

Golf Course Construction Quarterly Report No.8

February, March and April 2021

Welcome to the 8th Quarterly Report of the Nudgee Golf Club Redevelopment. Our first 7 quarters were very fortunate to have mostly brilliant weather for civil works, while our 8th quarter was not so lucky. Whilst the big machines sat idle waiting for sunny skies, the rainy months were brilliant for our new turf. The new superior drainage meant that we were able to play and use carts when other courses could not. This test of the drainage system certainly gives us a taste of how the courses will respond once all the work is complete!

531 mm of rain across February, March and April has caused some delays to the progress of the project. Some minor completion elements of Stage 3 are still outstanding with most of the delay occurring in Stage 4/5 (final stage). However, with drier weather anticipated in coming months we should witness construction moving along more rapidly.

The combined Stage 4/5 (final stage) tree clearing was almost completed before the rain really set in leaving mainly mulching to take place in June. With the wet ground conditions now easing, civil works will move into the west holes 11th, 13th, 14th & 15th.

Achievements in stage 3:

- 9 new greens have been completed
- 5,430sqm of Tif Eagle Stolons laid (new greens)
- 65,168 tube stock, water reeds & trees have been planted
- 601sqm of concrete paths have been established

Stage 4 & 5 works started:

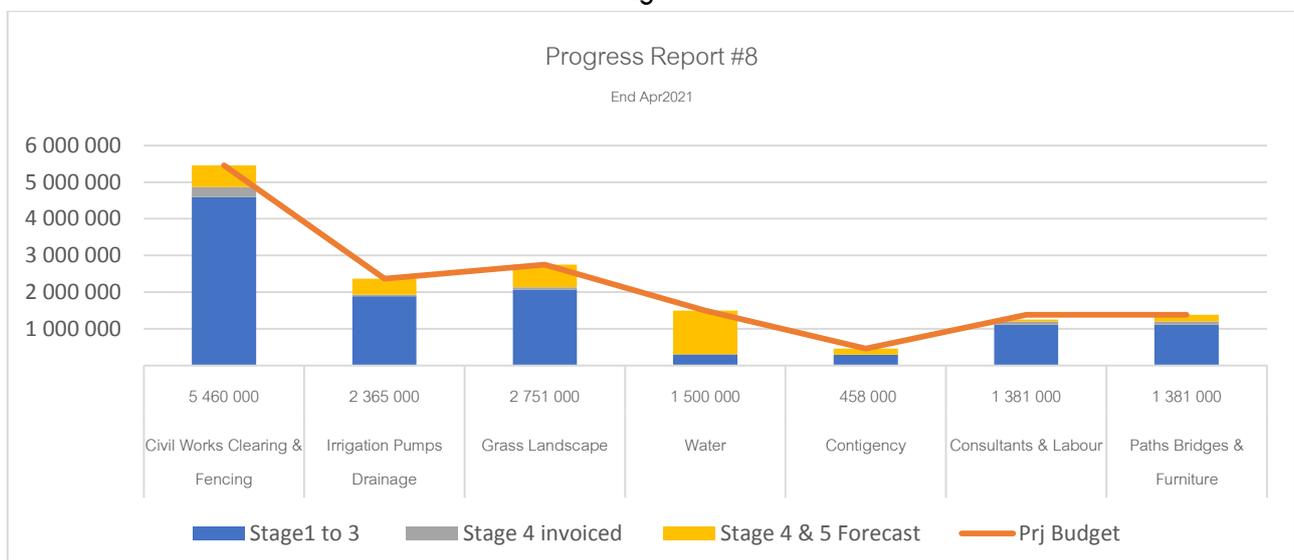
- 15th west green
- 11th, 14th & 16th West tee complexes
- 11th, 13th, 14th & 15th fairways

Forecast vs Actuals

The Board can report that the forecast expenditure as presented to the members remains on track as stage 4/5 commences. Included in this report are tables (Figures 2 & 4) and charts (Figures 1 & 3) that are a reference to actual progress and forecasts. The forecast cost of construction work remains at \$15,000,000. Extension of time granted on the contract as at the end of April increased to a total of 107 days (at no cost).

Total Project Forecast - key expense categories as at the end of April 2021.

Fig. 1



The project contingency fund administered by the Board is at \$162,065. Moving into stage 4/5 there are items not included in the original scope of works that have been identified as areas to be completed. This includes 3 areas on the East 11th & 14th fairways that include redesign, drainage and grassing to complete the hole.

Below Table Stage 3 Completed

Fig. 2

Items	Full Budget	Stage 3 Forecast	Completed Stage 3	Difference
Civil Works/ Tree Removal/ Fencing	\$5,460,000	\$1,747,200	\$1,723,293	\$23,907
Irrigation/ Drainage/ Pumps	\$2,365,000	\$756,800	\$787,769	-\$30,969
Grass/ Landscaping	\$2,751,000	\$980,320	\$977,954	\$2,366
Water	\$1,500,000	\$480,000	\$79,628	\$400,372
Contingency	\$458,000	\$146,560	\$146,560	\$0
Consultants/ Labour	\$1,085,000	\$247,200	\$247,923	-\$723
Other – Cart paths/ Bridges/ Furniture	\$1,381,000	\$441,920	\$440,467	\$1,453
Total	\$15,000,000	\$4,800,000	\$4,403,594	\$396,406

Construction so far – (see Fig 5)

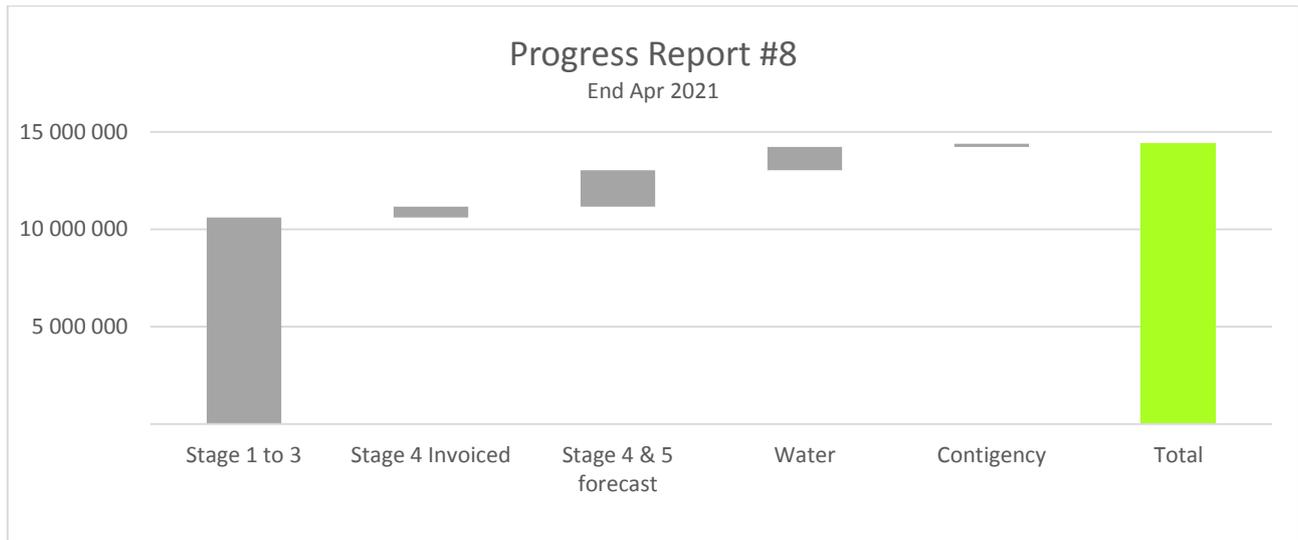
Recent access to new completed holes and the various temporary arrangements with the new greens have drawn many positive comments, mostly around the quality and challenge of the new courses. We have now planted over 174,000 plants of various description and type, including plantings to the banks of the water bodies and some within the water bodies. There is now an increased emphasis on planting trees throughout areas of rough to provide more definition to the course, with 1,000 trees to be planted in the near future. Members will see 6ft wooden stakes in place to protect the new larger trees and the Board would like all members to please be mindful of these new trees when playing. With the look of new plantings, greens, tees and fairways, virtually every day gives us a better feel for how the overall course will look when fully established.

Safety

The Board would like to remind members, that their co-operation remains vitally important to keep the work site and course safe during construction. **Members are reminded to constantly check the local rules in regards to silt fencing and construction zones erected around the course. As ever, please follow the directions to keep out of these areas. It's for your own safety.**

Below Chart illustrates completed work Stages 1, 2, & 3 and Stage 4/5 Forecast for the project.

Fig 3.



End of Month April 2021.

Fig.4

Items	Full Budget	Stage 4 & 5 Budget	Actual Invoices Paid	Committed Remaining Forecast
Civil Works/ Tree Removal/ Fencing	\$5,460,000	\$840,388	\$272,276	\$568,112
Irrigation/ Drainage/ Pumps	\$2,365,000	\$505,414	\$44,044	\$461,370
Grass/ Landscaping	\$2,751,000	\$675,838	\$56,905	\$618,933
Water	\$1,500,000	\$863,063	\$0	\$863,063
Contingency	\$458,000	\$162,065	\$0	\$162,065
Consultants/ Labour	\$1,085,000	\$140,200	\$89,404	\$50,796
Other – Cart paths/ Bridges/ Furniture	\$1,381,000	\$270,960	\$92,801	\$178,159
Total	\$15,000,000	\$3,457,928	\$555,430	\$2,902,498

Project Schedule

As mentioned earlier, Stage 3 has now finished and we move into the combined stages of 4 & 5. We have commenced this final stage during a very wet summer but hopefully May through to September will be

relatively dry for works to continue. The original project works' completion date was 112 weeks from May 2019 to August 2021- the impact of the wet weather has now pushed this back to October 2021.

Stage 4/5 Works

West holes - 11th, 13th, 14th & 15th

East holes – 11th, 12th, 13th, 14th, 15th & 16th to include tees, fairways, greens and water course realignment.

Irrigation System

The new irrigation pumps and control station have been installed in the maintenance shed. The irrigation system, when fully operational, will have the capacity to deliver 80ltr of water per second compared to the current system of 8ltr per second.

Tree Protection and Clearing

In compliance with the Brisbane City Council Natural Assets Local Law (NALL) requirements, tree protection zone fencing for stage 4/5 remains in place during construction. The Club has submitted forms for compliance of the NALL for stages 1, 2 & 3.

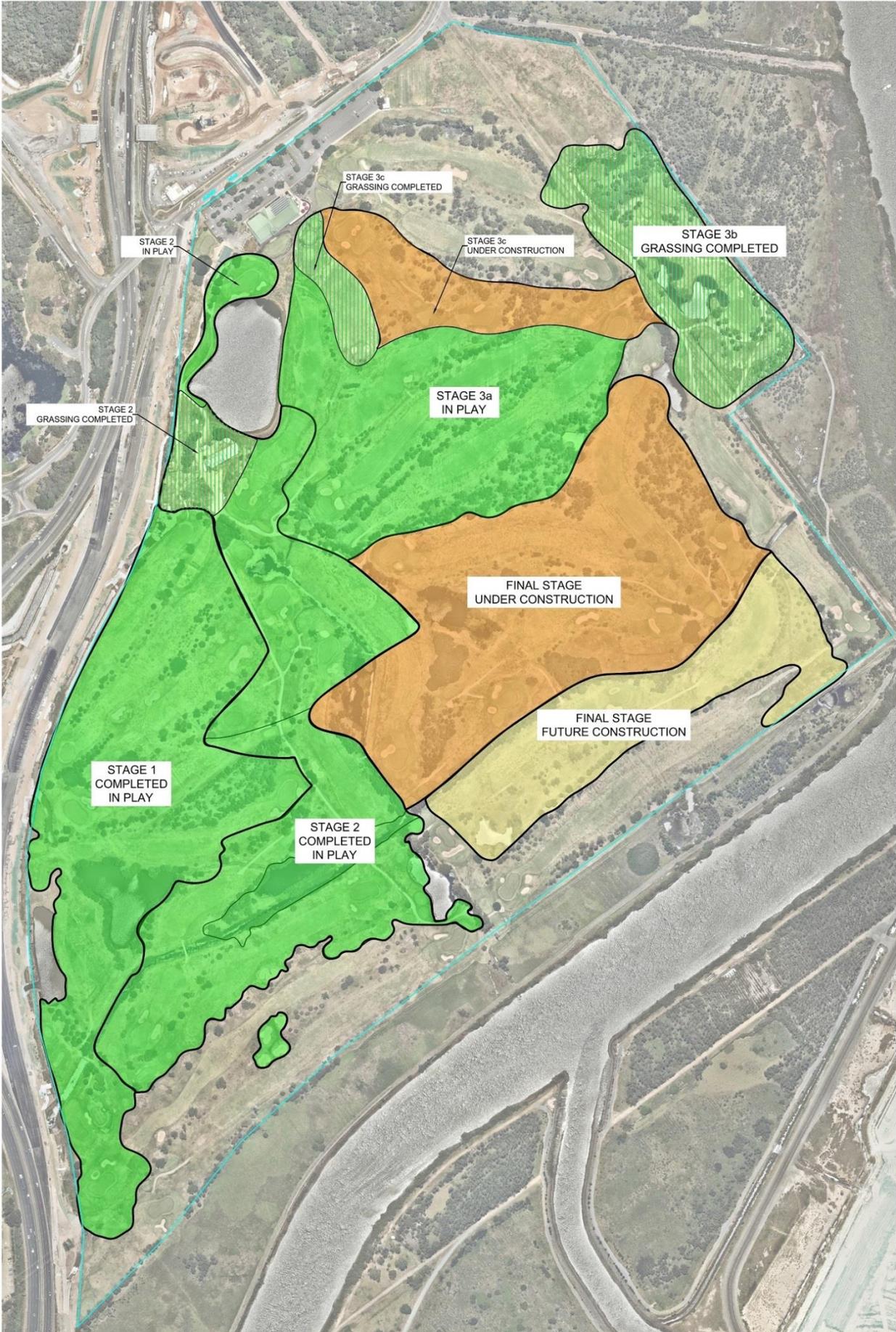
Stage 4/5 Timing

Stage 4/5 (final stage) works (Fig 5) will complete the remaining 2 holes on the west course and 7 holes on the east course. The area includes the old North 2nd, 3rd, 4th, 5th, 15th, 16th & 17th holes with approximately 30 weeks of work for the two stages. Fig 5 below indicates the size of the next stage with the remaining new greens to be built during this stage.

We are collaborating closely with the civil contractors and our architect, James Wilcher with regards to the next stage and what holes can be available for play during this period. This has meant that the configuration of holes to play will again be changing (sometimes from week to week) to suit the best holes available for play.

Whilst this is an exciting period, with the opportunity to play new holes as they become ready for golf, it is equally important to ensure all members follow the directional signs. Members must book into timesheets for either competition or social play and check into the golf shop upon arrival to ensure you play the correct holes. This will be vitally important to managing the safety of all members whilst on site.

Fig 5





Nudgee Golf Club

Our Beautiful New Courses



Construction of the West 18th Green/10th tees and rain in March



If you have any questions please see any Board member or Darren in the office.

The Board, Nudgee Golf Club

