

RCYC Property Development & Long Range Planning Committee

Date: September 12, 2022

Subject: Wave Attenuator (Breakwater) Board Recommendation

To the Board,

The Property Development & Long Range Planning Committee met twice this past winter to consider the Breakwater Replacement Project that is currently on the Long Range Plan for action in 2025. Tom Stringfield attended the second meeting giving the committee a good perspective on what is recommended to be done. The big question is ***do we replace the existing wooden structure breakwater with a concrete dock system or do we repair it and continue to maintain it in its present form?***

The breakwater replacement first appeared on the LRP in 2010 with an initial price of \$300,000.00 that had a projected price out to 2025 of \$462,000.00. The ROM estimate that Tom Stringfield obtained last year was “for a 12’ x 441’ Match Cast Post tensioned attenuator, like that at PYC” was estimated to be from \$300 to \$350 per square foot. This puts the price at over \$1,500,000. The current breakwater had its last major work performed in 2005.

Based on information received from Tom Stringfield, the PD&LRP Committee makes the following recommendations to the Board:

1. Form a breakwater evaluation committee comprised of knowledgeable individuals tasked to lead a comparative analysis of options. Likely members of this committee could be: Jim Calnon, Liza Wells, Allison Maison, Kevin Stenberg, Mike Alley, Jim Stephens, Steve Barrett, Christian Stienbrecher, Mark Brodesser, and Ian Cannon. Separately, Tom Stringfield would advise the committee in a limited capacity.
2. A survey should be professionally performed on the breakwater to determine its current condition to aid in making the “repair or replace” decision.
3. With the survey completed, the committee can then lead a financial analysis that compares the cost differences between the options, as well as a benefits comparison to discuss the comparative benefits of the two options.
4. With completion of the analysis, the committee should make a recommendation to the Board as to which direction, ie. repair or replace, the Club should go.

Respectfully,
Matt Richard
George Kapllani
Brian Moore