

CYC REDEVELOPMENT OPTION 2

1. INTRODUCTION

This paper aims to provide sufficient information to the Members to decide on the preferred redevelopment option. This is **Redevelopment Option 2**.

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 2 is for a redevelopment of the clubhouse building incorporating all elements of the original proposal and a reduced number of 1 elements of additional works that had been considered and included during the design process.

Option 2 still has costs significantly greater than anticipated when the when the Project commenced.

3. SCOPE OF OPTION 2 WORKS

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

- Design, documentation and approvals for the works
- 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.

CYC REDEVELOPMENT OPTION 2

- 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.

A schedule of work elements removed from the design and costed by the quantity surveyor include the following:

- Bayview room extension
- Bayview room ceiling
- Mechanical services (air-conditioning)
- North entrance
- Cool room
- Upper Kitchen amendments
- North Façade re-cladding and veranda roofing
- Loose furnishings
- Upper floor members bar refurbishing

The documentation prepared by the design consultants are available for viewing via the shared files link to all documents.

CYC REDEVELOPMENT OPTION 2

4. COSTS OF THE OPTION 2 WORKS

The Option 2 works have been costed by a consultant quantity surveyor and outline details are included in the information pack for Option 2.

In summary the forecast cost of Option 2 is:

Cost Plan No 2

Cost of the Works		\$4,423,000.00
Forecast Escalation	5%	\$221,000.00
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		\$4,644,000.00
Contingency	10%	\$464,000.00
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		\$5,108,000.00
Consultants		\$400,000.00
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		\$5,508,000.00

Other Project Costs

Furniture		\$0.00
Southern Extensions - Bayview Room		\$0.00
Water Mains Upgrade		\$150,000.00
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		\$150,000.00

TOTAL PROJECT COSTS		\$5,658,000.00
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