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February 21, 2024

Martin Alvarez | Director of Public Works
City of Palm Desert
73-510 Fred Waring Drive | Palm Desert, CA 92260-2578

email to: malvarez@cityofpalmdesert.org

Subject: Greens/Tee Box Renovation and Turf Reduction at Desert Willow Golf Resort Phase 2 – Construction Management & Inspection

Dear Martin:

HR Green Pacific, Inc. (HR Green) will provide an experienced team to provide inspection and construction management of the City's golf course renovation project at Desert Willow Golf Resort. Our team will include **Tim Jonasson, PE** and **Gary Peterson** to provide construction management and inspection of the golf course contractor's work, coordination with the City's golf operator for returning the golf course back to operation and overseeing final close out documentation of all golf course improvements for the City's records. The intent is to provide experienced oversight of the renovation work to make sure the designer's intent is carried out while advising the City of any potential impacts to the project budget and schedule. This proposal includes by reference the terms and conditions of City Contract No. A44920.

PROPOSED CONSTRUCTION MANAGEMENT SERVICES / APPROACH

HR Green will:

1. Provide liaison with all team members involved in a construction project, from City to architects to contractors.
2. Meet with contractor and communicate project objectives to their team, consistent with the project contract documents, in such a manner as to create a vision of what will constitute successful accomplishment of the objective.
3. Assist contractor with establishing final construction schedule for approval by City. This shall also include "sequence of construction activities" agreed with the City.
4. Tour site with contractor's team to finalize site egress/ingress for work to be performed, staging area location(s), on-site traffic corridors and borrow-pits.
5. Review all plans and documents related to the renovation with contractor to assure all are working with the correct plans as bid. Communicate any discrepancies.
6. Review/Discuss with contractor final "Scope of Work" and develop agreed procedures for how work will be performed consistent with the requirements of the contract documents.
7. Monitor contractor's daily work activities for the duration of the renovation (May, June, July, August and September).
8. Provide coordination of all documents, releases and turnover required for a successful closeout of renovation work.
9. Provide approvals for monthly invoicing of work completed.
10. Attend all team coordination meetings.

STAFF EXPERIENCE

HR Green's key personnel provide a combination of local knowledge, successful track record, and technical thought leadership to proactively meet and/or exceed your needs.



TIM JONASSON, PE | Project Manager

Education | Registration

Masters, Business Administration | Bachelor of Science, Civil Engineering | Registered Civil Engineer, CA #45843

A long-time Coachella Valley resident, Tim has 30+ years of development management, plan review oversight, design, CIP program management, design management, NPDES/water quality compliance, and construction management experience for municipal public improvement projects, including roads, drainage, water, sewer, traffic, grading, parks, recreational facilities, parking lots and parking structures. He has served as construction manager and design engineer on a variety of municipal improvement projects including bridge construction, street and landscape improvements, water and wastewater improvements, parks construction and rehabilitation, golf course improvements and pier reconstruction. In 2018, Tim served as Palm Desert's Interim Public Works Director managing the day-to-day departmental operations including overseeing private development and capital projects.

As La Quinta's Public Works Director/City Engineer over a 15-year period, he served as a working director leading a department of 27 full-time employees (Public Works, Planning & Building) while providing oversight of all private development entitlement and permitting, contracts for capital projects. Tim oversaw the design and construction of numerous new parks in the City including La Quinta (Adams) Park, Pioneer Dog Park, Eisenhower Park and Monticello Park as well as the renovation of the former Senior Center to the La Quinta Wellness Center.

Tim provided project management for the SilverRock Resort, the City's largest redevelopment project, a \$100 million investment including an Arnold Palmer designed golf course, which opened in 2005, and continuing with private luxury hotels, high-end residential and commercial retail components. Tim worked closely with the Palmer Design Group, several local landscape architects, and irrigation consultants to prepare the final bid documents for the golf course construction. He oversaw construction administration and inspection of the course improvements before its opening to the public in 2005.

In 2015, after becoming the Director of Design and Development overseeing Engineering, Planning and Building Divisions, Tim worked closely with the Robert Green Company to finish development of the SilverRock Resort, In addition to facilitating all entitlements and permits, Tim oversaw numerous renovations to the Palmer Course including bunker modifications, green and tee relocation, and redesign of several holes to facilitate CVWD's repair of the All-American Canal as well as to accommodate the hotel developer's preferred location for the luxury hotel and spa. One of Tim's last construction projects with La Quinta was a sheep fence to mitigate impacts to the endangered Peninsular Big Horn sheep who occupy the mountainside above SilverRock Resort.



GARY PETERSON | Construction Manager/Senior Inspector

Education

Bachelor's Program (Core Curriculum) | Bachelor of Science, Agronomy

Gary brings more than 35 years of comprehensive large-scale management and inspection experience. He has been responsible for land development orchestration and implementation of site mass/rough grading work, site wide storm drain installation, finish grading of lot pads and streets, installation/inspection of all wet utilities (sewer, storm drains and water). Installation of all curbs and gutter, paving. Installation inspection of all dry utilities (power, gas, telephone and cable). As for finish or detailed work completed layout, construction and installation of all hardscapes throughout the project along with irrigation and installation of plant material palette. He has a strong background in program development and quality assurance with an outstanding history of managing projects from initial conception, through development, to implementation. His excellent record includes bringing mission-critical projects in on schedule and within budget. Gary is especially skilled at strategic planning, budget controls and problem resolution, including outstanding communication talents with proven ability to build and lead highly efficient teams, train personnel and convey complex concepts in understandable terms. Gary's extensive domestic and international experience includes **golf courses** in the Western United States and notably California, China, India, Singapore, Indonesia and numerous other Southeast Asian countries.

SELECTED PROJECT EXPERIENCE

Indian Ridge Country Club, Sunrise Company, Palm Desert. Developed golf course construction budget, specifications, and contracts. Assisted in negotiations of all contracts. Prepared and implemented a seven-month construction schedule, including fulfillment of design principles for Palmer Course Design Company.

Palm Valley Country Club, Sunrise Company, Palm Desert. Owner's Representative responsible for layout and implementation of complete construction schedule on 18-hole executive golf course. Assisted in construction phases of original 18-hole championship golf course. Successfully trained and managed a 21-person crew to establish and maintain 36 holes of turfgrass, which included budgeting, scheduling, supervision, and implementation of all facets of the turfgrass operations.

Toscana Country Club, Sunrise Company, Indian Wells. Instrumental in development of \$54 million budget and comprehensive schedules for construction of 36-hole Jack Nicklaus Signature Golf Course. Duties included bidding, negotiating, contract preparation, administration, budgeting, scheduling, and field leadership. Facilitated land development in all related areas. Land development activities included assisting with mass grading (6,000,000 cu. yds), installation of all utilities (e.g., sewer, storm drains, water, gas, electrical and telephone), and finish grading of all lot pads. Completion of all designed hardscape and landscape common areas and perimeter of project.

Various Projects, Carlacio Golf, Division of Carlacio Landscape, Inc., Yorba Linda. Established/managed marketing, bidding, and coordination of new construction projects. *Various projects completed:* Eastlake Greens, The Colony Country Club, Mesa Verde Country Club and Tamarisk Country Club.

Various Projects, Pacific Golf Developers, Inc., Yorba Linda. Managed field operations which included secondary staking, rough shaping of golf features, irrigation installation, lake construction, green and tee construction (USGA), finish shaping and seeding. Initiated all monthly billing and owner/contractor relationships. *Various projects completed:* Rams Hill Country Club, Marriott's Desert Springs, Santa Ana Country Club and Oakhurst Country Club.

Red Rock Country Club, Sunrise Company, Summerlin, NV. As Offsite and Golf Construction Manager, successfully managed master scheduling of land development and golf construction for remaining lots and 10 holes of golf across 193 acres. Land development activities included mass grading, installation of all utilities (e.g., sewer, storm drains, water, gas, electrical and telephone), and finish grading of all lot pads. Golf course components encompassed all rough shaping work, drainage, irrigation, cart path, landscape, finish shaping and grassing to complete last 10 holes of golf course. In addition, fulfilled grow-in of golf course and developed turf maintenance programs with local superintendent.

Kissing Camels at the Garden of the Gods, Sunrise Company, Colorado Springs, CO. Successfully completed all budget preparation, master schedule, contract preparation and negotiation, project coordination and implementation for the 27-hole golf course remodel to be phased over a three-year period. Developed turfgrass grow-in and long-term course maintenance programs. Phase 1 was completed successfully.

Soil Modification, Erosion Control and Agronomic Consulting, Profile Products, LLC, Western United States, Asia and Southeast Asia. Established marketing and agronomic consulting in soil modification and erosion control for golf development projects in the Western United States and all of Asia and Southeast Asia including Japan, China, South Korea, Thailand, Cambodia, Vietnam, Singapore, Indonesia, and Malaysia. Introduced new standards in construction and turf maintenance of golf courses and sports fields through education of different staff members.

Rawamangun Golf & Country Club, Golf Course Construction Services, Jakarta, Indonesia. Redesigned and renovated five green complexes, upgrading to current USGA standards. Completed grow-in of golf course and established complete turfgrass maintenance programs while educating local superintendent.

Mega Camara Golf & Country Club, Golf Course Construction Services, West Batan, Indonesia. Redesigned and renovated an 18-hole golf course including all feature work, irrigation, and landscape. Completed grow-in of golf course and established complete turfgrass maintenance programs while educating local superintendent.

Rainbow Hills Golf Club and Agile Golf Club, JMP Gold Design Group, Bogor, Indonesia and Shan Xiang, China. Directed owners in developing project construction budget and construction schedules. In conjunction with two JMP shapers, completed construction of one 27-hole facility and another 18-hole facility to the highest standards in Southeast Asia. At the owner's request, completed grow-in of project and educated local Indonesian superintendent in turf maintenance programs. Land development activities included assisting with mass grading, installation of all utilities (e.g., sewer, storm drains, water, gas, electrical and telephone), and finish grading of all lot pads. Completion of all designed hardscape and landscape common areas and perimeter of project.

SCOPE OF WORK

Task 1 – Pre-Bid Activities - Complete

Review contractor’s prequalification submittal, perform site review and meet with the Golf Course Superintendent, landscape architects, irrigation designer and course architect. Review draft golf course improvement plans and specifications and recommend any final modifications before bidding. Assist staff with final scope of work and bid documents.

Deliverables

- Comments on final plans and specifications.

Task 2- Preconstruction Activities – Complete

Assist staff with final budget and development of construction schedule. Review bids with staff.

Deliverables

- Final budget and construction schedule.

Task 3 – Construction Management Activities - February to September of 2024

Construction manager shall have the primary responsibility for orchestrating, organizing, and monitoring the work effort as defined above in “PROPOSED CONSTRUCTION MANAGEMENT SERVICES / APPROACH” to accomplish the construction project objectives. HR Green anticipates ramp up time to the start of construction will require up to 20 hours per week to coordinate all aspects of the construction activities with the City’s golf course operator, golf course architect and irrigation designer, and contractor to facilitate the start of construction and minimize impacts to golf operations. Once construction begins our construction manager will be available up to 40 hours per week to oversee the contractor and ensure the project is constructed in accordance with all requirements of the contract documents. This shall include review of contractor’s daily and weekly work schedule and inspect contractor’s work for conformance with the final plans and specifications. Prepare daily inspection reports and weekly statements of working days. Document any changes in site conditions, Requests for Information (RFIs) and any potential additional work.

Deliverables

- Provide overall direction and facilitation of work to be performed to achieve final goals.
- Daily inspection reports, weekly statements of working days.
- Photographs of contractor’s work and potential changes in site conditions.
- RFIs and additional work requests.

Task 4 – Post Construction Activities - October 2024

Coordinate mark ups of final **plans** with contractor for designers to prepare final as-built plans for irrigation, landscape and golf course modifications. Prepare final inspection files for City’s records. HR Green’s construction manager will be available up to 20 hours per week for this task.

Deliverables

- Coordination of all as-built drawings and final inspection files for City files.

PROPOSED FEE

HR Green proposes the following tasks and deliverable schedule of services:

CONSTRUCTION MANAGEMENT/ INSPECTION		
Task & Anticipated Scheduled	Estimated CM/Inspection Hours	Fee (\$170/hour)
1.0 Pre-Bid Activities	NA	Complete
2.0 Preconstruction Activities	NA	Complete
3.0 Construction Activities	952	\$161,840.00
4.0 Post Construction Activities	208	\$35,360.00
Total for Tasks 3.0 and 4.0	1,160	\$197,200.00

The following staff and billing rates will also apply to this effort:

Tim Jonasson, PE | Project Manager: \$245/hour x 8 hours = \$1,960.00
 Administrative Support: \$97/hour x 5 hours = \$485.00

The not-to-exceed amount billed on a time and materials basis is \$199,645.00.



▶ Martin Alvarez
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If you have any questions or require additional information, please contact Tim Jonasson at (760) 250-6722 or tjonasson@hrgreen.com.

Sincerely,

HR GREEN PACIFIC, INC.

A handwritten signature in black ink that reads 'Tim Jonasson'.

Timothy R. Jonasson, PE
Project Manager

A handwritten signature in black ink that reads 'Timothy J. Hartnett'.

Timothy J. Hartnett
President