

Redevelopment Member Presentation 2.0



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Program & Budget Update

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Program

Member Presentation - 12th May
Member Show Around - 15th May
Member Feedback - By 24th May

Design Documentation to Tender Stage
- May 2021 to Mid July 2021

Sailing Shed & Lavender Hill Works
- July to October 2021

Tender Period
- Mid July to End August 2021

Vet Tender, Check, Assess, Value Manage, Recommend, Contract Negotiation
- End August to Early October 2021

Building Contract Award / Finalise Construction Documentation
- Early October to End November 2021

Gear Up, Procure, Shop Drawings
- Start December 2021 to End January 2022

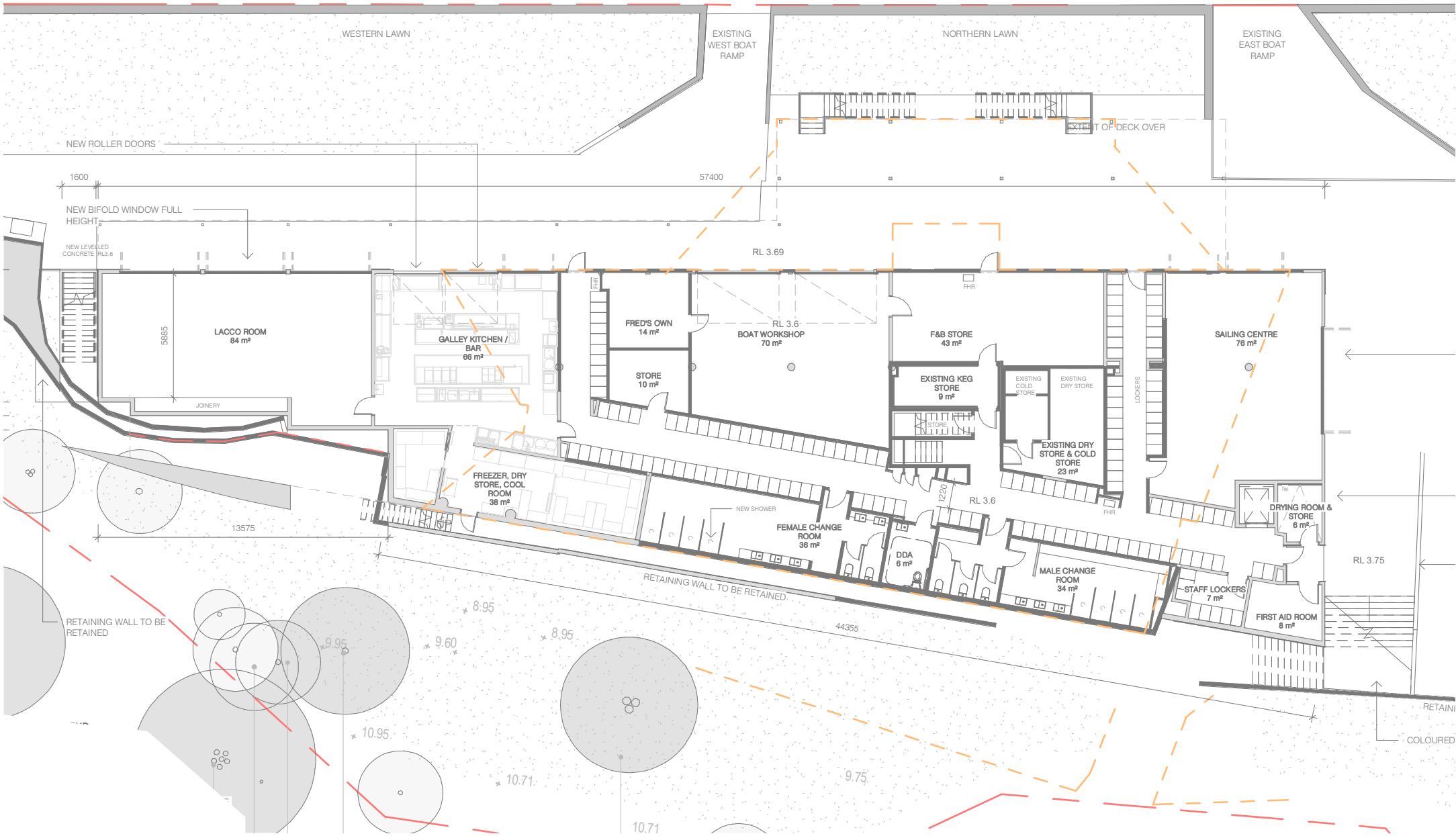
Construction
- Start February 2022
- Club to Reopen Early December 2022

Budget

- The design development has only recently concluded and development of construction documentation for the purpose of tendering is currently underway.
- Tender documentation development may not conclude until mid-July 2021.
- The Tender process itself will probably run from mid-July to end of August 2021. Only at the conclusion of the tendering process will realistic indications of pricing begin to emerge.
- It won't be until the end of August that tenderers submissions will be received and our Project Management Consultants have an opportunity to vet, check, assess and most importantly, value manage the results.
- Depending on the GC's consideration and assessment of all of the above, accurate pricing for the project is unlikely to emerge until the end of August.

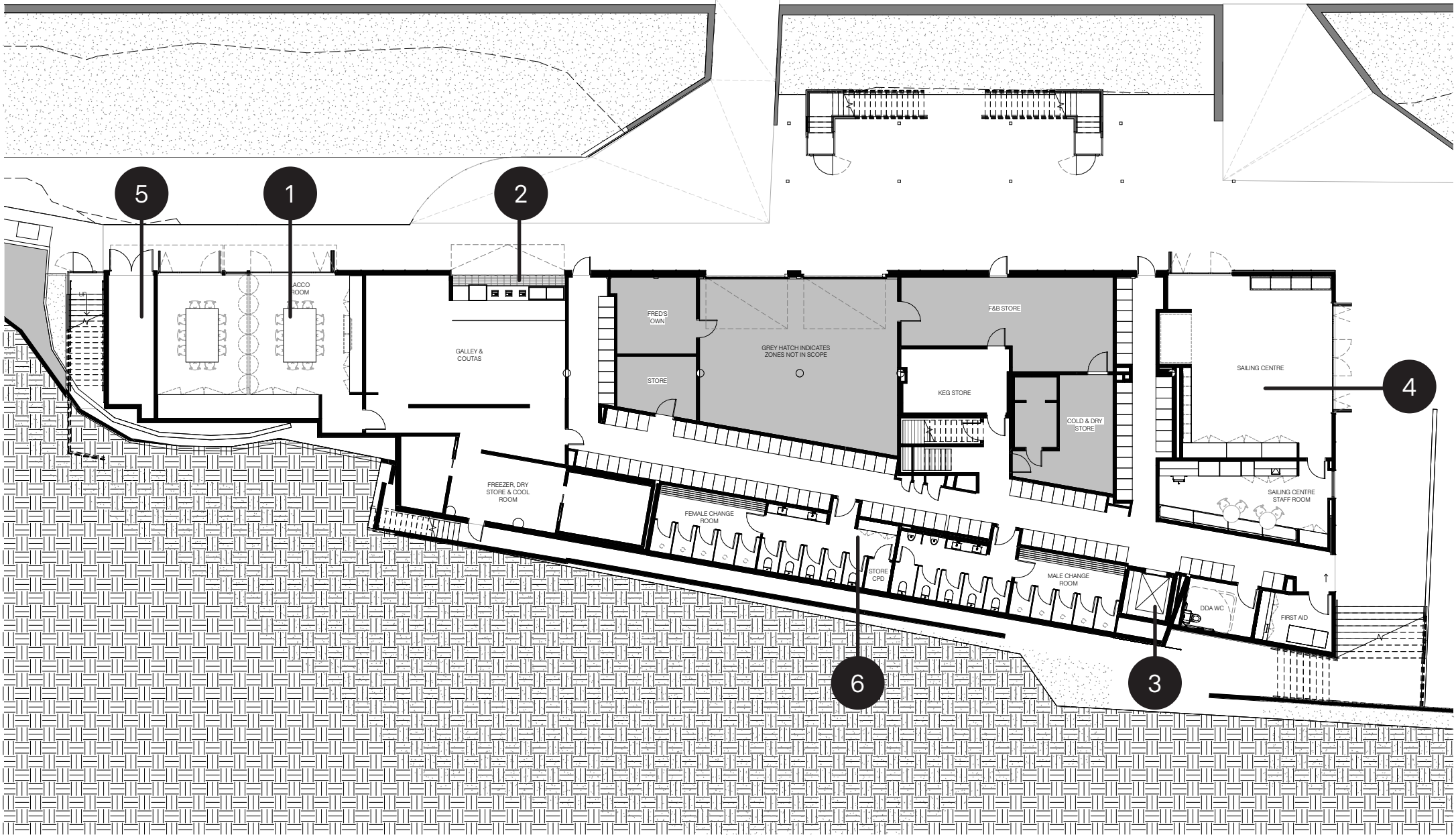
Summary of Key Changes

Post Town Planning Submission - Ground Level



PREVIOUS (TOWN PLANNING)

GROUND LEVEL PLAN



APPROVED (DESIGN DEVELOPMENT)

GROUND LEVEL PLAN

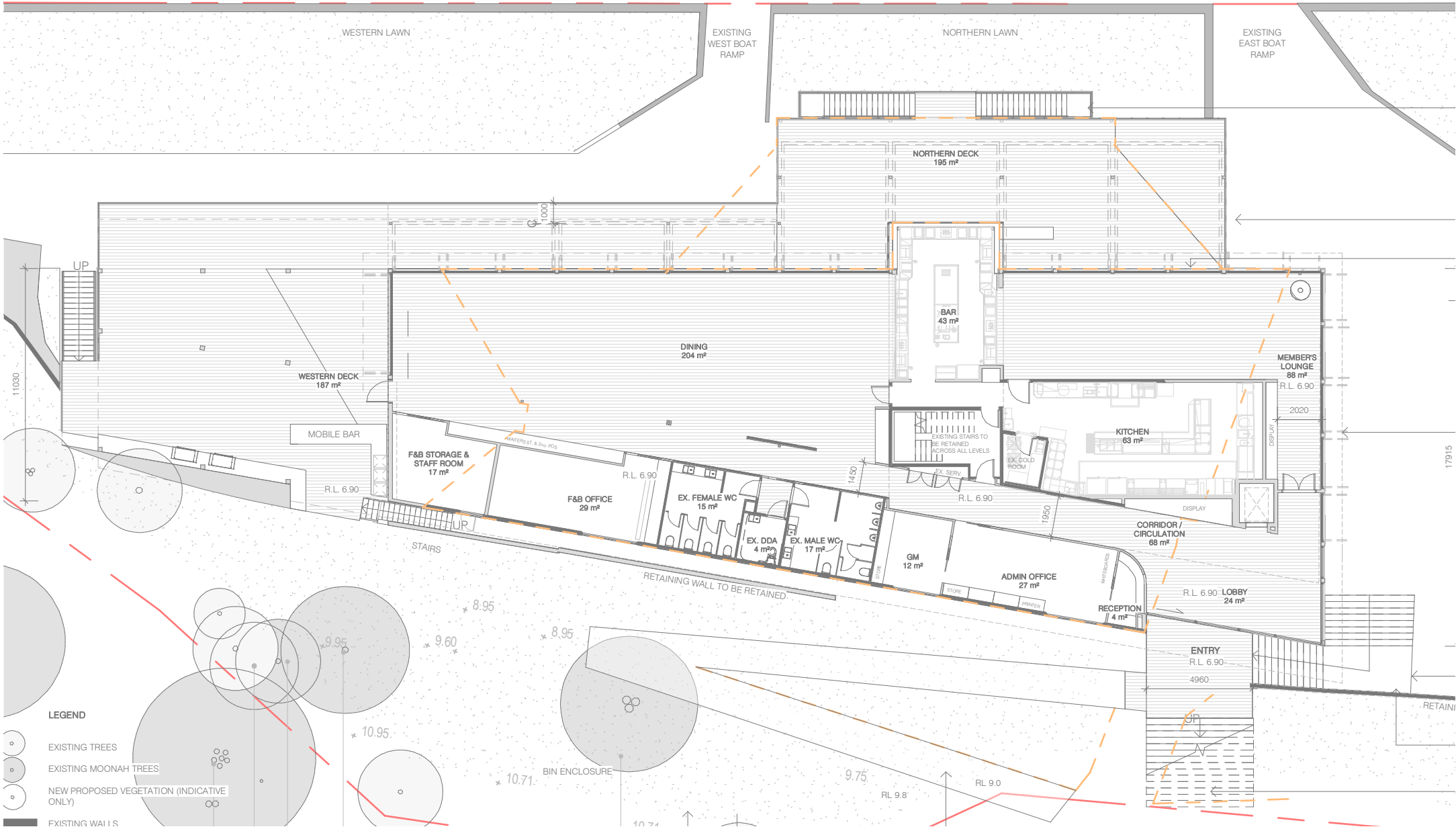
Ground Floor Amenities		
Female		
	Existing	Proposed
WC	2	5
Showers	3	5
Male		
WC	1	5
Urinal	3	2
Showers	4	5

- 1 Lacco Room Divided & Storage Room Added
- 2 Cutas & Galley Final Layout Complete
- 3 Lift Relocated and Amenities Replanned
- 4 Sailing Centre & Staff Room Replanned
- 5 OTB Store
- 6 Replanned Amenities
- 7 Lockers (Approx. 100 Existing, Approx. 123 Proposed*)

*Locker Count TBC Pending Full Audit

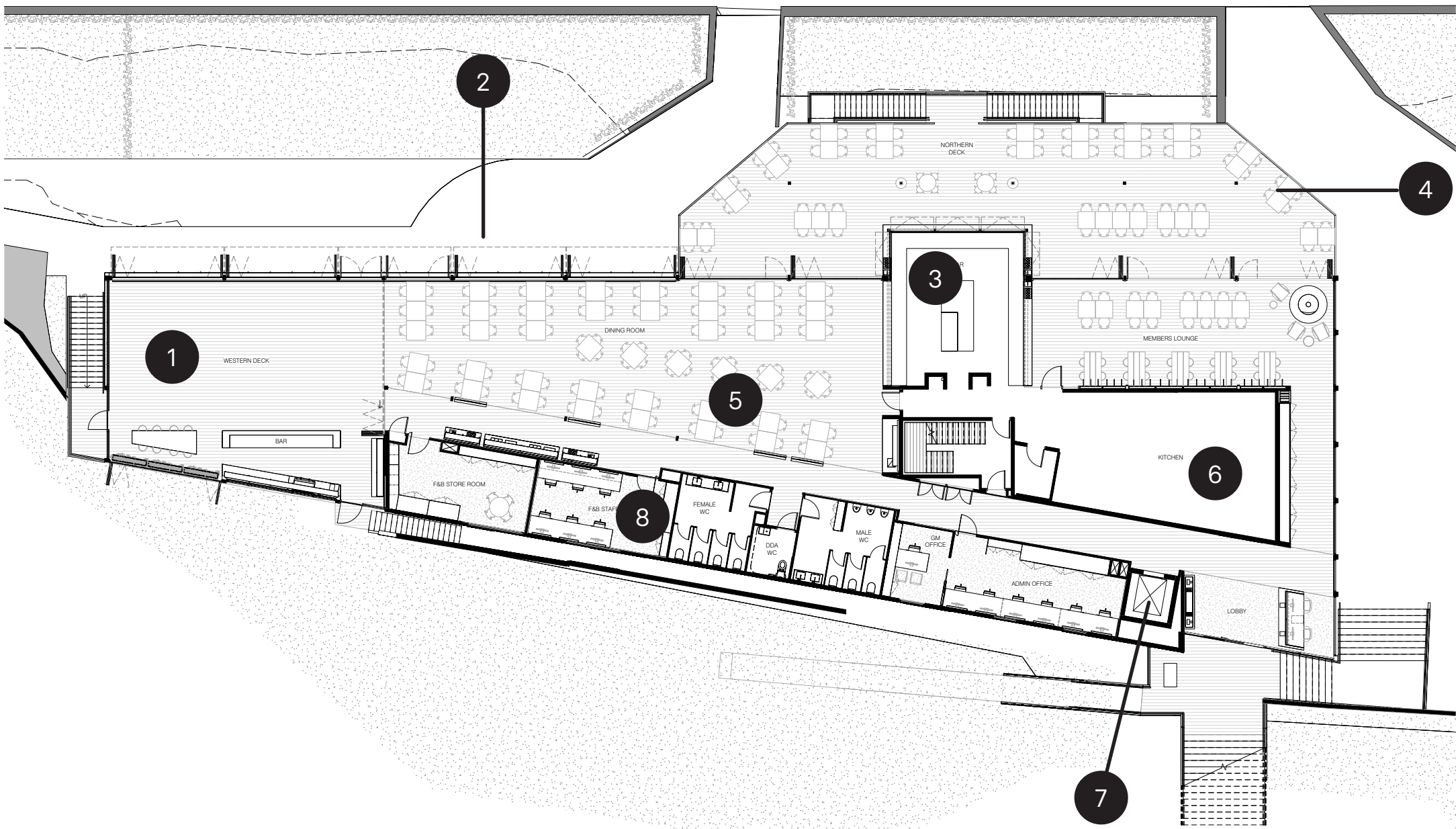
Summary of Key Changes

Post Town Planning Submission - Level 1



PREVIOUS (TOWN PLANNING)

LEVEL 1 PLAN



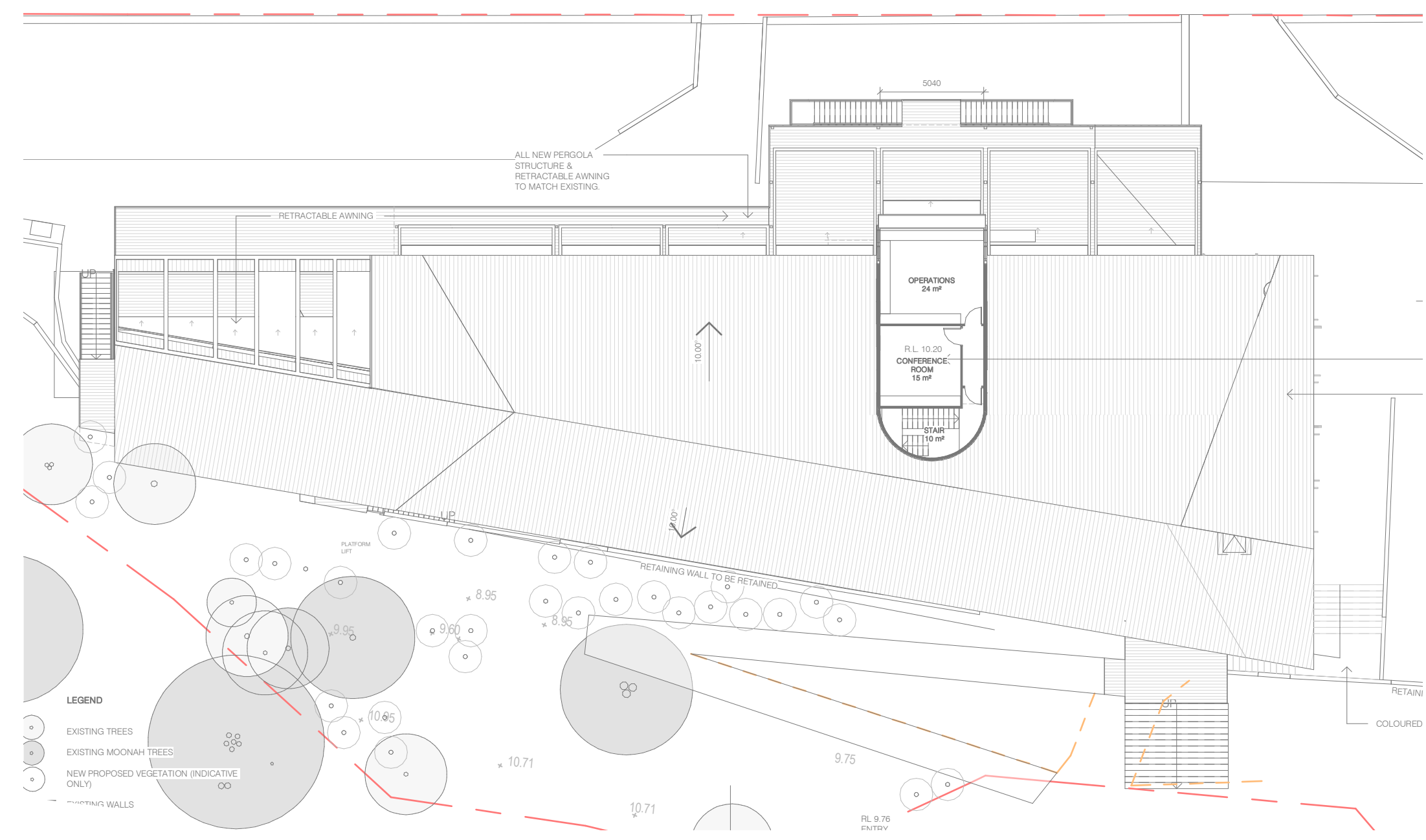
APPROVED (DESIGN DEVELOPMENT)

LEVEL 1 PLAN

- 1 West Deck & Bar Revised
- 2 Dining North Deck Removed
- 3 Bar Expanded 1m East & West
- 4 North “Main” Deck Enlarged & Shape Changed
- 5 Dining Room Replanned
- 6 Kitchen Expanded
- 7 Lift Relocated
- 8 BOH Areas Replanned

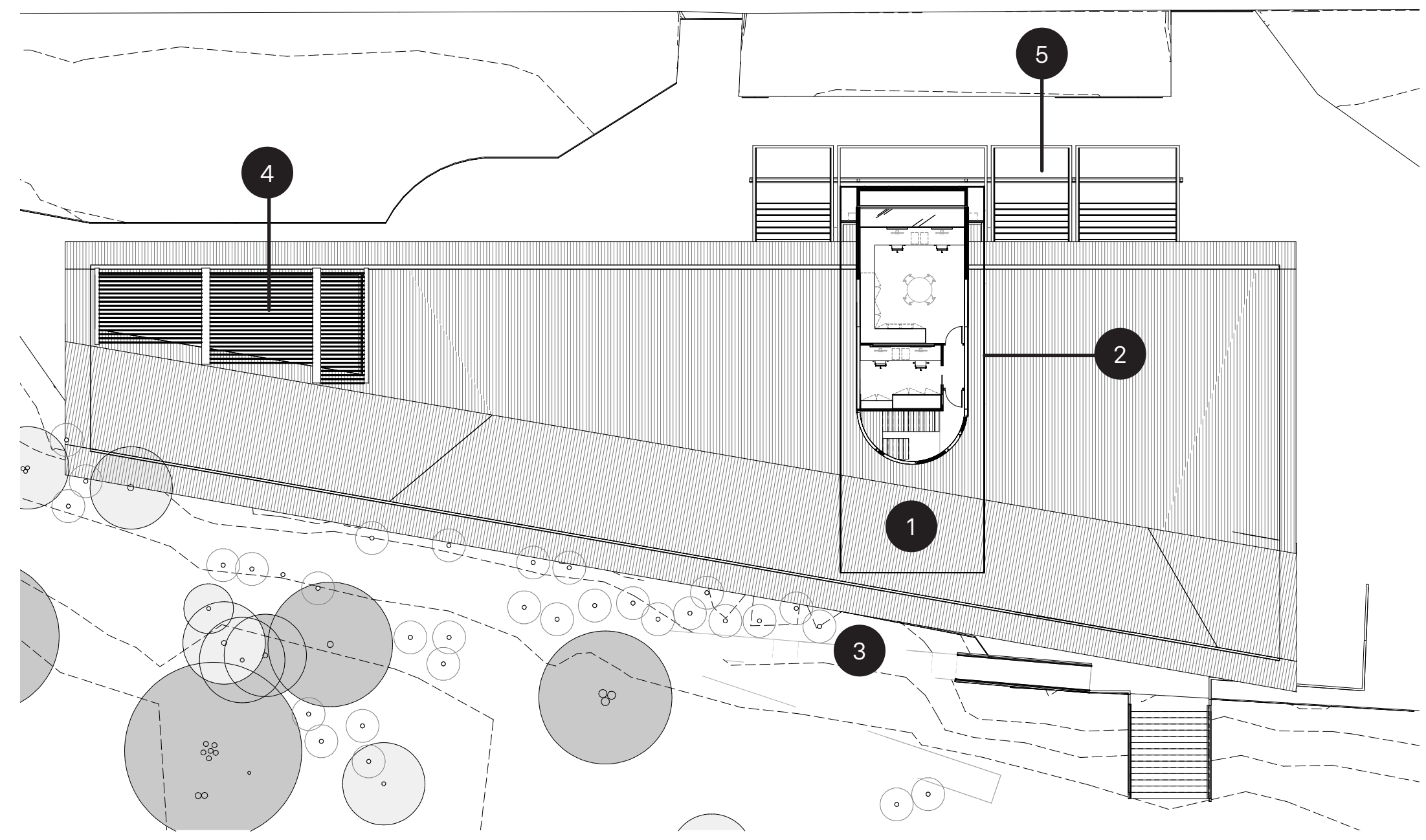
Summary of Key Changes

Post Town Planning Submission - Level 2



PREVIOUS (TOWN PLANNING)

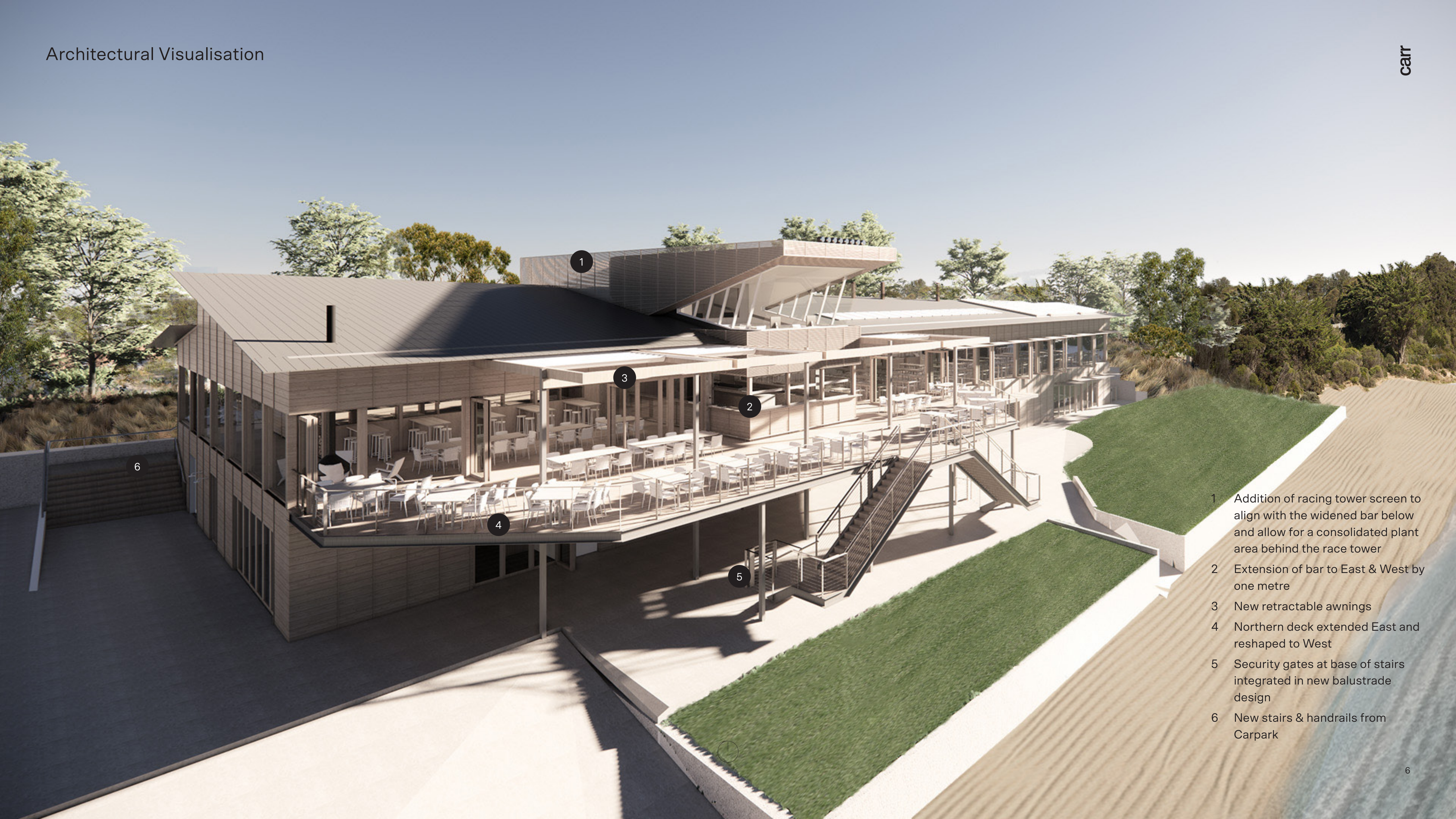
ROOF PLAN



APPROVED (DESIGN DEVELOPMENT)

ROOF PLAN

- 1 Centralised Plant Area
- 2 Cladding to Race Tower incorporated with Plant Area (& Bar Expansion Below)
- 3 Eave Line Extended
- 4 Louvre System Developed
- 5 Pergola Members Revised (as a result of Bar Expansion)



- 1 Addition of racing tower screen to align with the widened bar below and allow for a consolidated plant area behind the race tower
- 2 Extension of bar to East & West by one metre
- 3 New retractable awnings
- 4 Northern deck extended East and reshaped to West
- 5 Security gates at base of stairs integrated in new balustrade design
- 6 New stairs & handrails from Carpark



- 8 Removal of northern dining deck as part of this scope of works. Provision allowed for future inclusion
- 9 Manual upward bi-fold to Couta's & Galley kitchen
- 10 Sunshading devices added over glazing to North facade
- 11 Eaves extended
- 12 Fully operable bi-folds to Western deck
- 13 New timber cladding (Species TBA) required for current building codes / fire engineering
- 14 Operable roof system to western deck (System TBC)

Internal Architectural Visualisations



Concept Visualisation
Proposed Northern Facade - Open





Concept Visualisation
Northern Deck - Extended Awnings

