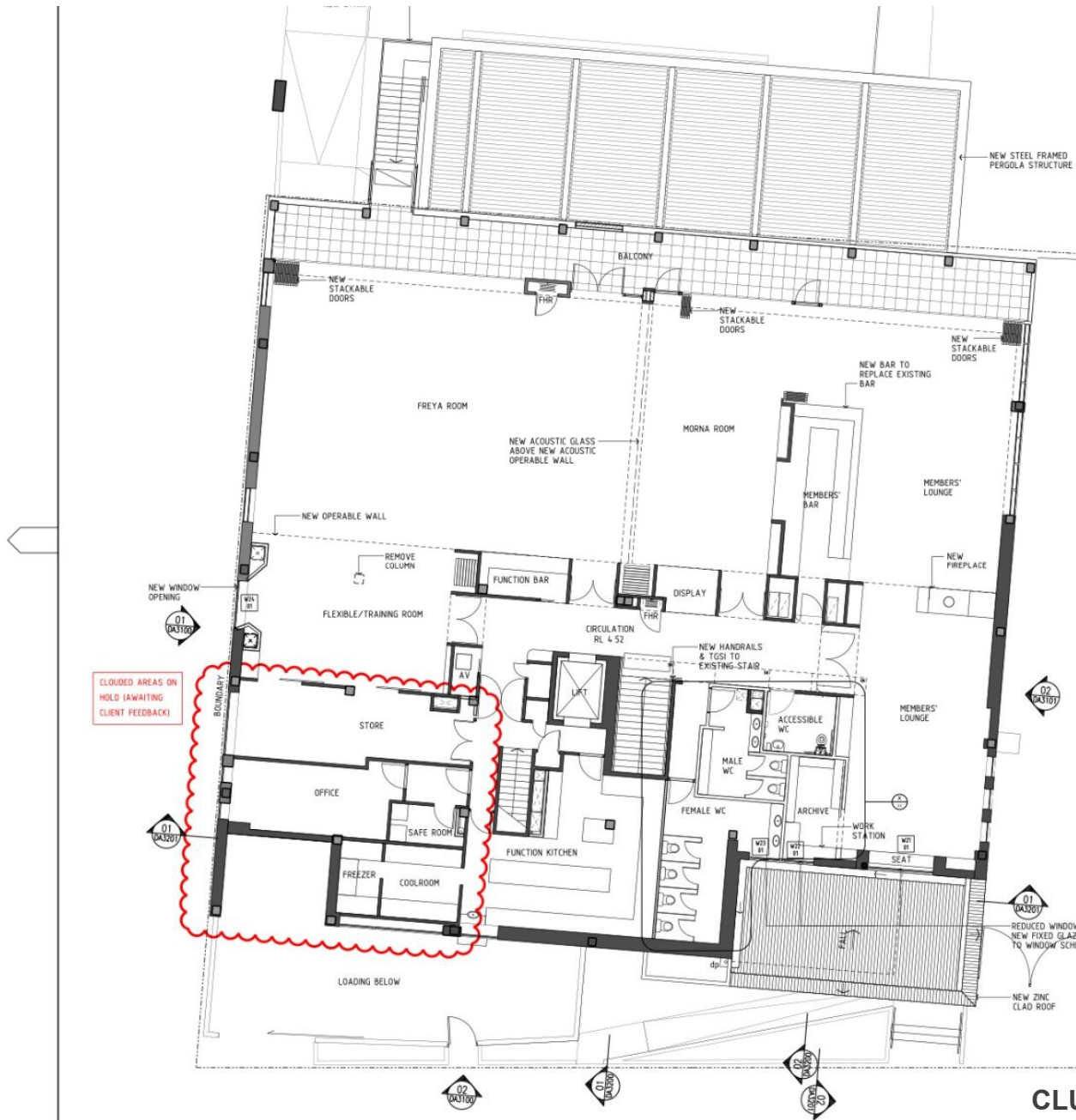


ANNEX CHANGE ROOMS



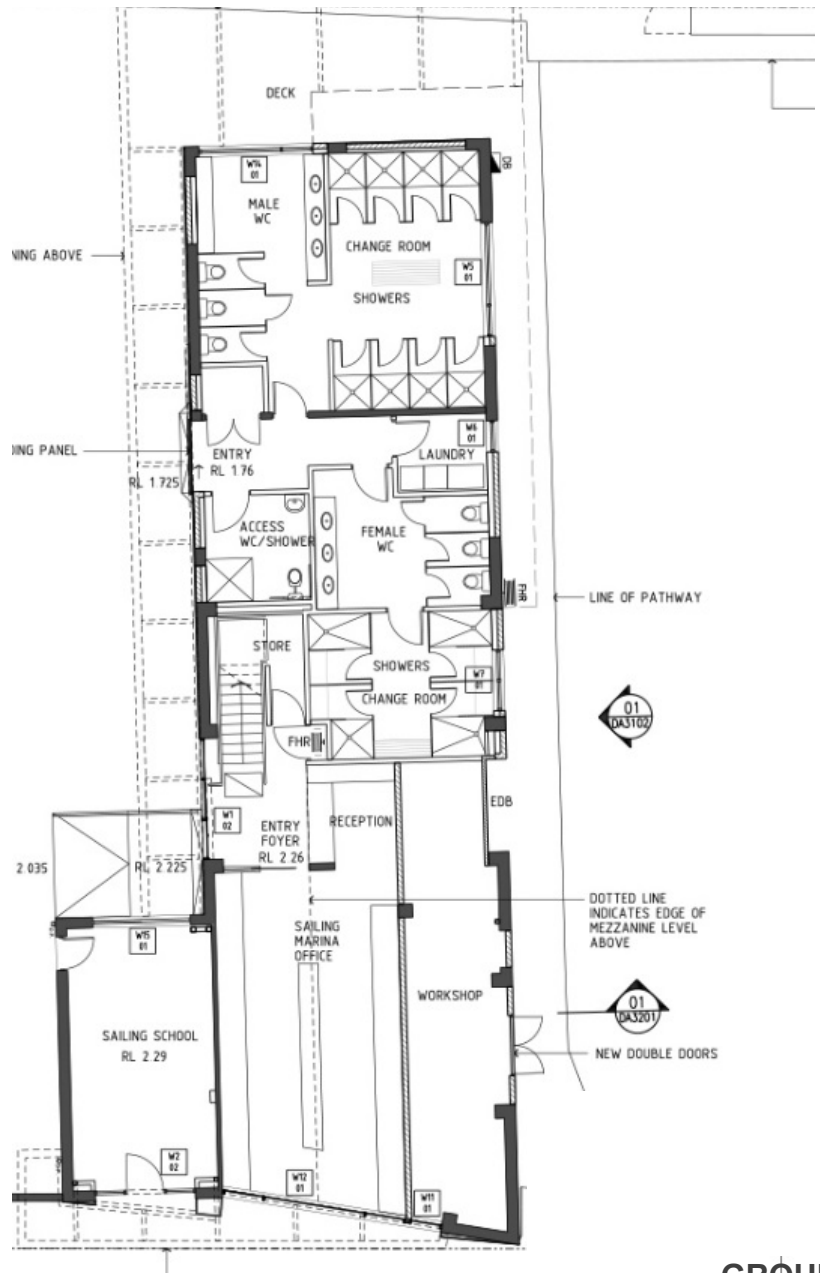






CLUBHOUSE – FIRST FLOOR





GROUND FLOOR PLAN-ANNEX



