

IRONHORSE  
Golf Club



**GOLF COURSE COMMITTEE**  
**Minutes of April 11, 2006 Special Meeting**  
**11:30 a.m. – Continental Engineers, 9000 State Line Road**

Members in attendance were Dick Fuller (Chair), Bob Reid, Council Member Lou Rasmussen, Council Member James Taylor, Council Member Gary Bussing, Chuck Sipple, and Bobby Davidson. Shane Gardner and Pete Spratlin of Orion were present along with Parks and Recreation Director, Chris Claxton and Sara Dinkel. Mr. Phil Gibbs and Mr. Brett Haugland of Continental Engineers hosted the meeting.

Lou Rasmussen addressed the group and explained we were gathered to prepare for the upcoming work session concerning the proposed improvements to the Ironhorse Golf course. Lou went on to outline the four main issues to be prepared to discuss at the work session

1. Do we need to improve the current greens at Ironhorse with USGA greens?
2. Do we need a designer?
3. Do we need a construction monitor?
4. And if we use a single contractor to do all the work, do we have in place a construction monitor with the power to halt construction if necessary?

Dick went on to tell the group that the presentation made by Dave Doherty to the Council on March 20 resulted in the Council wanting to hold the work session scheduled for April 17. Dick was hoping that during this work session they will be able to clarify what needs to be in the request for proposal on the greens and then the Council will be able to make a recommendation.

Lou said he is hopeful that all the Council members' questions will be answered at the work session.

Pete addressed the group and said that he was hopeful that one contractor would be utilized for all the work.

James Taylor asked the group if it was feasible to use one contractor for both the greens and the flood control, and if you used the same contractor do you hire a separate construction manager.

Dick said one general contractor would provide economies if they have the capabilities to do it all.

Chuck asked if City would have a problem with using a general contractor or a construction manager.

James said he thought Scott wanted all the work to be done under a construction manager.

Phil Gibbs with Continental Engineers went over the schedule that he had mapped out on the white board. The timeline showed time allotted for review/approval from the Corps of Engineers, document production, the notice-to-proceed, closing of the course, construction, and a target date for re-opening the course. (See attached).

Gary asked if we start early in 2007 why don't we just close the course for the whole year and let everything become well established before we re-open. Close for 2007 and re-open for 2008.

Chuck asked "can get the grass to grow in this timeframe?"

Dick said it may be advantageous to have the year to do the project.

Phil of CE said if we move the close/construction date up earlier in 2007 then we need to get started on this process. He also went on to explain that if we do decide to take out all the greens there will be material that needs to be hauled away. Will the flood control contractor be in need of these materials, hence eliminating the hauling costs?

Lou then asked the group who will be coordinating with the County. Phil said the County has already approved the conceptual plans and this responsibility lies with Continental Engineers.

Dick said 6, 13 and 14 may have modifications made pertaining to their layout.

Pete said we have three greens in the flood plane and if we are going to change the layout of these we should use an architect. Pete also added that some greens will be raised and he would recommend the use of an architect on these.

Lou asked the group if we have considered how the sewer lines play in all this?

Phil said he would contact the sewer district.

Brett of Continental Engineers said that he thought if you use different contractors it could lead to problems.

Phil said there would still be the need to find a place for the old material taken out of the site.

Pete said there is also a concern about the access to the golf course.

Lou then asked "to what extent does Orion get involved, as a superintendent from Orion who is familiar with the golf course?"

Lou mentioned that Orion's contract will have expired by the time this project is underway so if they are not available, who will be familiar with the layout and details of the course?

Phil expressed that CCE's contract at this time is to design the SMAC and the creek bank projects.

Bobby asked if Pete was qualified to serve as a Construction Manager? Is there some role for him during these construction projects? Bobby also expressed the need for this role especially with the documentation that will be necessary as each green is being rebuilt, someone to serve as the "Clerk of the Work".

Dick said that at the council meeting Dave Doherty of ISTRC explained to the group that he didn't feel that things were done incorrectly when the course was built but that this just seems like an unusual situation.

Phil said he was puzzled why the greens have turned out like they have.

Pete said that reusing the materials makes sense and will also save on the wear and tear to the golf course by limiting the amount of traffic on the course.

Bobby asked if the materials could be used on the upcoming Nall Avenue project?

Pete said that access to the course is really poor – there are only four places where you can get on the course with equipment.

Phil said he would be in favor of putting the work with one contractor. He also added that he could get someone local; he knows of some contractors who would be interested in these projects.

Phil then went on to recap the construction cost information as outlined on the board and told the group to keep in mind that as things are prolonged these prices will need to include increases, especially the fuel expense associated with the work.

Dick asked if we could avoid this inflation if we get things underway in January and Phil said these numbers don't reflect future rises in cost, just prices to date.

James Taylor asked if a Construction Manager would coordinate the SMAC project with Public Works.

Dick asked how involved do we expect Public Works to be in these projects?

Dick then asked the group to clarify specifically what we need to cover at the work session and Lou replied:

1. Recommending USGA greens.
2. A design architect for the four greens, as identified.
3. An overall Construction Manager is necessary who can oversee all four projects.
4. The timeframe – all jobs done simultaneously and clarify this timeframe (including other planned projects).
5. Participation by Orion (Pete) to serve as the “Clerk of the Works”.

Gary Bussing did ask Pete to start to think about what type of grass should be planted but we did not need to go any further with this topic at this meeting.

Chris then addressed the group and asked that they be prepared to talk about the closing of the course and what that involves. Does that mean we will be closing everything; clubhouse, driving range, etc?

Pete said the maintenance staff will probably keep busy but we would see a savings in the amount of supplies required during the project.

Gary asked that Shane and Pete come to the meeting prepared to explain what's involved in closing the course and for Orion to put a dollar number on closing the course for an entire year compared to a partial closing.

Phil then added that he believes we can find a single contractor to handle these jobs and then possibly Brett with CCE and Pete could served as construction managers.

The meeting the adjourned at 12:50.

Respectfully submitted,

Chris Claxton, Director