



# Newsletter

Mid-December 2013

## Rebuild is Happening

**GREAT NEWS!** We are now getting much closer to getting the fire damaged wing rebuilt.

The insurance company insisted that the damaged part of the building be demolished to just under floor level, and then be rebuilt.

During the week of 12 December to 14 December a massive scaffolding structure was erected around the building to provide a safe platform for the builders to work. It is expected that the actual demolition will start just prior to Christmas and then proceed through the holidays.

Steps have been taken to ensure that the impact for our customers' enjoyment of the premises will be as minimal as possible.

The total rebuild is expected to be completed in April.



## The Fire

In July 2012 we had replaced the sauna stove (heater). We had not been able to get replacement elements for the previous stove as the Christchurch supplier had closed after the earthquakes.

On the morning of Saturday, 25 May 2013 at 4am the Owner, Peter was overseas and Gert, Ken and two family members were asleep in the house when they were woken

by a loud bang. Upon investigation we found the building was on fire and all were evacuated safely and the Fire Brigade called.

The loud bang was the sauna stove falling through the floor and fire investigators determined it had not been installed properly.

The sauna and spa areas were badly damaged by the fire, and due to extensive smoke damage throughout the rest of the business we were totally closed for a period

of four weeks. Our staff, builder and several volunteers worked very hard during those four weeks to get the undamaged part of the building cleaned and ready for operation.

It is to be noted that apart from those four weeks, the business has been open every day of every year since it opened on 28 November 1992.

On 29 June we were able to reopen with the downstairs area being a new cruise area with three cubicles and two video areas. The bottom courtyard was available, although the rest of the grounds and the swimming pool were closed off for safety reasons.

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## Health and Safety

**We take your health and safety very seriously. However, please note that a substantial part of the premises is now a building site and there are a number of new dangers about.**

**Please take note of and obey ALL safety signs.**

**Keep clear of the builders and building works at ALL times. Treat these areas as unsafe at all times.**

**Watch out for builders working at high levels and avoid being beneath where they are working.**

**Obey instructions given by builders.**

**If you have any concerns about your health and safety please see our staff as soon as possible.**



## What Next

The next steps including installing some temporary toilets and showers and then locking the dividing door from the lounge. The doorway from outside to the shower/toilet area will also be blocked off. From this stage there will be no access to the rebuild area until all the work is completed

**The doorway from the lounge and the doorway to the steam room will remain available.**

Later on, the steam sauna may be unavailable for a few days while the walls are relined. We will display warning notices when this is due.

## Parking

Please park on the street side of the carpark as much as possible. There is plenty of unlimited on-street parking available, but please keep the neighbours' driveways clear at all times.

There is also no parking in front of our garage.

Please keep the building side of the carpark clear for the builders.

***Damage caused to vehicles by parking in builders' areas is NOT our responsibility and neither we nor the builders will be liable for damage to your vehicle.***

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Soon after we purchased a 7-seater portable spa and installed it in the bottom courtyard.

Following this, a huge effort was made to ensure the grounds, swimming pool and steam sauna were re-opened for the summer. This included a lot of cleaning work, temporary repairs, and temporary fencing.

We took the opportunity to put a large deck outside the back door. The spa was moved onto the deck, which is now its permanent position. The swimming pool and steam sauna equipment was replaced and we were able to re-open these areas on 12 October. The Auckland Council have been very involved in ensuring we comply with swimming pool fence regulations and a new gate had to be put in to separate the bottom courtyard and new doors had to have high handles. The old shower and one of the toilets was also cleaned and restored to temporary service.

Due to major changes in building regulations we are not able to just restore the building to its old configuration, but have had to have a major re-design of the interior. This includes everything being wheelchair accessible and not being able to have the loft areas we previously had. We are also taking the opportunity to upgrade this area of the business.

## Our Prices

Prior to the fire our casual rate was \$16 per entry. There are also member, community card and student discounts available.

When we re-opened on 29 June 2013 we had reduced our prices to \$13 for casual entry to match the very limited facilities we had at that time.

On 12 October the main grounds, swimming pool and steam room were re-opened and the casual entry price increased to \$14. The only major facility not available is a dry sauna.

We have been receiving money very slowly from the insurance company and we have had reduced facilities and reduced customer numbers. We have had massive works happening to get some facilities open and it is only by the Owner's (Peter) excellent financial management skills that we have been able to survive.

Regrettably, we are now in the position of having to look at our pricing structure sooner rather than later. In order to ensure we can continue getting the facilities restored as quickly as possible and to a high standard we are likely to have to restore our casual entry fee to \$16 early in the new year.

It is also possible that we will need to increase this fee to \$18 after the re-opening or about the middle of the year.

Prior to any fee increase we will provide at least two weeks notice and this will be well-signposted in the premises and at the door.

## Privacy and Discretion

***We value your privacy.*** Unfortunately to get the rebuild done as quickly as possible, it is essential that the builders are able to continue working during our opening hours. We have put up temporary fencing to provide for your privacy. There will, however, still be times when our yard is able to be viewed by builders.

**We have included clauses in our contracts that ensure the builders are aware of what happens here and that they must understand what happens here and do not take offense. Should you feel harassed by any of the builders please notify management immediately. Do not take matters into your own hands.**

**On the other hand, we ask all our customers to be discrete and not flaunt themselves or harass the builders.**

**Anyone found deliberately causing problems in this regard will be asked to leave until the rebuild is completed.**

We are and will always remain the best value for money in the Auckland area with the following unique facilities Free and unlimited car parking. Large outdoor areas with legal smoking on the grounds. Large outdoor swimming pool. Secluded outdoor bush area for sunbathing and play areas.



## Rebuild Plans

**12-14 December 2013:** The scaffolding has been put up.

**16-20 December:** Plastic wrap being installed over the scaffolding to protect the area and so builders can work in all weathers. Temporary outdoor toilets and shower installed. Dividing door from lounge to be locked and access to the shower toilet area blocked off. Demolition to start.

**December to January 2014:** Demolition completed to sub-floor level, the sub-floor to be cleaned and repaired as required and a new floor installed.

**January-February:** New walls arrive from Christchurch and the main structure is rebuilt. Roof installed and the building made water-tight.

**February- April:** Interior structure built, fittings, fixtures and finishings done ready for re-opening.