

# CYC REDEVELOPMENT OPTION 1

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## 1. INTRODUCTION

This paper aims to provide sufficient information to the Members to decide on the preferred redevelopment option. This is Redevelopment Option 1.

## 2. BACKGROUND

The Project Control Group was established in 2023 to manage the implementation and interaction of the Project. The operation of the PCG is detailed in a paper approved by the General Committee, the details of which are included in the shared files.

The Project Control Group is comprised of:

- Darren Chatfield - Commodore
- Ian Spencer – Treasurer
- Peter Stanley – General Committee
- Tony Metcalf - General Committee
- Michael Cutler – General Manager

The outline tasks of the Project Control Group include:

- Meet and resolve matters
- Oversee the Project
- Make recommendations
- Obtain Approvals
- Establish and implement authorisation of payments

The Project budget was established at \$3.0 m excluding GST.

The Project received a development approval in May 2023 and has been in the design and further approvals phase since that time. The Project Control Group reports to the General Committee.

Redevelopment Option 1 is for a redevelopment of the clubhouse building incorporating all elements of the original proposal and several elements of additional works that have been considered and included during the design process.

Option 1 has costs significantly greater than anticipated when the when the Project commenced. A second Option attempts to remove elements of the Project to reduce the amounts in excess of the initial budget amounts.

## 3. SCOPE OF OPTION 1 WORKS

The scope of the Option 1 works includes the following elements:

- Design, documentation and approvals for the works

## CYC REDEVELOPMENT OPTION 1

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- The procurement by competitive tender of the building works from prequalified building contractors specialising in works of this nature.
- Replacement of the asbestos roof to the clubhouse.
- Demolition and removal of the two existing staircases on the water side elevation.
- New Level 1 enclosed function area in the southeast corner, including large blade wall over both levels, new staircase on the eastern elevation and terrace/veranda along the southern water side elevation. New glazing to the southern elevation and balustrading.
- Decking extension and minor changes to the ground level areas under the new Level 1 deck.
- New entry statement on the southern water side elevation including passenger lift and staircase, airlocks and landings. Lift and stairs serve carpark, ground floor and level 1.
- New entry statement and external elevational treatment of the Level 1 northern entrance including internal modifications of the existing kitchen, entrance lobby and new cool room.
- Modifications to the existing boardroom to allow east west movement, modifications to adjacent areas, and introduction of tea/food preparation areas.
- New furnishings and fitting to the redeveloped areas including refurbishment of the existing Level 1 bar
- Extensions to the southern elevation of the Bayview Room at Level 1 (subject to a development approval amendment)
- Water main upgrade to meet the water supply requirements for the fire hydrants required.

The documentation prepared by the design consultants including artists impressions of certain areas are available for viewing via the shared files link to all documents.

## CYC REDEVELOPMENT OPTION 1

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### 4. COSTS OF THE OPTION 1 WORKS

The Option 1 works have been costed by a consultant quantity surveyor and the full details are included in the information pack for Option 1.

In summary the forecast cost of Option 1 is:

#### Cost Plan No 2

Cost of the Works		\$5,041,000.00
Forecast Escalation - Prior to commencement	5%	\$252,000.00
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		\$5,293,000.00
Contingency	10%	\$537,000.00
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		\$5,830,000.00
Consultants		\$400,000.00
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		<b>\$6,230,000.00</b>

#### Other Project Costs

Furniture		\$260,000.00
Southern Extensions - Bayview Room		\$450,000.00
Water Mains Upgrade		\$150,000.00
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		<b>\$860,000.00</b>

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<b>TOTAL PROJECT COSTS</b>	<b>\$7,090,000.00</b>
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