

Blade House Boatshed Development Proposal

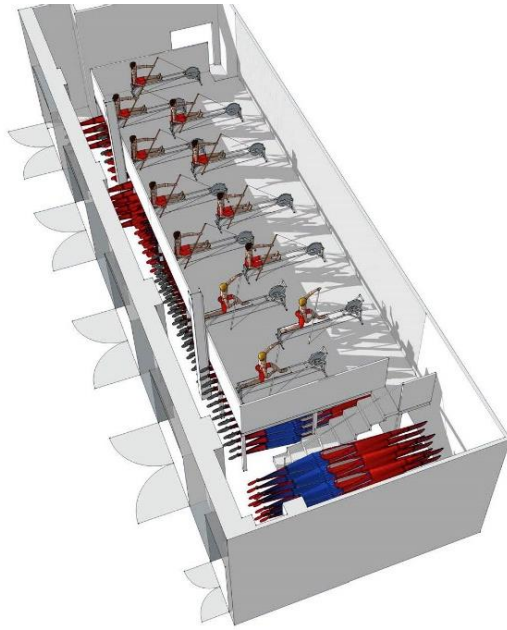
AGM 2017



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Introduction

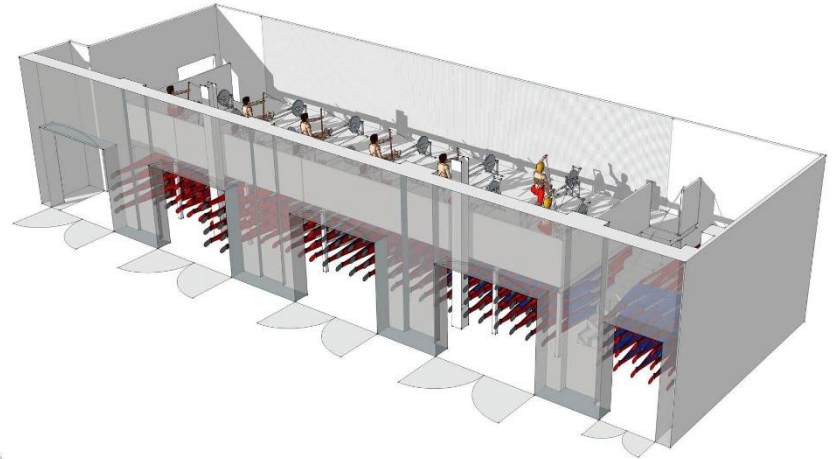
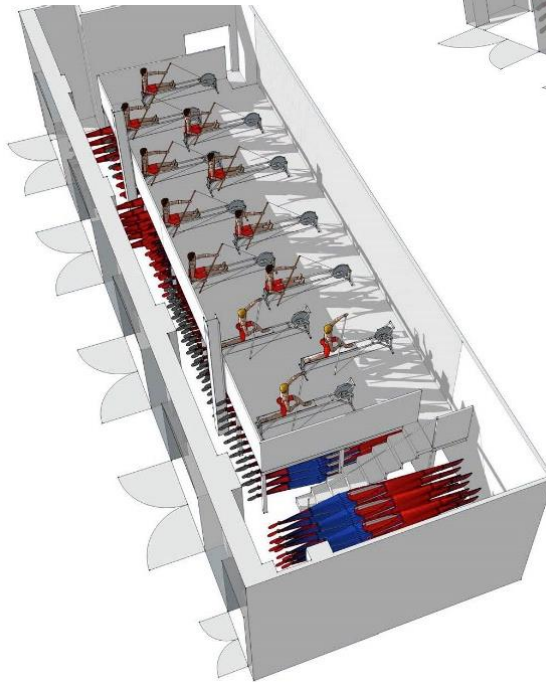
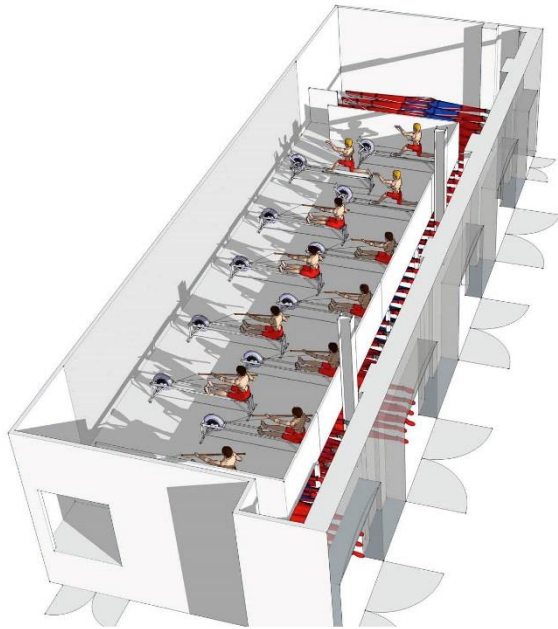
- Overcrowding in the gym and paddle machine area is an increasing issue, particularly during winter weekday evenings when it is often over capacity from 4pm until 8pm or later.
- We have been looking for a way to increase the space available so more members are able to use the gym and paddling machine areas at the same time.
- The proposed solution is to build a mezzanine floor in the Blade House boatshed and to relocate the paddling machines.
- The existing gym area will be expanded to use the space currently filled by paddling machines.
- Adding this space will allow larger groups to use the gym and paddling machines at the same time, and will give a separate paddling machine area away from gym and clubhouse noise so technique coaching sessions can be run.



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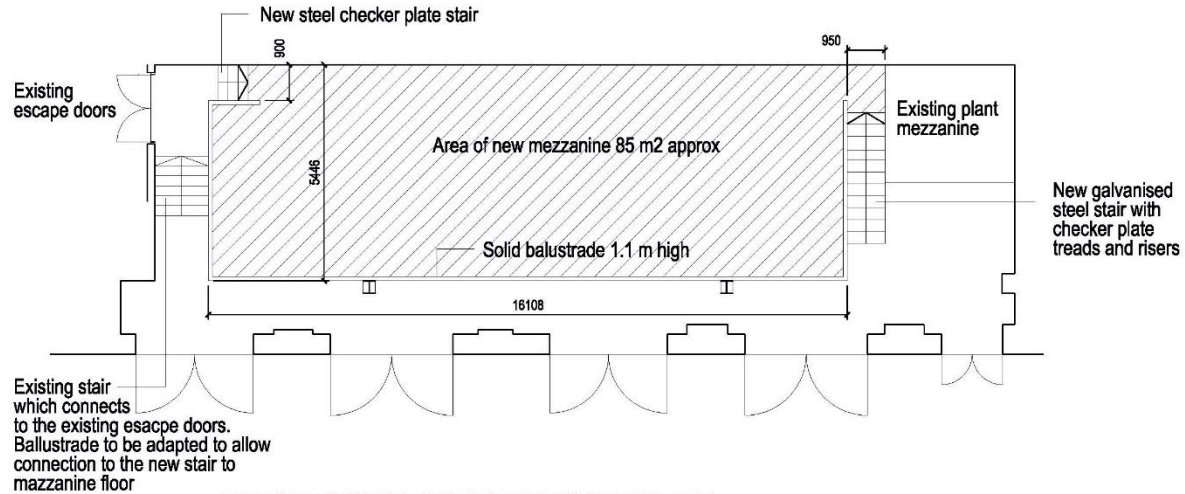
The Proposal

The proposal is to develop the Blade House Boatshed to create a dedicated paddling machine area

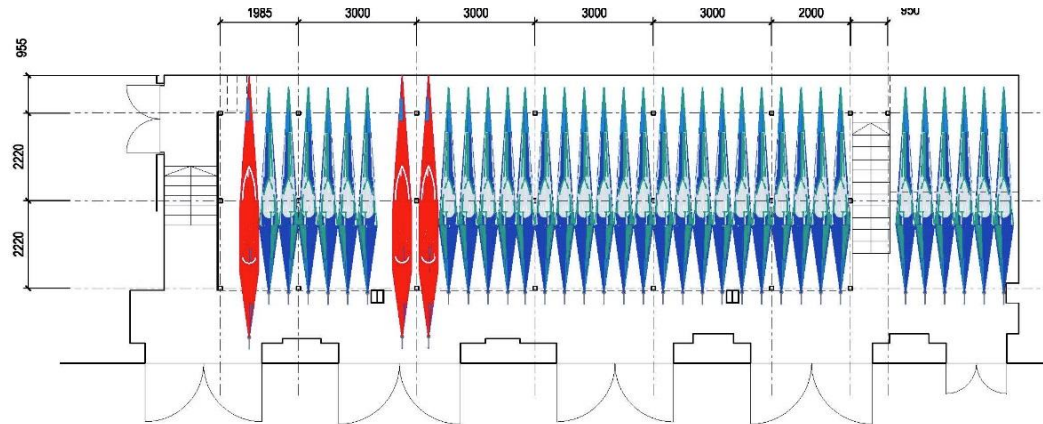


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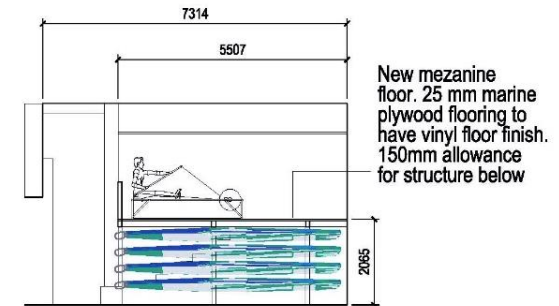
Detailed Plans



PROPOSED MEZZANINE PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED SECTION



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How much will it cost?

- We have had three estimates for the build of the mezzanine floor. Based on these we anticipate the total cost to be approximately £40,000.
- Once the project has been agreed we will request a site visit from our preferred one or two suppliers to provide a firm quotation.

Can we afford it?

- The club has sufficient cash reserves to fund the entire project ourselves, however we are investigating options for accessing grant funding from a number of sources.
- We expect the majority of the total cost to be covered by funding received from external providers.

What about the boat racks?

- Boat racking in the Blade House shed will be reconfigured after the mezzanine has been built.
- The new racks will be four high and boats will be loaded in length ways, in a 'pigeon hole' approach.
- The plans are for 36 rows of 4 racks (total = 144), the current setup contains approx. 150 racks although some are inaccessible due to their height.
- This means we can use the whole width of the boatshed and allows the same number of racks as at present.
- All boat racks will be accessible without the need for ladders, meaning all boats can be reached safely.

Other questions...

- Why do we need a bigger gym?

The current gym and paddling machine area in the club is often very crowded, especially on weekday evenings during the winter. The Blade House boatshed has a large amount of unused space, so it makes sense to expand the gym area and make use of this empty space.

- How many ergos will fit on the new mezzanine?

The plans show space for 10 paddling machines, the exact number will be agreed when a finalised quote and plan is set.

- Will any ergos remain where they currently are?

Yes, one or two machines will remain in their current location for technique and solo training.

- Programme and timetable of the project

The project plan will be to conduct this work over the summer of 2017, so that the new area is ready for use by Autumn 2017.

- Who has been consulted so far?

There is a small working party (Tom Sharpe, Tony Waszkiewicz, David Leech and Mike Fegent) who have done the work so far. Tom has also briefed the club committee, who have endorsed the plan.

- How will decisions be made going forward?

At the AGM we are asking for approval for the working party to pursue the project to completion and make day to day decisions about it. The main committee will be consulted on any major decisions to do with unplanned cost and changes to the plan.

- How will the existing gym space be reconfigured?

We intend to remove all but two of the existing paddling machines from their current area, and use half of this space to expand the weights gym. The remaining half will be left empty and is intended to be used for indoor exercises where no equipment is needed i.e. stretching.

- Safety and Security of the new space.

The new fire alarm system has detectors in the Blade House shed, which will cover the new mezzanine area. The door into the car park half way up the existing stairs will be brought back in to use, and there will be a new stair case built at the end nearest the main boathouse.

Rules for using the new space will be drafted before opens.

Club Consultation and AGM Vote

This is a major project for the club, so the committee want to have input from all members.
At the AGM we will be asking for a vote on the following:

- Building a mezzanine floor in the Blade House boatshed
- Committing up to £40,000 of club money to this project, but expecting the majority of funds to be sourced from external grants
- Allowing the working party of four club and committee members to manage this project, but with reporting regularly to the general committee.

Comments or Questions?

The committee would like feedback on this proposal from club members, questions will be answered by email and discussed at the AGM.
If you have any queries about any aspect of the project please send them to Tom Sharpe commodore@richmondcanoe.club