

Winnepesaukee Yacht Club



State of the Foundation Address
July 2, 2010

Presentation Purpose

- ▶ This is an **INFORMATION** session
- ▶ No decisions will be made tonight
- ▶ Provide an overview of:
 - Process Employed
 - Identification of the Structural Problems with the Club House
 - Options

A Bit of History

- ▶ 1944 Dockham Shore property purchased
- ▶ 1948 Club House Started
 - 25 Members
 - 1951 borrowed \$ 3,500
 - 1953 borrowed \$ 2,850
 - 1953 borrowed \$ 3,950
 - = as % of today GNP \$148,000
- ▶ 1953 Club House Finished
 - 125 Members
 - Paid off mortgage in 1958 !



1948 Club House under construction on wooden piers



Process Employed

- ▶ Building Committee
 - As many as 15 WYC Members with expertise in
 - Engineering (civil, geotechnical, environmental)
 - Construction & Project Management
 - Legal
 - Finance & Insurance
 - Actual Construction of Similar Sized Projects

Process Employed

- ▶ Building Committee
- ▶ Frequent meetings since December
 - Inspection of the site and evaluate structure
 - Investigate Legal and Insurance Issues
 - Investigate cost & financing options
 - Investigate permitting issues
 - Meetings with Building Inspector & Fire Inspector
 - Discussions to reach consensus on findings and options

Problem

- ▶ Failing foundation and sub-floor structures
 - Failed and Rotating piers along the Kitchen Wall
 - Inadequate footings and lateral bracing throughout the structure
 - Shifted Concrete Footings
 - Floating Piers
 - Sunken Footings causing building shift
 - Rotting and Cracked Sills
 - Kitchen outside walls
 - Cracked Sill under main door

Problem

- ▶ Water problems
 - Free flow from parking lot
 - Freeze/Thaw causes moving pilings
- ▶ Kitchen addition moving away from the main building
 - Steel beam short term solution
- ▶ Upper Framing questionable for snow and wind loads
- ▶ Will worsen with time
 - Safety!
 - Clubhouse in jeopardy

Kitchen Wall



Kitchen Addition Shift



Under the Dance Floor





Under the Front Door

Underlying Causes

- ▶ Surface and groundwater runoff
 - Must be mitigated for all options
- ▶ Lack of foundation and adequate structural design of additions
- ▶ Lifespan of original foundation posts is past

Option #1 Upgrade and Replace Existing Footings and Piers with Member Labor

Cons

- Temporary fix
 - Long process
 - How many members are able to do the work?
 - Member safety
 - Liabilities & Insurance issues
 - No provisions for handicap access
- Is this leaving the WYC with a "suitable clubhouse" for the future as required in Article II of the constitution?

Option #1

Upgrade and Replace Existing Footings and Piers with Member Labor

Summary: Replace selected piers, footings and framing members, club labor

Pros

- The Least Expensive Way Out
- Minimal permitting
- WYC Member Participation

▶ Rough Cost: \$22,000

Option # 2
Upgrade and Replace Existing Footings and Piers with Contracted Labor

Summary: Contract to replace selected piers, footings and framing members

Cons

- Temporary fix
- No provisions for handicap access
- Is this leaving the WYC with a "suitable clubhouse" for the future as required in Article II of the constitution?

Option # 2
Upgrade and Replace Existing Footings and Piers with Contracted Labor

Summary: Contract to replace selected piers, footings and framing members

Pros

- Cheaper than a permanent foundation
- Minimal permitting
- Mitigates Member safety & personal liability

▶ Rough Cost: \$35,000

Option # 3
Lift Structure – Add Stepped Foundation

Summary: Contract for building with fireplace to be lifted to facilitate installation of a stepped concrete foundation

Cons

- More expensive than Option 2
 - Will require a mortgage over time to pay
- More complicated permitting than Option 2
 - Shoreland Permitting

Option # 3
Lift Structure – Add Stepped Foundation

Pros

- Permanent fix with minor impact on property tax
- Raised building to provide
 - Handicap Access (Member labor)
 - Upper deck (above porch) – increase space (Member labor)
 - Possible future bathroom in the basement (Member labor)
- Avoid future code changes that will make it even more difficult
- Will see the original lake side of the building now hidden by the porch
- Will leave the WYC with a "suitable clubhouse" for the future as required in Article II of the constitution?

Rough Cost = \$146,000

Option # 4
Demolish and Build New

Summary: Demolish clubhouse, install new foundation and structure in same footprint

Cons

- Capital costs,
 - High Construction Cost
 - Real Estate Tax valuation increase
 - Insurance increase (more than Options 2 or 3)
- More complicated permitting than Options 2 or 3
- Will require variance to construct as a "seasonal" structure – avoid year round fire and building codes

Option # 4
Remove and Build New

Pros

- 100 + year solution (will leave a legacy like they did in 1950)
- Design to maintain esthetic & functional standards
- Minimize maintenance (e.g. roof snow removal)
- Heavy member participation
- Strong investment return

▶ Rough Cost: \$245,000

Financial Frame of Reference

- ▶ Option # 3 at \$150,000 at 125 members
 - @ 6.5% over 10 yrs. = \$ 164 / year per member
 - @ 6.5 % over 5 yrs. = \$ 282 / year per member
 - Real Estate Tax not greatly impacted

- ▶ Option # 4 at \$ 245,000 at 125 members
 - @ 6.5% over 10 yrs = \$267 / year per member
 - @ 6.5% over 20 yrs = \$ 240 / year per member
 - Increased real estate tax must also be considered

Steps looking forward

- ▶ Tonight
 - Answer questions tonight to clarify:
 - Problems identified
 - Options presented

- ▶ Future Meetings
 - Narrow the number of options
 - Present to membership for vote
 - Refine and implement authorized option