

**REPORT NO. 8 of the
SOCIAL DEVELOPMENT,
HEALTH & CULTURE STANDING COMMITTEE**
of its meeting held June 8, 2011

Present: Councillor Al Maghnieh, Chair
Councillor Alan Halberstadt
Councillor Percy Hatfield
Councillor Ron Jones
Councillor Ed Sleiman

That the following recommendation of the Social Development, Health and Culture Standing Committee **BE APPROVED** as follows:

Moved by Councillor Hatfield, seconded by Councillor Jones,

That Council **APPROVE** funding in the amount of \$1,000,000 (funding approved as a placeholder in the 2011 Capital Budget) for improvements at Roseland Golf and Curling Club including the Bunker Rehabilitation project as outlined in TABLE 1 of this report.

Carried.

Councillor Halberstadt voting nay.

TABLE 1

PROJECT	DESCRIPTION	ESTIMATED COSTS 2009 Dollars
Bunker re-habilitation	Including sand, excavation, hauling, shaping, bunker drainage, etc.	\$849,000.00
Architectural observation	On site management to ensure the following of completed architectural drawings	105,000.00
Repair to course above ground	Seed, sod and soil allotments for repair of constructed areas as well as limited contouring	74,000.00
Repair to course below ground	Repair to drainage and re-routing/repairing irrigation	17,000.00
TOTAL COST		\$ 1,045,000.00

Clerk's Note: The Administrative Report from the General Manager of Roseland Golf Club Board of Directors, entitled "Roseland Bunker Rehabilitation/Restoration", dated April 12, 2011 is attached for information.

CHAIRPERSON

DEPUTY CITY CLERK

Notification		
Social Development, Health & Culture Standing Committee		

**THE CORPORATION OF THE CITY OF WINDSOR
Roseland Golf and Curling Club Ltd.**

**MISSION STATEMENT:**

"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive municipal services, and will mobilize innovative community partnerships"

LiveLink REPORT #: 15312 APM2011	Report Date: April 12, 2011
Author's Name: Mark Masanovich	Date to Standing Cmte: June 8/11
Author's Phone: 519 969-5112 ext. 8	Classification #: N/A
Author's E-mail: mmasanovich@city.windsor.on.ca	

TO: Social Development, Health and Culture Standing Committee

SUBJECT: Roseland Bunker Rehabilitation/Restoration

City Wide: Ward(s): 1

1. RECOMMENDATION:

That Council **APPROVE** funding in the amount of \$1,000,000 (funding approved as a placeholder in the 2011 Capital Budget) for improvements at Roseland Golf and Curling Club including the Bunker Rehabilitation project as outlined in TABLE 1 of this report.

2. BACKGROUND:

The Board of Roseland Golf & Curling Club, as far back as December 18, 2008, passed a motion for Administration to submit a report to Council for consideration of funding improvements to all the bunkers on the golf course at Roseland. A study on how to upgrade the bunkers was completed by Albanese & Lutze Golf Course Designs and Architects (A&L) and paid for by Roseland at a cost of \$68,000.00. This firm specializes in Donald Ross designed golf courses and their design is intended to be consistent with Roseland's heritage designation. Further to this point, the Heritage Committee agreed to the re-habilitation/restoration.

3. DISCUSSION:

Roseland is an excellent golf course. However, issues have been raised regarding the quality of the bunkers on the course. A & L were commissioned to prepare construction drawings aimed at improving this aspect of the course. The drawings are now complete and construction could begin at any time. Work will include bunker reconfiguration, improvements to drainage and the replacement of the existing sand. It's anticipated that the redesigned bunkers will boost golfer interest with the potential to generate additional golf revenue.

If this project is approved, it is anticipated that the project would be subject to a pre-qualified tendering. Work would be done in a manner to ensure minimal disruption to play. Responsibility for managing this project would be undertaken by the General Manager of Roseland.

PROPOSED SCHEDULE:

The proposed schedule for the bunker rehabilitation project would be as follows:

- a) ASAP: Approve expenditure.
- b) Within 25 days: Finalize pre-qualification documents and advertise for contractors. Roseland site preparation begins with our existing staff.
- c) Within 45 days: Tendering process. Roseland site preparation continues with our existing staff.
- d) Within 60 days: Contract approval and award. Roseland site preparation ends.
- e) Weather dependent: Mobilize and commence construction.

The experience gained from the 1987-89 fairway drainage installations will be utilized during this project and the golf course will remain open and playable throughout the construction. The practice fairway has already been constructed in such a manner as to allow for its utilization as a golf hole in the event that an entire golf hole may need to be removed from play for a set period of time. All indications are that little deviation from normal business operations will occur throughout the construction period - although fewer golfers are anticipated during the construction. To give the best opportunity for effective and efficient completion, Roseland will continue to work with the Architect to make certain coordination of the project will allow the golf course remain in condition for play. The coordinated effort will ensure the least amount of disruption for the facility patrons.

4. FINANCIAL MATTERS:

Funding for the bunker rehabilitation project has been approved in the 2011 Capital Budget as a placeholder pending Council approval of this detailed report. The placeholder is in the amount of \$1,000,000. TABLE 1 below summarizes the projected costs for the project and provides a breakdown of the projected cost:

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TOTAL COST		\$ 1,045,000.00

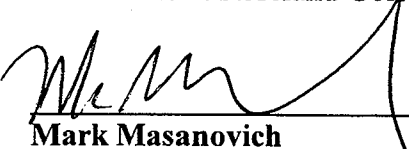
While final costs are subject to the results of the tendering process, preliminary estimates indicate that the total project costs could be approximately \$1,045,000.00. Given the fact that Roseland has recently undertaken two other major capital projects (HVAC and Maintenance Building (Balance outstanding is \$989,000) it is not in a position to fund this project from its own resources. A reserve fund is currently in place relative to Roseland with a current balance of approximately \$53,000 and could assist with project costs if need be.

As council is aware, Roseland is currently providing an annual dividend to the City in the amount of \$100,000 without any annual funding. In the past 10 years alone Roseland has contributed over \$2,000,000.00 to the City of Windsor in dividend payments which directly lowers the property tax levy.


In addition, Roseland has continued to add value to our neighbourhood as can be identified by the reconstruction of many homes around the golf course. Windsorites see the value of the golf course and continue to re-build homes and re-invest in the Roseland area thereby increasing the value of these homes which has the effect of increasing the taxes collected by the City of Windsor.

6. CONCLUSION:

That City Council receives for consideration the need for necessary improvements/upgrades to the bunkers at Roseland Golf Course at a cost of \$1,000,000.00 to be fully funded.



Mark Masanovich
General Manager,
Roseland Golf and Curling Club Ltd.



Onorio Colucci
Chief Financial Officer/City Treasurer and
Corporate Leader Finance and Technology

MM:kk

“I grew up playing a Donald Ross golf course, Scioto Country Club in Columbus, Ohio, so my standards of what a good golf course should be were based on Ross design. I think that being exposed early to a Donald Ross course provided me balance, as both a player and future golf course designer, because of the variety of shots throughout each of his designs. Ross was without a doubt a great influence on my design career, and he remains a personal favourite”

-Jack Nicklaus (back cover 'Discovering Donald Ross', Klein, 2001)

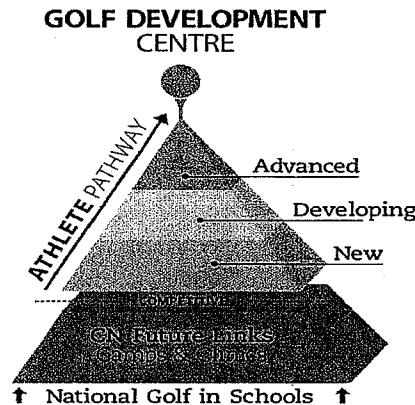
New Golf Development Centre at Roseland

With the advent of golf rising to Olympic status in 2016 Roseland has positioned itself as the sanctioned Golf Development Centre for South-Western Ontario. Roseland was selected by the Golf Association of Ontario over other courses for many factors including: we are a traditional Donald Ross course with an impressive history; have an excellent professional management team; and a partnership with the new St. Clair College Professional Golf Management Program.

ROSELAND GOLF DEVELOPMENT CENTRE

"Taking golfers from the playground to the podium"

CLUB PATHWAY – Roseland Golf Development Centre



"Our mission is to create the opportunity for positive competitive golf experiences for athletes. We strive to educate players on how to effectively train for lasting skill acquisition and proper development of physical, mental, and technical golf skills. We believe in creating a fun, athlete-centered learning environment with full coaching support for players at all stages of skill development. Value such as honour and respect for the game are instilled in our players, which ultimately leads them to develop a passion for the sport which can take them anywhere from the playground to the podium."