ATTACHMENT #4

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August 1, 2023

Chris Freeland, City Manager
Indian Wells, California

Dear Chris,

Attached is the cost analysis for the players course redesign which was completed in December of 2022. The costs provided for this proposed project include the hard costs for the actual construction as well as the soft costs for design of the new elements and the engineering for the irrigation improvements. To develop these budget numbers, I enlisted the aid of two golf course contractors who reviewed the plan and sent me proposed costs based on take-offs we generated. Troon Golf's construction vice president and their lead agronomist also provided input during the process. It is impossible to predict every cost accurately until the bid process is complete but I believe these numbers reflect the costs of building the proposed improvements.

This study takes into account the prospect of relocating two additional holes to replace current #17 and #18 and melding them into the main of the golf course. Please note it is not as simple as just building two new holes. Several of the exiting holes must be modified to incorporate the additional holes seamlessly into the remaining golf course. In reality we will be building eight new greens and making several adjustments to the golf course to make the necessary transition. Please note that based on the age of the course it is also critical that we make some modest infrastructure improvements to the existing golf course. The cost for these improvements is included in this study.

Although the costs are not broken down by category, new holes versus existing infrastructure improvements and fire access road, there and three broad categories we are estimated including new holes, existing infrastructure improvements (existing holes), and the fire/access road. The costs are estimated to be $4,500,000 for the new replacement holes, $1,000,000 for the fire access road and $2,500,000 for the infrastructure improvements to the existing golf holes. Please keep in mind that these estimated costs would be higher if completed individually because line items such as mobilization are spread over the entire project. It is not inconceivable that if the infrastructure improvements to the existing were done separately they would cost at least an extra $1,000,000. And the course would need to be closed for an additional period of time.

It is important to note, if we do not include the infrastructure improvements to the remaining golf holes, the new greens and bunkers would be play differently and have to be maintained differently than the current 15 year old golf holes. After testing the

existing greens, we found that there is a thatch layer of approximately two inches which is normal for 15 year old greens. The problem with this situation is that it will take at least two years for the new greens to develop the same consistent thatch layer. From my experience this will hurt your reputation with your residents and the resort guests. The new bunkers will also play and look different as will the existing tees. All quality golf courses need infrastructure improvements over time.

My goal is to provide the highest quality playing experience for your residents and your resort guests. As we have discussed previously, Indian Golf Resort is a very important project to me and I appreciate the opportunity to stay involved with this wonderful golf course. I believe this plan will ensure it remains a great playing experience.

Respectfully submitted,

John Fought
ASGCA

COST ANALYSIS

ASSUMPTIONS

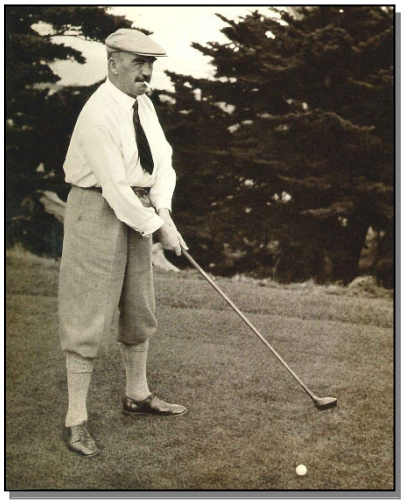
During this part of the Redesign Study for ***The Players Course* at Indian Wells Golf Resort** we will be analyzing the costs for building the improvements. While a total estimated cost for construction will be provided, individual lines will be discussed as well.

The budget identified in this study is based on current costs of construction. It also takes into account California prevailing wages for labor. Please note that we are experiencing higher fluctuations in material costs because of high inflation. Fuel costs are also much higher and more volatile than normal. The following budget could vary markedly if the project is delayed for a significant period of time as there is no way to predict future values.

In order to provide the most accurate costs as possible we have solicited cost estimates from two golf course contractors **Landscapes Unlimited** and **Duininck Golf**. They are both highly skilled, experienced contractors who have a proven track record of building high quality projects within a given timeframe. We have also utilized our **own experience in working on renovations over the past 30 years** and we have consulted with the **Troon Golf** team to organize and develop this study.

"Economy in course construction consists in obtaining the best results at a minimum of cost. The more one sees of golf courses, the more one realizes the importance of doing construction work really well, so that it is likely to be of a permanent character."

Alister MacKenzie,
Golf Architecture, 1920



The costs outlined in this analysis do not include permitting, any hardscape construction or other items possibly contemplated by the City.

All of the information presented in this analysis should be carefully studied and integrated into the City's plan for improvements.

This part of the study will 1) *estimate a scope of work;* 2) *briefly explain the process for reconstructing the different line items;* and 3) *provide a cost estimate associated with each line item*.

The costs are categorized into two areas which represent the phases of construction: Pre-construction and Hard-construction.

PRE-CONSTRUCTION LINE ITEMS

These line items represent the costs associated with the proper design and engineering of the course improvements, including construction and grow-in visits. The major portion of these costs will be incurred prior to construction; the remainder will be discharged throughout the process of construction.

The line items in this category are:

GOLF COURSE DESIGN
IRRIGATION DESIGN
TESTING
SURVEY
REIMBURSABLE EXPENSES

HARD-CONSTRUCTION LINE ITEMS

The costs associated with this category represent the men, materials and tasks associated with building the proposed improvements. These costs have been carefully reviewed with local material suppliers and from budget numbers provided by our contractor group.

The anticipated line items included in this phase of work for **The Players Course** are as follows:

MOBILIZATION
DEMOLITION
- *Tree Removal*
- *Cart path removal*
- *Turf Removal*

SHAPING
DRAINAGE

IRRIGATION
FEATURE CONSTRUCTION
- *Greens*
- *Tees*
- *Bunkers*

CART PATH & ROAD CONSTRUCTION
- *Cart Paths*
- *Road Construction*
- *Curbing*

FINISHING
GRASSING
- *Greens*
- *Playing Areas*
- *Sod*

TREE PLANTING

PRE-CONSTRUCTION COSTS

Golf Course Design

It is critical that all of the proposed items to be carefully planned, bid and field monitored. ***John Fought Design*** has been retained by the City of Indian Wells to implement the design and manage this process. The design fee (including irrigation design), is based on 8% of the cost of construction, will be $480,000 for the total design program. A breakdown of these costs are as follows:

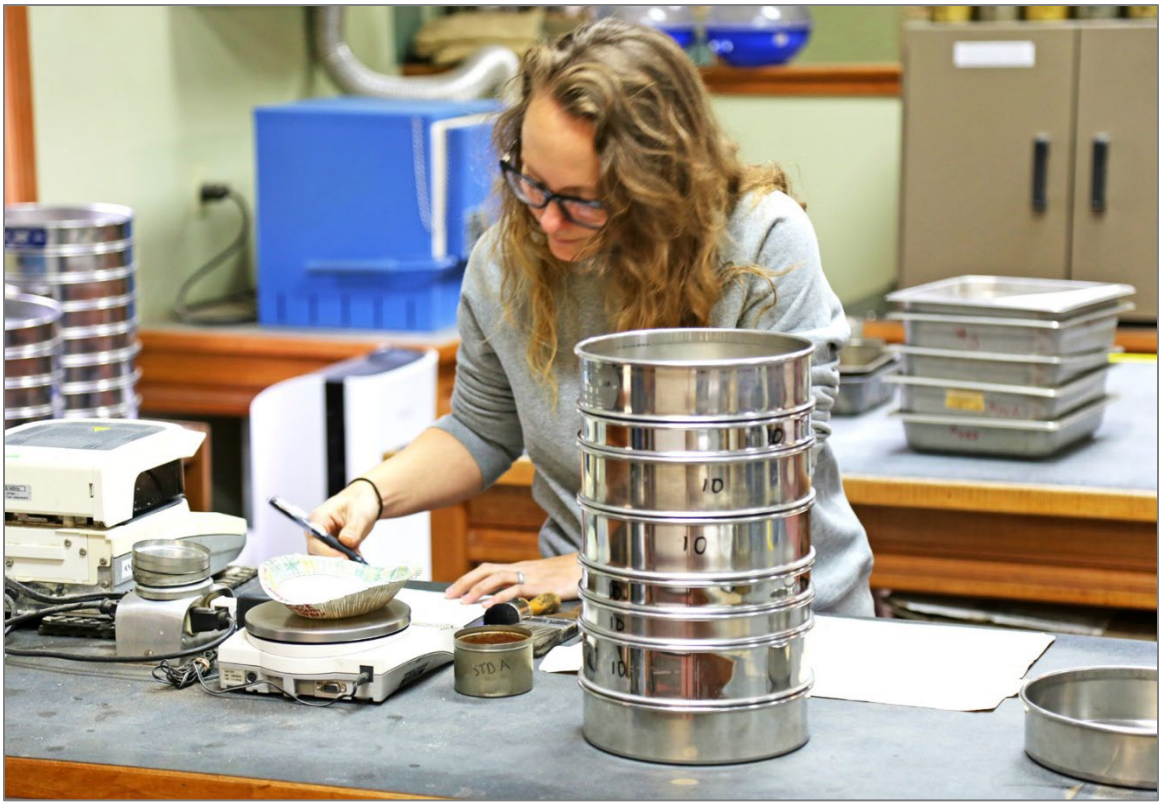
Conceptual Planning.....	$ 40,000
Construction Documents.....	$180,000
Bid Process.....	$ 20,000
Construction & Grow-in Observations.....	$240,000
Total Golf Course Design Fee.....	**$480,000**

Irrigation Engineering

The redesign of the golf holes will require part of the irrigation system to be re-installed as new. Based on the fact that the current system is 15 years old, there are several elements of the system that will need to be replaced including the sprinkler heads around the greens and the clocks. The irrigation system improvements will be designed and field staked by **David Yoshimura**. He was the designer of the original system when the course was constructed. The cost for his work is estimated to be **$93,000.**

Testing

Before (and during) the construction process materials such as greens mix and bunker sand will need to be tested in order to ensure the success of the project. The anticipated cost for this work is **$3,000**.



Survey

The new hole locations as outlined on the plan will need to be surveyed in order to be constructed according to the approved plan. The estimated cost for this work is **$2,500**.

Reimbursable Expenses

Site visits will need to be made to monitor and approve the construction work. Prints and copies will also be developed throughout the process. These costs are outlined below:

Golf Course Design Team (20 visits @ $800/visits).....	$16,000
Production Costs (prints, mailings, etc.)	$ 3,000
Total Reimbursable Expenses.....	**$19,000**

SUMMARY: PRE-CONSTRUCTION COSTS

GOLF COURSE DESIGN	$480,000
IRRIGATION ENGINEERING.....	$ 93,000
TESTING	$ 3,000
SURVEY	$ 2,500
REIMBURSABLE EXPENSES.....	$ 19,000
**Pre-Construction Total ..... **	**$597,500**

HARD-CONSTRUCTION COSTS

Mobilization

The cost to mobilize (and de-mobilize) men and equipment is estimated to be **$300,000**. This line item also includes overhead, project management, housing and subsistence during the construction process.

Demolition

To complete the work of redesigning the golf course it will be necessary to remove trees in certain areas, parts of the existing cart path, and areas of the existing turf grass. The details of this process are defined as follows:

Tree Removal

With parts of the golf course being re-routed there will be trees that must be removed to complete the redesign. There are also areas along the wash that have become overgrown and will need to be thinned to restore view corridors. We estimate that approximately 215 trees - both large and small will need to be eliminated. This process includes tree roots that are 1 inch or larger. The estimated cost for this work is **$310,000.**

Cart path removal

Based on the current plan we estimate that 8,400 lineal feet of concrete cart path will need to be removed and buried in non-play areas within the golf course. Our contractors have provided a total cost of **$65,000** for this work.

Turf Removal

It is anticipated that our maintenance crew will spray the areas requiring work with glyphosate. The golf contractor will then roto-till the remaining turf. However, it is important to note that the new turf will be the same variety as the existing turf. The estimated cost for turf removal of the estimated 25 acres of existing turf is **$75,000.**

Based on these line items the total cost for demolition is estimated to be **$450,000.**

Shaping

The shaping, which is the artist portion of the work, will be done by talented, experienced operators. For the **Players Course**, some modest pushing of material will be needed to create the new features required. This work is estimated to cost **$255,000** and includes 8 new greens, all of the new bunkers and any earthwork adjustments to complete the work.

Drainage

There has not been a detailed drainage plan developed for the new golf course. However, based on the fact that the entire site is sand and there is an existing drainage system that can be utilized in most areas, very little mechanical drainage will be required. An allowance of **$100,000** has been included for any items such as pipe, inlet structures and sumps.

Irrigation

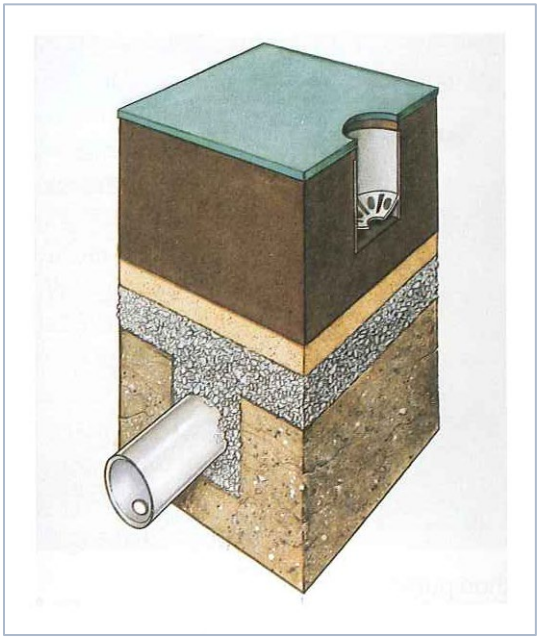
David Yoshimura was the original irrigation designer and will be assisting as we begin the process of incorporating two additional holes into the main golf area. Based on past experience our contractor group has estimated that we include an allowance of **$2,000,000.** Once the scope of work is clearly identified and detailed plans are developed by David a finite cost will be provided.

Feature Construction

Included in the work for the redesign of the **Players Course** are eight new greens, all bunkers on the course and tees needed for revitalization. The process and estimated costs are outlined below:

Greens

As shown on the plan eight new greens will be constructed according to the same specifications (USGA) that the original greens were built 15 years ago.



The total area of the eight new greens is 52,500 square feet and includes a new putting green. Utilizing approved materials, it is estimated that the new greens will cost **$630,000**.

In order for the remaining eleven greens to match the seven new greens, it is important for the existing greens to have the top three to four inches removed, potential some mix added and tilled into the sand layer. Testing is being completed on the existing greens to determine the process. The cost for the 61,350 square feet is estimated to be **$185,000.**

Based on these elements, the estimated cost for greens construction is **$815,000**.

Tees

The new tees will be constructed out of native sand materials which will ensure the cost is much lower than normal. For the new tees, the tee will be shaped and laser leveled. The existing tees will have the turf removed and then laser leveled before replanting. The approximate area of the tees is 104,000 square feet. The estimated cost to complete the process for all of the tees is **$135,000.**

Bunkers

One of the key features to be rebuilt is the sand bunkers. During the redesign process we have eliminated 17 bunkers and have proposed modifying the remaining bunkers to be simpler to maintain. In order to keep the new sand from becoming contaminated and for the bunkers to hold their shape we have proposed installing a liner in the bottom of the bunker cavity. The estimated cost to complete this work is **$1,100,000.**

The total estimated cost for Feature Construction is **$2,050,000.**

Cart Path & Road Construction

With the redesign work proposed it will be necessary to remove areas of the path and re-install new cart path (see Demolition for removal). The new cart path will be constructed with concrete similar to the existing cart paths. Please note, included in this line item is a 16-foot-wide fire road/cart path. The following are the estimated quantities and costs for this work:

New Concrete Cart path (64,000 SF) =	$ 550,000
Fire Delivery Road (55,000 SF) =	$ 800,000
Curbing (5,200 LF) =	$ 50,000
Total for Cart Paths	**$1,400,00**

Finishing

The overall construction process is very disruptive so a finishing process that will required to partially reshape everything. Also, the final shapes of the critical areas like putting surfaces and tees must be finalized. As a final step in the finishing process, the ground must be prepared for planting. The finishing, therefore, becomes the final touch to tie everything together. All in all, it is a complex exercise requiring an experienced group of talented people. The cost for this process is estimated to be **$290,000.**

Grassing

There are several different elements to the grassing process which must be completed to complete the work on **The Players Course**. They are as follows:

Greens

All of the putting surfaces will be sprigged with Tifeagle bermuda grass. The cost to grass the greens is estimated to be **$70,000**.

Playing Areas

The remaining playing areas on the golf course including the tees, fairways and roughs will be sprigged with 419 Tifway bermuda grass at a rate determined by our golf course superintendent. The cost for this work is estimated to be **$185,000.**

Sod

Some of the areas within the new golf course will need to be sodded. These areas include steep slopes around bunkers or tees and the green edges to keep different grass types from becoming intermixed.

Based on similar projects we have provided an allowance of 220,000 square feet of sod or a total cost estimate of **$175,000.**

Therefore, the total cost for grassing is estimated to be **$430,000.**

Tree Planting

There will be a need to add 40 to 50 new trees once the golf holes are reconfigured. This will complete the redesign work and will make the golf course meld together properly. The allowance for trees is **$50,000.**

SUMMARY: HARD-CONSTRUCTION COSTS

MOBILIZATION	$ 300,000
DEMOLITION	$ 450,000
SHAPING	$ 255,000
DRAINAGE	$ 100,000
IRRIGATION	$2,000,000
FEATURE CONSTRUCTION	$2,050,000
CART PATH & ROAD CONSTRUCTION	$1,400,000
FINISHING	$ 290,000
GRASSING	$ 430,000
TREE PLANTING	$ 50,000
Hard-Construction Total	**$7,325,000**

TOTAL GOLF CONSTRUCTION COST

Pre-Construction Total	$ 597,500
Hard-Construction Total	$7,325,000
Total all costs	**$7,922,500**