

Hinton Golf Club – Clubhouse Project update - Jan 25, 2010

Yes folks, it is now a reality. After two years of planning, designing, more planning and finding funding sources, the new clubhouse is now officially “under construction”. I have compiled the below listed bullets in order to bring the membership up to speed on where we are, how we got here, where we are trying to get to and how you can help.

How we got here?

- **Summer 2007** - Planning began with design concepts, funding research and MCFP application started.
 - Original plan was to construct a single level, events hosting facility on a secondary location. Thought process being a short term facility would buy us time until we could build a proper, full service facility. Shortly into this process we realized the prime site was where we needed to be and we needed to start on the full service facility now.
- **Spring / Summer 2008** – Confirmation of MCFP funding and ATB support (back stopped by Town of Hinton).
- **Summer / Fall 2008** – Concept design complete and project on hold until MCFP funds in hand.
- **January 2009** – Receive MCFP funds cheque in amount of \$500,000.
 - With MCFP funds secured, we were then financially able to proceed with taking the concept drawings to the finalized, detail drawings stage. These are the drawings that get sent out when a project goes to tender.
- **Spring 2009** – Tender out for detail drawings and commission kitchen design work as well
- **August 2009** – Detail drawings sent out as project goes to tender.
 - Initial tenders came back approx. 25-30% over our projected budget. These numbers made the project a “no-starter” at those quoted costs.
 - Original thought was to be patient and use the off-season to seek additional sources of funding to complete project as well as explore phasing options for the project.
- **Fall 2009** - Assembled a focus group with Architect, local trade’s people, President of club and Director of Operations to review the detail design, search for cost saving measures and discuss phasing options.
- **November 2009** - Decision made to proceed forward under a phasing model that will see us complete the upper level of the building (Food & Beverage portion) and work on the lower section as funds allowed or over the next few years as we generate additional funds. This phasing would allow us to have the F&B side fully functioning in the new building and the pro shop remaining where it is until new one complete.

Where are we at?

- **December 2, 2010** - Initial groundbreaking for footings and foundation walls. Bulk of concrete work completed before the Christmas break. Weather slowed this process as the thermometer dipped below -30 for several days.
- **Christmas 2009** - Work shut down over the holidays and began again in the New Year.
- **January 2009** - Lower, exterior walls being constructed and the deck pads being poured.
- **January 2009** - Some key, early stage aspects of the project (floor system, roof system and windows) were finalized and ordered and the floor system arrived on site January 23.
- **January 2009** - Steel structure support pieces started arriving Jan 26 and once in place, the lower exterior walls will be lifted into place and the floor system placed on top. This will create the stage on which we will begin framing the upper structure.

Where are we trying to get and how can you help?

- We are not going to rush this project in efforts to keep our costs down as well as minimize mistakes. Our goal at this point is to have Phase 1 completed by November of this year. This would potentially allow us an opportunity for a membership grand opening event as well as few off season events to start generating revenue.
- One of our strategies to help keep costs down is to utilize some volunteer work parties (member sweat equity) for certain aspects of the project. At this time, the exact jobs are not yet known but we are considering things like painting, hanging drywall, general non-skilled labor tasks etc. Anyone interested in participating can contact Graeme or me as we have started a list from which to draw from. Please include Name, Contact information, skill sets and where you would be willing to help. There are certain aspects of the project (engineering approval and liability reasons) that we will be using professional trades people for but we are confident as the project goes on there will ample opportunity for HGC to roll up our sleeves and take some ownership of this project.
- A second strategy to help keep costs down is to seek corporate support in the form of donated materials, donated machinery, sponsorship/naming rights of certain aspects (example – sponsorship of the banquet hall). Anyone having contacts or information that may be helpful to us is encouraged to help us make that connection.
- The third way the membership can help is to continue the wonderful support and patience through this major project. The support throughout the course renovations was very much appreciated and allows us to focus on taking our club to the next level.

Summary

That is where the clubhouse project is at folks. As for the golf course, there is not much to report as we lay predominantly under a blanket of snow. I have made a few course tours following the recent thaw cycle and did not see anything of great concern at this point. The bulk of key staff are back in 2010 and we will soon be starting our pre-season prep work as we get ready for another great season on the links. Graeme and I are keeping regular hours (Mon-Fri / 9:00-4:00) and would be happy to answer any questions you may have. We have launched our early membership drive again this season and have scheduled the Spring AGM for Monday, March 29th at 7:00 PM. I will do my best to provide regular project updates but the best update will be the on-going changes you will see as the project unfolds over the 2010 season.

Respectfully,

Stephen Mitchell
Director of Operations / Course Superintendent
Hinton Golf Club