

Thornbury Yacht Club - Pavilion Project

Updated 2011-12-23

Time Line - Past

2001

- Long Range Planning Committee survey of membership – result: 75% of members responding were in favour of some kind of Club House Facility

2003

- Member Survey: 36/68 in favour of moving forward with a full blown Club House Facility. The Bridge did not believe this was a sufficient endorsement and began looking for an alternative idea that would be appealing to a larger majority - the idea of a Pavilion was then tabled.

2002-2007

- members paid amounts in excess of cost in order to build up a fund for a future facility

2007

- Alan Chesworth, Commodore, lead focus groups to determine what to do with the money – the result reflected a building was not wanted at that time, but the outgoing bridge recommended at the Fall of 2007 SAM the next bridge move forward with a proposal for BBQ areas or open structure of some type, to act as a meeting place for members.
- Bridge at the time agreed to stop amassing extra funds and from that point on budgeting for member- pay services has been done at cost.

2007-2010

- Bridges discussed how to proceed

2010/2011

- Bridge refined the discussions of previous boards and took a focused idea to the membership at the Spring SAGM for an expression of interest – through an informal poll, the vast majority of members present were in favour of proceeding
- Spring and summer spent determining what was feasible, discussing options with the Town and the Department of Fisheries and Oceans, engineering report on the pier, getting cost estimates for three different types of structures and concrete pad required by engineering report, and developing concluding proposal for members
- Met with past commodores to seek feedback and direction
- E-mailed notice of Special General Meeting, outline of project, date of member meeting, and request for questions (3 received)
- Meeting with members on the pier to present the proposal and Q&A
- Special General Meeting postponed
- Formulated Pavilion Project Committee
- Pavilion Project Committee listened to the feedback from the members, reviewed the project and made a few substantial changes which they believe will enhance the project and be more appealing to members.
- Pavilion Project Committee report presented to and accepted by the Bridge
- Special General Meeting called for January 21st, 2012 at 1600 hours at L.E. Shore Memorial Library

Next Steps

1. Special General Meeting Notice mailed to members and posted on the web site
2. Pavilion Project section set up on the web site
3. Special General Meeting
4. If passed:
5. Request for quotes from 3+ construction firms
6. Pavilion Project Committee assesses and recommends firm to construct the Pavilion
7. Bridge reviews recommendation and selects construction firm
8. Concrete pad poured next spring before launch
9. Main structure constructed in the spring
10. Club working party as needed
11. Enjoy!

Questions and Answers

1. Why do we need it?
 - Place for members to passively or actively meet, socialize and interact
 - Members want a gathering place but not a full blown club house (Chesworth 2007)
 - Shade when sunny
 - Protection when rainy
 - Natural gathering place
 - Pre- and post-race meeting place
 - Casual and planned picnic place
 - Host our own in-season functions
 - Storage for masts during the winter
 - Permanent home of the Meaburywood

In conclusion, the pavilion is envisioned as a place where members will sit with other members and their morning coffee & paper, or an afternoon beverage & snacks – a place that will get used every day of the week and not just for organized gatherings.

2. Who looks after the pavilion after it is built?

The harbour is owned by the Department of Fisheries and Oceans and they have a requirement that anything on their property be part of the Town. The TYC will donate the pavilion to the Town. In turn the Town will accept full ownership and will be responsible for on-going maintenance.

3. Won't that mean that anyone can use it?

Technically, as a Town asset, the pavilion will be a public structure and will be considered bookable; however due to its size and location, the structure will not be very accommodating as a bookable structure. The Town is required to ensure access to the slips that are adjacent to the pier and as such, the structure can never be closed off or have the access impeded. Although considered "bookable", since it is purpose built by the Yacht Club, it is unlikely that it would be publicly booked. Further, Thornbury Yacht Club will have first right of refusal to book dates throughout the boating season.

4. What about the Meaford Pavilion – how does it get used?

The Meaford pavilion is a completely different structure. It is located near the harbour, a trailer park and is in the middle of a parking lot. It is host to many Town run functions, including flea markets, Scarecrow Invasion and a weekly farmers market. The Thornbury pavilion which is in Bayview Park, gets formally booked for a summer Sunday evening Jazz festival and a few family picnics. The Bayview Park pavilion is seemingly used very little and it is far more accommodating for outside groups than the proposed pavilion will be.

5. Will there be any recognition that TYC built it.

Yes, there will be signage; crest or logo over the entrance.

6. Will it go the full length of the south pier?

No, the pier is approximately 180 feet long and while the initial estimate for the structure was 90 feet long, the committee [has revised the plan as follows:](#)

- 80 foot concrete pad located on the south pier from a location starting at the west side of the D dock ramp and progressing west toward the stern of Megawatt.
- 60 foot pavilion structure at the east side of the concrete pad
- 20 foot open/BBQ pad at the west end of the concrete pad
- Metal roof
- Modified timber frame structure
- Truss roof system (modified for metal roof)

The Pavilion Project Committee will determine the best location on the pier for the structure considering convenience and access for members, and to be out of the way of public access. [The recommendation is for the concrete pad to start at the west side of the D dock ramp and progress west toward the stern of Megawatt. The BBQ/open section of the pad would be at the west end.](#)

7. What about side curtains for protection during inclement weather?

This is a great idea and will be a project for the future. We will however, proceed with getting prices from tenting companies so we can see what future funds would be required. Other considerations for the future include: Tables/chairs, BBQ, Storage, additional Signage, and Club information board/message centre.

8. Will the inside be finished? Seems like an unnecessary expense.

No, the inside of the roof will not be finished initially, the trusses will be visible. There is potential in the future for the underside to be finished if deemed desirable and as the budget permits.

9. Is it being built with or without railings?

While railings are not required, the plan is for railings on the town side of the pier. At the moment, there are no railings planned on the side that boats are tied up to ensure easy access for boaters. The railing on the other side is desirable though as it means fuller use of the pier.

10. What about water coming off the roof, won't it land on the boats?

Eavestroughing is included on the harbour side plus the ends of the roof.

11. How many quotes did you get?

There were 3 initial quotes obtained for the purpose of narrowing down the budget and the type of structure. We looked at a steel structure, full timberframe and a combo timberframe and trusses. The latter is what is proposed. Once the members approve the capital expenditure, we will then proceed with getting three or more quotes from contractors to build it for us.

12. Did you consider other locations? What happened to the idea of it being in the parking lot?

We considered several options and decided that the location on the pier suits Club members best as it is in better proximity to the boats and members that will use it. This is the area that we naturally migrate to, it is convenient for most and it is close to the boats. As well, the harbour office is working to migrate members to this side of the harbour so we can all be together. The town is most supportive of this location and of the project.

13. But, wouldn't it be cheaper to build it in the parking lot as there would be no concrete expense?

Yes it may be cheaper to build in the parking lot and we could build a structure more square in shape. We would still need a concrete pad for the structure to sit on and the pad would have to be designed to handle the north winds that roll through the harbour. We originally started to look at using the parking lot but then realized that that would be a structure that would only be used for organized gatherings and not every day by members; it is not the natural meeting location.

14. A square shape would be more efficient and easier to use – can't we cantilever or build over the water gap?

A square shaped structure would be great. It would be more conducive for large gatherings, however we cannot do anything that alters the shape of the existing harbour. The town supports the structure as proposed and will not support a structure that is an obstruction to a previously unobstructed waterway. Doing anything that alters the shape of harbour in any way will involve another layer of Federal approvals, and we have been told could take years.

The proposed location on the south east pier is really the only option available and most of the use of the pavilion will be individuals and small casual groups that can easily be accommodated in this more traditional harbour structure.

15. What about a floating building or a barge?

This came up at the member meeting as members were seeking a place of their own and one that wouldn't need to be part of the town's booking system. We have not explored this at this point as there would be significant annual operating expenses which the membership would need to cover through annual dues. These would include at the very least maintenance and insurance; and likely more. Every \$1000 of annual expense (+tax) would increase our dues by almost \$10. The town is unlikely to want to assume a structure that is not reasonably 'maintenance free' and multi-tasking to a mast storage structure, etc. is not feasible. We have not pursued this option.

16. What about a retractable awning?

We would have to have the engineers look at the structure to see how it could be supported and whether the pier could support this type of strain. Our main concern is that the days you really want to use it – you can't as they are only designed for a mild wind. On a rainy north wind day, the awning would have to be retracted. The idea of roll down sides for protection against the wind would be irrelevant. The awnings look nice but only good as a sun shelter. Further exploration of the following would be necessary:

- electrical conduit
- operating cost
- lifespan of the material
- Who will be responsible for putting it out and putting it in
- Wind issues
- Ripping potential – who would replace?
- Potential for mechanical failure
- Not permanent
- Winter storage issues

17. What about a metal roof instead of a shingled roof on the proposed pavilion?

We initially explored shingle due to cost however metal has several advantages including environmental issues (runoff taking asphalt into the harbour), longevity and a common look with the other buildings at the harbour. The Pavilion Project Committee always planned to request a cost estimate for this type of roof and expect that to stay in budget; a shorter pavilion would be required. However, initial estimates have determined that a metal roof may be in the same ballpark cost as shingle, and in fact, might require less roof structure in the way of trusses.

18. If the pavilion doesn't go ahead, can we just give the \$ in the capital fund back to members.

You, the members have wanted a Club House Facility of some sort since 2001. If this particular proposal is not palatable to a majority of our members, your Bridge will continue to work to find a structure that is suitable for our members. It absolutely will not be returned to members as there is no equitable way to determine who to give it back to.

19. What about the idea of a more permanent year round structure? Shouldn't we be saving for that?

That may still be a good idea but would be many years off if the members still wanted to do that. This would also add a layer of complexity to the operation of the Club and we currently do not have the money, the interest or the manpower to support a more elaborate structure. The proposed pavilion is the perfect idea and is needed now. We are also currently running a zero budget, so we would have raise dues to be able to start banking additional reserves. And, as noted in the 2007 Fall SAM minutes it was determined at that time that there was not sufficient support for a full blown Club House Facility.

20. Who will manage the whole project?

A project committee has been assembled that will oversee all planning for the project and that will manage the construction as well. The committee will be chaired by Doug Johnston and the committee members include: Paul Sandiford, Steve Fisher, Sam Forrest, Denis Moore, [Andi Kleiser](#), Alan Chesworth, Paul Penny and Carla Nicolson.

21. How will the budget be managed? What about cost overruns?

With only two main components to the project, we are confident that the cost can be managed and overruns avoided. The initial cost based budget for a 90' pavilion was \$86,000. The amount of capital being considered for this project is \$91,000 which would allow for \$5000 contingency. Based on a desire for a higher contingency from the past commodores and the quotes that will be received from contractors, the size of the pavilion may be adjusted.

22. Won't that use up all of our Capital Accounts?

At December 31, 2011, if no spending has yet occurred, our capital account will be \$100,293. It is important to note that over the past many years this has grown through interest alone. After this project, we expect to have [more than](#) \$10,000 remaining in this account which will grow again as new members join the Club, and be available for future projects.

23. Will it all be done this fall?

Initially we had hoped that it would be completed this fall. With the late date now for the Special General Meeting and then the quoting process, it is most likely that it will all happen in the spring. To accommodate construction in the spring, all winter storage for masts will be [transferred to the](#) main harbour pier.

24. Why can't members be involved in every decision?

As much as we would like to satisfy everyone in the membership, reality dictates that this will be impossible. Our objective is therefore to act in the best interest of the membership as a whole; to consider all the points of view and to make the best decision possible. The Bridge is a diverse group of people, representing

- those with slips in the harbour (B, C & D docks) and those who day sail
- local residents (Eugenia, Blue Mountains, Clarksburg, Thornbury) and weekend residents
- single adults, families with children and retired couples
- racers, cruisers and day sailors

A lot of time is spent at meetings discussing how best to serve members. As the Bridge represents a wide range of interest groups and you elect the Bridge to guide the Club, we believe we represent the membership well. Members are always invited to make their views

known to the Bridge by calling, chatting on the docks or by emailing. To date, when formal feedback was requested, it was disheartening to receive input from only 5 members.

25. Can we expect lower fees in the future as we no longer need a warchest?

Our fees are already very reasonable and the plan is to keep them the same. Since 2007 our fees have been cost based and there is no plan to change that. New member initiation goes towards capital projects now and we will continue to add new members which will help pay for the items in #7 above.

We certainly could consider a fundraiser to augment the capital budget for the wish list of these additional items.

26. How will we be kept up to date?

A web-page will be set up for the committee to post updates, pictures, and on-going questions and answers. This will also be posted on the bulletin boards for our members without web access. Members will continue to be encouraged to bring their questions to the Bridge and the Project Committee. Our fall and spring Bump N Grind will also have project updates.

27. What documents do you have and can they be distributed?

The Bridge has an engineering report from Gamsby and Mannerow Engineers which assesses the condition of the pier and identifies the requirements for the concrete foundation to support a structure. We have simple budget pricing for 3 types of structures that we used to determine affordability and to set an initial budget. The drawings we have are the conceptual sketches including an artist's rendition and preliminary design documents showing what can be done to meet the engineering requirements; these were posted at the Q & A meeting on the pier [and on the web site](#). The information we have gathered thus far is preliminary and strictly for planning purposes. Please remember that the final size, location and design would be determined by the Pavilion Project Committee considering input from the members.

So...what are the next steps?

If you have any questions that are not addressed here, please send them to any member of the Bridge or the Project Committee.

- Commodore, Carla Nicolson: 519-599-1158 / carla.nicolson@rogers.com
- Past Commodore, Paul Sandiford : 905-276-9644 / p-sandiford@rogers.com
- Vice Commodore, Doug Johnston: 519-599-1158 / doug.johnston@rogers.com
- Past Commodore, Steve Fisher: 519-941-2653 / stevefisher911@sympatico.ca
- Secretary, Mike Wright: 519-599-3158 / mikewright@rogers.com

- Treasurer, Andi Kleiser: 519-940-8964 / hakleiser@gmail.com
- Rear Commodore Harbour, Mark Matthews: 705-445-6783 / mark_matthews@rogers.com
- Rear Commodore Racing, George Londos: 519-925-6379 / georlond@yahoo.ca
- Rear Commodore Safety, Environment & Education, Steven Troster: 416-922-7454 / strosterlawyer@rogers.com
- Rear Commodore Social, Yolanda Pandolfo: 905-726-4412 / ypandolfo@paradisehalls.com
- Rear Commodore Power Boats, Jamie Gardner: 905-726-4412 / james_gardner@hsbc.ca
- Project Committee: Paul Penny: 519 986-2364 / propower_ca@hotmail.com
- Project Committee: Alan Chesworth: 519 599-7865 / Chesworth@sympatico.ca
- Project Committee: Denis Moore: 519 373-7615 / gordbarbara@gmail.com
- Project Committee: Sam Forrest: 519 599 5466 / samhelenforrest@gmail.com

Pending a 'yes' vote, quotes will be obtained and the committee will work towards the completion of the pavilion before Launch 2012.