



Message from The Board

Clubhouse Enhancement Project

Dear Members

The Management Board has held a special meeting to consider the recommendation of the Club Enhancement Committee (CEC) with regard to contracting and commencing the various elements of the above project. A separate communication from the CEC will update members on the proposed works and interim arrangements. The recommendation of the CEC was approved following a number of considerations including the following:

- Due to the huge efforts by a variety of people, the project is on schedule to commence work over the winter period. The aim continues to be to complete the project in time for the start of the sporting season for both members and visitor outings. Well done to all involved.
- The good news is that the recommended tenders for the Sports area and parallel / enabling works are on budget at €1.725m before vat. This represents a major portion of the total €2.8m budget which includes vat, fixtures & fittings, professional fees and contingencies. Additional works identified as part of addressing the damp ingress in Nutley House have been included in the tender.
- Works to the car park and replacement of the water tank were deferred pending a decision on a larger building project. The original intention was that the tank would be replaced on a 'like for like' basis as to size and location on the roof of Nutley House. The unambiguous advice now received from our Mechanical & Electrical engineers is this would be unwise with shortcomings and risks attached, mainly relating to capacity, pressure and location. As a result, the specifications regarding these elements have been rescoped. The rescoping will eliminate the risks identified by our M&E engineer. However it does involve a significant increase in cost from the €108,000 approved at the January 2017 AGM to c.€185,000 before fees & vat (total c.€225,000). The increased spend will deliver a completely new infrastructure with a much larger water system and ensure adequate pressure and flow for the new showers. It includes new pipework, a substantially larger and more accessible tank, located over the Men's locker room and will conform to current day building standards.
- The changes described above mean that the water tank is now an integral part of the clubhouse enhancement project. Because of this the CEC will now incorporate it in the scope of works under their charge. To meet the additional cost involved the Board has approved use of part of the total contingency of €270,000. It is of course less than ideal that it will necessitate accessing a significant portion of the contingency provision at this stage. On the positive side, the additional spend will result in a material enhancement in what the Club will be getting and will, as stated, bring the facility up to current standards. While there has been some risk attached to deferring replacement of the water tank, the original plan if implemented would now be inadequate and potentially redundant in whole or in part.
- The works to the car park are also now part of the remit of the CEC and are currently being rescoped and costed. These works need not commence until later in Phase 1. On determination of

these costs we will be in a better position to assess if any additional approvals will be required at the January AGM.

- The provision of temporary facilities during the construction period is expensive and can cause further disruption in itself reducing parking facilities etc. The decision of the CEC to minimise the cost and optimise the use of existing facilities is fully supported in this context. The CEC will communicate the interim arrangements once finalised.

The CEC and the Management Board appreciate the support of the members and staff in reaching this critical milestone. Your continuous support will be needed over the coming months. We are currently reviewing budgets and it will be important financially to keep using the catering and bar facilities during the construction period. Our professional Peter will also appreciate your business in his temporary accommodation. Despite some restrictions, we look forward to continuing to enjoy our Club and work together to achieve a significant improvement in the Club facilities for the years ahead.

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Chairman
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24.10.18