

RBYC Special General Meeting – 22 February 2024

Background Information – Forecourt Redevelopment

Summary

General Committee has approved redevelopment of the club forecourt at a cost of \$930,560. This includes selecting a preferred contractor, following a tender process which received responses from three contractors. The Finance Committee has recommended seeking a loan for the amount, to protect the club's cash reserves and provide sufficient flexibility for future projects. This requires approval by members at a Special General Meeting.

Background

Redevelopment of the Forecourt of the Club is Stage 4a of the Strategic Asset Management Plan. A Town Planning permit is in place to progress this work.

RBYC Master Plan stages

2004 Stage 1 (Complete)

- Demolition of the Southern Sheds (junior sailing change room and Robstan workshop)
- Re-roof Jock Sturrock and Northern Sheds and transfers of Junior sailing and Robstan to the Northern Sheds

2005 Stage 2 (Complete)

- Replace fixed marina with floating pontoons and extend number of berths
- Excavate and build deck carpark
- Redevelop and extend Southern Clubhouse
- Male and Female changerooms
- Gym, sauna, and steam room
- Members bar lounge and deck
- Café kitchen and bar

2011 Stage 2.5 (complete)

- Administration offices refit, Bayview Room, balcony enclosure, and café kitchen upgrade

2016 Stage 3 (Complete)

- Olympic room redevelopment, new ground floor kitchen, and ground floor terrace extension with storage under
- Redevelop boat maintenance yard to OTB rigging lawn

2024 Stage 4a (subject of this paper)

- **Forecourt redevelopment**
- **Porte Cochere and new front entrance**

Stage 4

- Redevelopment of the Bayview room first floor function kitchen extension over admin office
- New first floor female toilets facilities. Remove midfloor columns in Bayview room
- New Bayview room external terrace. Remove existing roof sky light

Stage 5

- Redevelop Jock Sturrock Building, with a new first floor addition with external balcony over the beach

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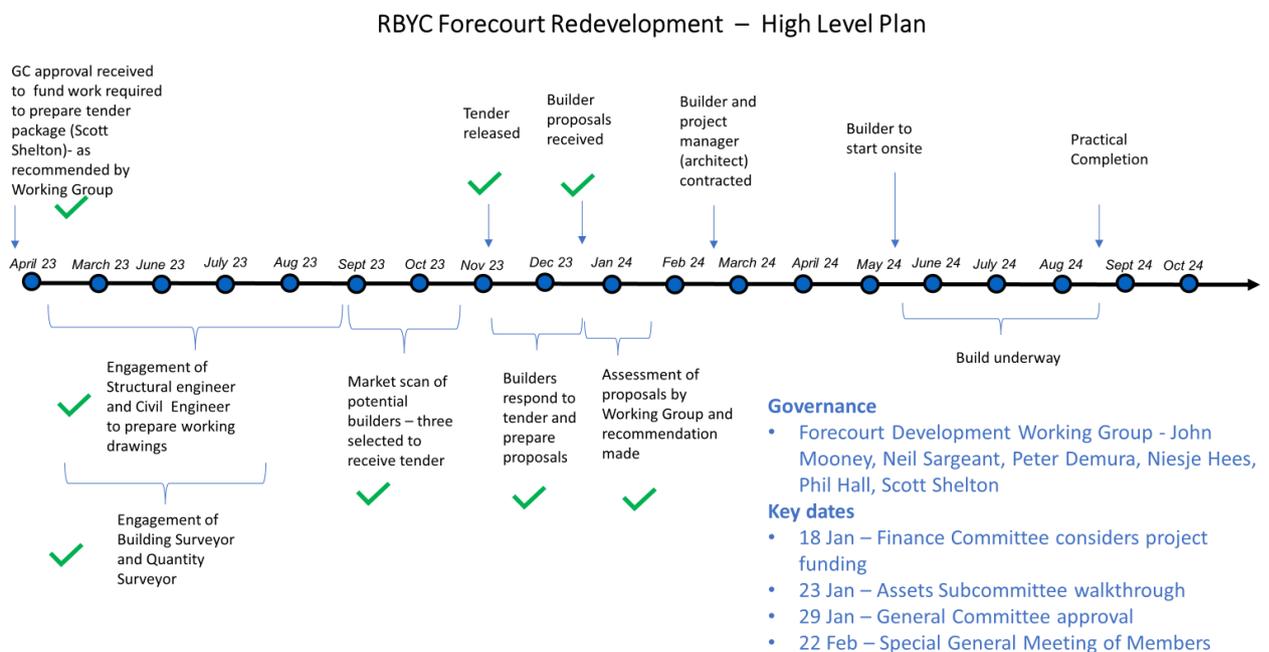
At the General Committee meeting of 27 March 2023, approval was given to take the project to the next stage of developing a tender package, on the basis of the following qualitative benefits.

The RBYC clubhouse is awkward to reach by car, which has proven a major inconvenience for club members wanting to be picked up and dropped off, members calling taxis and ambulance drivers called to an emergency. Redevelopment of the forecourt would improve accessibility for club members as well as improving safety for deliveries, taxis, ride share and aged access, enabling all this stopping traffic to be off the road.

The Master Plan envisioned a circular driveway at the front of the club, with an improved façade. The town planning permit for this was acquired and then expired. Subsequently an application for a new permit was submitted and approved. This permit expires in Nov 2024, which means works must commence before then.

The facade and front area of the current club is a major visual focal point of passing traffic and therefore the public. Upgrading its appearance, along with appropriate lighting, will present the club as a high-quality professional establishment that will lift the RBYC brand and support future membership interest as well as events that bring in extra revenue. The alternative of shelving the project would see the street view of the building appear increasingly outdated and dingy, discouraging potential members and customers.

A Working Group has been established to progress the project, in accordance with the timeline shown below.



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Recommendation from Forecourt Development Working Group

Tender summary and recommendation

Following review of the tenders received for the redevelopment of the Club forecourt, 3 companies experienced with this type of work were invited, and all 3 submissions received and reviewed.

Based on the lowest tender sum and shortest onsite construction period, as well as the quality of the proposal and subsequent due diligence, the group recommended the acceptance of a nominated contractor for this work.

Project Cost Summary and estimated cash flow (excl. gst)

Based on the recommended tender the project costs are as follows;

Building contract cost	\$832,328
Project contingency 10%	\$ 83,232
Contract management	\$15,000.00
Total Project cost	\$930,560

Project Programme - Key Dates

Tender Submission	15/12/23 completed
Tender analysis and Recommendation	12/01/24 completed
Award Contract	by end February
Start onsite	13/05/24
Practical completion	16/08/24

Funding Recommendation from Finance Sub-committee

While the Club has sufficient cash to fund the project (current cash reserves are \$1.3M), the Finance Sub-committee recommends extending the Club's borrowings to cover the cost of the project, for the following reasons;

- sufficient cash should be retained for the cost of dredging inside the marina and other smaller projects.
- As the seabed lease is not yet renewed, it may be difficult to borrow money for the dredging.
- The current loan will be paid off by October 2024 (\$300k is outstanding of the original loan)

Approval for the Club to enter into a bank loan

In April 2016 a Special General Meeting approved the initial loan for the Master Plan development.

At the Special General Meeting on Thursday 22 February 2024, the membership will be asked to approve the following motion;

RBVC Special General Meeting – 22 February 2024

Background Information – Forecourt Redevelopment

That in accordance with the requirements of RBVC Club Rules 30 and 42, the Members of the Club resolve to authorise the General Committee to:

1. Enter into a bank loan of up to \$1,000,000 and
2. Give security over any of the Club's property or assets for any such loans for the improvements of the Club premises in accordance with the plans provided to Club Members for the redevelopment of the Forecourt.

Attachments

Refer separate document *Forecourt Redevelopment Presentation set*.