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FELLOW OF THE AMERICAN SOCIETY OF GOLF COURSE ARCHITECTS



BUDGET ESTIMATE
GOLF COURSE DESIGN SERVICES
For
TAHOE DONNER
GOLF COURSE
Truckee, California

Date: 3/29/19
Revised: 8/7/19

Mobilization/ General Conditions/ Golf Course Contractor Supervision
(of Construction Crew)/ Staking..... **\$150,000.00**

BUDGET ESTIMATE FOR THE FOLLOWING HOLES
(Holes #1, #2, #4, #5, #8, #10, #11, #12 #15-A, & #16)

HOLE #1

- Enlarge two forward tee boxes left towards the fairway. Import 100 cy of soil.

Remove & Replace Sod\$18,414.00
13,640 sf

Import Top Soil\$4,110.00
100 tons

Cap Tee Top with 4" Tee Sand & Laser Level\$4,800.00
2,400 sf/ 45 tons

Shaping & Finish Grading.....\$4,364.80
13,640 sf

Adjust Irrigation to New Grades.....\$4,062.50

Total – Budget Estimate (Hole #1) **\$35,751.30**

HOLE #2

- Expand and relocate the upper forward tee box to the lower left of the fairway.
Export cut soil from the upper tee to the new lower tee.

Remove & Replace Sod\$15,850.35
11,741 sf

Import Top Soil\$4,110.00
100 tons

Cap Tee Top with 4” Tee Sand & Laser Level\$2,700.00
1,350 sf/ 25 tons

Shaping & Finish Grading.....\$3,757.12
11,741 sf

Adjust Irrigation to New Grades.....\$4,062.50

Total – Budget Estimate (Hole #2) **\$30,479.97**

HOLE #4

- Add interesting contours in a new collection area left of green. This will add visual interest, as well as challenge the player with uneven lies and interesting putting from the collection area.
- Raise high point of the mound behind and left of green for improved balance and green complex framing
- Enlarge two forward tee boxes

Remove & Replace Sod\$31,995.00
23,700 sf

Import Top Soil for Mounding & 3” Capping Rough.....\$12,330.00
(cut – 150 cy/ fill – 450 cy) 300 tons

Cap Tee Top with 4” Tee Sand & Laser Level\$8,800.00
4,400 sf/ 81 tons

Shaping & Finish Grading.....\$8,992.00
28,100 sf

Adjust Irrigation to New Grades.....\$4,550.00

Total – Budget Estimate (Hole #4) **\$66,667.00**

HOLE #5

- Enlarge the green tee box

Remove & Replace Sod\$8,100.00
6,000 sf

Import Top Soil\$3,699.00
90 tons

Cap Tee Top with 4” Tee Sand & Laser Level\$3,000.00
1,500 sf/ 28 tons

Shaping & Finish Grading.....\$1,920.00
6,000 sf

Adjust Irrigation to New Grades.....\$4,062.50

Total – Budget Estimate (Hole #5) **\$20,781.50**

HOLE #8

- Improve depth perception from the tee to the dogleg right fairway by:
- Reconfiguring mounding to left of fairway landing area to mirror the mountain vistas in the backdrop
- This will also help disguise the cart path from view at the tee
- Enlarge 2 forward tees

Remove & Replace Sod\$27,945.00
20,700 sf

Import Top Soil for Mounding & Tees Enlargement\$32,880.00
800 tons

Cap Tee Top with 4” Tee Sand & Laser Level\$4,200.00
2,100 sf/ 39 tons

Shaping & Finish Grading.....\$4,899.20

Adjust Irrigation to New Grades.....\$5,250.00
Total – Budget Estimate (Hole #8) **\$75,174.20**

HOLE #10

- Improve the drainage in the fairway landing area for better playing conditions
- Install sub-drainage in the fairway
- Cap fill material with 1-foot of sand
- Sod fairway

Remove & Replace Sod\$31,320.00
 23,200 sf

Import Top Soil\$7,192.50
 (fill fairway water pocket/subgrade)
 3,000 sf @ 1-foot depth / 175 tons

Shaping & Finish Grading.....\$3,450.00
 15,000 sf

Install Drainage (USGA Green Specifications).....\$15,925.00
 1,300 lf of Tile lines (4" in diameter) lay on compacted native soil &
 cap with 12" of capping sand
 (includes 1 cleanout & catch basins at outlets)

Cap Fairway Landing Area – 1-foot of capping sand\$76,000.00
 14,400 sf / 800 tons

Adjust Irrigation to New Grades.....\$3,850.00

Total – Budget Estimate (Hole #10) **\$137,737.50**

HOLE #11

- Eliminate 900 lineal feet of asphalt cart path on the right.
- Reshape this area back to original character resulting in a wider fairway, improved aesthetics and playability.
- By eliminating the cart path, the hole will be transformed in to one of the most beautiful holes on the golf course.

- Haul road stabilization (of ½ inch rock/ 3 inches deep) to be laid on slope between #2 tees and #11 tees.
- Reroute 1,000 lineal feet of new asphalt cart path left of the fairway hiding it from view.
- Cap work area with 6 inches of clean native sandy loam soil.
- Re-contour the slope on right 130 yards out from the green to match the character of slope being created in front of it in the area from the tees to the green.
- Relocate 2 forward tees closer to the cart path after import soil has been placed.

<u>Remove & Replace Sod</u>	\$120,420.00
89,200 sf	
<u>Haul Road Stabilization</u>	\$3,500.00
2,740 sf / 50 tons (of ½ inch rock – 3 inches deep) to be laid on slope between #2 tees and #11 tees	
<u>Import Top Soil</u>	\$104,000.00
(1-foot depth) 52,000 sf / 2,000 tons	
<u>Shaping & Finish Grading</u>	\$13,000.00
52,000 sf	
<u>Earthwork</u>	\$1,260.00
525 cy excavation	
<u>Demo Asphalt Cart Path & Haul Off-Site</u>	\$28,980.00
900 lf	
<u>Import Top Soil/ 6" depth</u>	\$10,275.00
250 tons (for cart path sub-grade)	
<u>Cap Tee Top with 4" Tee Sand & Laser Level</u>	\$4,800.00
2,400 sf/ 45 tons	
<u>Install New Asphalt Cart Path</u>	\$73,000.00
1,000 lf (with 3 tee pullouts)	
<u>Total – Budget Estimate (Hole #11)</u>	<u>\$359,235.00</u>

HOLE #12

- Widen and enlarge the silver and green tees by combining three small tees into one tee at the same level with a 1.4% pitch front to back. Install a concrete block retaining wall and stairs. Cover with native stone veneer (to be found on-site.)

Remove & Replace Sod\$13,905.00
10,300 sf

Import Top Soil\$4,110.00
100 tons

Cap Tee Top with 4" Tee Sand & Laser Level\$11,200.00
5,600 sf/ 104 tons

Install Concrete Block Retaining Wall & Stairsteps\$47,750.00
(Cover with on-site native stone veneer)
105 lf/ wall & stairsteps 10-feet x 15-feet

Shaping & Finish Grading.....\$3,296.00
10,300 sf

Adjust Irrigation Heads to New Grades\$12,187.50

Total – Budget Estimate (Hole #12) **\$92,448.50**

HOLE #15-A

- Redesign first landing area between the 2 drainage ditches and add mounds on the right side of fairway.
- Re-grade to soften tilt of fairway

Remove & Replace Sod\$34,087.50
25,250 sf

Import 6" Top Soil for Capping Fairway.....\$22,605.00
20,000 sf/ 550 tons

Shaping & Finish Grading.....\$4,797.50
25,250 sf

Adjust Irrigation Heads to New Grades\$6,300.00

Total – Budget Estimate (Hole #15-A)..... **\$67,790.00**

HOLE #16

- Widen the back tee at Hole #16 approximately 15-feet towards the cart path. Install a concrete block retaining wall and stairsteps between the tee and the cart path. Cover with native stone veneer (to be found on-site)
- Improve golf cart traffic wear and tear on the right side of the fairway, short right of the green. Regrade the fairway subgrade (minus 2 inches) and cap with 4 inches of sand.
- Widen the Hole #16 back tee approximately 15-feet toward the cart path.
- Install (on-site) native rock wall between the tee and cart path.
- Expand green and blue tee boxes.

Remove & Replace Sod \$44,043.75
32,625 sf

Import Top Soil \$14,385.00
350 tons

Cap Tee Top with 4" Tee Sand & Laser Level \$14,220.00
7,200 sf/ 116 tons

Install Concrete Retaining Wall & Stairsteps \$28,250.00
(Cover with on-site native stone veneer)

Shaping & Finish Grading..... \$9,628.00

Adjust Irrigation Heads to New Grades \$4,550.00

Total – Budget Estimate (Hole #16) **\$115,076.75**

GRAND TOTAL - Budget Estimate..... **\$1,151,114.60**

***NOTE:** The Budget Estimate for this project is based upon current commodity pricing in effect as of 3/29/19.