

Wakatere Boating Club Upgrade

Attn: all club members
Wakatere Boating Club

We are very fortunate to have our club building in its superb location. Our generation acknowledges the enthusiasm and foresight of the local boys and young men who started off at Narrowneck beach in 1927 and secured our right to continue sailing out of our fantastic site. Many generations since have enjoyed the club; each contributing to the maintenance and improvement of the facilities for themselves and for future generations. Thus each generation is also a caretaker for future generations. We must all do our bit.

Last year the General Committee formed a building sub-committee to review the significant maintenance now required to the club building and also to recommend a possible upgrade. The sub-committee's brief was to consider an upgrade which would be achievable within the potential fund raising capabilities of the Club, comply with NSCC requirements and potential neighbour concerns and above all achieve a substantial improvement of amenities to our members.

Attached is a copy of the sub-committee's report which has been considered and discussed at several meetings of the General Committee.

The General Committee did initially resolved to fund the cost of concept drawings and a preliminary costing which are also attached.

The General Committee now considers that it is time for all club members to consider the sub-committee's recommendations and to have your say.

The club is located on an NSCC reserve. This means we do not own the land we occupy but in effect lease it from the NSCC. We are quite limited in what we can do in the way of additions or changes to the existing buildings. We must not obstruct the public's walkway, cycle lane, or access to any part of our compound.

The club rooms are located close to the sea and are subject to a lot of corrosion and degradation of materials. The lower floor garage is just above the high tide mark and the floor leaks and is susceptible to flooding.

We have seen over the past 18 months a very energetic and motivated Opti group, and this enthusiasm spilling in to starlings etc. As a consequence the Club's facilities are being more than ever. Activities now carry on throughout the week, rather than just on club days. This has meant that the need for maintenance is greater even just to keep at the same level.

The club has a long list of maintenance that needs doing and other items which we would like to undertake to improve the usability of our club. In particular new changing rooms and showers in the basement accessible to club members at any time would substantially improve the amenities offered to members. This would also facilitate a reconfiguration of the upstairs hall, the relocation of the changing rooms releasing valuable space.

You can read in to this that maintenance is first priority and improvements second and subject to funding. As with most projects we are looking at doing work in a logical sequence so that work done does not then have to be undone or redone.

So far we have only obtained a cost estimate (GST exclusive) from a construction company. The costs for each stage are:

1. Stage One \$ 156,000
2. Stage Two \$ 195,500

How will it all be funded?

As you can imagine there are items which are maintenance that must be done. There is some efficiency and cost saving in carrying out this work at the same time as the staged improvements.

The General Committee may decide to fund the maintenance work out of club funds, particularly the proceeds of hall hire. This would account for approximately one third of the stage one costs. The improvements would be staged to reduce funding pressure in any one year and be paid for by fund raising.

Please have a look at the attached plans and if you wish to have any input please email any member of the Building Sub-committee by 1 May 2009.

Donn Roberts	donn.sue@clear.net.nz
Mike Pepper	michael@pepperarchitects.co.nz
John Ellingham	John@linn.co.nz
Philip Rzepecky.	przepecky@bar.co.nz

Building Proposal

Wakatere Boating Club

1.0 Introduction

- 1.1 The Building Sub-Committee was appointed by the General Committee to review the building and design an upgrade. This necessarily also required an assessment of maintenance issues.
- 1.2 The Sub - committee has met many times when ideas and proposals have been raised, argued over and assessed. We attach:
- (1) Letter of engagement from architects;
 - (2) Preliminary concept drawings showing a well developed proposal for downstairs and an early proposal for upstairs. There is also a plan of the proposed locker rooms.
- 1.3 The sub – committee proposes that the works be split into two projects to be carried out sequentially over a couple of years.

2.0 Objective

- 2.1 Our Club building could provide better services for our members if it was reorganised and its facilities upgraded.
- 2.2 We need:

Downstairs:

- (1) Training room which can be used by “wet” sailors in their sailing gear;
- (2) More adequate changing rooms/showers located in the basement with secure 7 day access so that they could be used at all times by members. This would

also enable sailing activities to continue when the hall is hired out. It will also keep wet sailors out of the hall on club days.

Upstairs

- (3) Meeting room;
- (4) Coaching coordinator's office;
- (5) Storage;
- (6) Increased deck area;

2.3 Apparently it would be too difficult for us to convince the Council to allow us to substantially increase the building footprint. In any case the site is tight and increasing the size of the building would be very expensive. But we may succeed in obtaining consent to add a deck to the north side.

3.0 Proposal

Basement

- 3.1 The use and organisation of the basement area needs to be optimised. This will require more intelligent use of the space.
- 3.2 The training room and the areas behind it and possibly any spare room on the shed side can be used to create:
 - (1) Fully fitted out changing rooms/showers for male/female;
 - (2) "Wet" training room.
 - (3) Access to this area for members to be by magnetic card system.
- 3.3 It may be possible to build a new deck on the northern side of the building. This would form the roof and exterior wall of the training room or Waterwise boat storage. This would mean that we would retain the existing storage space for boats. The garage space would also be a more useable configuration i.e rectangular with multiple doors.

3.4 This area should also be upgraded and reorganised:

- (1) Waterproofing of floor and walls;
- (2) Maintenance work to building supports;
- (3) Lined walls;
- (4) Concrete floor washed and painted;
- (5) New shelving for storage of buoys, anchors chain and cordage;
- (6) New workshop area;
- (7) Improved lighting.

3.5 The Boat storage may need to be reorganised as follows:

- (1) Continue with multiple stacking method of small ribs;
- (2) All miscellaneous boats/craft which are not rescue/coach boats (I.E canoes and yachts) should be removed.

Upstairs

3.6 Men's locker room demolished and turned into a combined meeting room and office for Coaching Coordinator. It would have new windows on the seaward side;

3.7 Women's locker room demolished and space used to provide multiple toilets, including disabled toilet and shower;

3.8 Possible relocation of kitchen and radio room.

3.9 New deck on northern side forming roof of training room.

4.0 Deferred Maintenance.

4.1 At the same time we could address the appearance of the building/boat storage.

4.2 This could include:

- (1) New roof;
- (2) Treatment of weatherboards;
- (3) New front deck;
- (4) Overall style and appearance of the building and boatsheds (I.E. colour etc.)

5.0 Implementation

5.1 This will incur significant cost which will require a concerted fund raising effort. Rusty Knox has been briefed and is working on a plan.

5.2 The best plan would be to divide the timing of the upstairs and downstairs works. The work would start with downstairs. The logical time to do this is in the winter. The work as set out in the draft plan would take approximately three months.

5.3 The sub-committee proposes:

- (1) The work commence winter 2009 depending on funding;
- (2) At this stage the General Committee authorise and fund preliminary work as follows:
 - (a) **Stage One:** Michael Pepper Architects and Donn Roberts be instructed as a joint venture to prepare working drawings;
 - (b) The works costed by a quantity surveyor so that we have a basis for fund raising;
 - (c) Return to the General Committee for further discussion and approval;
 - (d) **Stage Two:** Application be made to the NSCC for building consent and any resource Management issues;
 - (e) Tendering of project;
 - (f) **Stage Three:** Construction over winter 2009. [or the next winter if more fundraising required]

- (3) We recommend that the Ctte approve sufficient funding to complete stage one, which will result in a fully costed proposal for fundraising purposes. Accordingly we propose the following motion:

- (4) That the Wakatere Boating Club engages Mike Pepper and Donn Roberts on the terms set out in their draft letter of engagement, and furthermore that the club agrees to fund the renovation project to the extent of stage one set out in the Building Sub- Committee's proposal dated 2 December 2008.

2 December 2008.

Building Sub Committee

Philip Rzepecky, John Ellingham, Michael Pepper, Don Roberts.