

XXXXXX Country Club
XXX Golf Course
Construction Meeting Minutes and Progress Report
April 24, 20--

1:00 pm meeting attendees:
Jason Straka, RB, KH; DP; JW; JR; Ed Francese.

Critical Items:

1.) Hydro Seeding:

Hydro seeding of taller native seed mix from golf course cart path to homeowner's walls in Phase I was completed last week. Jason Straka, KH and Francese have painted turf lines as well as the tall and short native seed mix areas in the low flow areas and Southwest Reclamation will complete all native seed mix planting by Friday this week. Southwest will be off site for two weeks returning week of May 13 to complete native seeding in Phase II. We estimate completion around May 22. Staff will contact Ray Armenta to arrange for the summer wildflower seed mix to arrive before this work in Phase II begins.

2.) Berneil Water Line:

The mass excavation low flow grade has been raked out in this area and Straka and KH will consult with hydrologist to see if we can avoid having to install the erosion cut-off wall. The Galletta grass root structure should add additional erosion protection along with the reduced percentage of fall in this area. This will be a field decision made next week during Straka's site visit.

3.) APS Power Line on Hole #18:

Angelone Builders along with APS have completed the relocation of this power line today. Mass excavation will now proceed in this area.

4.) Bridges:

The abutments for both the seventy-five foot bridge at #6 green and the fifty foot bridge at #4 tee are dug and being tied with steel. IGC expects favorable inspections late this week and they will pour the concrete early next week. There is a three day minimum "cure period" and Integrity anticipates setting the two bridges in place around May 6 -9th.

IGC will pour the cut-off wall at #7 tee box bridge late this week and then install twelve inch irrigation mainline sleeves in all walls in Phase II. There are two cut-off walls associated with the seventy-five foot bridge and a single wall at #4 tee box bridge.

5.) Grow-in / Maintenance staff:

Internal discussions with construction team members recommend the gradual build-up of additional labor to grow-in the new course begins as soon as possible. The demand for



irrigation techs and other labors will increase significantly as the club and ownership begin accepting the various phases of completed construction from IGC.

6.) Community Walk/Bike Paths along Hole #12 and from #7 to #14:

There is nothing new to report regarding this issue. JR is working with Town staff in an attempt to resolve future liability issues and expense of building these paths in areas the construction has been completed.

7.) Puskar Residence:

The cart path adjacent to this residence is being demo and rerouted away from the residential property. I anticipate Brooks will pour the new concrete cart path when they return next week to begin work in Phase II.

Construction Progress and Update: Through April 24th

Mass Excavation:

- Mass excavation is 100% complete for the entire golf course project!
- The D8 and D9 dozers are finishing the bulk dirt portion of rough shaping around #18 forward tees and landing area. Any excess dirt will be pushed to landing area. These two dozers will leave the job no later than end of this week. The smaller D6 and D5 will remain on site to complete the final shaping.

Rough Shaping approvals:

- Rough shaping 100% complete in Phase I and Phase II and 90%+ in Phase III.
- There are slight shaping adjustments presently taking place to #17 tees and fairway bunkers along with some excess dirt deposited in #3 fairway landing area and minor adjustment to bunker far left of #3 green. However, both #3 and #17 have been approved for drainage.
- Jason Straka and Mike Hurdzan will be on site Tuesday pm and Wednesday am next week and we anticipate approval of rough shaping on hole #18 at that time.

Irrigation and Drainage:

- Drainage is now 100% complete in Phase I and II turf areas with exception of internal greens and bunkers in Phase II.
- Anticipate irrigation installation to be complete in Phase II by May 3rd or early in the following week.
- Mainline irrigation will resume in Phase III in two weeks. The crossing under Invergordon through the box culvert will be completed prior to starting down #3 and #17 fairways.
- Lateral irrigation completed on holes #15, #16 and #6. Hole #5 and portions of the low flow channel area south of lake will be very close to complete by end of this week.
- Scorecard comparison of installed irrigation against the contract in Phase I was \$2,800 less after moving the \$13,600 expense for ST Ranch HOA into its own line item. Installed irrigation in Phase II is \$16,275 greater than contract and the



- potential of an additional change order expense exists if the satellite controller near the Castrogiovanni residence has to be relocated.
- Jason Straka will paint the grass lines in Phase III next week to enable HMD to gps defined turf area and design the irrigation system as soon as possible.

Greens Construction:

- Greens construction, internal drainage, USGA greens mix and application of Profile is complete for all eight greens in Phase I.
- All eight green complex tie-ins and finish contours are approved, complete and protected with installed greens covers in Phase I.
- All eighteen (18) greens and practice putting green have been approved by Straka.
- Greens #1, #2, #3, #17 and #18 have internal subgrade box graded and drainage will begin next week.
- Internal greens drainage with gravel blanket installation was completed the end of last week for all five of the greens in Phase III.....#4, #5, #6, #15 and #16.
- PS is delivering approved USGA greens mix this week to Phase II greens and will be complete Friday.
- Scorecard comparison of completed greens putting surface area is 13,600 sf less than in the contract but the installation of a nursery green is being contemplated since the nearest distributor of Champion Bermuda grass is in Texas. Seems to make sense to have about 6,000 sf of nursery stock available for immediate use whenever the need arises.
- IGC will advise what the savings might be if the putting surfaces of the greens in Phase III were not to be covered with protective fabric. The re-stocking fee is the biggest expense in determining the credit amount.

Tee Construction:

- Tee construction and final leveling for one percent surface drainage is complete on eleven holes.....#6 through #16.

Bunker Construction and Detailing:

- Bunker edging and drainage complete on ten holes.....#7 through #16.
- Completed progress seems to be about two bunkers a day at current pace.
- IGC is showing an accelerated rate of completed work when comparing Phases II and III against Phase I.
- Current completed bunker work compared against contract amount indicates an overage of 5601 sf. The larger bunker area built on holes #7 and #13 is the reason for the overage. The other eight holes combined are under plan about 900 sf.

Cart Path:

- Brooks has completed all concrete work in Phase I.....carts paths, bridge approaches and floors of the two bridges.
- The change order for the new cart path routing at Puskar residence will be poured sometime next week when Brooks is working in Phase II.



- Brooks will begin forming and pouring next week in Phase II and remaining on site until all five holes in this phase are complete.
- An accurate scorecard comparison of cart path installed against contract is difficult but the Hurdzan-Fry-Straka design plan indicates 12,097 lineal feet of cart path in Phase I. Assuming the seven foot wide path along the fairways and the nine foot path around the tees and greens will average eight feet throughout.....the design indicates 96,776 sf of path in Phase I. IGC is billing for 96,885 sf installed. Therefore, it is estimated that we are exactly on budget after approximately 45% of the project is complete.
- **Two important items of note concerning cart path** construction expenses:
 1. The path along #17 tee has been moved to the low flow channel side as a result of homeowner's comments and is just above the 100 year flood limit. This location presents us with a 3;1 slope from the edge of path to toe slope of low flow. For safety reasons, the construction team recommends a rolled curb on the tee box side of the path and a monolithic poured "L" curb six inches high on the channel side. Integrity is getting a price quote for the vertical "L" curb and it is estimated we will need 420 lineal feet. We believe the path should be 10 feet wide from the bridge at the championship tee to the forward tee to accommodate two-way traffic.
 2. Club is responsible to mark the beginning and ending lines for the concrete "saw-cut" in the path within the Merrill Cantatierra HOA easement. Secondly, are they expecting both cart paths within their easement boundaries to be concrete? It has been discussed the alternate path that will be only used during when storm water is running through the wash will have minimal traffic and might be stabilized soil with the native seed mix hiding it from sight. And lastly, the construction team is thinking the community walk path is to be poured five feet in width and will have the regular expansion/contraction joints since it will only accommodate foot traffic.

Please advise within the next week.....IGC and Brooks will need some advance direction.

Golf Course Bermuda grassing:

- Current plan has the Bermuda grassing to begin May 28 in Phase I.
- Champion Ultra-dwarf Bermuda will be hydro-sprigged on the eight putting surfaces first and the 328 Tif Bermuda sprigging will follow immediately thereafter. Southwest Reclamation and RE will perform all hydro-sprigging.
- 328 Tif sod delivery will begin sometime between May 15 and 21 and work will be performed by Evergreen Turf.
- KH and Francese will mark the anticipated sod areas in Phase I with paint this week and those areas will be gps measured to determine if we are within budget. We need confirmation from IGC and DR but we believe there is close to eight acres of sod anticipated in the construction contract.



- Straka and KH will remove the edges of the fiber covering the putting surfaces and paint the Champion Bermuda grass lines for IGC next week. The material will be ordered from Morris and delivery is expected to come from Texas.
- Phase I grassing should be complete first week of June. Phase II will begin as soon as the irrigation water in Phase I can be turned back to allow for sufficient quantity to be dedicated to Phase II. This is anticipated to be about two weeks after completion of Phase I. This process will be repeated in Phase III. All grassing should be complete between July 4 and July 10th.

Miscellaneous Items:

- Construction team is awaiting direction concerning denial of the split rail pipe fence along DTR Road from the Town. JR and Francese are speaking privately with Town Manager about the appeal process.
- IGC and Rainbow Construction have removed a portion of the organic material stockpile in corner of hole #4 and IVD Street. Efforts to remove the pile completely are continuing.
- RB continues to field various homeowner remarks for golf course adjustments. The comments and requests are increasing and RB has sent a short email message advising the homeowners along the Phase III boundaries their comments have a deadline within the next couple weeks.
- LE provided a letter stating the 24” concrete pipe located in bottom of new irrigation lake for fish habitat meets with the approval of all government agencies. We are in compliance of all AZDEQ requirements.
- Integrity has revised the construction completion schedule and has distributed it for Club ownership’s review. The review will be next week while DR is on site.
- Drip irrigation valves will be installed at #17 tee and landing point, #18 Championship tee, #3 landing area and green and #1 green and tees. Seven valves in all are anticipated in Phase III to accommodate the homeowner requests for trees and shrubs to be planted outside their property walls.
- IGC pay request #11 was submitted, reviewed and approved for payment this week.

Meeting adjourned at 2:45 pm

**Individual homeowner items resulting from Conditional Use Permit process:
(There are no new items added this week)**

Hole #1

- Dr. Sten Johnson. Requires 6 to 10 trees to screen backyard from #1 and #18 greens. It appears all the trees will be located in the native landscape area.
- Mr. and Mrs. Rister. Are very sensitive to entire construction process and should be advised of progress but there are no promises impacting construction.
- Mr. Bob Uhl. Extremely interested in location of tee boxes because of impact to his safety. Club has planted Palo Verdes trees in the past to screen his yard.



Hole #2

- Mr. and Mrs. Beal. Straka has adjusted tee box location and contours and saved existing trees previous to design acceptance. One remaining item is to extend Bermuda turf from tee to their residential wall.

Hole #3

- Mr. Gibbs and Clemensen. Currently, there are no promises but these two residences are prime candidates for additional trees because their homes were not subject to golf balls in the previous routing. The new design has second hole dogleg and landing area turning left in their location.
- Mr. and Mrs. Tom Smith. Have been concerned about the construction process impact to their son's asthmatic condition. Staff will advise the family once construction begins in Phase III and will pay particular close attention to the dust control effort.
- Gordon Wolfe requests small pine tree be removed during mass excavation.

Hole #4

- Mr. Dembow and Mr. Sherf. Both Town Council members and directors for the Merrill Cantatteria HOA. Issue is the noise associated with expansion joints in the concrete cart path and golf cart tires. Efforts continue to resolve the issue.

Hole #6

- Mr. and Mrs. Obstfeldt. Have been concerned about construction process from the beginning and the recent stockpiling of lake seal material outside their wall has elevated their concerns. Sensitivity and extra communication will be displayed by staff to alleviate their concerns.
- Drip irrigation valve will be added to existing rest room area to enhance landscape screening of this structure from nearby residents.

Hole #7

- Ms. Beard and Mr. Bishop. Club will add 9 trees to screen their home from tee boxes, 5 trees in DTRR easement to screen from road, add larger broken boulders in drainage way to discourage trespassing foot traffic and if approved by Town, construct a fence alongside road to prevent trespassing. Cart path must stay a minimum of sixty feet from residential wall.
- Mr. Gaia and Mr. Puskar have insisted the bunker in center of second landing area be removed because of their safety concerns. A pot bunker will be created along the fairway cut line in front of their homes to give them further comfort.
- Mr. Gaddy has contacted Club about cart path being closer to his property wall than previously agreed (60 feet). He believes the rough grade indicating the routing of cart path is only 27 and 43 feet from his wall in two different locations.



Hole #8

- Theresa and Brad Forst are requesting new trees to provide privacy. Irrigation has been completed and it is difficult to add a drip assembly valve at this point. Trees will be added if they provide small irrigation line.

Hole #11

- Mr. McFarland. Bushes and shrubs will be planted on golf course side of his residential wall to screen backyard from green complex. Concrete cart path was rerouted to right side of green to avoid traffic between green and his home.

Hole #12

- ST Ranch HOA. Irrigation system has been added to support the new native landscape vegetation that will be planted in large area east of #12 green.
- Mr. Mark Snyder. If approved by HOA, two or three trees will be planted just outside his backyard wall to replace the larger trees that were removed because of new golf course contour grades.

Hole #13

- Mr. Dan Orfidanti and neighbors. Six Aleppo Pines will be planted to screen two homes along the right side of this hole.
- Mr. and Mrs. Libing and neighbor. Another six Aleppo Pines will be planted to screen the cart path from their backyards.

Hole #14

- Mr. Anthony Nickolas. Cart path has been rerouted to achieve seventy-five foot distance from property wall and a few additional trees will be planted to screen golf traffic.
- Dr. Tavicilli. Cart path routing should be closer to the existing trees and as far as possible from his home.
- Ms. Donna Heller. Is requesting we remove the large prickly pear cactus at the northern corner of her property wall and we are requesting permission to plant three 36 inch box Aleppo Pines behind her home but at least 30 feet from wall.
- Mrs. Bowman has requested several trees but a drip assembly valve was not installed during irrigation construction. Therefore, she is asking her landscape architect to work with Club in selecting smaller plants and shrubs that can be installed in the narrow spaces between the golf course main line and sprinkler heads. She will provide the small irrigation line from her landscape system.

Hole #15

- Mr. Dan Chen. Has been promised trees to screen his backyard and he will assist in determining the number of trees, the kind and location. RB estimates six trees



will be needed. Club will also add a cover to the existing pump station and will work with Town to gain approval to relocated maintenance gate on pump station.

Hole #16

- Club has adjusted grade contours to save existing trees and will add Bermuda turf from green complex to Mrs. Brown's property wall.
- Mr. Castrogovanni, same as Mrs. Brown, turf will be added along this home and most likely the home that is located between the two.
- Mr. and Mrs. Remph. Good candidates for additional trees to screen their property from cart path and angle point.
- Mr. Ralph Gertz. Backyard property wall will be extended slightly and we will avoid installing native landscape and irrigation immediately against the existing wall.

Hole #17

- Add drip irrigation valves to support tree planting along the property walls the entire length of hole.
- Mr. and Mrs. Julian Roberts. Elevation of cart path is critical and they have been promised new cart path will be at lowest elevation possible.
- Mr. Mosher. Cart path must be on low flow channel side of tee boxes.
- Mrs. Sandra Brewer. Extend irrigation line from #17 green to home located on Padre course and add drip valve to support new trees to screen golf course.

Respectfully submitted:
Ed Francese

