

# MACKENZIE & EBERT

INTERNATIONAL GOLF COURSE ARCHITECTS

Metro House, Northgate, Chichester, West Sussex, PO19 1BE, England

Telephone: +44 (0)1243 531901

Fax: +44 (0)1243 532582

E-mail: [pitchandrui18@aol.com](mailto:pitchandrui18@aol.com)

Web site: [www.mackenzieandebert.com](http://www.mackenzieandebert.com)

## Campo De Golf De Castilla Y Leon Las Riberas De Valladolid

NOTES FROM MEETINGS DURING 4<sup>TH</sup> AND 5<sup>TH</sup> JANUARY 2011

| ITEM     | NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ACTION |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
|          | <b>Julian Zulueta = JZ</b><br><b>David Gomez = DG</b><br><b>Carlos Baró = CB</b><br><b>José Canales = JC</b><br><b>Mackenzie &amp; Ebert Ltd = M&amp;E</b>                                                                                                                                                                                                                                                                                                                                                                        |        |
| <b>1</b> | <b>Contractual Issues</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |
|          | A draft contract was discussed with JZ and M&E will add to and amend it. M&E will send the next draft to JZ on 10 <sup>th</sup> January 2011 for review by the team. One contract will be provided for Academy and 18 Hole Course.                                                                                                                                                                                                                                                                                                | M&E    |
|          | JZ will ask the client if a Fly through visualisation is required for the project. An option was provided for this in the proposal and a CD with an example provided.                                                                                                                                                                                                                                                                                                                                                             | JZ     |
|          | A check will be made whether the Spanish consultants will need to charge IVA to M&E. The proposal will be based on them not having to charge IVA as M&E will supply their tax number for the invoices.                                                                                                                                                                                                                                                                                                                            | JC     |
|          | The provisional date for a contract signing is 21 <sup>st</sup> January 2010. JZ is to confirm this.                                                                                                                                                                                                                                                                                                                                                                                                                              | JZ     |
|          | It was agreed that the Client will employ the Technical Department of RFEG to provide agronomic advice for the project.                                                                                                                                                                                                                                                                                                                                                                                                           |        |
|          | A provisional date for the first Design Team Meeting and site investigation has been set for the 1 <sup>st</sup> to the 3 <sup>rd</sup> of February 2011. JZ is to confirm the date. Those attending will be:<br><br>Julian Zulueta and David Gomez or RFEG<br>M&E<br>José Canales (Construction Consultant)<br>Johan Koster (Drainage Consultant)<br>José Antonio Garcia Del Salto (Irrigation Consultant)<br>Iñigo Sobrini (Environmental Consultant)<br>Provisionally, a representative of Golf Environment Organisation (GEO) | JZ     |

| ITEM     | NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | ACTION |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
|          | <p>The programme will be as follows:</p> <p>31<sup>st</sup> January 2011 : Meet in Valladolid in the evening to discuss the project brief.</p> <p>1<sup>st</sup> February 2011 : Site investigation.</p> <p>2<sup>nd</sup> February 2011 : In morning, there will be a team review, followed by a meeting with CB, RFEG and Client representatives to discuss any issues.</p> <p>2<sup>nd</sup> February 2011 : In the afternoon meet Building Architect to discuss the design of Academy Building, Maintenance Buildings, Clubhouse and Course Structures with M&amp;E, RFEG and the environmental consultant.</p> <p>3<sup>rd</sup> February 2011 : M&amp;E meet RFEG in Madrid</p> |        |
|          | A 13 tonne Excavator or long-armed backhoe is required to excavate trial holes on 1 <sup>st</sup> February and it must be possible to access all parts of the site to excavate trial holes up to 3m depth. CB agreed to arrange this.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | CB     |
|          | M&E to contact GEO to discuss the project and agree the Verifier and whether he/she needs to attend during the first visit. Pablo Muño is the preferred Verifier from RFEG's point of view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | M&E    |
|          | JZ to organise for a clubhouse architect to attend meeting (if possible)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | JZ     |
|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
| <b>2</b> | <b>Survey</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |
|          | The exact boundary of the academy was sent through to JZ and M&E.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Done   |
|          | These boundaries show that the site is divided into three areas with reasonably wide areas between them. One question is whether cart paths can be constructed between the areas and, if water from the canal can be diverted into the lakes, can an open stream be constructed from the canal across the land which does not lie within the boundaries. CB will need to clarify this.                                                                                                                                                                                                                                                                                                | CB     |
|          | The survey is to be extended across the site as a priority so that the golf plans can be progressed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |
|          | M&E to produce a specification and circulate it to JZ and CB.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Done   |
|          | The survey is to be completed by 21 <sup>st</sup> January 2011 so that the Academy Plans can be finalised and the golf plans started.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | CB     |
|          | The survey is to cover the full area of the site, including the areas already surveyed to increase the numbers of spot heights and to create contours which do not cross.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | CB     |
|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
| <b>3</b> | <b>Site Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        |
|          | <p>CB was requested to supply all necessary information on the site, such as:</p> <ul style="list-style-type: none"> <li>• Underground and over head services.</li> <li>• Any restrictions to do with the canal that may influence the design.</li> <li>• Any other planning restrictions, such as archaeological remains, rights of access etc.</li> </ul>                                                                                                                                                                                                                                                                                                                           | CB     |

| ITEM     | NOTES                                                                                                                                                                                                                                                                                                       | ACTION   |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
|          | The water supply for the project must be established as a matter of priority. It was reported that the canal water might be the best source of water and CB was seeking permission for this. Knowledge of the water source is essential for the meeting in early February.                                  | CB       |
|          | Knowledge of possible outfalls for drainage is required for the meeting in early February. Originally CB suggested that this would be the sewerage system but the exact locations need to be known.                                                                                                         | CB       |
|          |                                                                                                                                                                                                                                                                                                             |          |
| <b>4</b> | <b>Design Programme</b>                                                                                                                                                                                                                                                                                     |          |
|          | JZ and M&E went through the important dates and potential programme for the project to hit the required dates. These are attached at the back of this report. It is a tight timetable, but it is achievable.<br>Please review and comment as required.                                                      | All      |
|          |                                                                                                                                                                                                                                                                                                             |          |
| <b>5</b> | <b>Permitting</b>                                                                                                                                                                                                                                                                                           |          |
|          | CB will inform JZ and M&E of the format required for the Permits for the academy and the course. This will include any requirements to supply drawings of a certain scale etc. An EIA is not required for the academy but is for the 18 hole course.                                                        | CB       |
|          |                                                                                                                                                                                                                                                                                                             |          |
| <b>6</b> | <b>Golf Academy</b>                                                                                                                                                                                                                                                                                         |          |
|          | Most of the land is available for the golf academy although there must be room left for 8 Paddle Tennis Courts.                                                                                                                                                                                             |          |
|          | This will allow the practice holes to be extended over the larger areas and allows the range to be adjusted.                                                                                                                                                                                                |          |
|          | The range structure is to be a minimum of 90m wide and 6m deep. The size of the final range building is to be 300sq m. The ball machines will be centrally located on an area of base which is 5m long by 2m wide. The academy building will have a footprint of 300sq.m.                                   |          |
|          | JZ stated that the academy is to have a separate irrigation system, water supply and maintenance area.                                                                                                                                                                                                      |          |
|          | M&E will adjust the academy plan.                                                                                                                                                                                                                                                                           | M&E      |
|          | JZ instructed that there is a high priority to start the academy range structure and that this requires it to be built and opened by 31 <sup>st</sup> March 2011.                                                                                                                                           |          |
|          | M&E agreed to prepare the updated plan for the academy shade structure base with preliminary levels by 15 <sup>th</sup> January 2011. This plan will be sent to possible suppliers of the range buildings for pricing.                                                                                      | M&E & JZ |
|          | So long as the updated survey is received, M&E agreed to prepare the final plan for the academy shade structure base with levels for setting out by 22 <sup>nd</sup> January 2011.<br>This will be used for the permit for the academy and will include the access road, car park and a temporary building. | M&E      |
|          | JZ to give M&E the exact size of the temporary building.                                                                                                                                                                                                                                                    | JZ       |
|          | M&E and JZ agreed that all of the rest of the construction details of the full academy would be ready by 31 <sup>st</sup> March 2011. This will include the position and height of the driving range fences.                                                                                                | M&E      |

| ITEM | NOTES                                                                                                                                                                                                                                                                                                  | ACTION            |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 7    | <b>Main 18 Hole Course</b>                                                                                                                                                                                                                                                                             |                   |
|      | It was agreed to investigate an alternative maintenance area location to move it away from the houses on the southern boundary.<br>The best location looks to be on the northern boundary behind the 16 <sup>th</sup> green which would be moved west to create room. A revised plan will be provided. | M&E               |
|      | Sr Péres requested that M&E provide a list of trees and shrub species and numbers required for the golf course so that the municipality's nursery can grow them. M&E will work with the project ecologist to provide this after the first design team meeting.                                         | M&E               |
|      | DG, JC and M&E will work on the irrigation brief.                                                                                                                                                                                                                                                      | DG, JC<br>and M&E |
|      | The road will remain in place from the chapel to the houses but it will become gated and private.                                                                                                                                                                                                      |                   |
|      | The three boundaries around the academy and course will be fenced. This is not to be included in the golf construction budget but its style will need to be agreed.                                                                                                                                    | CB, JZ<br>and M&E |

Project Schedule

| <b>CAMPO DE GOLF CASTILLA Y LEON LAS RIBERAS DE VALLADOLID</b>                                                                                                                                    |                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>PLANNING, DESIGN &amp; CONSTRUCTION TIMETABLE</b>                                                                                                                                              |                         |
| <b>M&amp;E Submit Driving Range Plan</b><br>(without levels)                                                                                                                                      | 15th January 2011       |
| <b>Client provides Survey</b>                                                                                                                                                                     | 22nd January 2011       |
| <b>M&amp;E Submit Driving Range Plan</b> (with levels if survey available) <b>&amp; Revised 18 Hole Plan</b> (Item 2 of the main design proposal)                                                 | 23rd January 2011       |
| <b>Site Visit of Consultants</b> (Item 5 of the main design proposal, item 1 of the drainage proposal, item 1 of the irrigation proposal & item 1 of the ecologist's proposal)                    | 1st & 2nd February 2011 |
| <b>Detailed Design Period Starts</b>                                                                                                                                                              | 7th February 2011       |
| <b>Submission of Initial Reports of Consultants</b> (Item 5 of the main design proposal, item 1 of the drainage proposal, item 1 of the irrigation proposal & item 1 of the ecologist's proposal) | 18th February 2011      |
| <b>M&amp;E Submit Coloured Marketing Plan</b> (Item 3 of the main design proposal)                                                                                                                | 18th February 2011      |
| <b>M&amp;E Submit Full Academy Project For Academy Permit</b>                                                                                                                                     | 31st March 2011         |
| <b>Client Opens Range Building</b>                                                                                                                                                                | 31st March 2011         |
| <b>M&amp;E Submit Full Construction Project</b><br>(Items 6,7,8 & 9 of the main design proposal, items 2 & 3 of the drainage proposal and items 2 & 3 of the irrigation proposal)                 | 28th April 2011         |
| <b>Client Applies for Environmental Permit For 18 Hole Golf Course</b>                                                                                                                            | 2nd May 2011            |
| <b>RFEG Sends Out Tenders to Contractors</b>                                                                                                                                                      | 2nd May 2011            |
| <b>Contractors Return Tenders</b>                                                                                                                                                                 | 27th May 2011           |
| <b>M&amp;E Submit Tender Report</b>                                                                                                                                                               | 3rd June 2011           |
| <b>Contractor Interviews Held</b>                                                                                                                                                                 | 9th June 2011           |
| <b>Construction Contract Commences On Academy</b>                                                                                                                                                 | 20th June 2011          |
| <b>Contractor Seeds Greens On Academy</b>                                                                                                                                                         | Early September 2011    |
| <b>Contractor Completes Seeding of Academy</b>                                                                                                                                                    | Middle October 2011     |

Project Schedule

|                                                                            |                                   |
|----------------------------------------------------------------------------|-----------------------------------|
| <b>M&amp;E Make Design Visits During Academy Construction</b>              | 20th June 2011 to October 2011    |
|                                                                            |                                   |
| <b>Client Obtains Environmental Assessment Approval for 18 Hole Course</b> | End of 2011                       |
| <b>Client Makes Construction Permit Application</b>                        | Early January 2012                |
| <b>Client Requests Earth Movement Permit As Well</b>                       | Early January 2012                |
|                                                                            |                                   |
| <b>Contractor Starts Earth Movement</b>                                    | 1st February 2012                 |
| <b>Contractor Seeds Greens On 18 Hole Course</b>                           | Early September 2012              |
| <b>Contractor Completes Seeding of 18 Hole Course</b>                      | Middle October 2012               |
|                                                                            |                                   |
| <b>M&amp;E Make Design Visits During 18 Hole Construction</b>              | 1st February 2012 to October 2012 |
| <b>M&amp;E Make Visits During Grow In and Contract Management</b>          | October 2012 to August 2013       |
|                                                                            |                                   |
| <b>Client Opens Academy Range</b>                                          | May 2012                          |
| <b>Client Opens Academy</b>                                                | August 2012                       |
|                                                                            |                                   |
| <b>Client Conducts Grand Opening of Full Course</b>                        | June 2014                         |