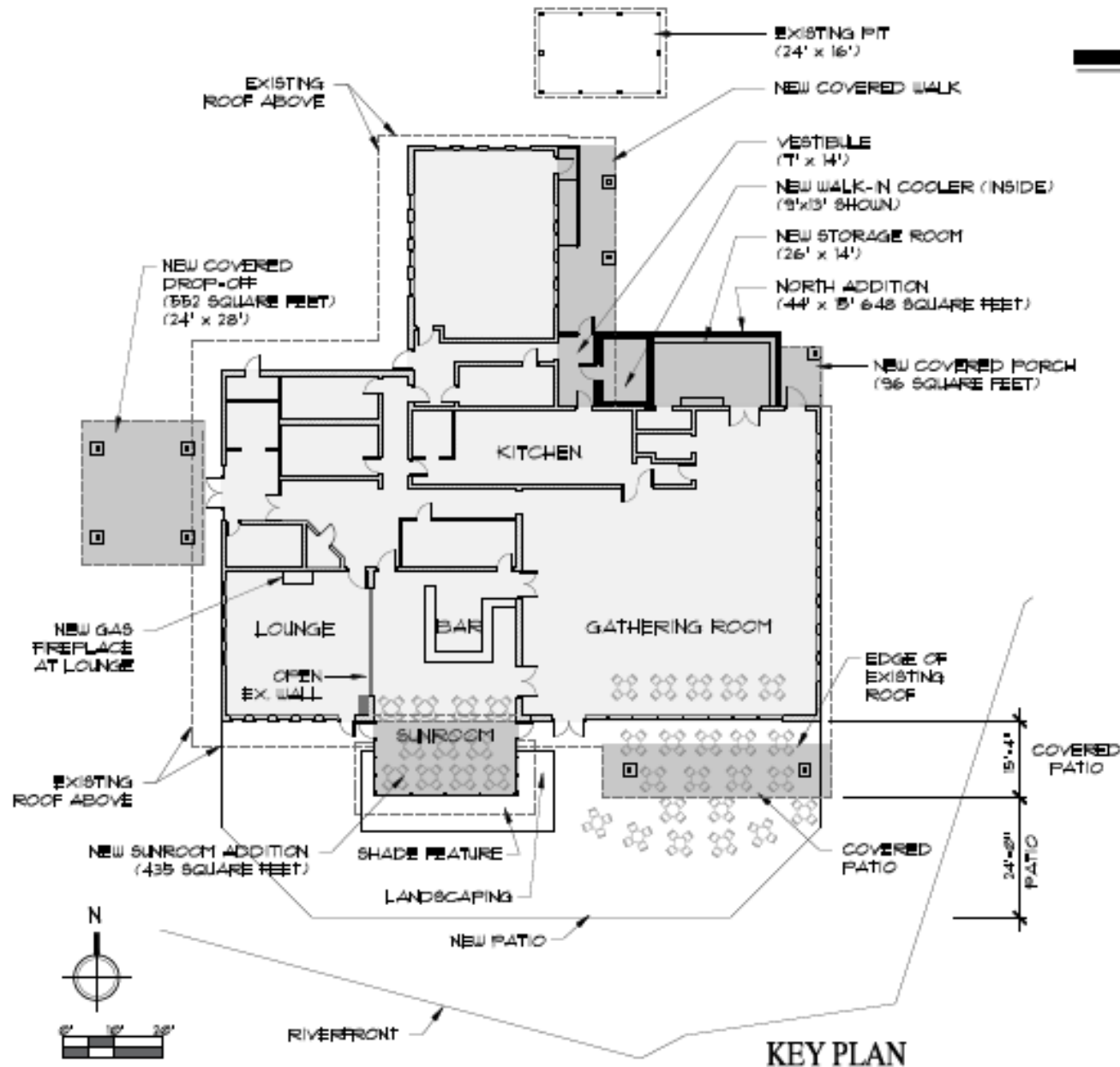




CLUBHOUSE REVITALIZATION PROJECT

**SCOPE OF WORK
FREQUENTLY ASKED QUESTIONS**

PCYC – Clubhouse Revitalization – FLOOR PLAN



PCYC – Clubhouse Revitalization - ELEVATIONS

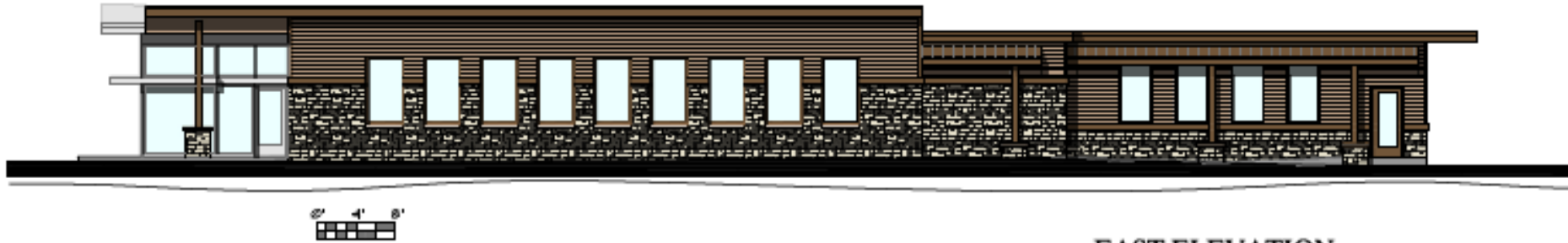


WEST ELEVATION

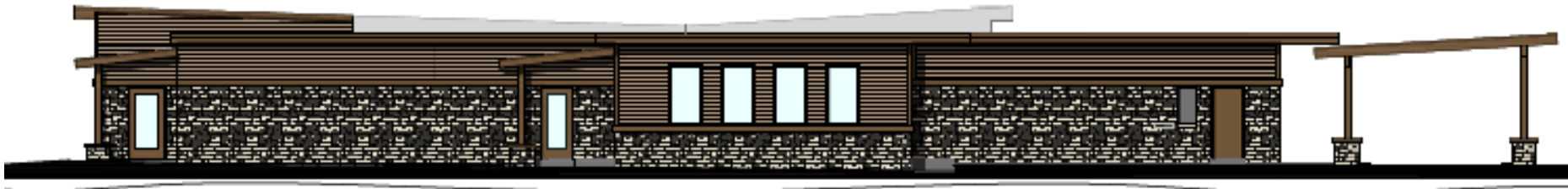


SOUTH ELEVATION

PCYC – Clubhouse Revitalization – ELEVATIONS



EAST ELEVATION



NORTH ELEVATION

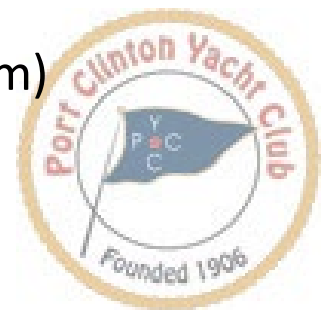
PCYC – Clubhouse - HISTORICAL PERSPECTIVE

- The Port Clinton Yacht Club building is 60 years old. When it was built in 1961 it was a major financial undertaking by the membership. The focus was to build a solid structure that could withstand the test of time given the fact that it was being built on a sandbar surrounded by water. The result was a concrete block structure architecturally typical of the time with flat roofs. Walls inside and out were painted, floors were tiled, and ceilings suspended. Windows and doors were premium for the time, using single pane glass.
- The expectation of those members was that if they built a solid structure, it could be enhanced over time. That has in fact happened. Although the exterior of the building remains much the same as built, the inside has been enhanced several times through the years. The glass house was added to expand the bar and the entrance hall, bar, lounge and ball room were significantly redecorated eliminating the block walls and tile floors.



PCYC – Clubhouse Revitalization – SCOPE

- Replace all building elements that are failing or are energy inefficient including:
 - Roof (25+ years old)
 - Roof soffits and fascia (original construction)
 - All windows and doors (original construction) with energy efficient modern replacement windows and doors.
 - ‘Glass House’ bar expansion (circa 1980s)
 - Wood deck with cover concrete patio with patio extension toward river featuring commercial gas fire pits
 - Entrance awning with a permanent higher structure.
 - Original ‘in-slab’ heating system
 - Original electric service panels
 - Overhead utility service to underground service (Safety item)



PCYC – Clubhouse Revitalization – Scope

- Enhancements to the West Elevation include:
 - Permanent Portico (covered 'drop-off' area) with higher roofline that will enhance the appearance of the main entrance to the Club House.
 - New signage above the new Portico
 - New stone and siding
- Enhancements to the South Elevation include:
 - New Sunroom to replace the glasshouse includes:
 - Permanent walls constructed on existing footer
 - Roofline to match existing bar roof
 - Architectural shade feature
 - Cover the patio outside the Ball Room by extending the Ball Room roof over the existing deck area and increasing the size of the patio toward the river including commercial gas fire pits
 - Relocate Ball Room door to the west as shown
 - Additional patio around new sunroom and lounge



PCYC – Clubhouse Revitalization – Scope

- Enhancements shown in East and North Elevations:
 - 648 Sq Ft Building Addition along North wall of Kitchen/Ball Room includes:
 - 364 Sq Ft Storage Room off Ball Room for furniture; plus provides additional much needed storage
 - New 113 Sq Ft walk-in cooler
 - Vestibule – New secured rear entrance
 - Extend Kids Room roof line to provide a covered walk from the rear entrance to the fire pit
 - New covered porch at rear Ball Room entrance
- Parking Lot Enhancement
 - The front parking lot will be resurfaced/curbed and raised above most high-water levels but slightly below club house floor level.



PCYC – Clubhouse Revitalization – Scope

- Interior Enhancements include:
 - Close and fill all in floor heat ducts
 - New wall finishes in all rooms with exterior windows/doors
 - New floor covering throughout
 - Lounge specific:
 - New wall finishes
 - New carpet
 - New gas fireplace
 - New furniture
 - Bar specific:
 - New wall finishes
 - New bar top
 - Reduce or eliminate bar soffit
 - Remove wall between bar & lounge
 - New Carpet



PCYC – Clubhouse Revitalization – Scope

- Interior Enhancements include:
 - Ball Room specific:
 - New wall finishes
 - New carpet
 - New bar serving area
 - Kitchen specific:
 - Move kitchen pantry to historical storage/furnace room
 - Current kitchen pantry becomes bar over-flow storage
 - Remove west serving area & O/H door/replace with cupboards
 - New O/H door at East serving area
 - Hallway to Ball Room:
 - Raise ceiling
 - Install trophy case in place of serving window
 - New wall covering
 - New Carpet
 - Move doors to East end



PCYC – Clubhouse Revitalization – Scope

- Interior Enhancements include:
 - Front entrance vestibule specific:
 - Raise ceiling to expose transom window over front door
 - New wall finishes
 - Remove East door frame
 - Unfinished hallways specific:
 - Cover block walls and finish
 - New ceilings and lighting
 - New floor covering
 - Women's Restroom specific:
 - New wall finishes
 - New ceiling
 - Raise toilets



PCYC – Clubhouse Revitalization – FAQs

- What happened to the previous plan that was developed in 2018 & 2019 that modernized the roof line of the club house?
 - That plan still exists and could still be implemented; however further study and consideration by the board and planning committee has resulted in this new proposal which addresses all elements of the 60-year-old club house. Although this proposal does not change the roof line of the club, it addresses virtually every aging element of the facility.
- Why do so much at once; couldn't this be split into several separate projects?
 - There are a few parts of the project that probably could be completed either before or after major parts of the project. However, most of the project is connected. For example, when the windows and doors are replaced, both interior and exterior finishes must be done. Roofs are another example, old roofs and new roofs should be done at the same time. There are many similar examples.



PCYC – Clubhouse Revitalization – FAQs

- Why replace the stone on the front of the building?
 - It is not possible to match that stone. We are looking for ways to repurpose it for use some place else on the grounds.
- Is the new siding that will be above the stone on the exterior of the building regular housing siding?
 - No, this siding will be commercial siding and will be chosen to accent the building.
- Have the colors been chosen?
 - Not at this time, we will use both members and outside experts to choose colors for both the interior and exterior of the building.
- Will the trees outside the bar and ball room be removed?
 - Yes, they will need to be removed and some smaller trees planted.
- What happened to the A/C units behind the Ball Room?
 - They will be put on top of the roof and somewhat hidden.



PCYC – Clubhouse Revitalization – FAQs

- Why eliminate the floor heating?
 - The ducts that supply the in-floor heat registers are metal ducts that lay under the concrete in the stone base. They are 60 years old and are in very bad shape. Furthermore, these ducts are the primary intrusion point for flood water. The only time that water has penetrated the club house, it came in through these ducts. HVAC has changed a lot since the 60's. Our heat today is already supplemented by our overhead HVAC units. We will be adding heat units to the remaining HVAC units.
- Why remove the wall between the bar and the lounge?
 - We have studied this numerous times. We will still provide a low barrier such as high-top seating or something similar. The lounge will be decorated and furnished a bit different; it will still feel like two rooms yet allow participants in both rooms to feel a part of the same function.
- Will children still be allowed in the lounge?
 - Yes



PCYC – Clubhouse Revitalization – FAQs

- What will this project cost?
 - The planning committee is waiting on finished drawings in order to bid the main project. Other portions of the project, electrical, painting, roofing, tree removal, HVAC, paving, etc. are being cost separately. We hope to have a project cost for member presentation in June.
- If the membership approves the project, when will construction begin?
 - The ideal construction time is to begin in the fall with exterior work and get the building weathered in before the snow flies. Then interior finishes can happen during the slow winter months.
- How will we pay for this project?
 - The finance committee will make a recommendation to the board and membership; very likely a combination of contributions, use of encumbered funds and annual assessments.

