



SCBC New Building Update: January 13, 2022

Message from the Commodore

First, I'd like to thank the membership for their support and enthusiasm as we rebuild our clubhouse and prepare to launch in April!

Yesterday, our Operations crew met with the crane operator who is going to put the club back in the water. Bob Mennie has done a terrific job of tracking materials (weights) of the old clubhouse vs. the new which was shared at this meeting. Also, Darrell Adams, Brian McGillion and Jasper Zwartz identified structural and design issues to be taken into account.

The crane operator suggested he could bring in wider spreader bars to address the structural issues, and a larger crane for weight. Addressing these two, mean we can continue working on the new clubhouse through the winter!

The doors and windows are in, the roof and siding are expected to go on later this week. Our electricians have had their first meeting to look at the issues. Waiting to hear from our plumber.

For new members and those who haven't had a chance to visit the site in Queenston, Whirlpool Jet Boats have been gracious enough to offer us the use of their secure compound. Thanks to Lorne Bjorgan and John Kinney, owner of Whirlpool Jet Boats, for setting up and agreeing to that arrangement.

The compound has both advantages and limitations. The advantages include a secure construction site and access to electricity. That security also places some limitations on our ability to access our project. We are doing our best to work around that with scheduling.



The platform and building remain supported by jacks and underpinning. This presents a higher risk than normally associated with club work projects. Until such time as the flotation is re-installed and the platform lowered onto it to re-establish a firm foundation, our project managers are recommending we limit access to those needed to complete the immediate tasks. As a result, the opportunities for a general call for help are limited at this point.

Because of the above considerations, we are asking for a bit of patience on your part. We will be issuing calls for help over the course of the project when appropriate and safe to do so.

The project is broken down into three projects; flotation and platform frame (led up by Brian McGillion and John Andres), new decks (led by Jasper Zwarts), and the building envelope (led by Darrell Adams).

As Dan Grignon and the Building Committee said at the last club meeting, the floats have been sandblasted and are about to receive two coats of epoxy. The Operations Committee will inspect them and decide whether a third coat is required. Tanks are expected to be installed in the coming weeks. Cleanup, grinding, and painting will be done prior to installation. Brian has installed most of the steel to widen the navigation deck around the building.

The deck portion of the project is under way with flotation ordered. The steel and wood will be ordered shortly. We are looking at doing this in John Andres' shop. The decks will be transported to Queenston, launched, and floated to the cove for storage before installation.

Despite a substantial increase in the cost of the flotation, and an increase in the number of floats required, Jaz remains at or slightly over budget for his portion of the project.



On the project generally, many of you are probably not aware that the project budget was set back in 2019, before COVID. Well before the resulting increases in prices and interruptions to the supply chain. Despite that, and because of the dedication of everyone involved, I'm pleased to tell to you that at this point, we are still within budget; quite an achievement in these difficult times.

Dan Grignon has updated the rendering of the building to give a better idea of what it will look like with siding in Regatta Blue (photo below).

Once again, thanks to everybody who's been able to devote time to the project, and special pat on the back to the many retirees who have been able to shoulder much of the load up to now!

James Warankie, Commodore

