



Yacht Club Condition Assessment and Discussion

Winter Retreat
January 26, 2023



Yacht Club Complex

Focus Areas:

1. Ballroom
2. Fueling Operations
3. Pier
4. Pool
5. Rotino Center
6. Yacht Basin (Harbormaster)
7. Tennis Courts
8. Boat Ramp
9. Beach Restroom
10. 50% Rule

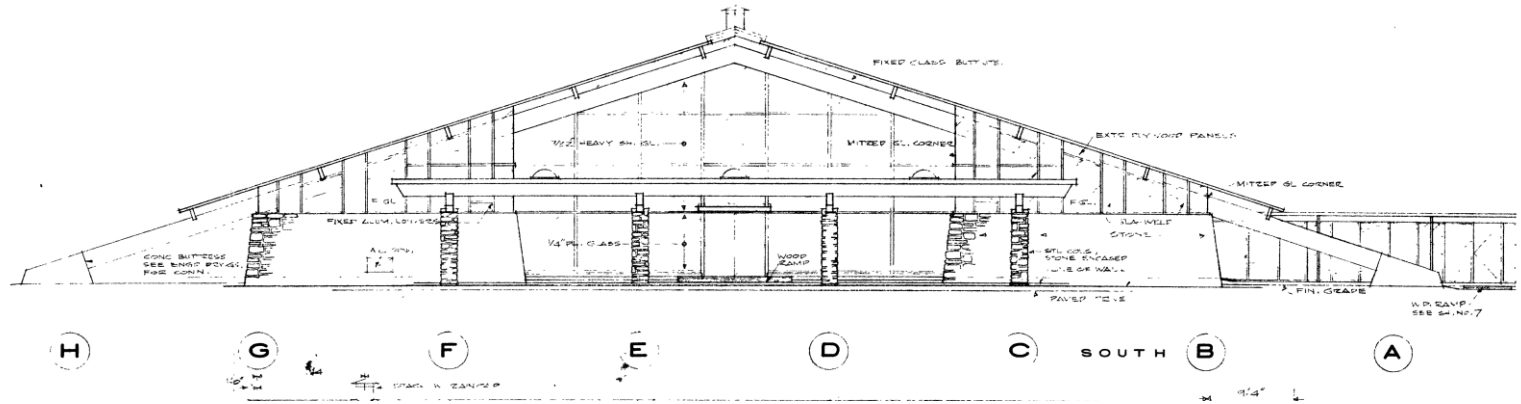


Yacht Club

- BALLROOM -

Focus Areas:

1. Substructure
2. Shell
3. Interior
4. Mechanical
5. Electrical
6. Plumbing
7. Site



- Originally constructed ~1962 with last known significant (non-utility) upgrade ~1987 with the construction of the fishing pier
- Fishing pier deck replacement ~1998
- Roof overlay (metal on top of shingle) ~1999
- Seawall repairs (130' replaced along basin) ~2008
- Fuel dispensers installed ~2014

1. Substructure

A. Foundation



- Exterior structural wall components (beam/thrust blocks) damaged due to flooding
- Beam/Column cap plates damaged and/or torn off
- Glued laminated timbers damaged
- Slab upheaval in the immediate vicinity of the chimney
 - Suspect upheaval transferred through the roof

2. Exterior

A. Roof

B. Storefront



- Roof overlay (metal over shingle) ~1999
 - Roof decking failure causing leaks in East meeting room
 - Soffit damaged
- Storefront (windows/doors) original, single 1/4" plate glass damaged
- Awning damaged beyond repair

3. Interior

A. Partition Walls

B. Stage

C. Commercial Kitchen

D. Finishes

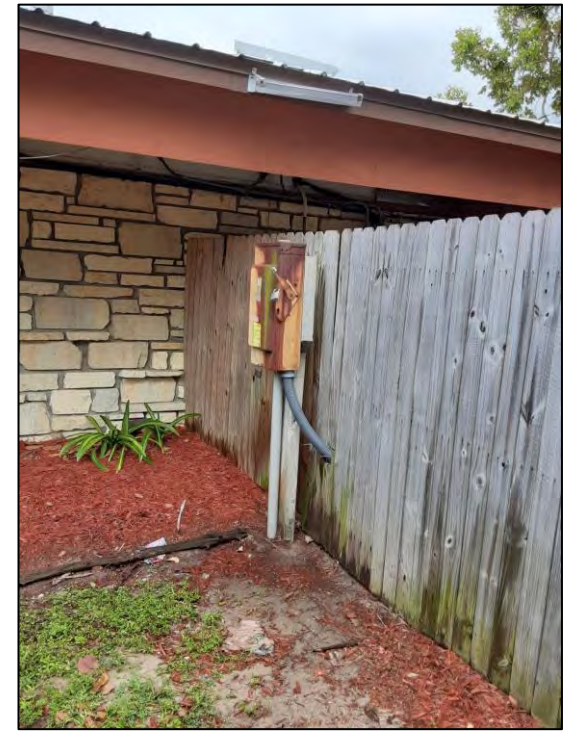


- Interior walls in office cause access problems with mechanical system (Air Handler Unit-AHU) maintenance
- Folding walls outdated and need to be replaced
- Stage is functional; however, front and rear stairs are not ADA-compliant
- East Hall (original tongue-and-groove) ceiling needs to be replaced
- Kitchen originally designed as “Service Pantry” and not “Commercial Kitchen” as currently used
- Non-Uniform finishes throughout the structure
 - Knock-down, popcorn, tongue-and-groove, acoustical tiling, drywall, flooring mixes, plaster, etc.

4. Mechanical

A. Heating and Cooling Generation and Distribution

B. Chimney



- Two of four HVAC systems have exceeded life expectancy, requiring frequent repairs
 - Systems do not have heat
 - Disconnect panels rusted
- AHU's (installed in various years) are in under-sized closets and will require modifications for replacement equipment
 - Original ductwork needs to be replaced
 - Mismatched units
- Chimney not known to have ever been used and chimney stack never serviced

5. Electrical

A. High Voltage System

B. Low Voltage (Interior) System

C. Security System



- Mechanical/Electrical building flooded, and salt-water compromised electrical system
 - High voltage distribution and relay transformers pushed forward and completely fell off foundation, exposing wires
 - Electrical Building sustained roof damage
 - Electrical system feeds Ballroom (2/3) and Senior Center (1/3)
- Ballroom electrical panels original with few spares; service panel work arounds ineffective (kitchen)
- Security system needs upgrade

6. Plumbing

A. Water Distribution

B. Sanitary Waste

C. Fixtures (ADA)



- Original plumbing lines well past useful life, requiring frequent repairs
 - Original Cast-Iron sewer drains deteriorating under slab
 - Copper (majority) pressurizes pipe with some CPVC replumb
- East Hall bathrooms renovated (2017-2022); however, staff restrooms need to be replaced and address ADA deficiencies
- Grease trap and lines (Kitchen) clogged and need replacement

Yacht Club

- FUEL OPERATIONS -

A. Fuel Tanks – (6,000 & 8,000 gal tanks)

B. Fuel Pump

C. Fuel Lines

D. Dispensers

E. Fuel Dock



- Fuel Dispensers and associated electrical and piping damaged
- Fuel dock destroyed
- Fuel concrete pad cracked and requires further investigation
- Temporary repairs underway as required under Boathouse lease

Yacht Club

- PIER -

**Estimated cost to
repair: \$1,500,000**



- 800' pier (stem and 'T') severely damaged
 - Driven concrete piles remain – complete structural integrity unknown but compromised
 - Gazebo destroyed
 - Electrical and Plumbing destroyed
 - Decking and railing destroyed
 - Fish cleaning stations not found
 - Benches not found

Yacht Club

- POOL -

A. Primary (177K gal)
and Wading Pools

B. Fountain

C. Filtration Systems



- Pools (main and kiddie) damaged
 - Coping, shell, tile, weir
- Filtration system damaged
 - Pumps, filters, drain lines
 - Chloring Injection and Tanks systems under evaluation

Yacht Club

- SITE AMENITIES -

Focus Areas:

1. Parking Lot Debris
2. Lighting
3. Fencing
4. Signage
5. Landscaping



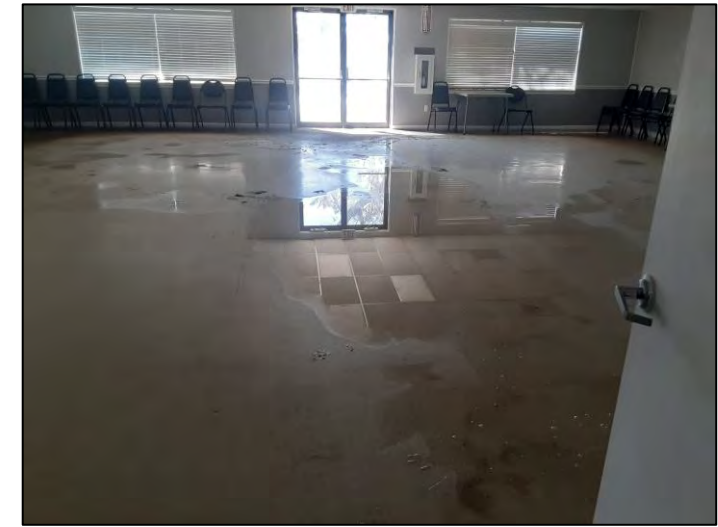
- Building foundations damaged at beach bathrooms and pavilions
- Numerous fallen trees throughout the park
- Fencing destroyed or damaged throughout the park
- Several traffic and informational signs damaged
- 1"-2" of sand throughout parking lots

Yacht Club

- ROTINO CENTER -

Focus Areas:

1. Roof
2. Flooring
3. Openings
(Storefront/Doors)
4. Landscaping



- Roof damage (re-roof 2020)
- Wind-driven rain damaged flooring
 - Thresholds and weatherstrips deteriorated
- Landscaping damaged and/or uprooted throughout

Yacht Club

- YACHT BASIN -

Focus Areas:

1. Docks
2. Decking
3. Security Fencing
4. Security/Camera System
5. Utilities



- Boat docks damaged/destroyed
 - Boat slips without power and water
 - Decking Damaged
- Area lighting destroyed; electrical system compromised
- Seawall damaged
- Fencing damaged

Yacht Club

- HARBOR MASTER -

Focus Areas:

1. Harbor Master
2. Tennis Operations
3. Police



- Building destroyed
 - Roof collapsed
 - Windows broken causing wind-driven rain and flooding
 - Antenna/Radio communications destroyed
 - Area lighting destroyed

Yacht Club

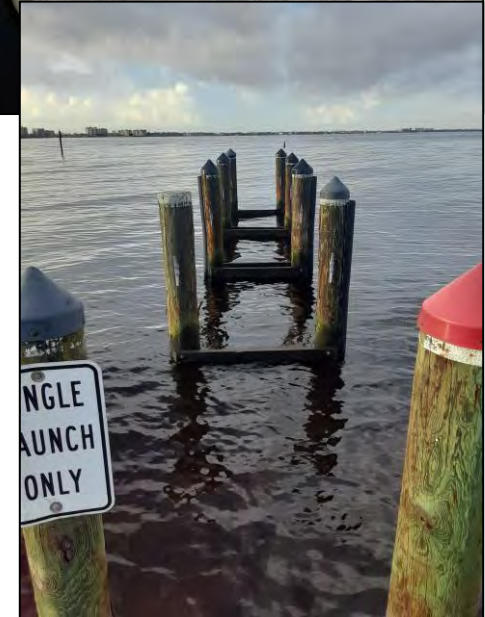
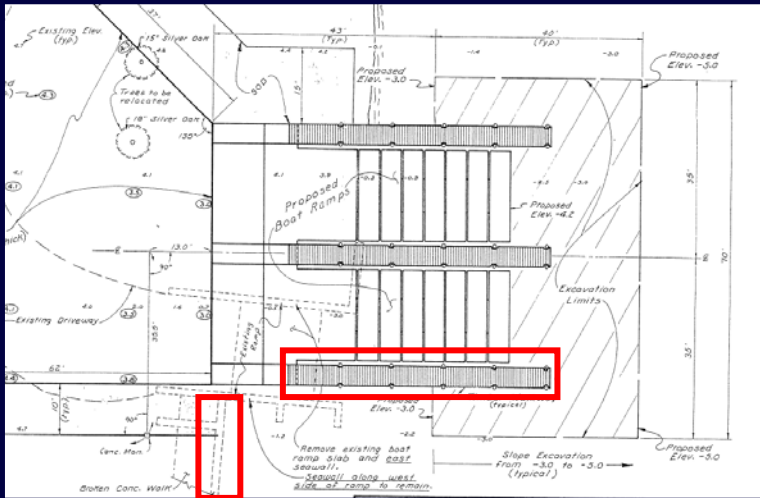
- TENNIS COURTS -



- Tennis court surface flooded, with significant sand deposits, requiring repair and resurfacing
- Tennis court (athletic) lighting damaged
 - One pole destroyed (black dot); three poles bent (red dots)
 - Missing area lighting
- Tennis court fencing damaged

Yacht Club

- BOAT RAMP -



- Boat Ramp finger docks damaged - fenders, piling caps, cleats
 - West dock destroyed
- Sidewalk destroyed – upheaved and cracked
- 6"-8" sand cleared from ramp

Yacht Club

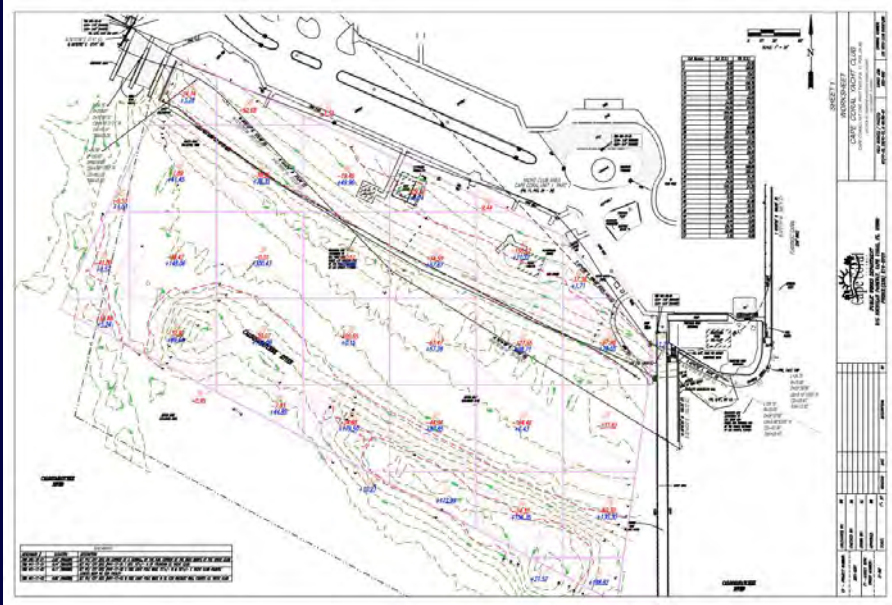
- BEACH RESTROOM -



- Roof/soffit damaged
- Foundation compromised
- Sidewalk/walkway collapsed

Yacht Club

- BEACH -



- 3,646 cubic yards of beach displaced
 - NFL football field at two-foot (2') depth
- Beach structure foundations compromised (bathroom/pavilion)

FEMA 50% RULE APPRAISALS –

Ballroom and Rotino Senior Center



Ballroom Building

Building Appraisal:	\$680,000
FEMA 50% Value:	\$340,000
Cost to Repair:	\$520,000*



Rotino Center

Building Appraisal:	\$467,000
FEMA 50% Value:	\$233,500
Cost to Repair:	\$350,000*

- Adjoining Mechanical/Electric/Equipment building repairs estimated at \$300,000 (2/3 to Ballroom and 1/3 to Rotino)
- Building supplies power through complex
 - buildings, pool, lighting, pumps, etc.
- Appraisals from Maxwell, Hendry, Simmons
- Repair costs from Tetra Tech Damage Assessments

Parks and Recreation Master Plan

Section 3.0 Needs and Priority Assessment

3.1 Public Outreach Meetings:

Yacht Club Community Park received the most comments of any park. Although there were dissenting opinions, attendees who made suggestions generally agreed that the priority should be on boating and other water-based activities. Attendees also wanted improved amenities and better maintenance, and fewer negative impacts on surrounding neighborhoods

3.2 Interviews:

Yacht Club was mentioned in 5 of 8 interviews with City Council

3.3 Focus Group Meetings:

Need more tennis courts at Yacht Club (relocated to Lake Kennedy)

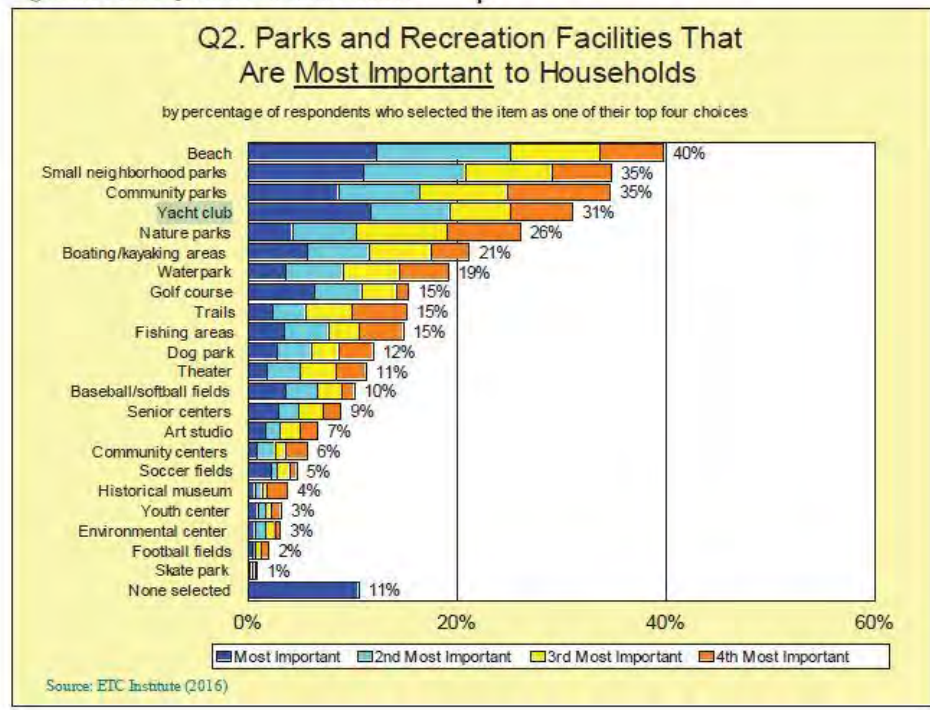
3.4 Statistically-Valid Mail/Telephone Survey:

Usage: Sixty-seven (67) percent of respondents indicated that their household has used the beach. Other facilities used include: Yacht Club (61 percent), small neighborhood parks (60 percent), and community parks (53 percent).

Importance: Based on the sum of respondents' top four choices, 40% indicated the most important facility to their household was the beach. Other most important facilities include: small neighborhood parks (35%), community parks (35%), Yacht Club (31%), nature parks (21%), and boating/kayaking areas (19%).

Note: When taking into consideration those who indicated the park or facility as their first choice most important, Yacht Club moves up from the 4th cumulative most important, to tie with beaches for first choice most

Figure 3.1 Most Important Parks and Facilities



Parks and Recreation Master Plan

Section 4.2 Special Venues

Yacht Club

The vision for the Yacht Club is to “return to its roots” as the City’s premier waterfront venue. A resort-like atmosphere should be created that builds on the site’s unique attributes, including the:

- Views to the Caloosahatchee River
- Historic ballroom and fountain
- Swimming pool
- Waterfront restaurant
- Marina
- Beach

Facilities that do not require a waterfront location—including the tennis courts, pavilion, and Senior Center—should be relocated to other sites to increase capacity for water-related uses. Vehicular circulation should be reconfigured to provide a pedestrian-oriented, walkable environment, enhancing the resort-like character. A parking structure, perhaps with a rooftop restaurant/bar with views to the river, should be constructed on the site of the existing tennis courts to reduce vehicular intrusion into the site, increase parking capacity, and generate additional revenue.

Additional amenities proposed to enhance the Yacht Club experience include:

- • Additional boat docks and finger piers along the canal
- • A ship’s store, snack bar, bar, and ice cream shop
- • A splash pad, water slide, and/or other amenities
- to convert the pool into a small water park
- • New dock master facility and restrooms

Next Steps/Discussion

1. Direction on Pier, Beach, Restroom, Tennis Courts, Senior Center, & Ball Room
2. Additional P3 expansion for restaurant, Marina (Marine) programming, other operations such as pool, ball room, parking garage
3. Addition of other Resort-Like uses not currently programmed

THANK YOU

any questions?

