

# Building Renovations

## STAGE 1 OF OUR RENOVATIONS.

The new alfresco gaming area and part of the new indoor area opened on 15<sup>th</sup> December 2009.

*Your inspection is welcome!*

Please note there are still some unfinished items.

- Landscaping - For completion February 2010
- Feature Lighting (night time) - also February 2010



## CHANGES TO FACILITIES DURING STAGE II

**GAMING** - Cashier/change desk - Now back in its old location, in addition we have two (2) cash redemption units for your convenience. One near the main bar and one near the new cashiers station.

**GAMING PROMOTIONS** - These are run from the main gaming lounge.

**FRONT TERRACE** - Has been converted back to recreational use with no gaming. We are currently looking at options to reduce the effect of the sun without breaching the law in relation to outdoor areas.

**LOUNGE SEATING** - The reduction in floor space on the main floor and the relocation of gaming machines, in effect means no lounge seating is available in the main lounge until the building works are completed. Lounge seating is available in the Oasis lounge as per normal and also in the Hawks Lounge on the lower ground floor. The new lounge area will adjoin the oasis lounge and coffee club areas.

**KENO** - Keno is available in its normal location at the end of the main bar plus the hawks lounge . In addition a terminal is located in the oasis bar for your convenience.

**RAFFLES AND PROMOTIONS** - Our normal raffles and member promotions (Thursday night Money Wheel Draw) are conducted in the Hawks Lounge and are telecast and broadcast to all ground floor areas. A bonus for our Friday night raffle supporters with the Hawks Lounge Happy Hour from 5-7pm every Friday.

**LOUNGE ENTERTAINMENT** - Lounge Entertainment on Friday and Saturday nights during the building renovations is still on and is located in the Bistro area and commences at 9.30pm.

**TAB** - The TAB is screened off from the main lounge area in the Hawks Lounge. Temporary screening is provided. Sound is minimised during club promotions. On Saturdays and for any other major events the screens are removed to provide additional seating and viewing for TAB patrons.

As mentioned earlier, we have been working hard to minimise any disruption to patrons. If you find anything that is of concern to you during the building renovations, do not hesitate to bring it to the attention of the club's Duty Manager so that we can review and hopefully address your concerns.

Don't forget the club's other venue Hawks On Second Avenue is also available for your use.

**STAGE II - The balance of the gaming area refurbishment plus new toilet facilities are due to open Mid March.**

# BUILDING PROGRAMME 2009/2010

## FEBRUARY UPDATE

### PROJECT NO. 1

#### NEW ALFRESCO GAMING AREA AND GAMING LOUNGE REFURBISHMENT

Stage 1 Opened mid December. This project was completed in mid-December and has been very well received. It encompasses a new alfresco outdoor gaming area to provide for the strong demand for this facility in our club and in our industry. As we are landlocked, this work involved a major redesign of the existing gaming lounge and lounge areas and the unique streetscape look that has been a feature of the club for the past ten years has been demolished. The replacement will be as equally eye catching and unique as the old but will be a more contemporary look. With stage 1 now open, members can see part of the new look.

Stage II which includes new toilet areas located off the main gaming lounge adjoining the car park is now well underway and expected completion is mid-March.

Stage III - This stage involves the refurbishment of the main bar, relocation of the TAB facility from the Hawks Lounge and the new main lounge will commence Mid March and should be fully completed by Mid Jun

### PROJECT NO. 2

#### NEW AIR CONDITIONING SYSTEM

This project comprises two (2) new water cooled air conditioning chiller units, an associated platform and ancillary equipment and is located on the top level of the car park adjacent to the club building. The new system has a high capital cost but the expected energy savings in an environment of ever increasing energy prices, make it a more cost effective option in the long term, as well as contributing to a reduction in greenhouse gases. The other benefit of course is that it will ensure optimum conditions for members and their guests within the club. The reduction in electrical load will also enable us plan for future requirements without the immediate need for a new substation to increase energy supply.

The difficulties encountered with a major breakdown of the Club's air-conditioning system late last year highlighted the need for an efficient and reliable system. The new system comprises two large carrier screw compressors and attached water towers one unit operating on 100% capacity will provide for all the clubs needs under normal circumstances but two operating at 50% capacity will provide much greater energy efficiency and also provide built-in redundancy. The expected completion date for the new system is mid-late April.

### PROJECT NO. 3

CAR PARK LIFT - A lift is being installed in the car park adjacent to the main car park steps at the front of the club on Ryedale Road.

These works encompass a new all weather awning and lift foyer area and will service all levels of the car park.

All levels of the car park where the lift is being constructed are partitioned off. The task of building the lift shaft is complete, the shell of the shaft is also complete and the task of fitout is well underway. The expected completion is May 2010.

### PROJECT NO. 4

#### FUNCTION CENTRE REFURBISHMENT

This work has been part of our refurbishment programme for some time and commenced in January. Although only minor compared to other works, it will also provide a fresh and contemporary look for this area. Most works will be completed in early February with new carpet to be provided in late February early March.

### PROJECT NO. 5

#### REFURBISHMENT OF FOYER

Planning for the refurbishment of the Foyer and passageway to the Bistro is complete and works will be undertaken over the next few months. The outcome will be a more contemporary finish in line with the other areas completed (the Bistro) or currently under renovation (the gaming lounge). This work will be completed by June 2010.

### PROJECT NO. 6

#### UPGRADE OF PASSENGER LIFTS & BACK OF HOUSE GOODS LIFT

This work is also part of our planned refurbishment programme and will encompass system upgrades to prolong the life of the equipment as well as compliance improvements and upgrades to interior finishes.

The contract for the upgrade was let to Schindler and work has commenced. Priority was given to the main foyer lift and this will be out of action for a few more weeks yet. The end result is they will be much more reliable lifts. Our aim as always will be to minimise the disruption to members and guests.

### PROJECT NO. 7

#### UPGRADE OF SWIMMING POOL PLANT

This Project was completed in late July and the crystal clear pool is evident of the success of the upgrade. Some additional essential pool refurbishment works were completed in January to try and ensure a trouble free pool well into the future. We are now 8 months into a 12 month project and by the time the next journal is published in early May the majority of the works will be completed.

I take this opportunity to again thank you for your support of the club during these difficult and disruptive works. The end result will be a modern, operationally efficient and user friendly club.

C. MCCARTHY  
JANUARY 2010