



April 2, 2012

NEW FACILITY REPORT

Yacht Club and Sailing School Select Builder, Update Plans

Since our **NEW FACILITY REPORT** of February 3, and the Lake Geneva Yacht Club Building Design Open House on February 25, members have offered the LGYC New Clubhouse Committee and the GLSS Building Committee a number of constructive ideas for the two-story building that will house the Geneva Lake Sailing School and the Lake Geneva Yacht Club. Architects BSB Design in Arlington Heights, Illinois, produced the original plans.

The entire property, from South Lake Shore Drive to the lakefront and between the east and west boundaries, will be called the **Buddy Melges Sailing Center**.

In March, after interviewing and requesting bids from three finalists, the LGYC and GLSS committees selected Briohn Building Corporation in Brookfield, Wisconsin, to be the builders of the new joint facility. The Briohn team of architects, engineers, interior designers, project managers, and superintendents has extensive experience in commercial building in the field of hospitality projects, such as country clubs and restaurants.

The members of the LGYC New Clubhouse Committee, appointed by LGYC Commodore **John D. Simms, Jr.**, are Chairman **Michael K. Keefe, Donald C. Holst, John Kivlin**, and **John J. Zils**. The members of the GLSS Building Committee, appointed by GLSS President **Robert Rowe**, are Chairman **Ryan Fitzgerald, William G. Barrett, Kevin Jewett**, and **David Navin**.

The following text includes questions asked at the Open House and information about recent developments.

Q: What is the square footage of the new Sailing School and Yacht Club facility? Where will it be?

A: In the most recent plan, the footprint of the new facility is approximately 5,200 square feet. The enclosed space on its two floors is about 10,400 square feet. (As a comparison, the current Yacht Club building has a footprint of about 3,000 square feet and an enclosed space of about 4,300 square feet on two floors; the current Sailing School building has about 1,000 square feet of enclosed space on a single floor.) In addition, the plan for the upper level of the new facility has a 3,000-square-foot outdoor deck, part of which is covered. The east wall of the new building will be a few feet west of the east wall of the current Yacht Club building to allow for the construction of a wide driveway on that side for cars towing boats to the hoists. The new building's west wall extends well beyond the west wall of the current building. The builder will demolish the current Yacht Club and Sailing School, but retain all other buildings on the site.

Q: At the LGYC Open House in February, you said that the LGYC and GLSS committees had made trade-offs in the final plan because of the budget. What changes have you made?

A: We remain committed to producing an efficient, functional, cost-effective, and attractive building—no trade-offs there. But with our budget always in mind we chose to downscale some ideas that we had originally considered. The architect's initial plans called for a building with more than 12,000 square feet of enclosed space on two floors. The next generation of plans, now on display at the Yacht Club and on the

web site (www.lgyc.com), shows a building with closer to 10,400 square feet of enclosed space on two floors. (These plans do not reflect recent layout changes.) Our committee members have thought through every inch, they've trimmed and simplified, and that work continues.

Q: The basement in the current Yacht Club has a tendency to flood because of the high-water table in that area, and it has caused considerable expense for years. Does the new facility have a basement?

A: No. The new facility has a concrete slab foundation.

Q: What materials are you considering for the new building?

A: The foundation is cast-in-place concrete; the lower level has exterior masonry block walls and interior steel stud walls; the upper level floor system is precast concrete. The latest plan for the upper-level walls is to use wood-framed panelized construction. The exterior is a combination of stone veneer and polymer shake shingle siding. The roof is asphalt shingle. The upper decking specifications call for a dense rot-resistant Brazilian ash over pre-cast concrete. Railings are wood support stanchions with horizontal stainless steel cable. The exterior stairways on the west and north sides of the building also use Brazilian ash. The floor surfaces for the Sailing School outdoor classroom and the patio area are concrete. Windows are high-efficiency casements with low thermal emissivity (low E) glass Thermopane.

Q: What are the current plans for the interior of the building?

A: The Sailing School and the Yacht Club will share the building, with Sailing School activities on the first floor. The building is accessible and equipped with an elevator. The main entrance is on the south side of the building, an additional entrance is on the west side, and a service entrance to the stairway leading to the second-floor kitchen is on the east side. Inside the main entrance is a trophy-display wall on the right and a wide stairway and elevator on the left. Ahead of this area are lockers and restrooms. Most of the space on the first floor is dedicated to classrooms, office/meeting rooms, a workshop, and storage, and we continue to fine-tune the layout. As we now envision it, the second floor has trophy-display cases at the head of the stairs, restrooms around to the right, and a dining room and bar facing north and west, both with wonderful lake views. Members have supplied us with many useful suggestions about the dining and bar areas, which will help us as we work to create a comfortable, warm, and welcoming atmosphere that honors the Yacht Club's legacy. Doors from the dining room and the bar lead to the deck, which wraps around to the west side of the building. The kitchen is on the east side of the second floor; offices and storage spaces are on the west and south sides.

Q: My family and I often sail in the evenings after the Yacht Club is closed. In the new facility, will we be able to use the restrooms and the deck after hours?

A: Yes. By using either a keycard or a code-number system, you will be able to enter the building to use the first-floor restrooms. You will be able to reach the deck by using the exterior staircases.

Q: What is the current schedule?

A: The builder's schedule calls for pre-construction work to be completed by the end of May, approvals and permits to be in place toward the end of August, and this will be followed by ground preparation and demolition. We anticipate that Sailing School and Yacht Club activities will continue throughout August. Project completion date is scheduled for May 3, 2013.

Inquiries about supporting the joint Lake Geneva Yacht Club and Geneva Lake Sailing School facility, and about naming opportunities within the facility, should be directed to the LGYC and GLSS Funding Committees (1-262-275-2727 or exesecy@lgyc.com). A committee member will contact you. Thank you for your ongoing support.