



**TOURISM
INFRASTRUCTURE AND
ENTERPRISE
ZONE
AUTHORITY**

6th & 7th Floors, Tower 1
Double Dragon Plaza
Double Dragon Meridian Park
Macapagal Avenue corner
Edsa Extension Bay Area
Pasay City 1302

(+632) 8249-5900 to
79 Local 733 / 735
brdd.tieza@gmail.com
www.tieza.gov.ph

MEMORANDUM FOR THE CHIEF OPERATING OFFICER

THRU : THE HEAD TECHNICAL ASSISTANT
Office of the COO

FROM : THE ASSISTANT CHIEF OPERATING OFFICER
Assets Management Sector

SUBJECT : UPDATES ON PAOAY GOLF COURSE

DATE : 23 September 2020

Background:

The Paoay Golf Course (PGC) straddles the boundaries of Municipality of Paoay and the City of Laoag. It is bounded by Paoay Lake, Malacañang of the North and the Plaza del Norte Hotel and Convention Center.

The Golf Course facilities only have traces of the par 72 (6,518 yards) golf course designed by Gary Player which sits on a 77 hectare – land. Holes 1 – 9, holes 16 - 18 and the clubhouse (Maharlika Hall) are stationed in Brgy. Suba, Paoay, while holes 10 – 15, the Halfway House and the Staff House are in Brgy. 41 Balacad, Laoag. The Provincial Road (from Paoay going to Batac), serves as boundaries of the two locations of the golf course.

The Philippine Tourism Authority (PTA) opened the facility to the public in May 1987 to sustain its operation, until the government announced after the EDSA Revolution that idle government-owned properties have to be turned over to the private sector.

Lease Agreement was entered into by and between PTA and Polar Peak Group Inc. on 14 March 1991 for the operation and management of the golf course for ten (10) years.¹ A renewal of contract was made for another 10 years under its new company name, Grand Ilocandia Resort and Development Inc. (GIRDI)². The renewed contract took effect on 1 January 2003 and ended on 31 December 2012.

The Paoay Golf Course became non - operational after the Lease Agreement expired on 1 January 2013. Nevertheless, GIRDI, now Fort Ilocandia Property Holdings, Inc. (FIPHI), kept the facility secured and maintained until they officially turned over the property to TIEZA last January 2019.

Prior to the turnover, in October 2018, a Sangguniang Panlalawigan Resolution³ was issued, requesting DOT and TIEZA to rehabilitate and operate PGC or to have it leased to an investor.

¹ Lease Agreement between PTA and Polar Peak Group Inc dated 14 March 1991

² Lease Agreement between PTA and GIRDI dated 1 January 2003

³ Provincial Resolution 266-2018 dated 18 October 2018



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Current status:

After the reversion of the property to TIEZA in 2019, a caretaker was hired and five (5) security guards were deployed for PGC to oversee and secure the property.

Payments for water and electricity bills are updated.

What has been done so far?

Inspection and assessment of the PGC were conducted last November 2014 by Mr. Danilo Anot, Golf Course Superintendent of Club Intramuros Golf Course. He recommended the rehabilitation of the golf course.

Assets Management Sector (AMS) requested the Board of Directors to bid out the rehabilitation, operation, management and marketing of the PGC on May 2015. Bidding for the PGC in 2016 failed twice.

General Services Division, along with BRDD Personnel, has also conducted an inventory of items in PGC.

In November 2018, Mr. Tito Mojado, TIEZA's Turfgrass Management Consultant, conducted an initial assessment of the PGC. In his report⁴, he stated that "after several years of non-operation which turned the property into a virtual forest, immediate and progressive actions must now be taken".

Initial clean-up and clearing of the entire 18-hole cart path to make the whole golf course accessible for a more thorough assessment of its redevelopment requirements included grass cutting and manual clearing of 3 meters on both sides of the cart path.

Concerns and Updates:

After the expiration of the Lease Agreement between PTA and GIRDI, the latter continued safeguarding the facility and allowed few golfers to play without charging any fee.

A group of golf enthusiasts headed by Col. Roy Nicolas, owner of the Northwestern University in Laoag, regularly plays at PGC. They initiated the cleaning of their playing area, from Holes 1 to 5, at their own expense, sending people to clean the area with grass cutters and grass mowers.

This group includes prominent personalities in the Province of Ilocos Norte:

- Dr. Ramon Gaoat (Provincial Board Member)
- Peter Chua (Businessman)

⁴ Report submitted by Mr. Tito Mojado dated 5 November 2018



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- Richard Chua (Businessman)
- Philip Chua (Businessman)
- Sixto Hermano (Retired Boeing Aircraft Engineer)
- Rev. Father Philip Dimagiba (Parish Priest from Batac)
- Reynolan T. Sales (former Mayor of the Municipality of Pagudpud)

Last 27 July 2020, Mr. Jhonal Ranada, caretaker for Paoay properties, reported that Paoay Mayor Jessie Galano, visited PGC and played with other golfers, namely:

- Alvin Velasquez (owner of Sikatuna Hotel and Restaurant)
- Engineer Nestor Ibara (Businessman)
- Architect Redentor Tuiranda (Businessman)
- Vic dela Victoria (Businessman)
- Marc Antony Estor (Businessman)
- Judge Volters Ratuos (former corporate lawyer of Fort Ilocandia Resort and Hotel)

The players brought their caddies and their own equipment including golf carts.

Since 2017, they were already informed to submit a letter to TIEZA requesting to play at PGC, holding themselves accountable for any untoward incident inside PGC premises.

On 22 September 2020, the Ilocano Golfers Association of the North (IGAN) visited the PGC and submitted its letter⁵ signed by Dr. Ramon Gaoat, requesting for permission to play at the facility and apologizing for the commentary posted in social media by a guest player of its association, Mr. Ferdinand Nicolas.

Mr. Ferdinand Nicolas, nephew of Col. Roy Nicolas and the current President of the Northwestern University, happened to join the group of IGAN in one of their rounds at PGC and posted his views on the golf course on social media.

Recommendation:

It is worthy to note that the challenging length of a 760-yard Par 5 Hole No. 4 in PGC is probably the longest Par 5 in the world according to Mr. Mojado. This, among others makes PGC a sought-after course among golf enthusiasts.

Pending further developments in PGC, it may be to TIEZA's best interest to allow golfers to use PGC only for playing golf subject to the following conditions:

1. Request to play should be submitted to the Assets Management Sector for approval, through our caretaker for Paoay Properties, three days prior to their requested dates

⁵ Letter signed by Dr. Ramon Gaoat dated 22 September 2020



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2. Request should state names of players and date requested
3. A waiver drafted by TIEZA's Legal Department shall be signed by each player and submitted to the caretaker or guards on duty before playing, holding TIEZA harmless from any liability resulting from injury to people or property, and claiming full accountability for these incidents; Legal Department may indicate any other relevant provisions to protect TIEZA, its personnel and the properties inside the premises
4. Since no fees shall be collected, players should maintain the areas clear and clean from items brought in, and no utilities shall be used for their games.

Maintaining good relationship with the people of Ilocos Norte is of primary importance, in the light of the developments planned for TIEZA Properties, and the pending cases involving ownership of land. Allowing the residents to play in PGC with their own equipment while no development is yet implemented is an act of goodwill that may be advantageous to TIEZA in the near future, when projects for TIEZA Assets in Ilocos Norte commence implementation.

A meeting with Legal Department is recommended for the drafting of the waiver and to discuss legal issues that need to be considered for this recommendation.

A meeting with the point person for these golfers and with the officials of the Provincial Government of Ilocos Norte and Municipal Government of Paoay is also recommended to inform them of TIEZA's stand on the use of golf course pending implementation of projects for TIEZA Assets in Ilocos Norte, in order to avoid unauthorized use of PGC.

For the COO's information and further instructions.


JETRO NICOLAS F. LOZADA



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Letter from the Ilocano Golfers Association of the North: copy from Messenger sent by caretaker

Department of Tourism thru
Tourism Infrastructure and
Enterprise Zone Authority

We, the members of Ilocano Golfers Association of the North, asking your permission to play in Pasay Golf Course and at the same time asking your apologies whatever a member or a visitor posted in the social media that affects the integrity of the institution.

We are asking for your kind consideration. Mabuhay and God Bless.

Yours truly,

Ilocano Golfers Association
of the North (IGAN)

Handwritten signature: RAMON M. GARCIA
Handwritten number: 0908850622




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**Copy of the Provincial Resolution from the Sangguniang Panlalawigan of Ilocos Norte,
Dr. Ramon Gaoat as one of the Board Member, requesting the rehabilitation of the
Paoay Golf Course**

 Republic of the Philippines
PROVINCE OF ILOCOS NORTE
Laoag City 2900

**OFFICE OF THE SANGGUNIANG PANLALAWIGAN
TENTH SANGGUNIANG PANLALAWIGAN**

**EXCERPTS FROM THE MINUTES OF THE 105TH REGULAR SESSION OF THE SANG-
GUNIANG PANLALAWIGAN, HELD AT THE SANGGUNIANG SESSION
HALL, PROVINCIAL CAPITOL, LAOAG CITY AT 2:56 IN THE
AFTERNOON, MONDAY, 15 OCTOBER 2018**

Present

Hon. Eugenio Angelo M. Barbu, Vice-Governor
And Presiding Officer
Hon. Matthew Joseph M. Manotoc, Senior Board Member
Hon. Ria Christina G. Paritas, Member
Hon. Mariano Y. Marcus II, Member
Hon. Juan Conrado A. Respicio II, Member
Hon. Ramon M. Gaoat, Member
Hon. Vicente M. Lazo, Member
Hon. Da Vinca M. Cristostomo, Member
Hon. James Paul C. Nafupia, Member
Hon. Donald G. Nicolas, Member
Hon. Rogelio R. Balbag, Member
Hon. Domingo C. Ambrosio, Jr., PCL-IN, Ex-officio Member
Hon. Elmer C. Faylogna, ABC-IN, Ex-officio Member, &
Hon. Rafael Salvador C. Medina, PPSK-IN, Ex-officio Member

Absent

None


PROVINCIAL RESOLUTION NO. 266-2018

A RESOLUTION STRONGLY REQUESTING SECRETARY BERNADETTE ROMULO-PUYAT OF THE DEPARTMENT OF TOURISM, THRU THE TOURISM INFRASTRUCTURE AND ENTERPRISE ZONE AUTHORITY (TIEZA) CHIEF OPERATING OFFICER, MR. POCHOLO PARAGAS, TO REHABILITATE AND DEVELOP THE SUBA PAOAY GOLF COURSE IN THE PROVINCE OF ILOCOS NORTE OR LEASE THE SAME TO INTERESTED STAKEHOLDERS WHO MAY BE WILLING TO INVEST IN ITS IMPROVEMENT

WHEREAS, the Paoay Golf Course has been one of the finest and better designed golf courses in the country and as such, has been a host to many foreign golf aficionados from Taiwan, Korea and Japan in the past;

WHEREAS, since the expiry of the lease of Fort Ilocandia, said beautiful golf course has been abandoned and neglected to become a pasture land and now covered with overgrown trees and bushes;

WHEREAS, it is a mandate of TIEZA to build tourism infrastructure and bring development to areas of tourism, more so, to encourage private stakeholders to become shared partners in tourism development to create jobs and economic activities for the local communities;

 **RAMON M. GAOAT**
Member, Sangguniang Panlalawigan

Prov Res 266-2018 Page 1



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WHEREAS, Republic Act No. 9593 or "The Tourism Act of 2009" declares a national policy for tourism as an engine of investment, employment, growth and national development, and strengthening the Department of Tourism and its attached agencies to effectively and efficiently implement that policy, and appropriating fund thereof;

WHEREAS, it will be a big boost to the tourism industry in the Province of Ilocos Norte and in the Municipality of Paoay if the golf course is restored to its past grandeur, not to mention the boost to economic activity and job employment it will entail;

WHEREAS, there may be interested private entities like those from South Korea to lease and improve said golf course and may establish a golf academy wherein aspiring young golfers from their country may train and stay in Suba, Paoay;

NOW, THEREFORE, Be it Resolved, as it is hereby Resolved, to strongly request Secretary Bernadette Romulo-Puyat of the Department of Tourism, thru the Tourism Infrastructure and Enterprise Zone Authority (TIEZA) Chief Operating Officer, Mr. Pocholo Paragas, to rehabilitate and develop the Suba Paoay Golf Course in the Province of Ilocos Norte or lease the same to interested stakeholders who may be willing to invest in its improvement;

RESOLVED, FURTHER, that for whatever reason the TIEZA may not be able to fulfill its mandate in developing said golf course, it is likewise requested that the authorities of TIEZA explore the prospect of leasing the same to any interested private stakeholder to spur economic and job employment opportunities in the Province of Ilocos Norte;

RESOLVED, FINALLY, to furnish a copy of this Resolution to the Honorable Secretary of the Department of Tourism Bernadette Romulo-Puyat thru Tourism Infrastructure and Enterprise Zone Authority (TIEZA) Chief Operating Officer, Mr. Pocholo Paragas, and all other offices concerned, for their information, guidance and appropriate action.


(Voting in Favor: Members Maraton, Farhat, Marcos II, Respicio II, Guad, Lazo, Crisostomo, Nalupta, Nicolas, Bulbag, Ambracio, Jr., Faylogna & Medina;
Voting Against: None;
Abstention: None.)

I HEREBY CERTIFY to the correctness of the above-quoted Provincial Resolution No. 266-2018


MILDRED NIRMLA R. LANOSTE
Provincial Board Secretary

ATTESTED:


EUGENIO ANGELO M. BARBA
Vice-Governor and
Presiding Officer

22 OCT 2018

IMEE R. MARCOS
PROVINCIAL GOVERNOR



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Holes 1- 5 before the golf enthusiast volunteered to clean the area:





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CLEAN UP ACTIVITIES IN HOLES 1 – 5





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HOLES 1 – 5 AFTER THE CLEAN - UP





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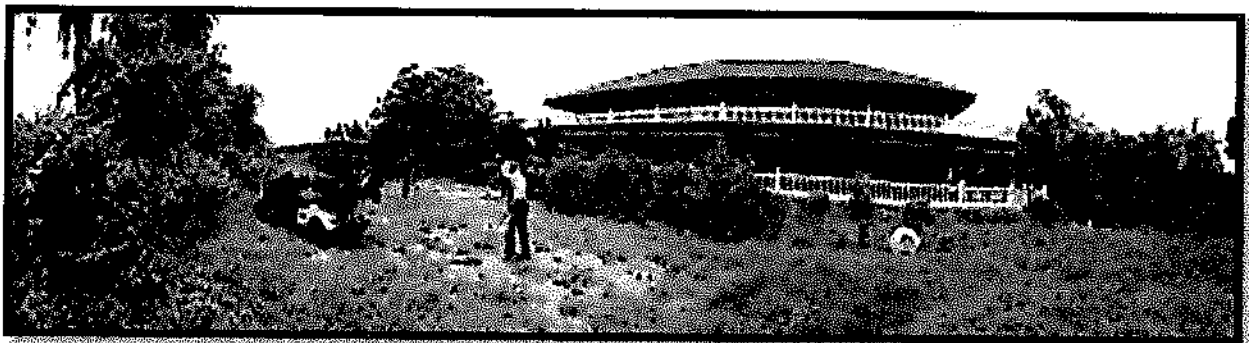
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THE PLAYERS: NICOLAS AND CHUA GROUP



Infront of the Caddy Shack and Bag Drop Off area






Tee-off at Hole 1, back of the Maharlika Hall



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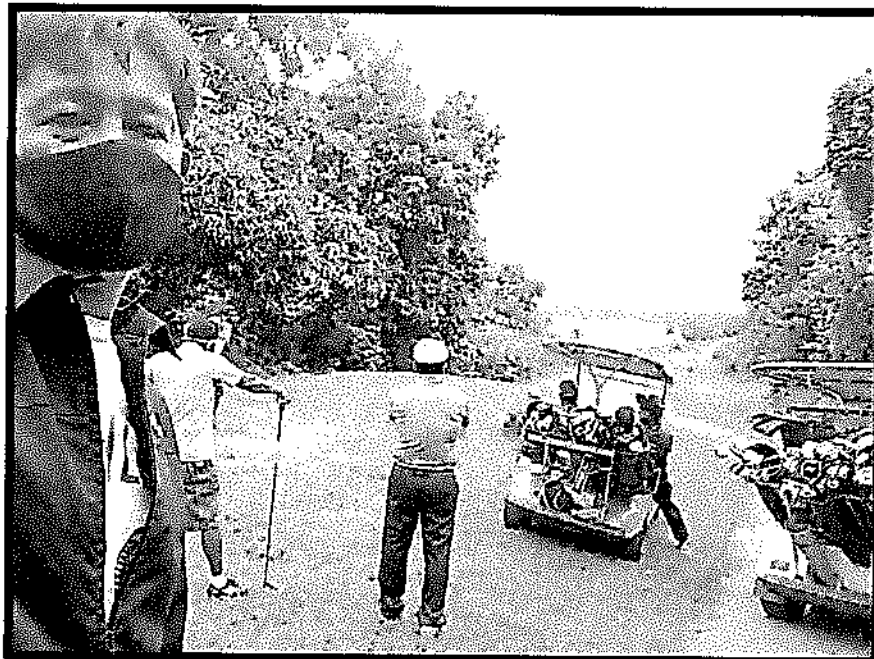




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THE PLAYERS: FORMER MAYOR SALES, PAGUDPUD, ILOCOS NORTE



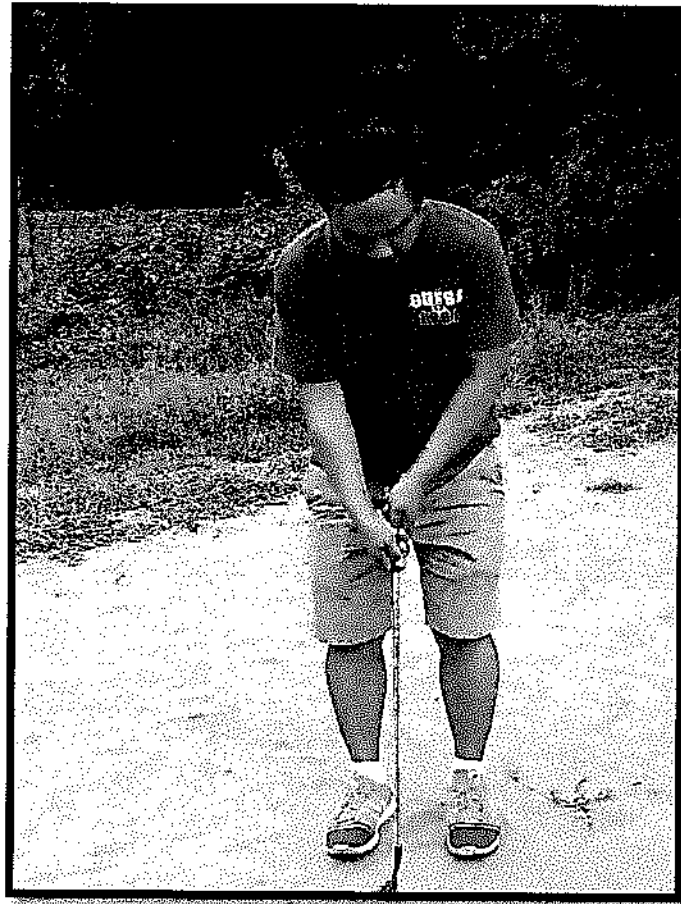


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THE PLAYERS: MAYOR JESSIE GALANO, PAOAY & COMPANY





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THE PLAYERS: REV. FATHER PHILIP DIMAGIBA, BATAAC, ILOCOS NORTE





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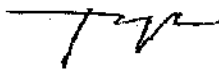


*Dr. Ramon Gaoat, signing their letter requesting for permission to play at
Paoay Golf Course*

DATE : **November 5, 2018**

TO : **POCHOLO J.D. PARAGAS**
COO, TIEZA

CC : **RICHARD F. JOSON**
DIRECTOR, TIEZA
: **JETRO NICOLAS F. LOZADA**
ACOO, AMS
: **ATTY. MA. THERESA C. ALVAREZ**
Manager, OPED

FROM : **TITO M. MOJADO** 
Agronomist, Turfgrass Management Consultant

SUBJECT : **INITIAL ASSESSMENT OF THE PAOAY GOLF COURSE**

To help us better understand the existing condition of the golf course, herewith presented below is the series of events that transpired in the proposed development of the PAOAY SPORTS COMPLEX.

BRIEF CHRONOLOGY OF EVENTS AT PAOAY SPORTS COMPLEX

Date/Year	EVENTS
1-Jan-78	Lease contract for 25 years between former Pres. Ferdinand Marcos and Philippine Tourism Authority to develop Paoay Sports Complex (PSC)
1983	Fort Ilocandia Resort Hotel (FIRH) and Paoay Sports Complex started operations including the golf course, Clubhouse, tennis and basketball courts
EDSA-1986	lead to sequestration of PSC by PCGG in favor of PTA and operated until 1990
1991	public bidding and sold FIRH to Polar Peak Philippines Inc. and operated Paoay Golf Course (PGC) for 10 years extendable to another 10 years
2001	PTA and Grand Ilocandia Resort Development Inc. GIRD (formerly the Polar Peak Group) extended lease agreement to another 10 years expiring in 2012
2013	no more renewal, but GIRD secures it on hold-over capacity
2014	PGC assessment of condition and playability amounting to P185,000,000.00 - P200,000,000.00

Following the proposal of the Assets Management Sector from its initial reports of February 2015, that either TIEZA rehabilitates the Golf Course or offers it for Rehabilitation, Operation and Management through public bidding, the NECESSITIES remain that after several years of non-operation which turned the property into a virtual forest, immediate and progressive actions must now be taken.

This was borne out of the following serious reasons;

1. To re-establish ownership by TIEZA and rectify the existing misrepresentation as FIRH property (as currently labelled "FORT ILOCANDIA GOLF & COUNTRY CLUB").
2. To emphasize interest of TIEZA to pursue its original vision and desire for tourism purposes
3. To prevent further deterioration as may be caused by continuous forest growth, vandalism and intrusion by outside unauthorized agencies
4. Appreciation of its real estate value along with other on-going developments in the area
5. Boost local and international tourism even more with the observed current increased in tourist arrivals (verify with available data)
6. Generate employment as a social responsibility to local communities
7. Economic growth considerations
8. Conversion as a prime golf destination for both local and foreign visitors

AN INHERENT EDGE

1. Designed by renowned golfer and golf course designer Gary Player
2. The one and only golf course in this region.
3. Par 72 (7023 yards) championship class golf course
4. Challenging length of a 760-yard Par 5 Hole No.4 (probably the longest Par 5 in the world)
5. Panoramic natural settings of both Paoay Lake at the Front side and Laoag Wooded Terrain at the back side
6. Rich cultural heritage showcasing the Maharlika Clubhouse, Plaza del Norte and the antiquities in Malacanang of the North
7. In very close proximity to the inviting waters and wide fine sand beaches of the Ilocandia
8. Home to nearby domain of Fort Ilocandia Resort, historic Paoay Church, sand dunes, and a number of favourite North tourist destinations
9. Famous food stops for local cuisines and native delicacies
10. Jump off point from a 1-hour Manila flight to the desired destinations

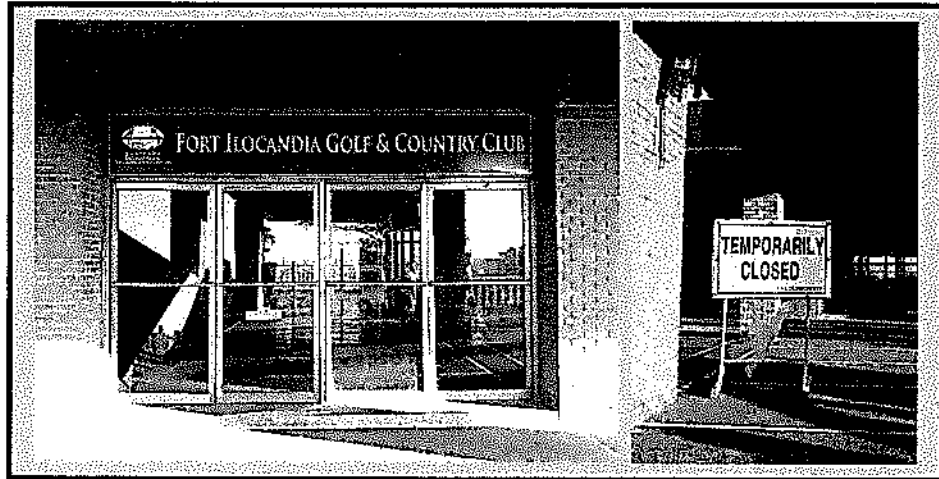
MODERNIZATION INTO THE MIX

The rapid growth in the city can be observed in the many ongoing structural developments and commercial movements in the area. This includes among others:

1. The ongoing hotel expansions and new construction in the nearby areas to cater to the increasing number of both local and foreign tourist arrivals (figures)
2. The upcoming rise of the country's biggest mall chain SHOEMART and the existing ROBINSONS MALL
3. The growing communities of the Camella Subdivisions

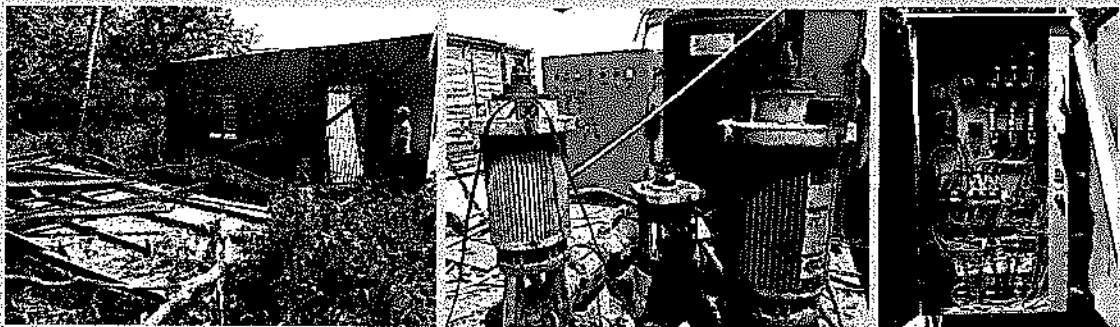
INITIAL RECOMMENDATIONS

1. RECTIFY A SEEMING MISREPRESENTATION BY IMMEDIATELY CHANGING OUT THE EXISTING SIGNAGE AT THE FRONT ENTRANCE LABELLED "FORT ILOCANDIA GOLF & COUNTRY CLUB", WITH A PGC-TIEZA SIGNAGE TO ESTABLISH ITS OWNERSHIP

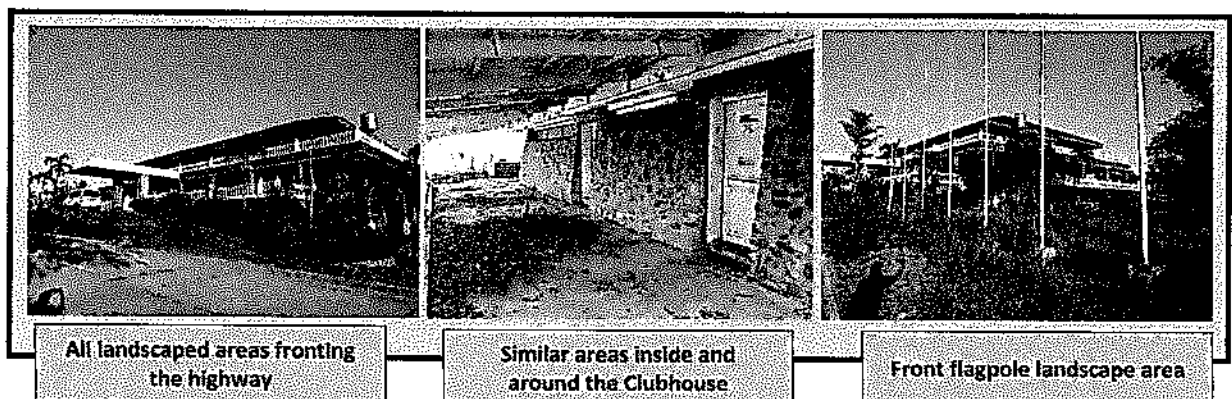


2. IMMEDIATE REPAIR OF PUMP SHELTER AND SECURITY OF THE PUMPING STATION AT HOLE NO.9 WHICH IS SEEMINGLY OPERABLE. VERIFY AND SUBJECT TO IMMEDIATE ASSESSMENT.

- a. Restore the blown-away roofing to prevent further damage of the pumps especially the exposed electrical components
- b. Clean-up inside and around the pump house



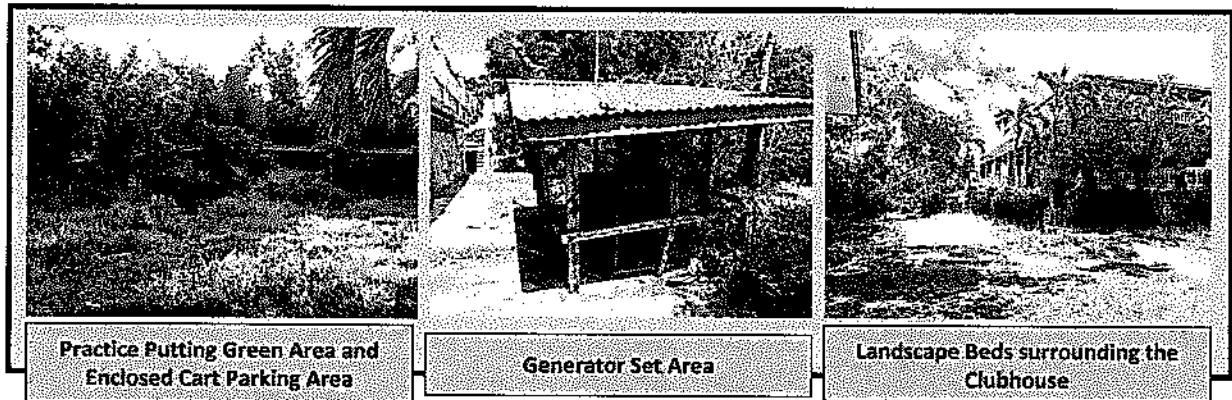
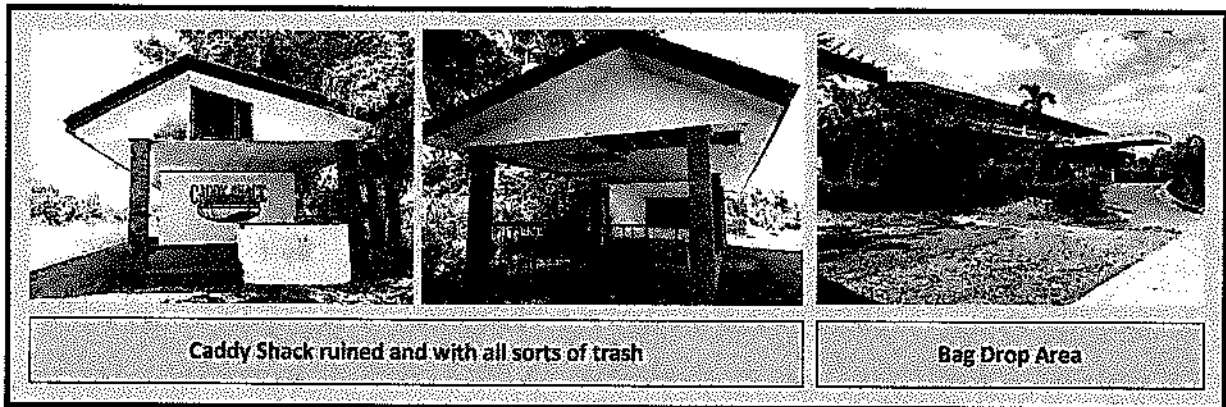
3. INITIAL CLEAN-UP INSIDE AND AROUND THE MAHARLIKA CLUBHOUSE INCLUDING;



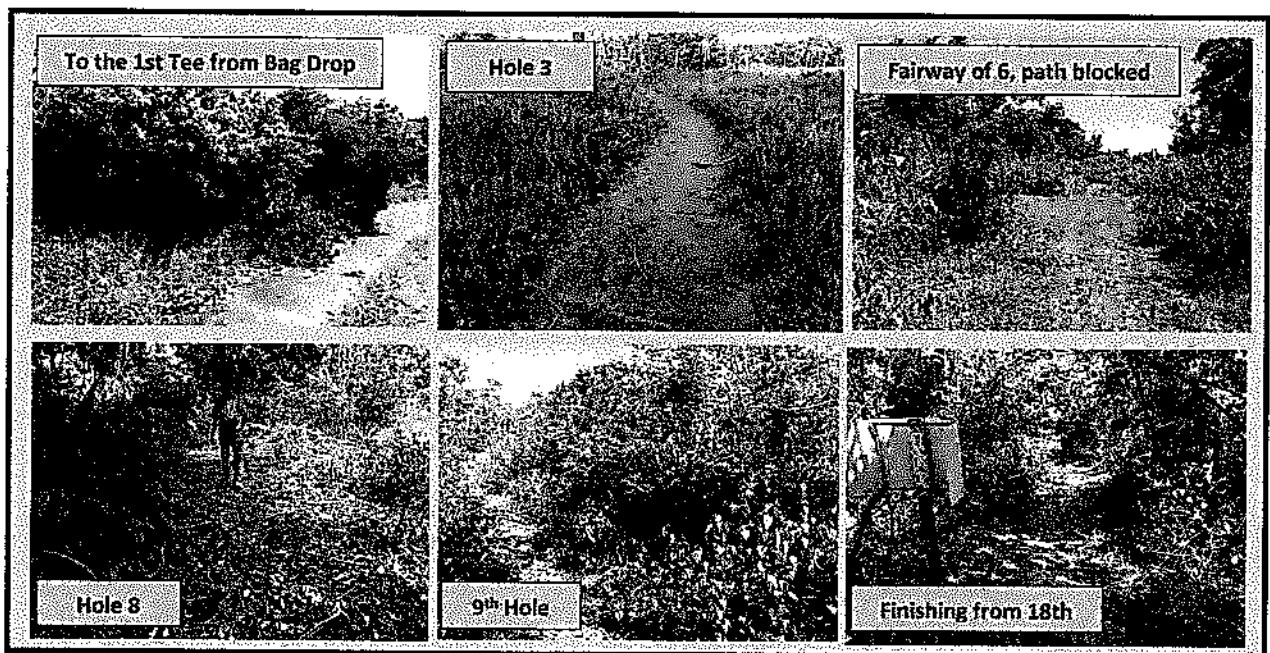
All landscaped areas fronting the highway

Similar areas inside and around the Clubhouse

Front flagpole landscape area



4. CLEARING OF THE ENTIRE 18-HOLE CART PATH TO MAKE THE WHOLE GOLF COURSE ACCESSIBLE FOR A MORE THOROUGH ASSESSMENT OF THE ENTIRE GOLF COURSE. PHOTOS SHOW THE DIFFERENT STAGES OF WILD ENCROACHMENTS.

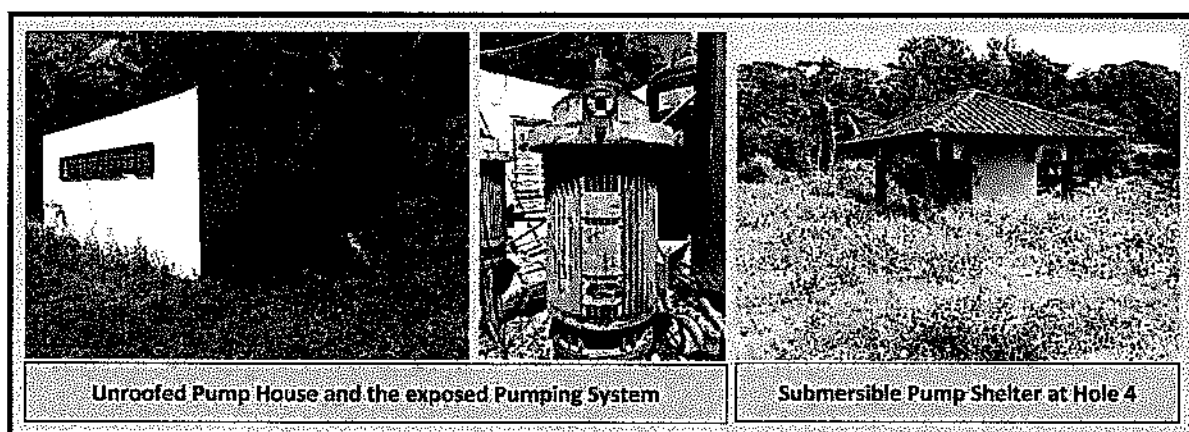


REMARKS: Initial clean-up shall require the following:

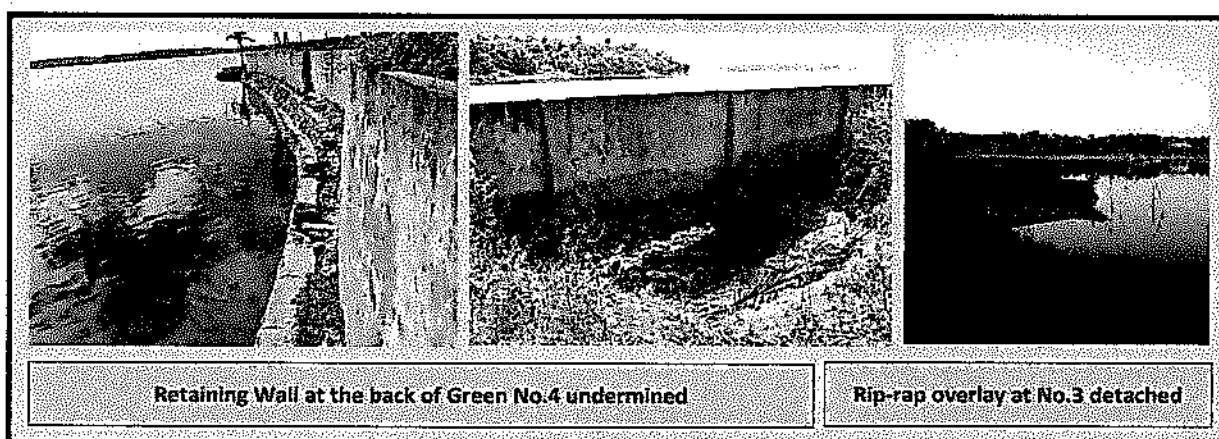
INITIAL CLEAN-UP OF THE CLUBHOUSE COMPLEX AND CLEARING OF CART PATH			
ITEM	TASKS	MANPOWER	EQUIPMENT/TOOLS
1	Clean-up and Sanitation of Landscape Areas around the Clubhouse	5 mandays for 2 months	2 grass cutters (TIEZA) and handtools (workers)
	a. Grass cutting and trimming/shaping/pruning of plants		
	b. Trash and debris clean-up and hauling to a designated area		
2	Clean-up Inside the Clubhouse	5 mandays for months	2 grass cutters (TIEZA) and handtools (workers)
3	Clearing of the entire 18-hole cart path		
	Grass cutting or manual clearing of 3-meter clearance on both sides of cart path (grasses or heavy woody vegetation in place)		

5. ASSESSMENT OF SUPPORT STRUCTURES AND OTHER FEATURES

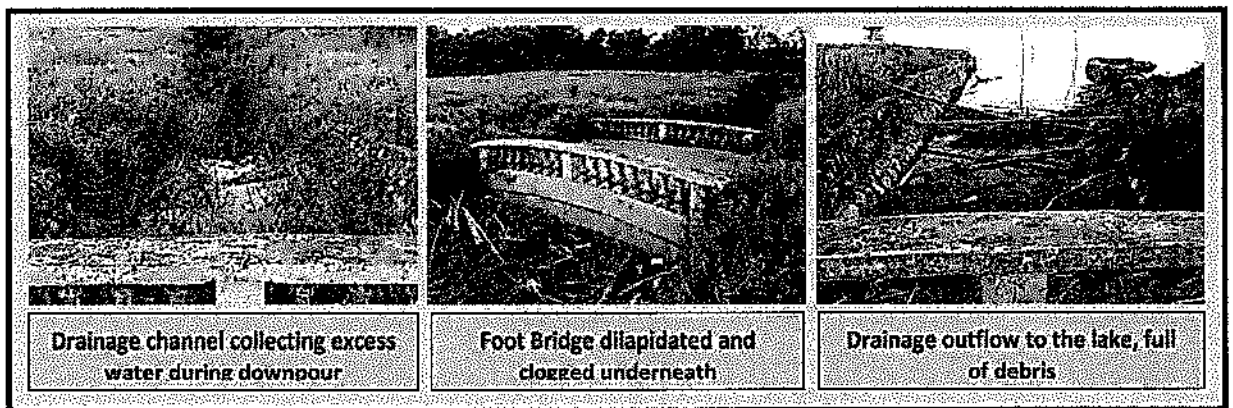
a. Pumping Stations and Deep Wells



b. Rip-rap walls / retaining walls along holes 3 and 4 / security fences



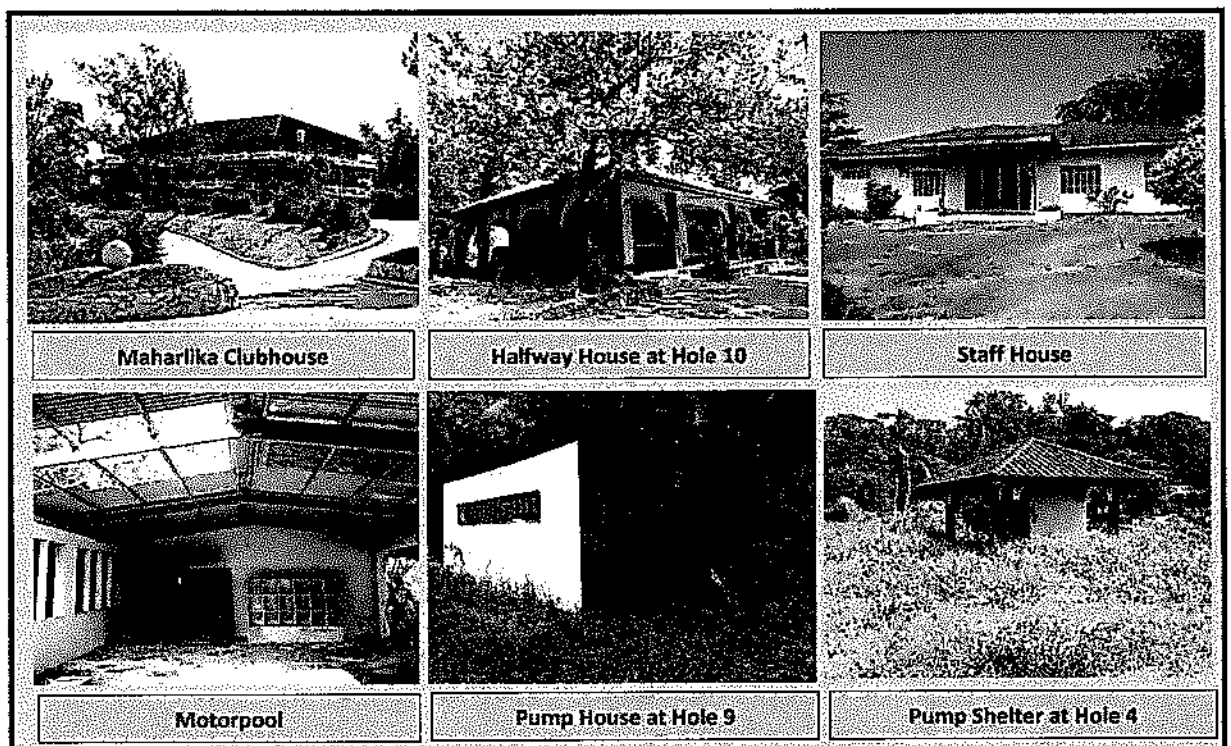
c. Rip-rap drainage canals and foot bridges



d. Concreted and lined ponds/water feature



6. PARALLEL ASSESSMENT OF BUILDING STRUCTURES



GOLF COURSE REHABILITATION

At its current state, regardless if TIEZA will do the rehabilitation or offers it to another party, the following plans and designs must be produced. If at all possible, old working drawings and or as-built of the original Gary Player lay-out which might have been kept by Fort Ilocandia can be used as reference for this undertaking.

PLANS and DESIGNS

1. Routing Plan of 18 holes including the flow from the bag-drop area, parking, golf cart barn and maintenance equipment access
2. Grading plan
3. Drainage Plan
4. Irrigation Plan
5. Grassing Plan
6. Sand bunkers, lakes and ponds
7. Tree Planting Plan
8. Natural and Ornamental landscaping
9. Overall Master Plan including locations of other vertical al and horizontal structures

Remarks: An entity or a firm which can either just DESIGN or DESIGN AND BUILD the golf course can be engaged conforming to the following Construction Considerations.

CONSTRUCTION CONSIDERATIONS

1. Generally preserve the original Gary Player lay-out with minor adjustment to standardize the teeing set-up by adding a gold tee mound for Professional Events
2. Adapt to Sustainability Principles of Golf Course Management
 - a. Selection of appropriate turfgrass
 - b. Optimize limits of grassed areas for allowable sustained irrigation
 - c. Maximize surface drainage by preserving the existing gradient
 - d. Water collection by channelling excess water to lakes and ponds for reuse
 - e. Use of available local sand materials for rootzone profile
3. Consider value engineering by possibly preserving/rehabilitating the existing features such as lakes and ponds, drainage canals, foot bridges, cart path, pump station, deepwells and pipelines.

NOTABLES:

FEATURES:

- GARY PLAYER DESIGN
- PAR 72 CHAMPIONSHIP LAY-OUT
- 477 HECTARES
- MAHARLIKA CLUBHOUSE

Nearby:

- PLAZA DEL NORTE
- MALACANANG OF THE NORTH
- PORT ILOCandia REGION

Hole	1	2	3	4	5	6	7	8	9	Out	10	11	12	13	14	15	16	17	18	In	Total
Blue	390	149	405	760	431	406	195	487	163	3,386	428	171	533	437	408	398	524	347	391	3,637	7,023
White	372	130	364	747	400	398	183	465	153	3,210	418	164	504	350	386	371	506	327	375	3,391	6,601
Red	366	111	305	715	343	368	153	375	118	2,854	353	150	427	338	350	300	447	319	300	2,984	5,838
Par	4	3	4	5	4	4	3	5	3	35	4	3	5	4	4	4	5	4	4	37	72
Handicap	13	18	8	2	4	3	12	6	16	/	1	17	7	15	5	11	9	14	10	Yardage	

FEATURES:

- *GARY PLAYER DESIGN
- *PAR 72 CHAMPIONSHIP LAY-OUT
- *477 HECTARES
- *MAHARLIKA CLUBHOUSE

Nearby:

- *PLAZA DEL NORTE
- *MALACANANG OF THE NORTH
- *FORT ILICANDIA RESORT



Existing Bermudagrass can still be propagated as a sprigging material for fairway grassing



Grading of the original lay-out can be retained. Rolling terrain and sanded based can save a lot in drainage cost.



Graphical Hole Marker and Divot Sand bins are still intact and can be reused with proper artistic touch up.



Sand based greens can be preserved and treated for reuse as rootzone mix.

COSTS

Subject to further and more in depth assessments, the following costs are just for budgetary purpose. A Technical Working Group can be formed to look into the details of this project.

PROJECT : Rehabilitation of the 18-hole Paoay Golf Course
LOCATION : Calayab, Paoay, Laoag City, Ilocos Norte
SUBJECT : Budgetary Estimate

Item No.	Description	Amount (PhP)		REMARKS
1	1.0 Mobilization & Demobilization	400,000.00	500,000.00	Equipment and Temporary Facilities
2	2.0 Earthwork & Rough Shaping			
	2.1 Stripping			general stripping and hauling of vegetation including shrubs
	2.2 Secondary earthworks and rough shaping			grading/shaping according to original lay-out
	2.3 Backfilling			grade restoration where needed
	Sub Total Earthworks	8,000,000.00	10,000,000.00	Equipment and specialty labor (Dozer and dump truck)
3	3.0 Greens Construction			
	Sub Total Green Construction	17,100,000.00	18,000,000.00	3000 sqm of Zoysia matrella on green and greens complex
4	4.0 Tee Construction			2000 sqm of Zoysia matrella on tees and tees' complex
	Sub Total Tee Construction	10,800,000.00	12,600,000.00	approx. 4200m x 50m of sandcapping at 4in of fresh sand
5	5.0 Fairway Construction			
	Sub Total Fairway Construction	25,200,000.00	29,400,000.00	with sandcapping of 4 inches thick fresh sand material
6	6.0 Sand Bunker Construction			
	Sub Total Sand Bunker Construction	5,400,000.00	6,300,000.00	1000 sqm of Zoysia matrella on bunker and bunker complex
7	7.0 Fairway Drainage Construction			
	Sub Total Fairway Drainage Construction	5,000,000.00	7,000,000.00	to be verified in further assessment
8	8.0 Irrigation System Semi-Automated			
	Sub Total Irrigation System	50,000,000.00	60,000,000.00	Based on current market price for 18 holes (to be verified in material take-off)
9	9.0 Sub Total Cart Path Improvement	1,000,000.00	2,000,000.00	damages to be further verified
10	10.0 Fine Shaping	3,000,000.00	3,600,000.00	30 hectares of combined fairway, greens and tees
11	11.0 Pre-planting Ammendments	1,200,000.00	1,800,000.00	chemicals, fertilizers and soil conditioners
12	12.0 Grassing	1,200,000.00	1,800,000.00	30 hectares of combined fairway, greens and tees
13	13.0 Grow-in and Maintenance	3,600,000.00	4,200,000.00	30 hectares of combined fairway, greens and tees for 3 months
14	14.0 Other Works			
	14.1 Retaining Wall repair			repair of damaged rip-rap overlay (extent to be verified)
	14.2 Masonry Works			repair of damaged rip-rap overlay (extent to be verified)
	14.3 Pipeline to Irrigation pond			existing pipeline to be verified if still intact
	Sub Total Other Works	3,000,000.00	4,000,000.00	
15	15.0 Construction of 1-ha Tifway 419 Nursery	2,000,000.00	2,500,000.00	Proposed advanced grassing of hole 5 from existing available bernudagrass
16	16.0 Miscellaneous			
	16.1 Tree Pruning			Overgrown trees and typhoon damages
	16.2 Golf Course Landscaping			Mix of natural and ornamental plants in selected areas
	Sub Total Miscellaneous	4,000,000.00	5,000,000.00	
17	New Pump Station & Pumphouse	11,000,000.00	12,000,000.00	Current market price for a combined 115 HP pump (1200gpm capacity)
18	Deep wells & Submersible Pumps	2,500,000.00	3,000,000.00	Requires 2100 cum (7mm*30has)=550,000 gals/day peak irrigation (verify)
19	Motorpool Renovation	2,000,000.00	2,500,000.00	Complete renovation
20	Irrigation Ponds Repair	2,000,000.00	2,200,000.00	Liner repair of 2 adjoining irrigation lakes (for further verification)
21	Golf Maintenance Equipment	28,000,000.00	30,000,000.00	Complete fleet for 18 holes
22	Golf Cart	16,000,000.00	18,000,000.00	40 starting brand new units (60 units total required)
23	Maharlika Clubhouse & Caddy Shack	100,000,000.00	120,000,000.00	Renovation including interiors except furnishings (for further verification)
	GRAND TOTAL	302,400,000.00	356,400,000.00	*Subject to adjustments after further verification of marked items and complete actual price quotations.

Enjoy the game. Happy golf is good
golf.

— Gary Player —

