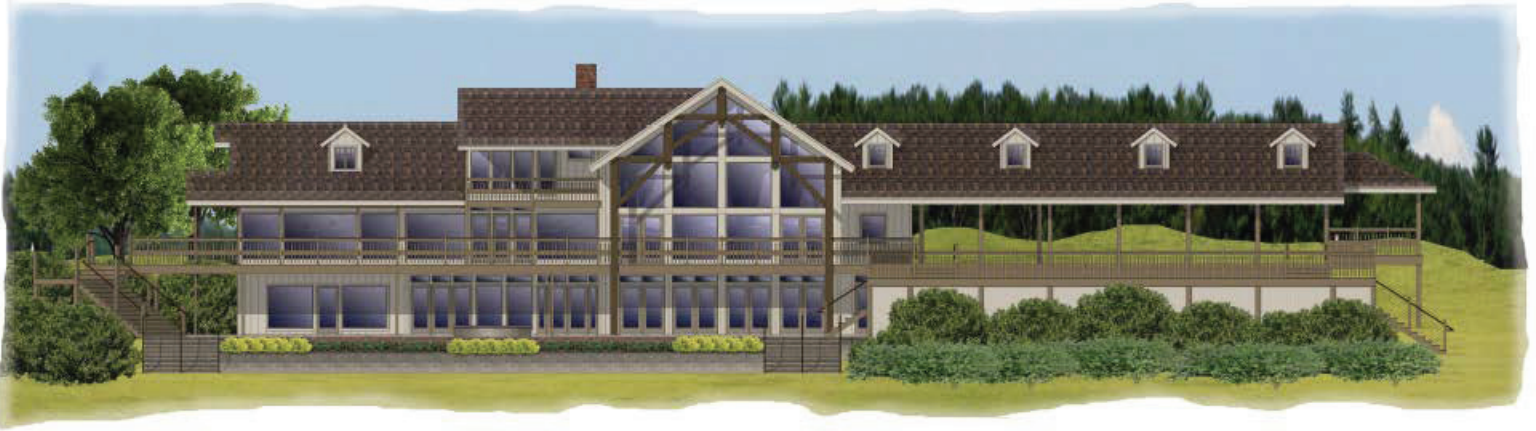




LAUNCHING OUR FUTURE, PRESERVING OUR LEGACY



2 Rear (Lake) Elevation
Not to Scale

Deep Creek Yacht Club at Turkey Neck

Preamble

Whether we are relatively new members or longstanding members, we all share the common experience of vibrant sailing, social and recreational activities as well as enduring friendships at our yacht club. For some that experience has extended across family generations, while for others it is just beginning. Our common bond is to honor our long tradition of family participation, fellowship and “do-it ourselves” involvement while promoting camaraderie and long-lasting friendships among us.

The nucleus of our gatherings is our clubhouse which is certainly much more than just a building. However, we are increasingly aware that our clubhouse has significant structural, safety and other issues that cannot simply be addressed by short-term fixes, which has been our approach to date. These issues call out for a proactive long-term solution that goes well beyond our traditional volunteer fix-it-up-ourselves approach of maintaining our clubhouse. In short, our beloved clubhouse building has simply worn out.

For too many years we have enjoyed the use of the club without adequately investing in its future. We now wish we had planned better to cover its financial needs. Time has a way of catching up and so it is with our clubhouse. The moment has come for us to step up and address these issues so we can assure the continued viability of our common experience both for ourselves and for future generations.

Deep Creek Lake Sailing Association

Launching our Future, Preserving our Legacy



Clubhouse Rebuild Highlights

June 24, 2021

Overview:

This is an exciting time in the club's long history of rebuilding and modernizing the clubhouse. As current stewards of the building, it is time to again provide an updated, safe structure for the current membership enjoyment and future generations. The new building will retain its magical feel and appearance with attention to efficient use of space, current commercial building code, and building safety standards. Our treasured existing legacy features such as the pavilion truss system, stain glass burgee window, pavilion chandeliers, wormy chestnut paneling, trophy case, and liquor lockers will be reused to the greatest extent possible. Use of modern building materials and construction methods will be employed to produce an aesthetically pleasing, energy efficient, year round clubhouse that will provide years of minimal maintenance. The building will be insulated and fire protected. All interior rooms will be ventilated and temperature controlled during the off season. This provides structure longevity but can also provide an opportunity for the members to use the facility for holiday celebrations, Hardy Souls dinners, and off-season gatherings. Numerous design features of the building incorporate a more efficient, open, flexible use of space for member enjoyment.

Main Floor Highlights

- The building view from the lake will showcase a truss system matching the legacy pavilion trusses.
- The mug room will be more open to the fireplace room with a double sided gas fireplace. Interior floor space is expanded to allow for multi-use indoor seating and gathering. The mug room will also have folding glass panel doors that can open to the pavilion area during seasonal club events.
- Fireplace and trophy rooms will be flanked by gas fireplaces at each end, have a trophy case integrated in the interior wall, and have new exposed ceiling beams. The existing wormy chestnut paneling will be reused to the greatest extent possible.
- The mug room bar itself will be self-contained and constructed with lockable doors. This will allow club family members under the age of 21 to utilize the open space while keeping the bar area secure. Reused legacy liquor lockers will be incorporated into the mug room design. The mug room will have oak hardwood flooring, wormy chestnut wainscoting walls and two expansive openings leading into the fireplace room.
- Stairway structure from lower level to main level and then to the apartment will be relocated behind the mug room. This removes the current pinch point between the mug room and fireplace room.
- The women's and men's restrooms will be located adjacent to the fireplace room and kitchen. A hall way created by the trophy case will provide privacy by separating the restrooms from the public space. Restrooms will have ceramic tile flooring and walls, and partitions.
- A convenient family/ handicap accessible restroom will be located near the pavilion on the backside of the kitchen area.
- Kitchen will be a larger modern commercial grade kitchen designed for both manager and member social event use. The kitchen will receive new commercial appliances, new plumbing fixtures, new cabinets, new large work tables, and new walk-in cooler. There will be separate pantry and food storage areas for both staff and member use. The kitchen will have new heating, ventilating, and cooling systems to meet current commercial kitchen standards. The most notable feature of the newly designed kitchen will allow food to be served from inside the kitchen to a countertop wall serving section with moveable glass panels. This will make serving large groups very efficient while opening more table space for members in the pavilion area.

- Pavilion area will be constructed by reusing the legacy truss system, chandeliers, and stained-glass burgee window. Mold/mildew resistant ceiling materials will be used. This area will be open sided as it is now. A permanent, elevated, covered band stand will be constructed off the end of the pavilion freeing up more pavilion space for member activity. The grill area will also be reconstructed with a roofed canopy section providing more space for member use... A resilient floor will replace the current concrete floor.

Lower Level Highlights

- Sailing School Classroom will be larger and will receive waterproof walls, drywall, suspended ceiling, paint, and vinyl tile flooring.
- Game room will be larger than the current room.
- A hallway for convenient entrance to the lower-level rest rooms will be constructed between the classroom and game room allowing member access yet provide ability to secure other parts of the building. There also will be a family/ handicap accessible restroom. All three lower-level restrooms will have a shower.
- Laundry room will be much larger with appropriate storage. A large janitorial/ storage room will be added.
- Storage area under pavilion will retain the current footprint and provide easy access to the mechanical room

Second Floor Apartment Highlights

- Managers Apartment will have better headroom, modern amenities and retain the current size. The new stairway will reconfigure the entry way and provide a separate office alcove.
- Stairway to managers' apartment will have new entry door and carpeted steps.

Exterior Building Highlights

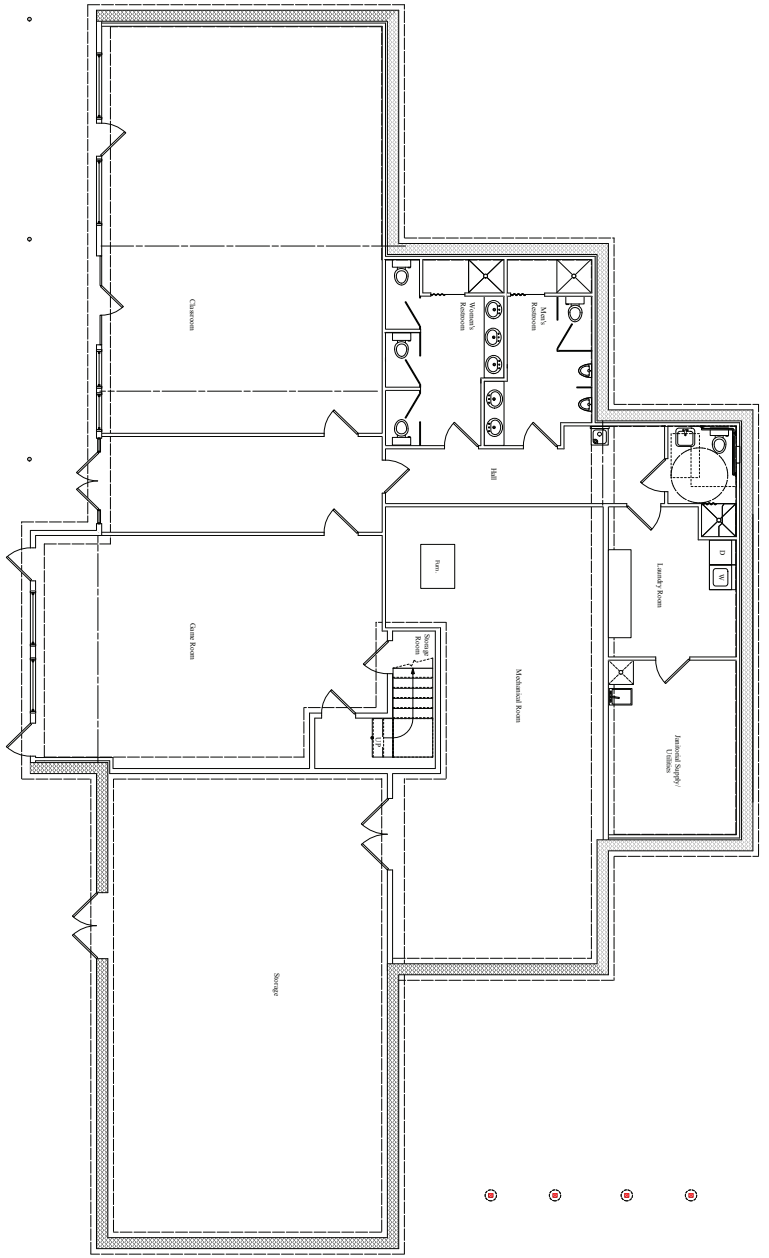
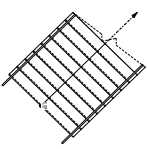
- Building will have painted siding utilizing durable low maintenance board and batten style panels and trim.
- All exterior doors will be aluminum clad wood, open outward to ensure proper code compliance, be fitted with appropriate insulated safety glass, and have safety egress hardware
- All exterior windows will be aluminum clad double insulated meeting current code, energy efficient and safety standards.
- 50-year Architectural asphalt single roofing will be installed.
- Exterior decks on the upper level in front of the trophy and fireplace rooms will be wider to accommodate a more social area and potential additional outside dining area for events. All decks and stairways will be constructed to meet commercial code requirements.

Proposed Site Improvements

- New septic system will be constructed.
- Lower-level patio featuring an outdoor fire pit and gathering area will be installed.
- The yard area between the building and Yacht Club Road will be regraded so water drainage is diverted away from foundation walls.
- Gravel parking areas will be regraded.
- Existing overhead electrical service will be relocated to underground.
- Detached storage shed will be relocated/replaced.
- New walkways and stairs to access swim area and docks will be installed.
- All disturbed site areas after construction activities are completed will be restored.
- Swim area will be reworked.
- Landscaping will be provided to accent the building.

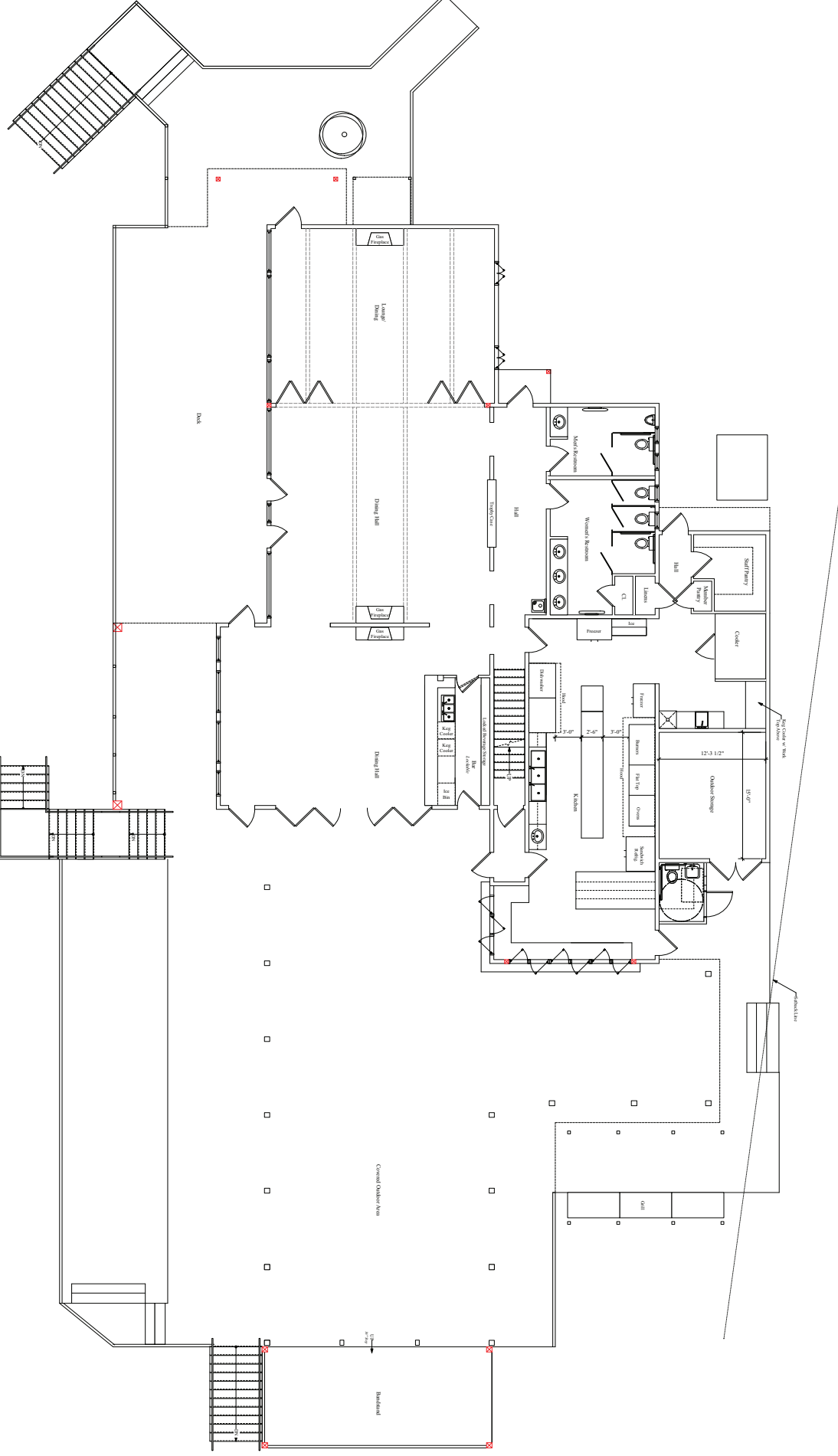
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Office:	301.387.7788	Address:	30 Skyview Drive McHenry, MD 21541	Date:	06/30/2021	Project:	Deep Creek Lake Sailing Association
Fax:	301.387.7789	Email:		Designer:	DMS	Location:	204 Yacht Club Road, Swanton, MD
License:		Web Site:		Scale:	1/4" = 1'-0"	Status:	Preliminary Bid - Not For Construction
				Paper Size:	36 x 48	Revised:	



1 Foundation Plan
 Finished Area: 3793 sq. ft.
 Storage Area: 100 sq. ft.

- Note:
 1) Footing: 12" wide, 36" deep, 48" offset. Additional
 2) Footing & foundation will be designed by
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1 First Floor Plan
Finished Area: 3,779 sq. ft.

- Note:
- 1) Construction to Conditions Proposed
 - 2) Schedule With Owner's Additional Work
 - 3) Construction to Conditions Proposed
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Preliminary Bid Set
 Designer: DMS
 Designer of Plans, Specifications and Engineering
 4000 International Drive, Suite 100, Columbia, MD 21046

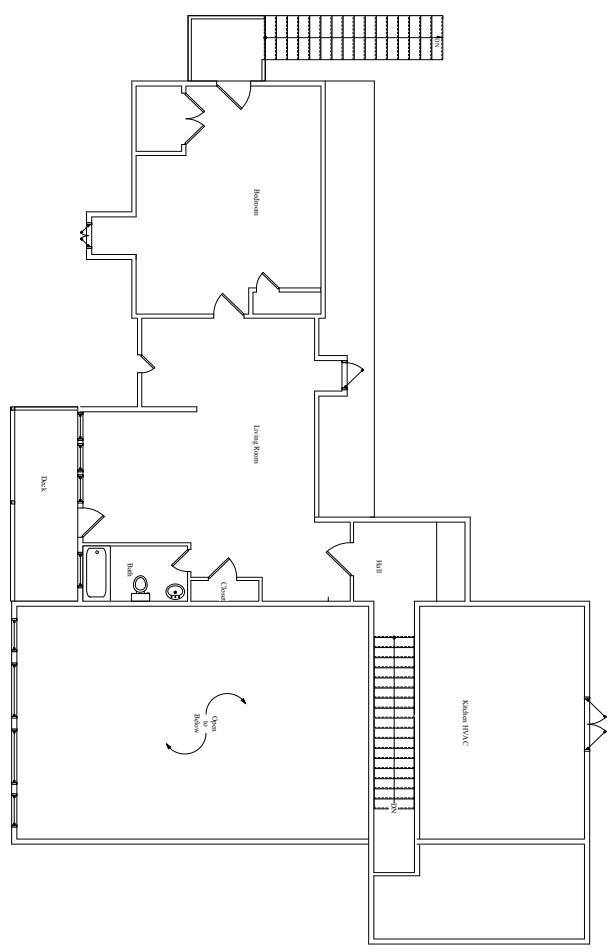
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				Paper Size:	36 x 48	Revised:	

DCL DESIGN STUDIO

| Date | Revisions

Sheet: A-3



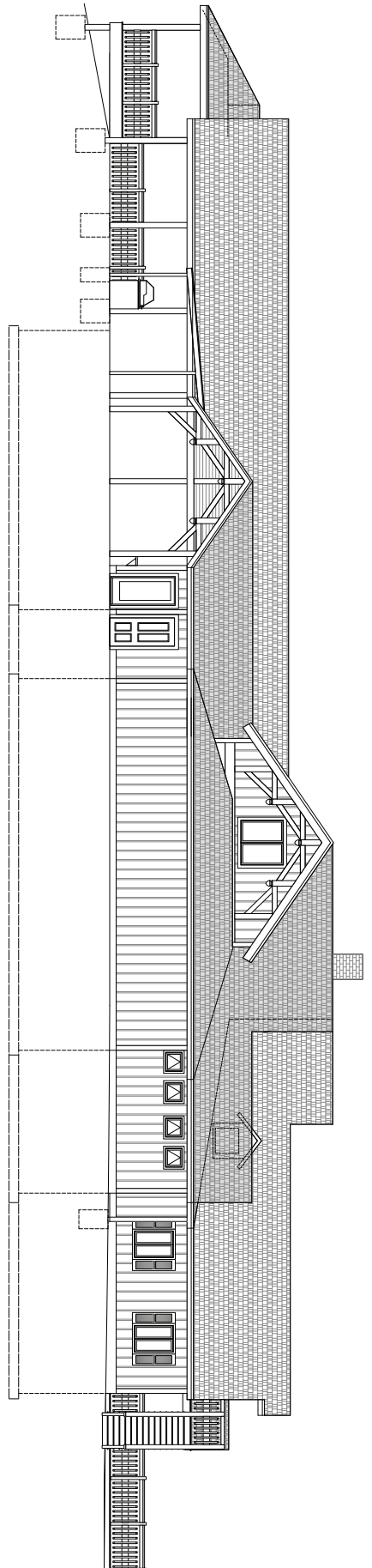
1 Second Floor Plan
 Finished Area: 1,009 sq. ft.

- Note:
 1) All dimensions are to the center of the member unless otherwise noted.
 2) All dimensions are to the center of the member unless otherwise noted.
 3) All dimensions are to the center of the member unless otherwise noted.
 4) All dimensions and schedule are to be verified.
 5) Construction Method To Meet All Local Building Codes

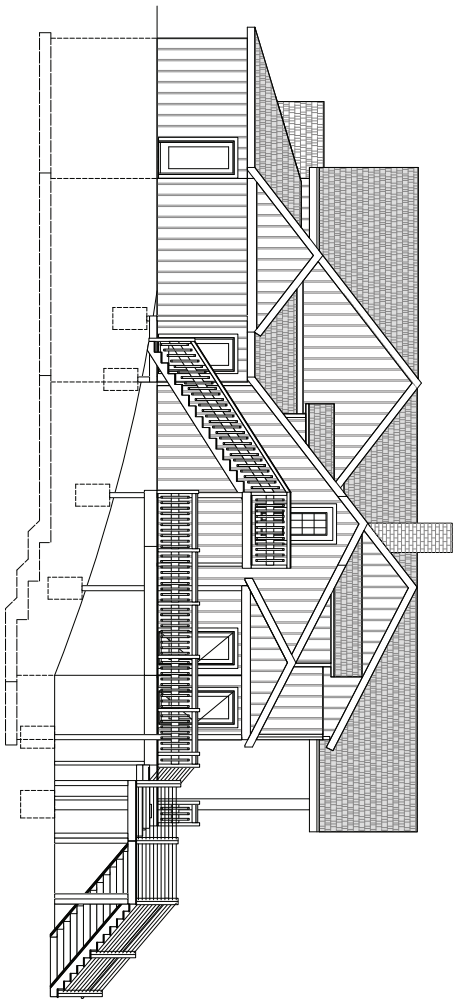
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		Web Site:		Paper Size:	36 x 48	Revised:	

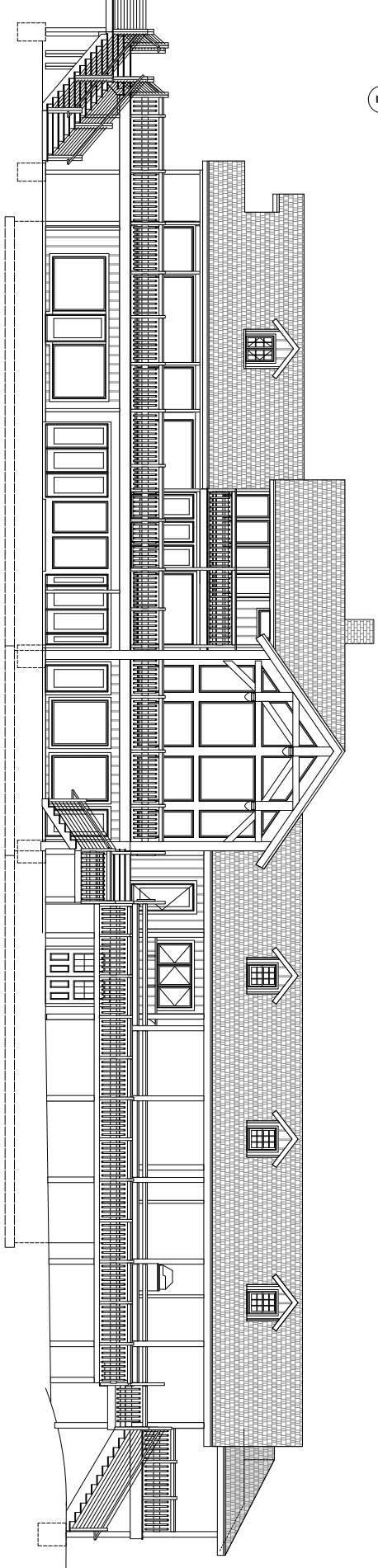




1 Emory Street Elevation



2 Right Side Elevation

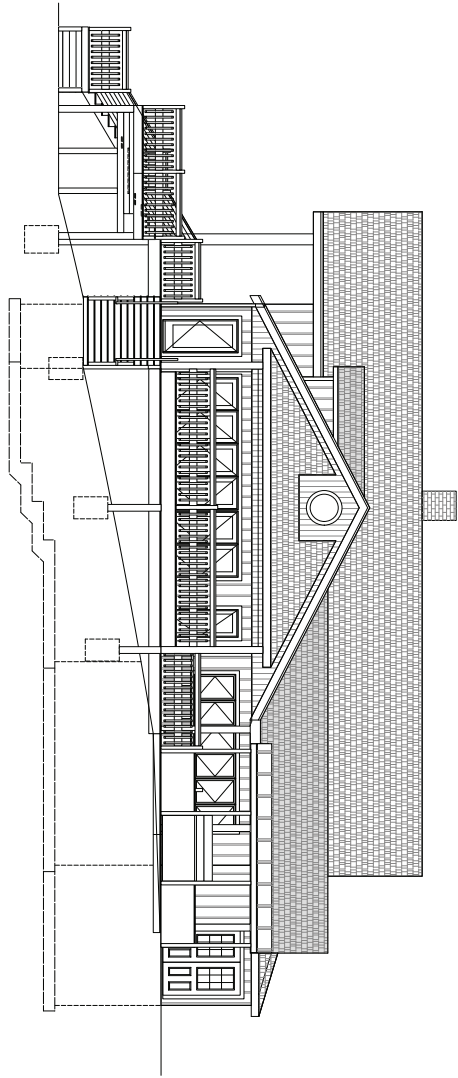


3 Lake View Elevation

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License:	Email:	Scale: 1/4" = 1'-0"	Status: Preliminary Bid - Not For Construction
	Web Site:	Paper Size: 36 x 48	Revised:

1
Left Side Elevation



1

Preliminary Bid Set
 Department of Public Works, Streets and Engineering
 3000 Department Place or First Commissioners Bldg

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		Web Site:		Paper Size:	36 x 48	Revised:	

DCL DESIGN STUDIO

| Date | Revisions
 Δ | 7/1/21 |

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Alternatives for Financing the Club Rebuild

There are four potential sources to raise financing for the club rebuild project: outright cash gifts, dues increase to provide cash flow to support principal and interest on a mortgage, the private sale of bonds, and assessments, or a combination of these sources.

Outright Cash Gifts

We are aware that some generous members, some of whom have a long history with and love the club, have expressed a willingness to provide outright cash gifts for the rebuild project. While we understand that the ability to contribute may vary from one member to the next, we are hopeful that all members will consider contributing. We certainly encourage this generosity from any and all who are able as this will reduce the size and necessity of other financing options.

Dues Increase/Mortgage

A mortgage at current low interest rates would require an annual dues increase per membership to service principal and interest.

Private Sale of Bonds

This was a funding device used originally to finance the purchase of the club by which the membership self-financed the total acquisition. Given our club's "Do-It-Ourselves" spirit this could be attractive to members. For example, the club could offer for sale Callable Unsecured Bonds in denominations of \$5,000, paying 2% interest annually, redeemable annually by lottery if and when the club had the financial resources to do so. There would be no implied security against the club property or cash flow.

The advantage of this method is threefold. First, there would be no annual amortization cash flow requirement to the club as there would be in a typical mortgage. Second, the club is protected from foreclosure in the unlikely event of a severe economic downturn. And third, interest would be lower than current rates.

Obviously, the more bonds that could be sold the more we would reduce any of the other funding options that would be required to finance the project. This would ease the financial burden on the membership.

Assessment

An outright assessment per membership might be realistic, but is not our preferred financing option. Assessments are usually spread over a period of years and are a fair way to require participation by all club members in financing the project and a typical method used by private clubs to raise funds.

Next Step

The next step in our project is to determine the level of financial support from the membership. We will solicit members asking them to indicate informally and confidentially in which manner and at which amount they might participate. Following receipt of the membership's non-binding financial contribution indications, a total financing package will be developed and submitted to the membership for final project approval.



Confidential Non-binding Indication of Financial Support

The DCLSA Finance Committee, in conjunction with the Long Range Planning Committee and Board of Governors, has developed this confidential response form to help determine the level of membership financial support for the rebuild project of the Yacht Club clubhouse. Your response is a **CONFIDENTIAL NON-BINDING INDICATION OF FINANCIAL SUPPORT** at this time that will be used for planning purposes only.

Please complete this form and return in the envelope provided to Club Treasurer, David Klueter, 663 Beckmans Peninsula Road, Swanton, MD 21561, by **August 7, 2021**. Or if you prefer you may email your completed form to David at daklueter@aol.com.

All member communications of non-binding financial support for the rebuild project will be recorded by the Club Treasurer and will remain **absolutely confidential**.

Regardless of which method of contribution you would ultimately choose, we would be most appreciative of your providing us with a **non-binding and confidential** indication of the level of your anticipated financial support for this effort.

Cash Gift Contribution Amount: _____

Callable Bond Purchase Amount: _____

I/We are unable to participate at this time. _____ (Please mark with check or X)

Name _____

Thank you for your thoughtful consideration.



Respectfully submitted,

Board of Governors

Joni Palmer
Greg Shafer
Ralph Kemp
Sarah Nill
David Klueter
Coralyn Benhart
Susie Crawford

Long Range Planning Committee

Ray Gauthier
Tom Scannell
Eric Yonke
John Meredith
Ed Halley
Meredith Hillyer
Susie Crawford

Finance Committee

Tom Scannell
David Klueter
Eric Yonke