

XXXXXXXXX Golf Resort

Golf Course Construction

Meeting Minutes

May 22, 20--

Attendees at 10:00 pm meeting:

S. XXXX, D. XXXX, J. XXXX, J. XXXX and E. Francese

Mass Excavation

- **Hole #7** – Mass Ex Contractor added some import per Nicklaus Associate along the residential boundary. There is now sufficient material to finish shaping the re-veg area from residential property line to bottom of wash. Francese has painted the “break line” for the dozer, per field review with Gereke, when shaping to the top of residential pad.
- **Hole #9** – Emergency access road is rough graded and Nicklaus Associate has directed Contractor to drop additional import allowing the golf cart path to make a smooth and consistent grade change to meet the emergency access elevation.
- **Hole #11** – Mass ex complete and rough shaping nearly complete. Outfall of drainage for first half of the hole still is to be determined. Contractor is concerned about their ability to break the “grey rock sub grade” that appears to exist in the second landing area.
- **Hole #13** – Mass Ex is still working on export of material to achieve Nicklaus revised grading plan. Mass Ex Contractor will provide the current load counts for this export on Tuesday next week. Contractor is stockpiling this material west of existing excess material pile within Parcel F between holes #13 and #8.
- **Hole #15** – Nicklaus revised bunker just short of green is complete and rough shaped. Two off site storm drainage “erosion control basins” rough grade is complete and Nicklaus Associate will direct the final touch up work. Tee box basins will have 8” pipe connected between the two basins and continue draining to Unnamed Wash behind #16 green. Fairway basin will have 8” pipe take storm water directly to Unnamed Wash. Total lineal footage for both drainage locations is approximately 700 feet.
- **Hole #17** – Green still needs to be raised one foot and NA expects to direct that work by end of this week. Fairway drainage will run due west across the #14 fairway because the soil cement protection wall at Unnamed Wash is too high for the drainage to daylight into wash.
- **Driving Range** – NA believes center of range by last target green still needs as much as six feet of import. We also might trim a little dirt off the west ridge. Mass Ex scraper will perform this cut/fill after completion of hole #13.



- **Miscellaneous** –NA has directed contractor to deposit the required import of material necessary to separate and partially conceal the #2 and #7 championship tees from the residential entry roads.

Infrastructure construction issues

- General Contractor has pump station operational and are using the system to flush irrigation lines and adding moisture to top soil plating and greens cavities in anticipation of finish grade and grassing. Sequence of holes will be #5, #4, #3, #2 and #6.
- We are still awaiting TWC's field testing to determine the number of gallons per day they can guarantee to deliver to Irrigation Lake. Estimates are 400 gpm or 500,000 to 600,000 gpd....one half of contract allotment during construction.
- Course Sup't and Francese attended TWC coordination meeting Monday afternoon. TWC wants all three golf courses to call daily with their water order, And the two neighboring golf course facilities as well.
- J&J Fence is currently painting the pump station stucco wall and HL will confirm there is drainage around both sides of the north wall. HL will install the shade cover brackets in mov station and a ¼" minus decomposed granite around the concrete slab on the pump station side.
- Two 36" storm drains between lots 75 and 76 in Parcel B dumping into the existing 404 waterway directly behind the forward tee on hole #2 will be installed within the next two weeks. OPW and Gereke have authorized a 45 degree turn to the north where the storm drains meet golf course property in an effort to avoid destroying the existing cart path and digging under main line.
- Francese has advised Gereke and GRG the existing access roads from access road into Parcel B, hole #6 and golf course pump station will be closed shortly. The completion of the golf course concrete cart path will require future construction to find other access points.

Third Nine Development

- Nicklaus grading plans have been distributed to Mass Ex Contractor and General Contractor to bid the mass excavation and residential compacted fill at Parcel F.
- Pump station will be relocated but drawings will not be received until next week.
- Howard and Francese will explore and determine the best locations to acquire both the lake liner soil (heavy in clay) and top soil plating material that will require screening.
- Civano is continuing to salvage the native trees tagged by Francese.
- OP assures us they will dedicate the crews necessary to salvage the saguaro cactus prior to our mass grading beginning date. Welter will have three crews working next week and the salvaged cactus will be relocated to the predetermined staking per NA and Francese on the first or second nine holes.



- OPW has provided the XXXXXX Blvd extension clearing limits points map and we now have boundaries for additional tree and cactus salvage. This salvage will be only where the infrastructure is planned to provide services to future irrigation lake and motor operated valve site.

Irrigation Installation

- Presently working on hole #8 and will move to #18 green next.
- Majority of irrigation crew is busy flushing previously installed irrigation main lines and laterals and installing the Toro sprinkler heads.
- Turf limits on holes #14 and #17 have been staked by NA and HMD Design will gps them on Friday this week.
- NA has turf limits established on #16 and will mark from #15 tee to the Unnamed wash when requested.
- Course Sup't has requested a sheet of each individual hole irrigation wiring to the controller in advance of 429 Tif Bermuda grass sprigging.

Greens Construction

- Pioneer blended pile #4 sample pulled last week failed. This pile is too high in fines and organic and Howard and Francese recommend blending it with a straight greens sand pile and having it retested. GC will let us know what TM and Pioneer decides.
- Contractor suggested and it was agreed remnants from blended greens mix piles passing on 4/27 and 5/11 can be delivered to green #7.
- Contractor will research delivery records to determine the organic content of the greens mix that is covering 1/3 of #10 green. CS is wondering if blended pile #4 comes close to matching the material existing in the green.
- GC wants to deliver greens mix sand to #16 and #18 to protect the existing gravel blanket. Greens sand pile #7 is approved but not yet blended. GC will direct Pioneer to cut their future organic blending rate almost in half...if they miss the spec we would like it to be on low side of organics.
- The green covers that come off of greens #5, #4, #3, etc will be saved and installed on the back nine greens if it is determined they will not be grassed this fall.
- The organic material in the greens mix in #5 was disturbed during the prep for finish grading. A staff member was directed to “downward flood irrigate with quick coupler hose” in an attempt to accelerate the saturation of the greens cavity. The front half of the greens organic was “floated to the surface” Course Sup't stopped this activity immediately. GC understands this is unacceptable and all future greens saturation will be via sprinklers or quick couple hoses “pointing



upwards” simulating a raining effect. It is being contemplated to “Rota-till this section of the green” but only after discussion and approval from the agronomists.

- Francese informed GC at the 5/15 meeting we may have to begin “on site material testing” if difficulties gaining approval from Pioneer continues to exist.

Bunker Construction

- The Ogelby Norton bunker sand sample sent to Lee Hummel labs failed to meet the Nicklaus bunker specifications.
- After extensive discussion, it has been determined to send fresh samples to Thomas labs for retesting, as specified in the Nicklaus technical instructions.
- Francese forwarded GC’s bunker sand test results from Turf Diagnostics to Nicklaus agronomist but we were informed Thomas is the only testing agent Nicklaus will recognize.
- DL will have three different samples sent to Thomas from Ogleby-Norton. The ProTour that was selected during the Nicklaus site visit, the sand currently being delivered to Nicklaus’ west coast project and a third sample that Ogleby thinks will also pass the specs. Samples of those same sands will also be sent to the project owner’s office.
- GC has acquired two bunker crew members from out of state that have previous successful experience working on a Nicklaus job. They will begin work next Monday.
- Francese’s preferred bunker construction sequence is much different than the typical Nicklaus project and it will be discussed with Nicklaus Associate next Tuesday. GS will be included in the discussion and Nicklaus approval of this sequence is required prior to beginning the project.

Tee Box Construction

- The Sierra Mining mortar sand did not pass the required specifications. It was too angular, contained too much lime and had too many fines present.
- GC will source another provider and present a sample for testing.

Golf Cart Path Construction

- AL and crew began work again on Monday afternoon last week. They formed around the fifth green and began pouring back down the fairway on Tuesday.
- Nicklaus Associate is determining all cart path routing and course Sup’t will continue to mark all 12 foot wide sections at tees and green locations.
- AL has completed holes #5, #4 and only has small “open sections” on holes #3, #2 and #1. His crew will begin pouring cart path on hole #6 tomorrow.
- The water truck change order will be signed by Francese for 5/15 through 5/26. All water needed after 5/26 for sub grade prep will be available via the golf course quick coupler system.



- GC has been reminded the sub grade must “bank with the turn” in all cases when turning sharp curves or in cases of significant grade changes for safety reasons.
- The depth of “concrete toe-downs” will be determined by Francese. The wash crossing to #3 green will be one of only a few 3’ depth toe-downs. The others will be when cart path crosses the wash below #10 tee and #18 green.
- There will be 2’ toe-downs when crossing wash approaching #8 green and leaving #9 championship tee. There is no need for toe-downs in wash at #6 green.

Landscape and Re-veg

- DG, GC and course sup’t will have a pre-con meeting Friday morning.
- GC has received approval to issue change order substituting brass valves in lieu of the plastic valves that were included in the bid.
- Civano will install the specimen ironwood trees that landscape consultant has selected in the DM round-a-bout late next week when they resume the native salvage replant operation.

Miscellaneous

- Nicklaus Associate will be on site next Tuesday from daylight until 8:30 am.
- RW and the rancher removed 14 head of cattle from the site last Friday (8 cows and 6 calves). If the construction team sees any remaining cattle, they are to call RW immediately to have them removed.
- Championship tee at #12 requires larger boulders or fractured rock to support the desired Nicklaus height. The rock will need to be identified and acquired soon.
- C&S is presently installing the aeration electrical cabinets on the pump station wall. They will return in a week or so with a diver to repair the aeration float that is not working on the fixture at the west end of the lake.
- GC is reminded to notify course sup’t and Francese prior to beginning top soil plating so the elemental sulfur can be applied.
- Rocks and boulders against the north edge of #6 tee need to be rearranged.
- GC is now pulling water for their water trucks out of #6 irrigation lake rather than from TWC fire hydrant or Mass Ex’s water tank.
- GC has been reminded some punch list type cleaning along native desert edges should occur prior to sprigging in areas where access will not be available after grassing.

Meeting adjourned at 12:15 pm.

