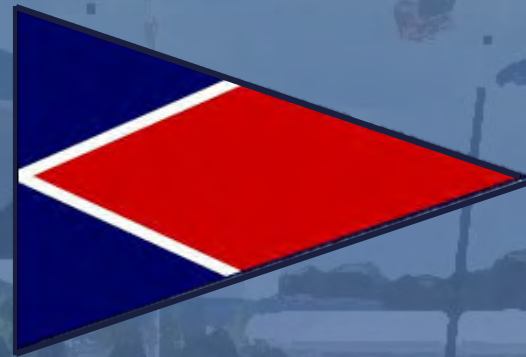


# Venice Yacht Club



## Pathway to the Future

MARCH 9, 2022



Architecture

Interior Design

*Celebrating Over Sixty Years of Design Excellence!*





**Project Team**



**Existing Conditions**



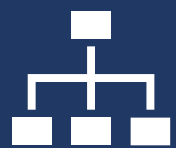
**Proposed Project**



**Cost / Operations / Schedule**



**Operational Changes**



**Project Overview**

**Peacock + Lewis, AIA**





# Project Team



Peacock + Lewis, AIA

# VYC Building Committee

Joe Terranova, Roger Haviland,  
Jim Boldt, Cheryl Cook

Fishman & Associates  
Kitchen Planner

Halfacre  
Construction Management

Peacock + Lewis  
Architects

CJ  
Fishman

Nick  
Morales

Jamison  
Day

Jack  
Cox

Reed  
Giasson

Kenneth  
Hart

Patricia  
Sampson

Maria E.  
Miguez



## Project Team

Peacock + Lewis, AIA



## Mission

*To provide an exceptional private club experience for a diverse and engaged membership across the full spectrum of family, social, dining, boating, water sports, and beach activities, while maintaining the highest standards of yacht club service to our membership with continuous commitment to improvement and innovation as well as service to our community*

Project 1  
World Class  
Food &  
Beverage  
Service

## Vision

*That in 2026 the Venice Yacht Club be recognized as one of the Distinguished Clubs of America*



# Pathway to the Future

Peacock + Lewis, AIA





- **All programs back to normal in February 2023**
- **No special assessment to members**
- **Safer environment, better menu offerings and speed of delivery of food to members**
- **Preordering equipment to secure deliver timing of long-lead items and save money**
- **Still at conceptual estimating stage**
- **All construction activities will be competitively bid**
- **Dates are contingent on City providing permits in a timely fashion.**



## Leadership Initiatives

Peacock + Lewis, AIA

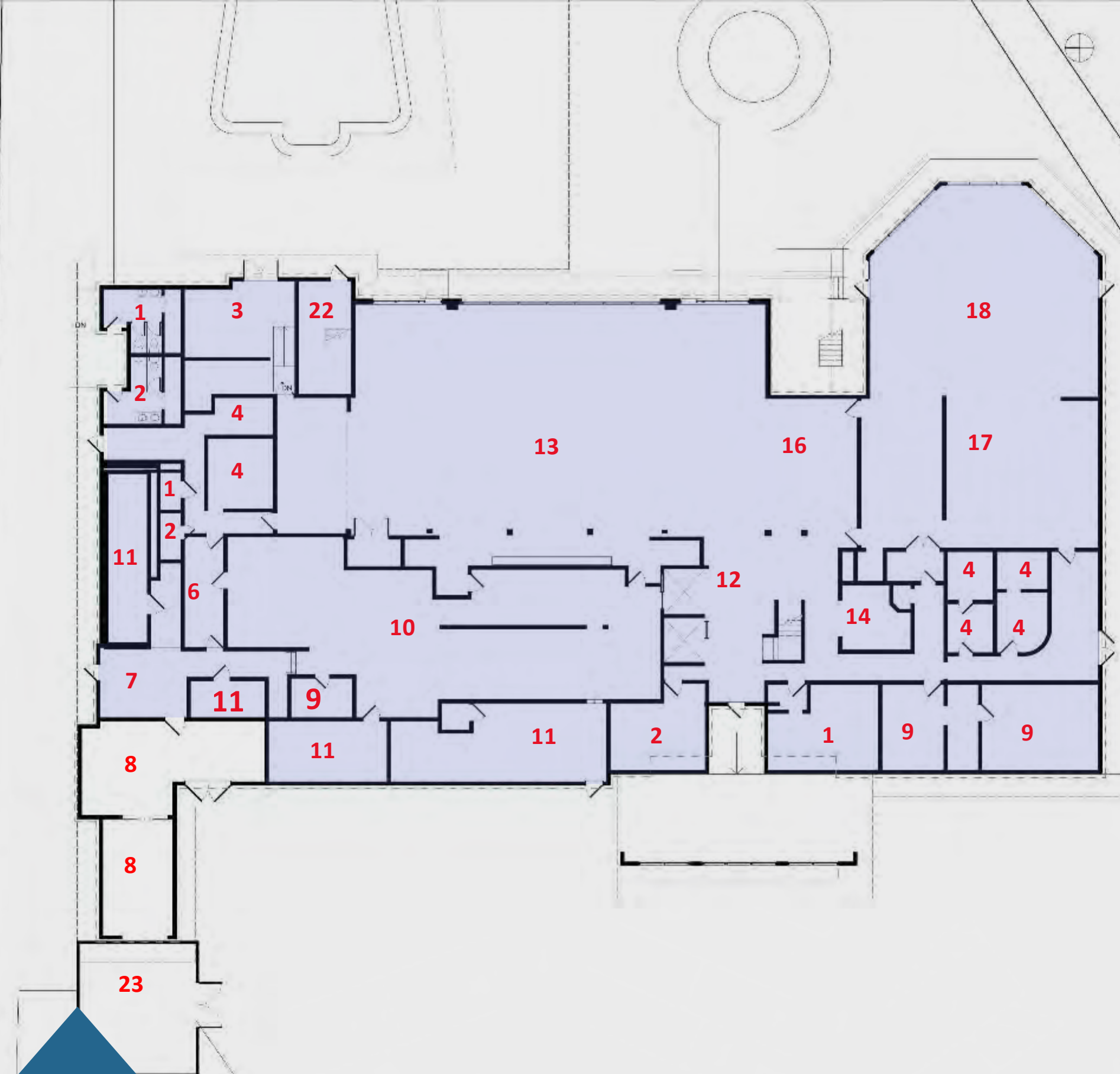


# Existing Conditions



## FIRST FLOOR

- 1 WOMEN'S RESTROOM
- 2 MEN'S RESTROOM
- 3 READY ROOM
- 4 STORAGE
- 5 SERVICE BAR
- 6 STAFF ROOM
- 7 LAUNDRY
- 8 GARAGE/STORAGE/WORKSHOP
- 9 OFFICE
- 10 KITCHEN
- 11 KITCHEN STORAGE
- 12 ENTRY FOYER
- 13 MAIN DINING
- 14 SHOP
- 15 COMMODORE'S ROOM
- 16 LOBBY
- 17 BAR DINING
- 18 BAR
- 19 MULTI-PURPOSE
- 20 WAITRESS STATION
- 21 SUNSET BAR
- 22 CIRCULATION
- 23 DUMPSTER



-----  
EXISTING 1<sup>st</sup> FLOOR OUTLINE



# Existing 1<sup>st</sup> Floor

Peacock + Lewis, AIA







Kitchen Photos



# Existing Kitchen

Peacock + Lewis, AIA







-----  
Kitchen Photos



# Existing Kitchen

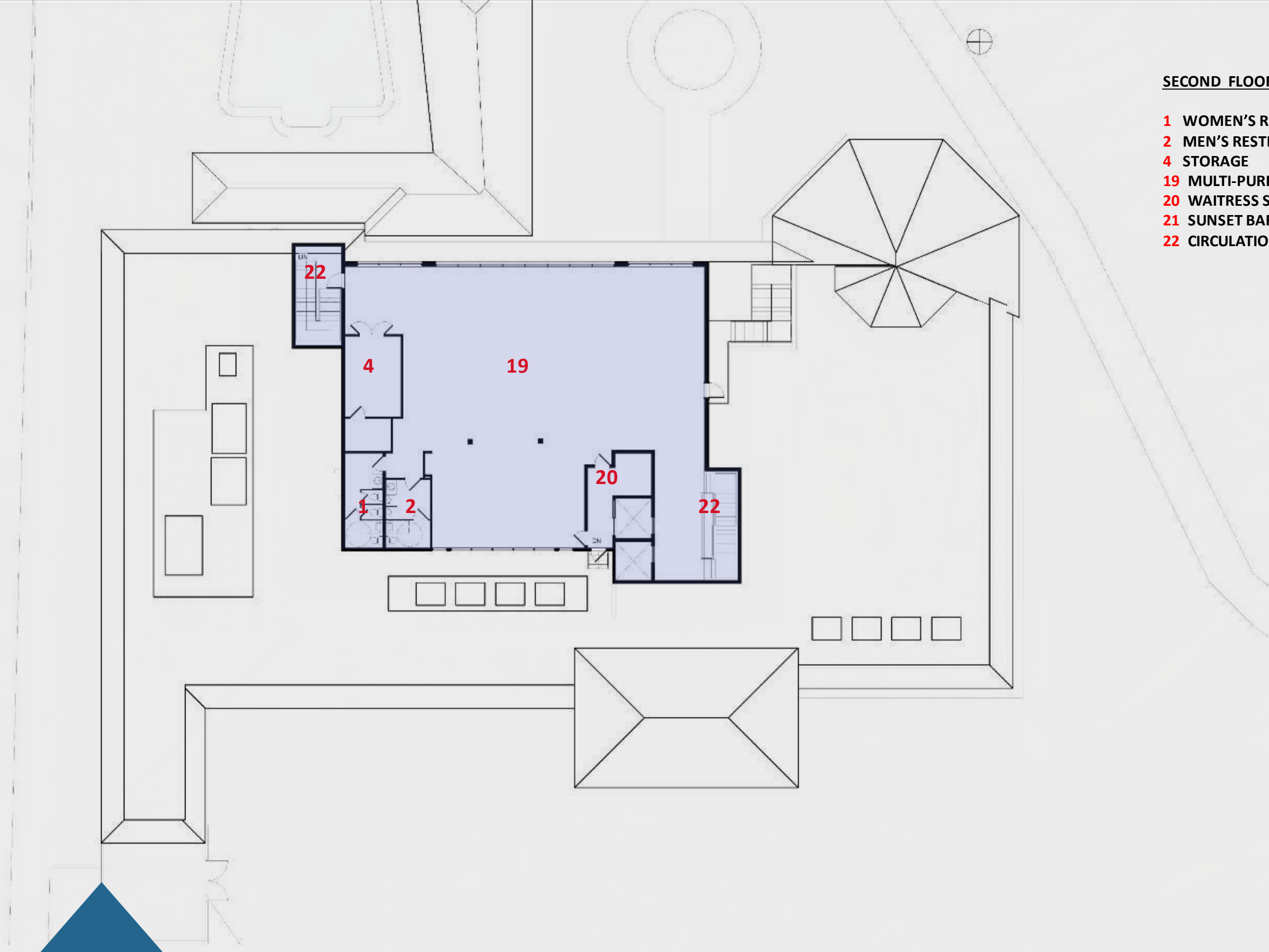
Peacock + Lewis, AIA





**SECOND FLOOR**

- 1** WOMEN'S RESTROOM
- 2** MEN'S RESTROOM
- 4** STORAGE
- 19** MULTI-PURPOSE
- 20** WAITRESS STATION
- 21** SUNSET BAR
- 22** CIRCULATION



# Existing 2<sup>nd</sup> Floor

Peacock + Lewis, AIA

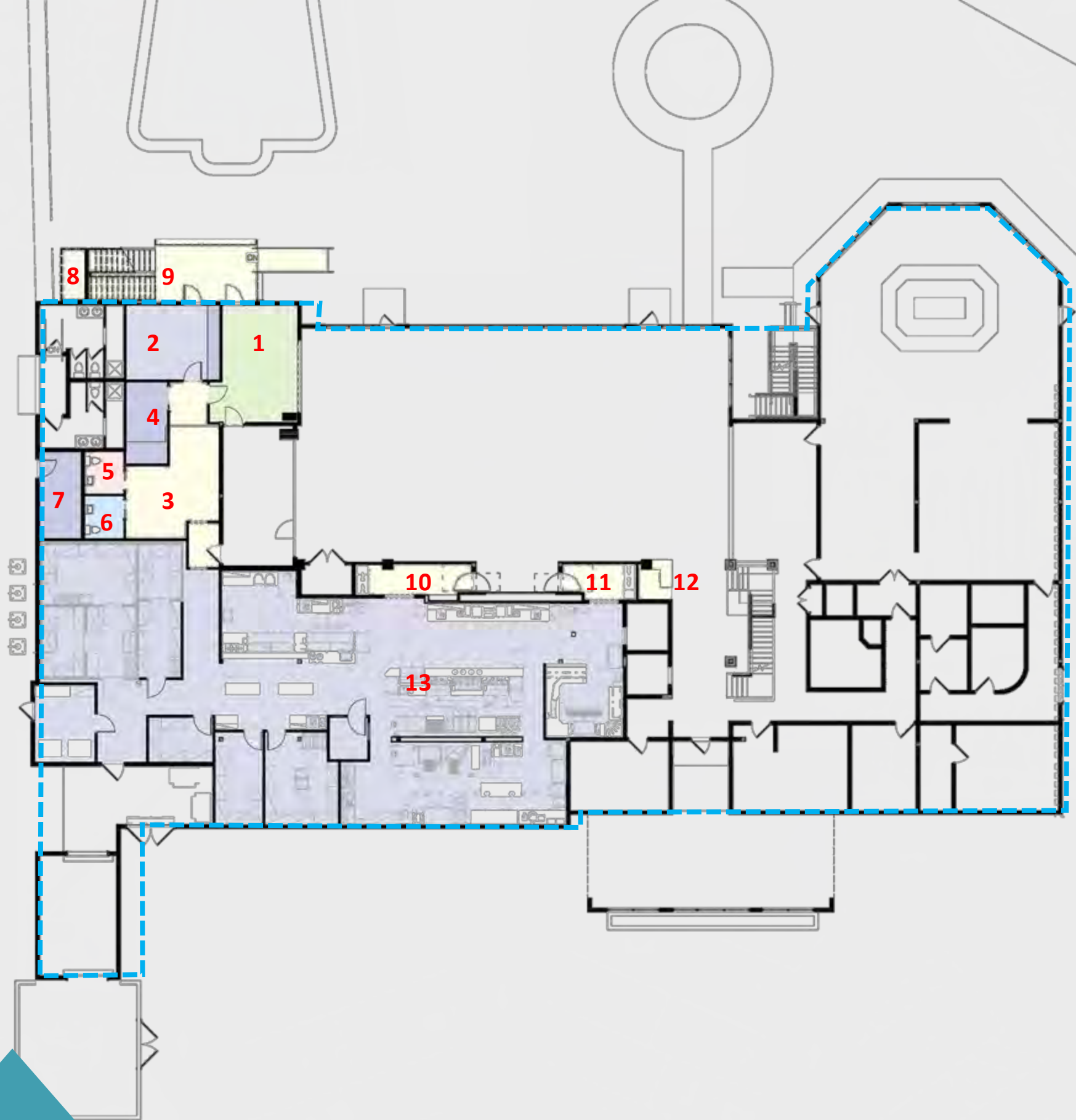


# Proposed Project

Peacock + Lewis, AIA







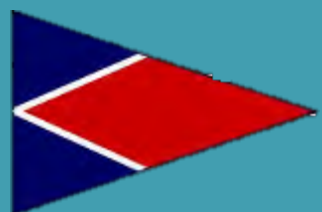
#### FIRST FLOOR

- 1** READY ROOM (270 SF)
- 2** EMPLOYEE BREAK ROOM (200 SF)
- 3** STAFF VESTIBULE (280 SF)
- 4** STORAGE(295 SF)
- 5** WOMEN'S RESTROOM (50 SF)
- 6** MEN'S RESTROOM (50 SF)
- 7** MARINA ST (100 SF)
- 8** SHOWER (40 SF)
- 9** STAIR (100 SF)
- 10** POS STATION #1 (100 SF)
- 11** POS STATION #2 (100 SF)
- 12** HOSTESS STAND (30 SF)
- 13** KITCHEN RENOVATION (2870 SF)

#### COLOR LEGEND

	MEN'S
	WOMEN'S
	CIRCULATION
	DINING / MEETING
	KITCHEN

-----  
EXISTING 1<sup>st</sup> FLOOR OUTLINE

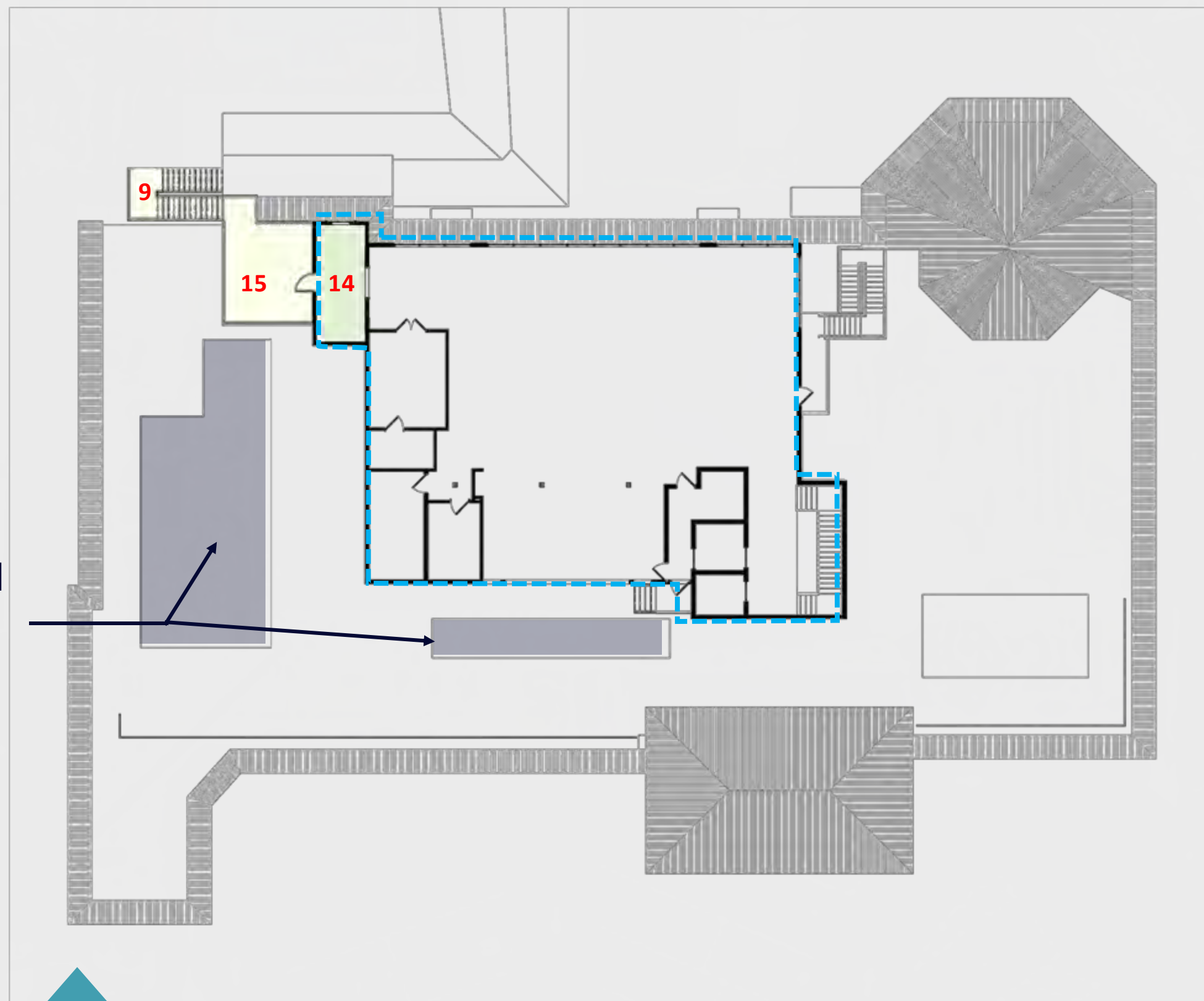


# Proposed 1<sup>st</sup> Floor

Peacock + Lewis, AIA



Existing recessed mechanical wells may be modified.



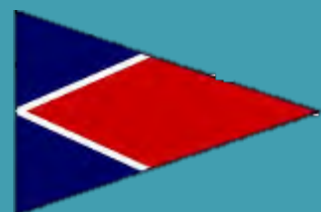
## SECOND FLOOR

- 9 NEW EXIT STAIR
- 14 EXIT VESTIBULE (200 SF)
- 15 STAIR DECK (230 SF)

## COLOR LEGEND

- CIRCULATION
- OUTDOOR DINING

-----  
EXISTING 2<sup>nd</sup> FLOOR OUTLINE

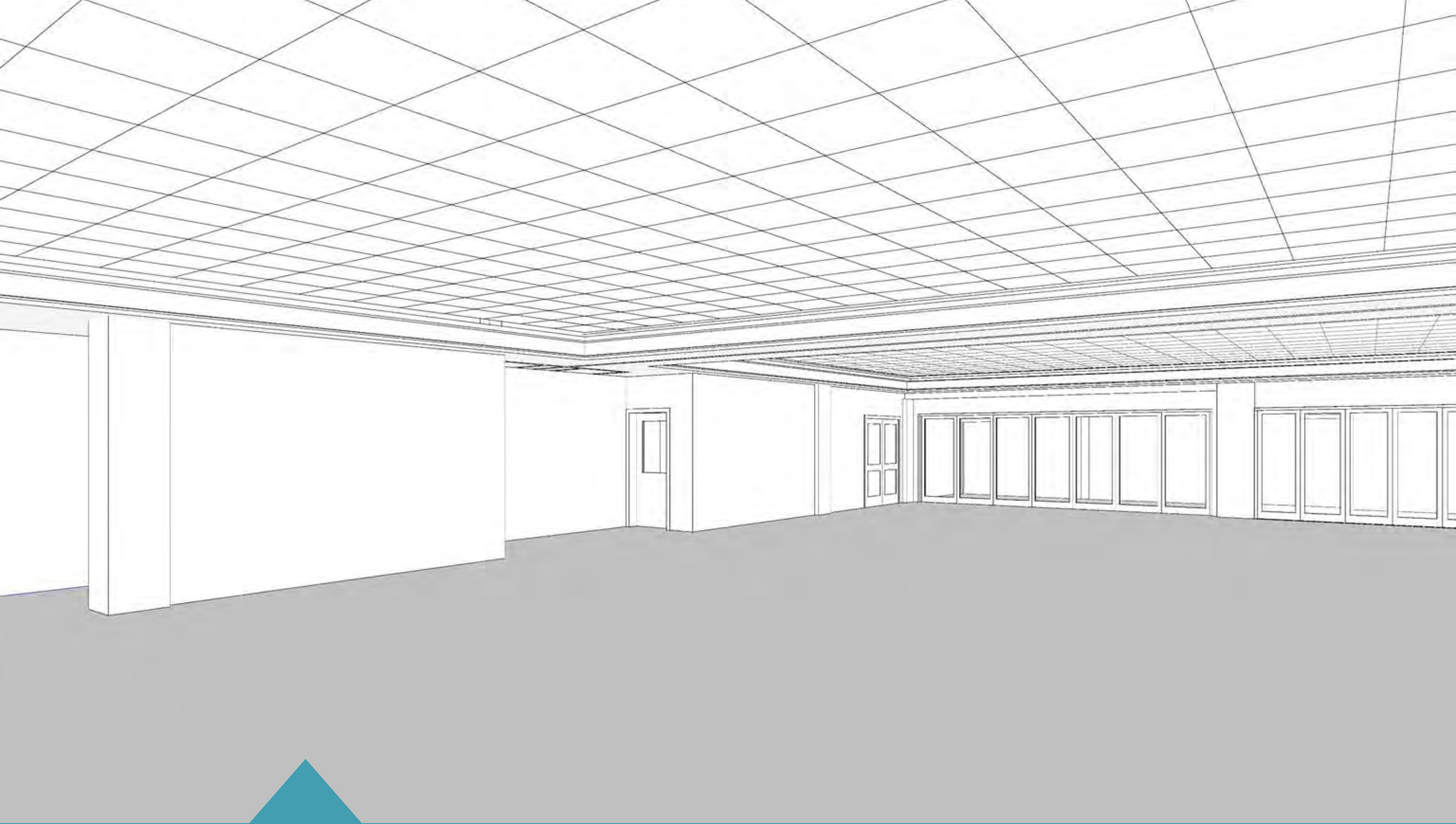


# Proposed 2<sup>nd</sup> Floor

Peacock + Lewis, AIA



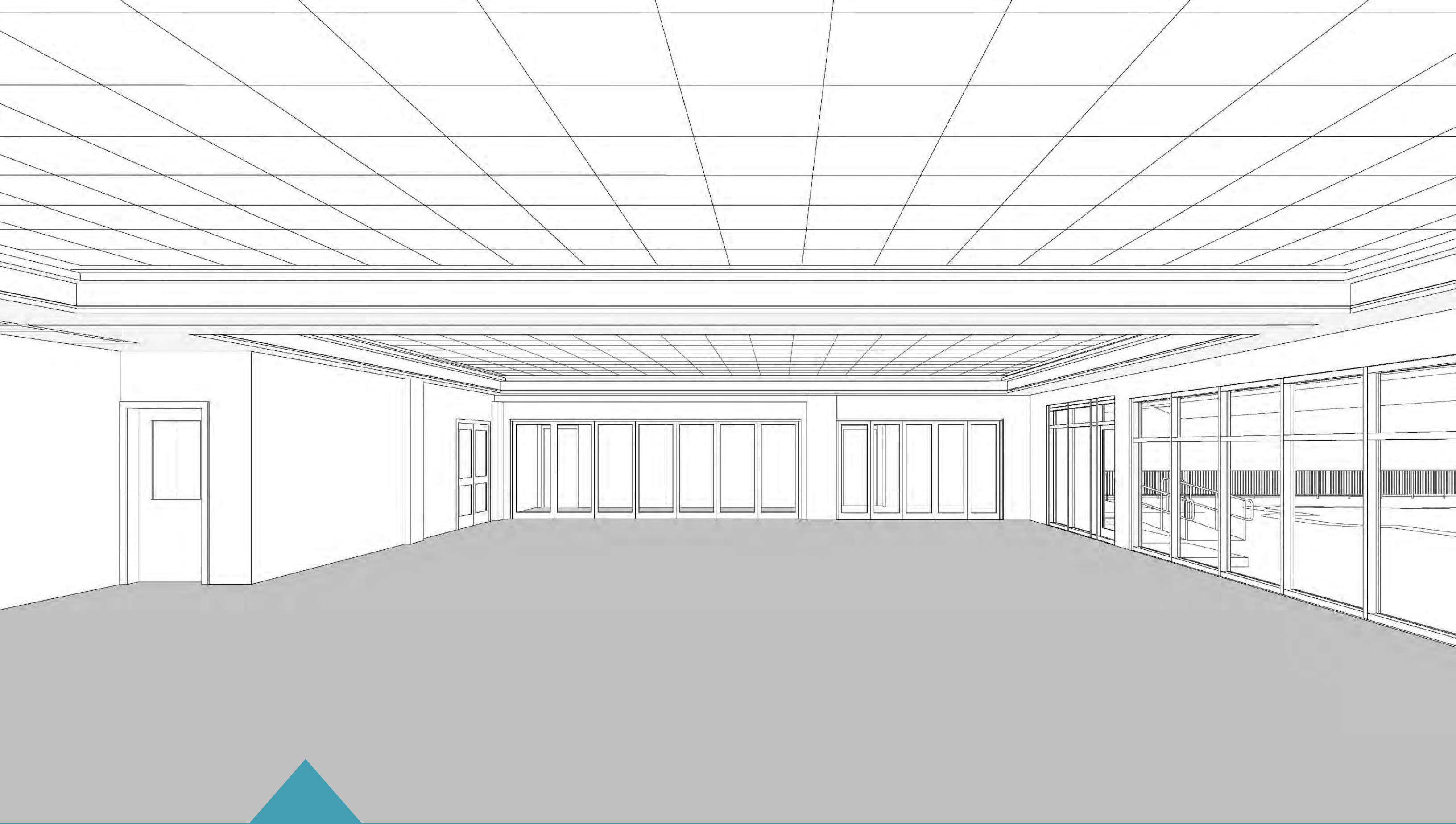




# 3D Bayside Dining Room

Peacock + Lewis, AIA





# 3D Bayside Dining Room

Peacock + Lewis, AIA





New outdoor  
stairs

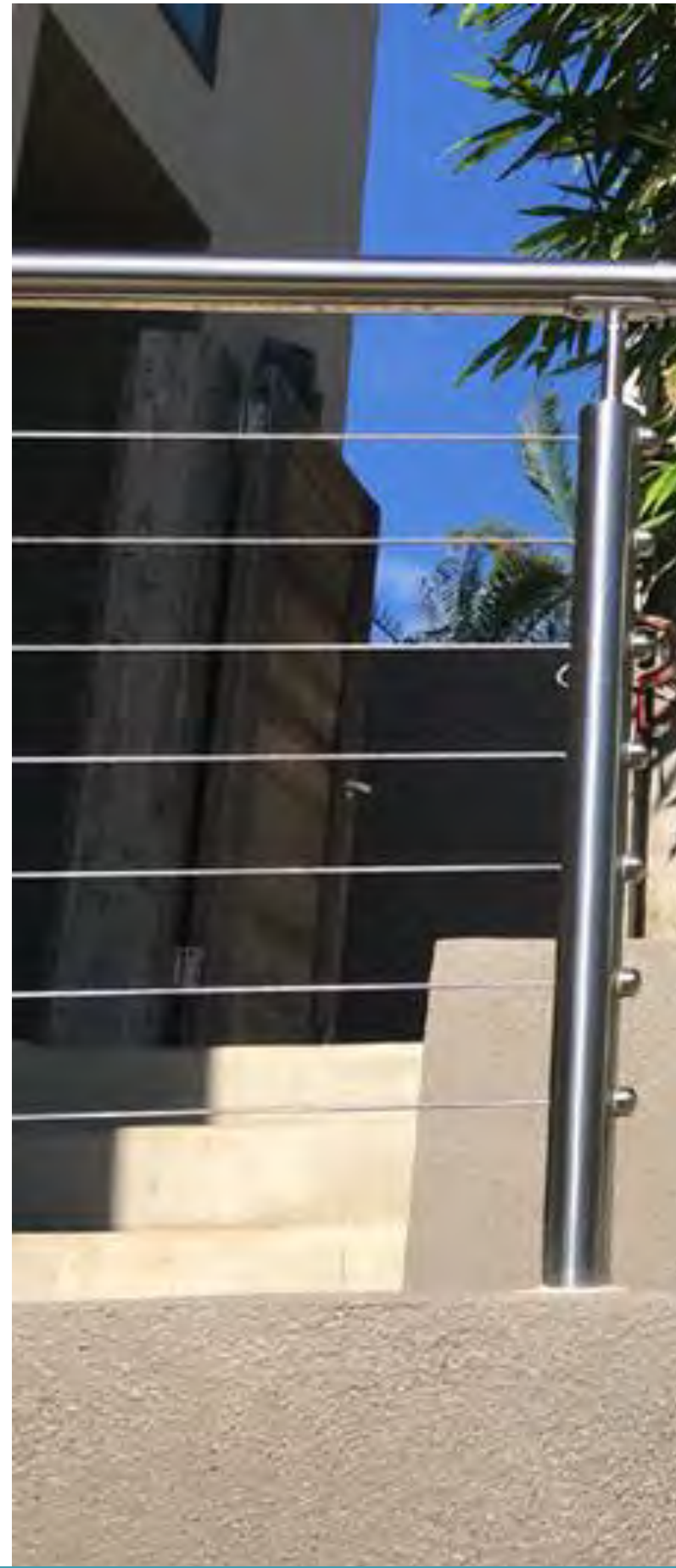


Perspective view

Peacock + Lewis, AIA







# Cable Railing

Peacock + Lewis, AIA







New Roof to match  
Existing Blue Color

Proposed new  
louver screen



# New Equipment Screen

Peacock + Lewis, AIA





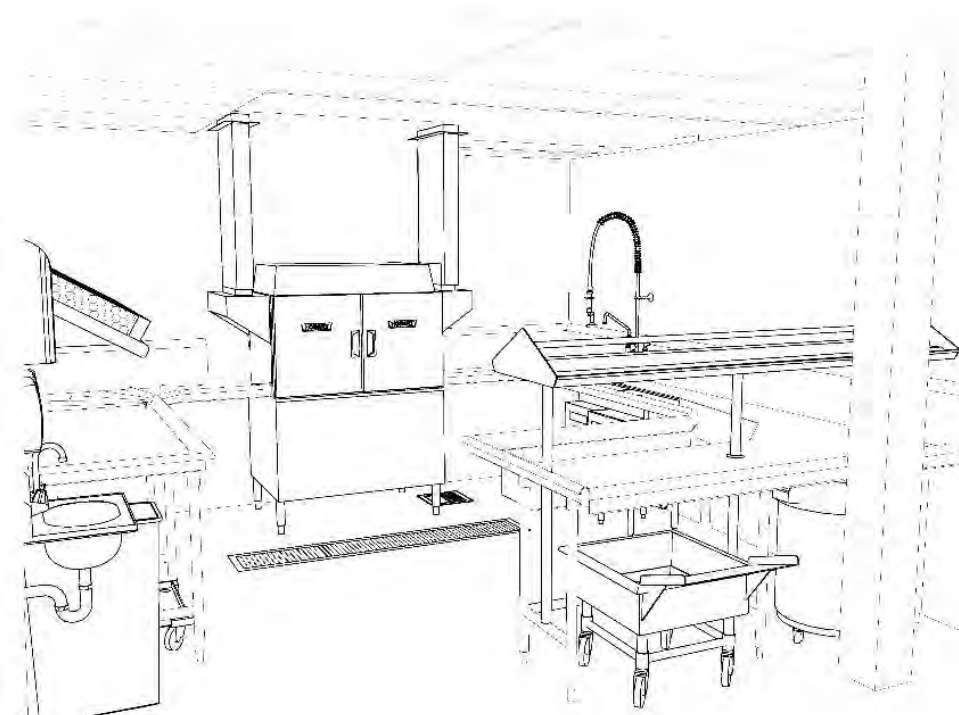


# Louver Screen Wall

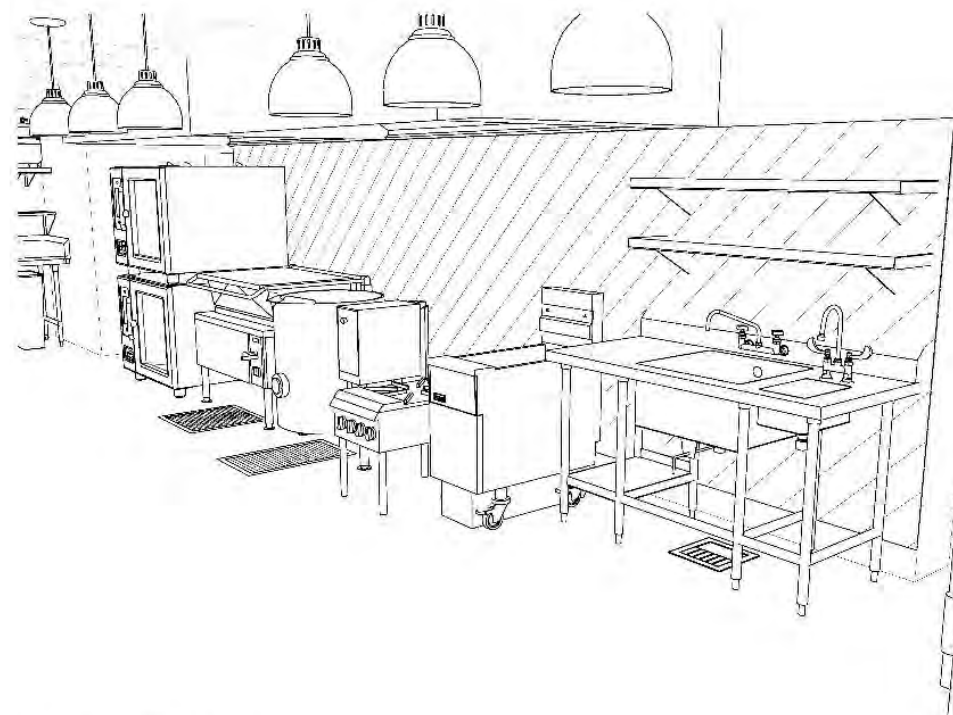
Peacock + Lewis, AIA



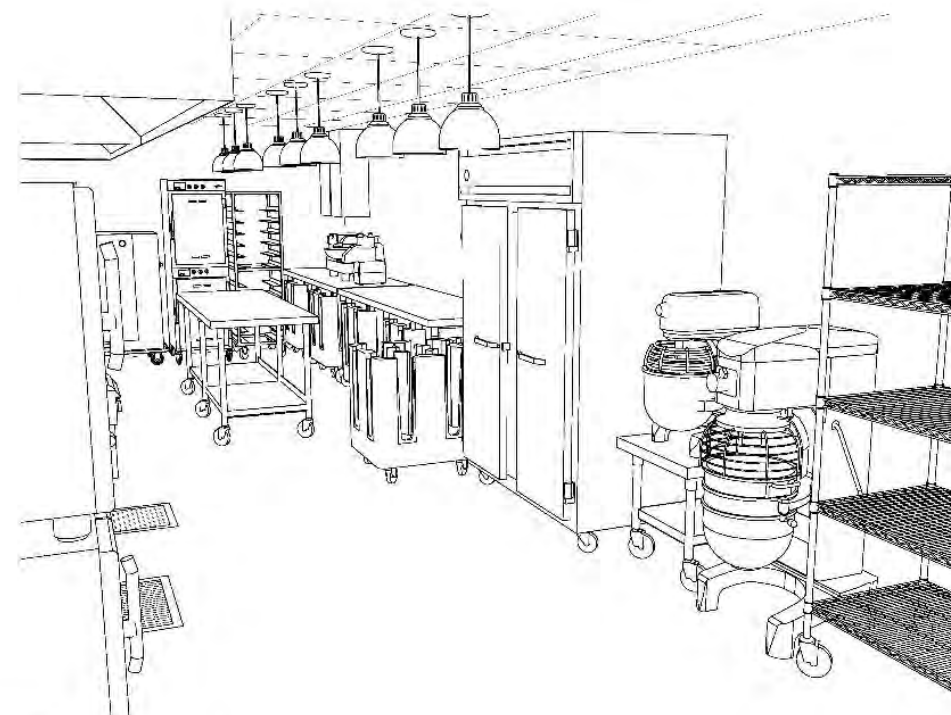




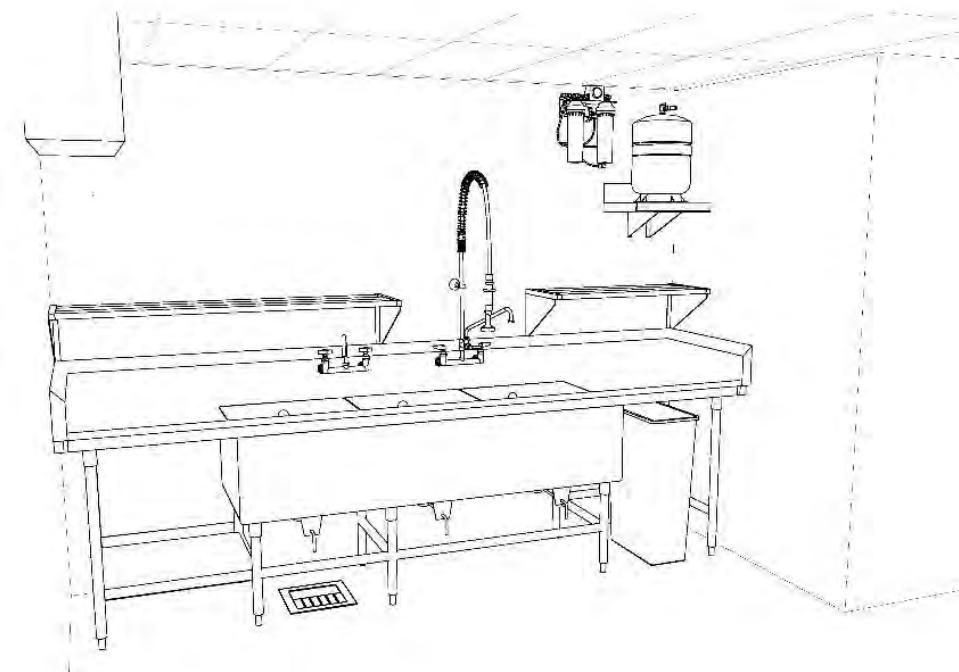
1 WAREWASHING  
SCALE:



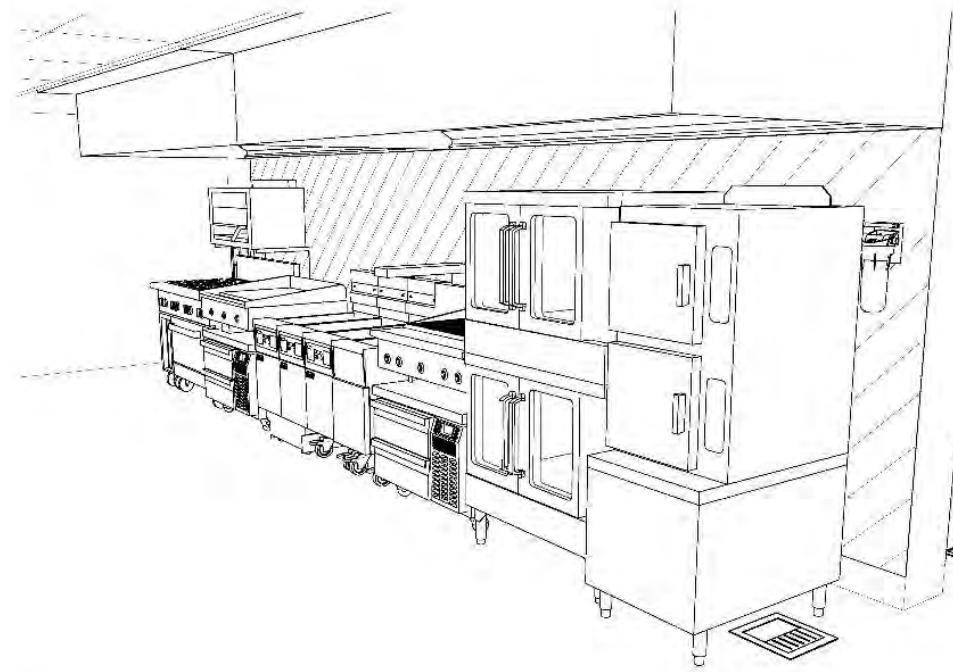
2 BAKERY/BANQUET KITCHEN  
SCALE:



3 BAKERY/BANQUET PREP  
SCALE:



4 POT WASHING  
SCALE:



5 MAIN COOKLINE  
SCALE:



6 CHEF'S COUNTER COOK SIDE  
SCALE:



# 3D Kitchen Drawings

Peacock + Lewis, AIA





# TOTAL Conceptual Estimate:

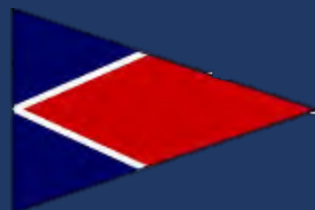
Kitchen & Back-of-House Renovation	\$2,711,019
Roof Replacement and Associated Costs	\$778,782
TOTAL Estimate	<hr/> \$3,489,801

- FEMA LIMIT           \$2,277,608   Limit is based on 50% of appraised value of building only
- Non-FEMA            \$1,212,193

**Project Funding:** Capital Reserves \$1,000,000 + Bank Loan \$2,500,000

**Project Cost Estimate will be finalized once design development drawings are complete**

**Project Cost and Timeline are contingent on getting timely City permit approval and final costs (competitive bids) in line with FEMA regulations**



Preliminary Cost





# Operational Changes:

## Membership

- Capped at 750 – waitlist will be instituted
- No summer membership program 2022
- No winter trial program 2022
- No local reciprocal program for summer 2022

## F&B / Utilization

- Mobile kitchen will be utilized with modified menu
- Tiki and Pearson's Cove will be main dining venues
- Guest limited to 2 per visit – family more often is ok
- Cap all Club events and go to waitlist
- Cap ala carte nights as current practice





# Operational Changes:

## July - September 2022

- Marina Limited Hours on Mondays (fuel dock by appointment only)
- Club Closed on Tuesdays
- Pearson's Cove will be open all day on Sundays
- Bingo relaunch on October 4, 2022

## July - November 2022

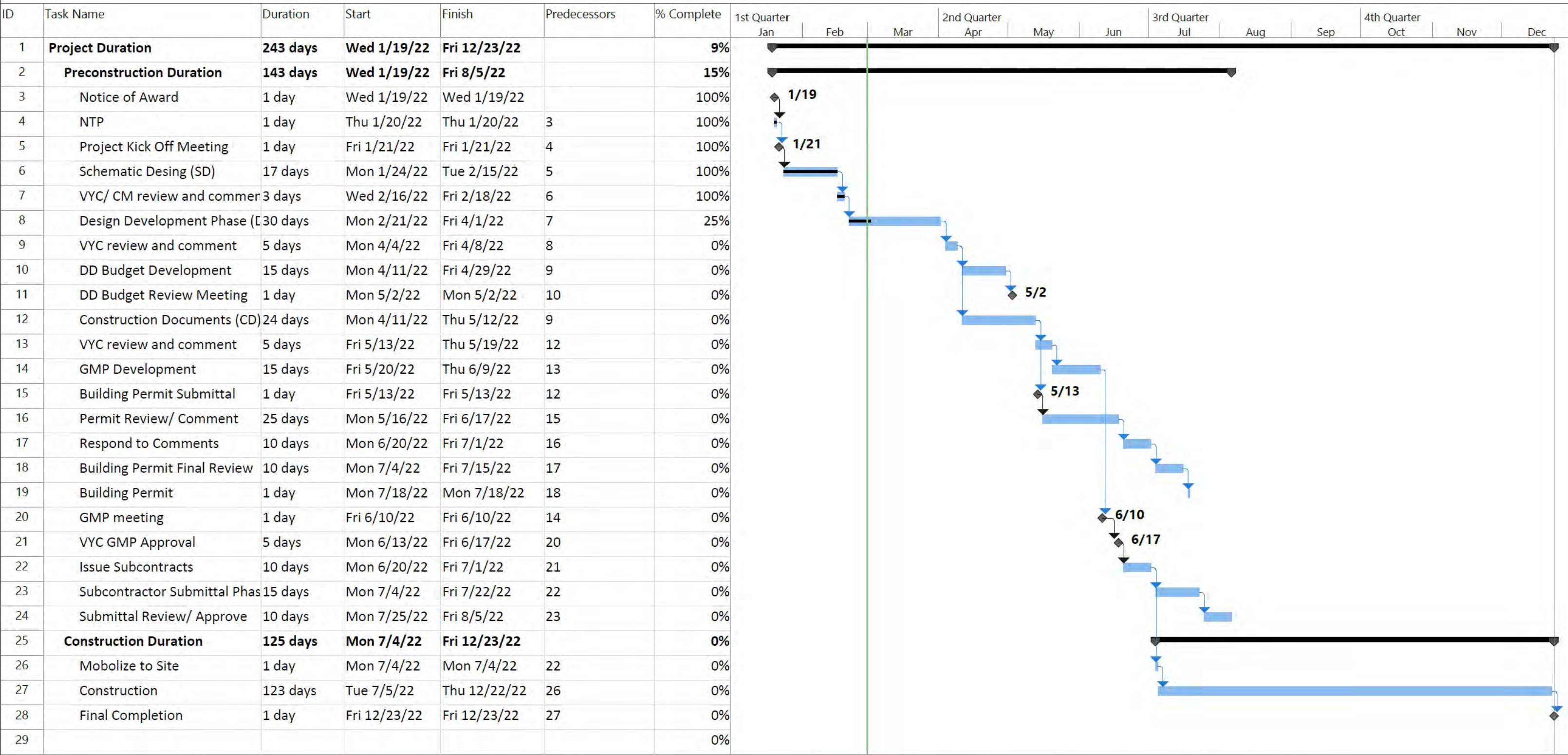
- FCYC Marina guest only – limited Food and Beverage
- No new member or outside private events

## September shut down

- September 6<sup>th</sup> - 21<sup>st</sup>
- Tentative per construction







Project: VYC Renovation  
Date: update 3-1-22

Task

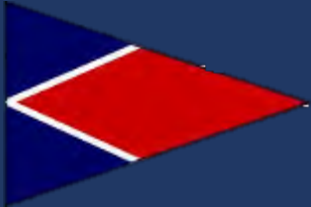
Split

Milestone

Summary

Project Summary

Inactive Task

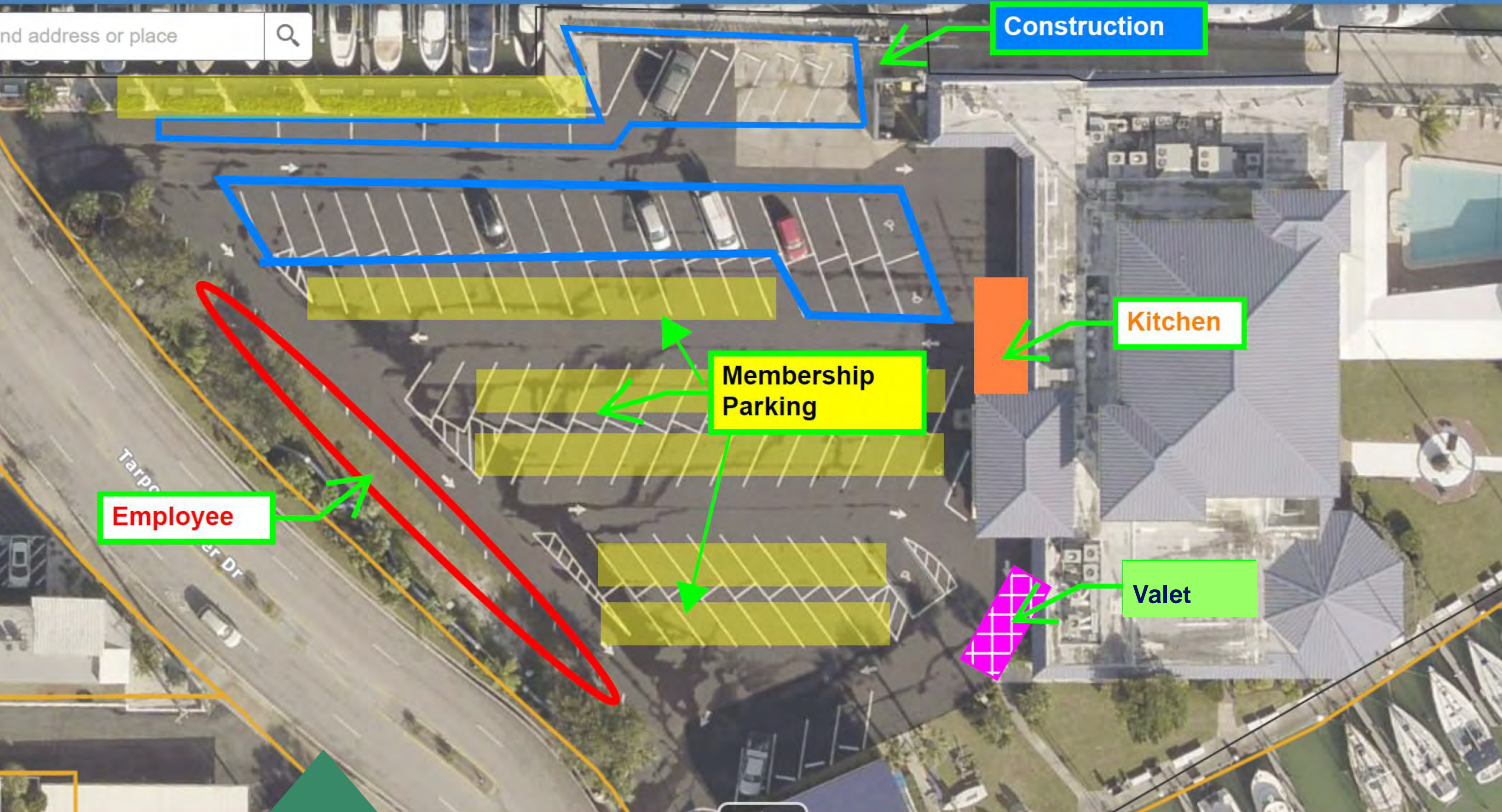
Inactive MilestoneManual TaskStart-onlyDeadline

# Preliminary Schedule

Peacock + Lewis, AIA







# Site Logistics Plan

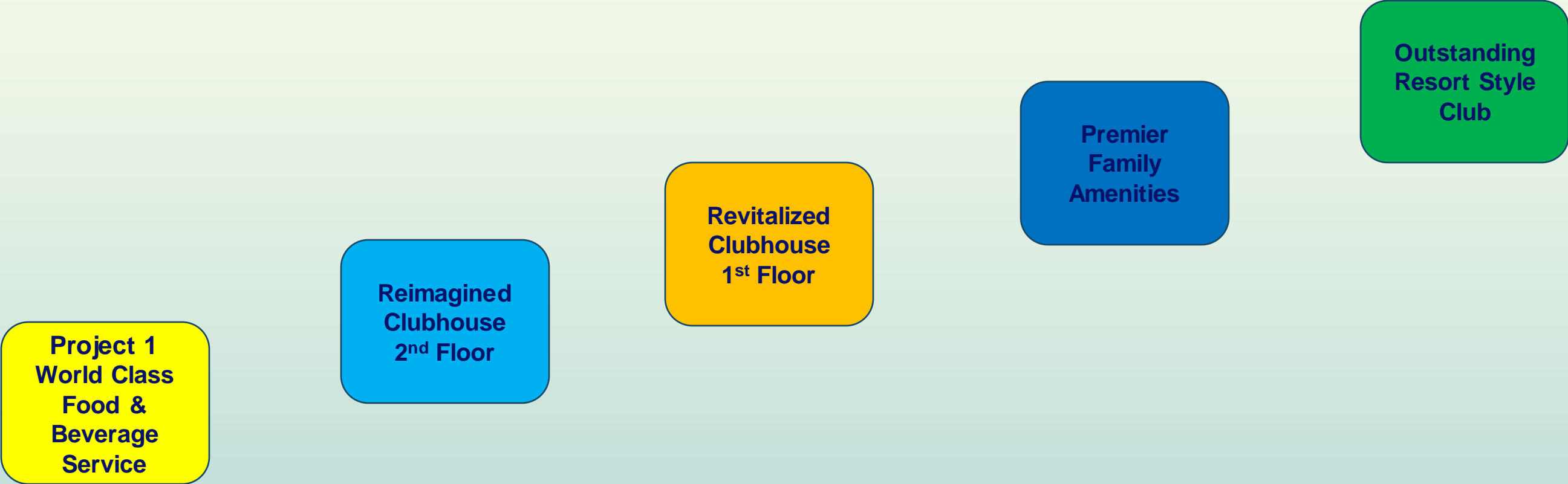
Peacock + Lewis, AIA





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# Pathway to the Future





# Venice Yacht Club Pathway to the Future



Thank You!



Architecture

Interior Design

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