



JYC LRPC
2017 General Membership
Meeting Presentation

Long Range Plan

Presented by LRP Committee

June 20, 2017



Agenda

- **LRP Process and Description**
- **Review 2016 LRP**
- **2017 Project Status and Changes to 2016 LRP**
- **Deeper Dive on Proposed Changes**
- **Summary of the Proposed 2017 Long Range Plan**

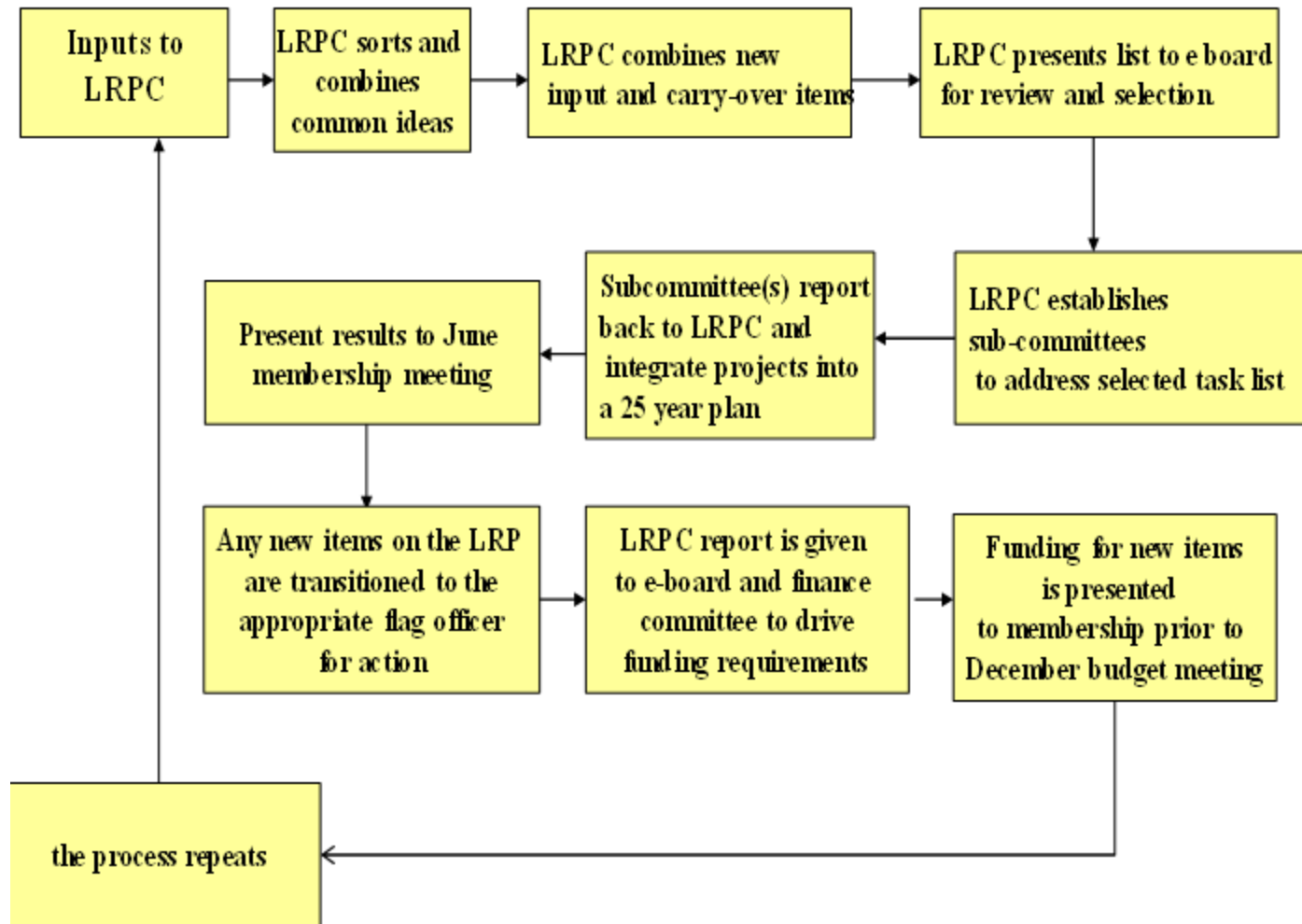


LRP Committee Members

- | | |
|----------------------|---------------------------------------------|
| Dan Rabin | - Elected Chairman |
| Jeff Glew | - Elected Member |
| Ted Johnson | - Elected Member |
| Don Stone | - Commodore Appointee |
| George Stairs | - Executive Committee Representative |
| Lee Libelo | - Executive Committee Representative |



LRP Process at JYC





Long-Range Plan Basics

- **The LRP is a strategic document - it should:**
 - Set up a vision of JYC’s future and translate it into achievable goals
 - Highlight initiatives requiring capital outlay
 - Provide estimates of the required budget for each initiative
 - Define the timeline for implementing the projected initiatives
- **The LRP is a living document:**
 - Assumptions must be revisited every year to reflect changes at JYC or in the external environment
 - Projects can be added or deleted
- **The LRP feeds into the budget process:**
 - Members should propose projects for inclusion in the LRP
 - The LRPC prepares an updated LRP for the June membership meeting for approval
 - The finance committee uses the LRP to include short-term projects in next year’s budget and to estimate set asides for the capital budget



JYC LRP

- **The LRP must address all aspects of Club operations:**
 - Facilities, including real estate and other assets
 - Membership development
 - Community Interface
- **The function of the LRP is to establish a vision of the club's continued future operations to enable members to engage in boating activities:**
 - Providing waterfront access (parking, docks, moorings and dry-boating)
 - Providing services (launch, fuel dock, boat hauling and yard storage)
 - Providing an environment for social interaction between the members (the club house, the lounge, and function hall)
 - Building the next generation of members
 - Evaluation of new projects proposed by the members



LRP vs. Finance Distinction

- **The LRP is not a financial plan**
 - The LRP outlines a variety of capital intensive maintenance and improvement projects or initiatives for the club
 - The membership approves of the content and suggested timing of that outline
 - The finance committee incorporates the LRP as they look at the financial plan holistically and present to the membership a capital spending and accrual plan
- **The LRP and the Exec Comm / Finance Comm collaborate towards a consistent level of capital spending to minimize the increase in fees/assessments to the membership**



2016 Approved LRP, 2016-23

INITIATIVE	BUDGET	YEAR
Dredging beneath and behind docks	COMPLETE	2016
Lounge Sound Attenuation	COMPLETE	2017
Fuel Dock Float Replacement	COMPLETE	2017
Fuel Dispenser Sump Reconstruction	\$ 15,000	2017
Condition survey of Building Exterior Walls	\$ 10,000	2017
Waterfront Fence	COMPLETE	2018
Dock for Fleet of Small Boats	\$ 15,000	2018
Waterside Patio	\$ 15,000	2018
Replace Race Committee boat	\$ 60,000	2018
Refurbish/upgrade main hall	\$ 65,000	2019
Travel lift engine refit	\$ 16,000	2021
Replace and Extend Deck	\$ 70,000	2023

➤ Changes in 2017 LRP highlighted in red, proposals explained in coming slides



2016 Approved LRP, 2024-45

INITIATIVE	BUDGET	YEAR
Install Fire Protection System in Building	\$ 100,000	2024
Replace building heating system	\$ 12,000	2024
Upgrade plumbing, reconfigure utility room	\$ 15,000	2024
Upgrade 1st floor baths	\$ 45,000	2024
Condition survey of Supporting Piles and Seawalls	\$ 10,000	2026
Fuel dispensers and pumps upgrade	\$ 20,000	2028
Launch replacement	\$ 332,000	2030
Dredging below and behind floating docks	\$ 350,000	2031
Refurbish kitchen	\$ 80,000	2031
Roof replacement	\$ 90,000	2034
Reinforce/repair Seawall and Supporting Piles	\$ 87,000	2034
Replacement of Floating Docks	\$ 238,000	2040
Fuel tank replacement	\$ 150,000	2043
Supporting Pilings Replacement	\$ 100,000	2045



Incomplete 2017 Projects

- **Condition survey of exterior walls & foundation – had 10k in LRP but not funded in financial plan**
 - Work was done to address leakage on the east side of the building
 - Initial improvements seen but issues have resurfaced
 - Recommending to put in LRP for 2018
- **Fuel Dispenser Sump Reconstruction**
 - Removed since leakage was corrected winter of 2015
 - Was budgeted at 15k
 - Recently discovered problems resurfacing -> putting on the LRP 2018
- **Note that we took \$20k accruals each for the RC Boat and Main Hall in 2017**



Near Term Changes

- **Waterfront Fence -> 2018 @\$30k**
 - Was planned for 2018 but was moved up at the Budget Meeting because of the safety implications and approved in 2017 Financial Plan
 - Completed
- **Remove Small Boat Dock -> 2018 @\$15k**
 - Unlikely to achieve original goals and environment has changed
- **Removed Waterside Patio -> 2018 @ \$15k**
 - Stenciled pavement has ongoing high maintenance cost



Deck Replacement / Expansion

- **Pulled Deck replacement / expansion forward from 2023 to 2019 -
> Increase from \$70k to \$100k**
 - Broken up in two components -> \$25k in 2018 for engineering study; \$75k for execution of project in 2019
 - Current deck needs replacement in the near/mid term and expansion would improve the club experience
 - Area just outside door is particularly bad, 3 secondary supports are rotting
 - Can extend the deck ~5 ft towards the water without triggering complex regulations
 - Engineering study includes permitting that is good for 3 years and gives a more refined scope and estimate for budgeting the project



Proposed 2017 LRP 2018-2024

INITIATIVE	BUDGET	YEAR
Replace Race Committee boat	\$ 60,000	2018
Deck Expansion Engineering/Permits	\$ 25,000	2018
Condition survey of Building Exterior Walls	\$ 10,000	2018
Fuel Dispenser Sump Reconstruction	\$ 15,000	2018
Refurbish/upgrade main hall	\$ 65,000	2019
Deck Replacement and Expansion	\$ 75,000	2019
Travel lift engine refit	\$ 16,000	2021
Install Fire Protection System in Building	\$ 100,000	2024
Replace building heating system	\$ 12,000	2024
Upgrade plumbing, reconfigure utility room	\$ 15,000	2024
Upgrade 1st floor baths	\$ 45,000	2024



Proposed 2017 LRP 2025-2045

INITIATIVE	BUDGET	YEAR
Condition survey of Supporting Piles and Seawalls	\$ 10,000	2026
Fuel dispensers and pumps upgrade	\$ 20,000	2028
Launch replacement	\$ 332,000	2030
Dredging below and behind floating docks	\$ 350,000	2031
Refurbish kitchen	\$ 80,000	2031
Roof replacement	\$ 90,000	2034
Reinforce/repair Seawall and Supporting Piles	\$ 87,000	2034
Replacement of Floating Docks	\$ 238,000	2040
Fuel tank replacement	\$ 150,000	2043
Supporting Pilings Replacement	\$ 100,000	2045



THANK YOU