

16th February 1938.

H. Copijn, Esq.,  
c/o H. Copijn & Zoon,  
Groenekan, Utrecht.  
Holland.

Dear Mr. Copijn,

I thank you for your letter on the subject of seed and fertilizer, and enclose herewith "Instructions and Conditions". If there is anything obscure in them, please write to me straight away.

You are doubtless right in thinking that a bit of nitrogen will be required after seeding, but I have made no attempt to deal with materials which may be required during the up-keep period. I do not think that it is possible to foresee the future to that extent, and presume that you will allot a round sum, such as is usually spent on a first-class course during the first year, without trying to foretell the precise manner in which it will be spent.

I am taking your advice on A.S.F., and following Barenbrug to a great extent on seed. But I think his proposed rate of seeding is excessively low, especially in view of Mr. Wolf's desire for speed.

Under separate cover individual plans of the greens have been forwarded to you. In each case, Plan A shows what we have got, and Plan B shows what we want.

Please let me have a copy of your bid, as soon as you have arrived at it, addressing your letter to me personally at 140 Piccadilly, London, W.1.

Yours sincerely,

for COLT, ALISON & MORRISON LTD.



GROOT HAESEBROEK.

All see 16-2-38 not procurable, and the Contractor shall satisfy the Architect that it is obtained from a reliable source and is well known and of good reputation.

INSTRUCTIONS AND CONDITIONS

for the construction of a new 18 hole golf course for

Mr.D.Wolf, at Groot Haesebroek, near The Hague.

(NOTE. In addition to these instructions and conditions, the Contractor will read "Instructions regarding the framework", and will examine the individual plans of the putting greens.)

GENERAL

The Contractor shall mark out the work in accordance with the plans of the Architects, Colt, Alison & Morris & Co. Ltd. He shall carry out the work in accordance with the plans and instructions of the Architects, including any modifications of the plans which the Architects may make and any instructions which the Architects may give during the construction of the course.

He shall not top-soil any green until the sub-grade has been approved by the Architects.

The Contractor shall furnish at his own expense all staff, horses, lorries, tractors, machinery, plant, tools and other equipment and implements desirable for carrying out the work of construction in a workmanlike manner, and all the materials mentioned herein.

The Contractor shall accept all responsibility of every kind in the case of accidents, injury or damage caused to or by all staff, horses, lorries, etc. employed or supplied by him or his agents.

MATERIALS

The materials which the Contractor shall furnish at his own expense are stated below.

SEED.

Each 100 kilogrammes of seed for the tees and greens shall be composed of 60k. of *Agrostis Stolonifera* and 40k. of *Festuca Rubra*. He shall supply 1,200 kilogrammes of this mixture.

Each 100 kilogrammes of seed for the fairways shall be composed of 25 K. of *Agrostis Stolonifera*, 25K. of *Pacey's Perennial*, 15 K. of *Festuca Duriuscula*, 15 K. of *Festuca Rubra*, and 20 K. of *Poa Pratensis*. He shall supply 5,000 kilogrammes of this mixture.

In addition, he shall supply 200 kilogrammes of *Achillea Millefolia*, 200 kilogrammes of *Festuca Ovina*, 100 kilogrammes of *Agrostis Vulgaris* and 100 kilogrammes of oats for use on steep banks at the 14th and elsewhere.



All seed shall be the best procurable, and the Contractor shall satisfy the Architects that it is obtained from a merchant who is well known and of good reputation.

#### FERTILIZER.

The Contractor shall supply 13,000 kilogrammes of A.S.F. for use before seeding.

#### MANURE.

He shall supply 400 cubic metres of well-rotted barn-yard or stable manure for use on the tees and greens.

#### LIME.

He shall supply the quantity of Lime advised in the Official Report on the top-soil, provided that the Architects approve of such advice. In the absence of such advice, or if the Architects do not approve of it, the Contractor shall supply the quantity of Lime advised by the Architects.

#### PLANT, ETC.

He shall supply plants of Psamma Arenaria, Elymus Arenarius, Buckthorn or other similar plants or bushes, to stop blown sand; but for this purpose he is at liberty to make use of plants or bushes which he has to remove in constructing the course. He shall also supply hurdles or other barriers wherever these may be required, for protecting tees and greens from blown sand.

#### TURF.

He shall supply turf or heather sods adequate for revetting the bunker faces. The turf shall not be of a greater thickness than 0.10.

#### PATHS.

He shall furnish all the materials necessary for the construction of wooden footpaths, and of steps where these are desirable, linking each back tee with its fairway, each other tee with the main footpath or the fairway, and each green with the tees of the next hole. These footpaths and steps will be 0.60 broad, and will be solidly made. The wood will be thoroughly treated with some satisfactory preservative. The paths will be on the easiest available gradients.

#### TOP-SOIL.

The Contractor will not furnish top-soil, which shall be supplied by the Client, but he shall keep a constant check on deliveries, as regards quantity, quality and punctuality, and shall notify the Client or his representative at once if any defect is observed. Provided that the Contractor keeps a constant check, and notifies any defect promptly, he shall not be responsible for any delay which may result. He shall not, however, make use of any inferior top-soil without obtaining the agreement of the Architects or of the Contractor will have to deal with will be 22,000 cubic metres (twenty-two thousand cubic metres).

All the materials mentioned above, with the exception of a possible small surplus of top-soil, shall be used during the period of construction, that is to say, prior to September 1st 1938, and shall not be retained for use during the period of upkeep, unless the approval of the Architects shall have been



LABOUR (GENERAL).

TEES.

Tees are dealt with under "Instructions regarding the Framework". The total area of the teeing-grounds at each hole will be 400 square metres, except at the 1st and 10th, where this area will be exceeded. This area, at each hole, will usually be divided into two or more parts.

## FAIRWAYS.

The fairways will approximate, in width and length, to those shown on the Framework Plan, though some modifications will probably be made.

**GREENS.**

The size and sub-grade of the greens are dealt with by means of individual plans, copies of which have been forwarded.

ROUGH.

The rough will be 20 metres on each side of the fairways, together with a space in the shape of the letter "U" in front of the tees, commencing 5 metres, on each side, clear of the trees, and widening to the breadth of the fairways plus 20 metres on each side. These "U" shaped space for each tee at a hole where there are two or more tees. The whole of the area of rough will be cleared of trees, bushes and roots, except in cases where the Architects have directed, or may direct, that trees or bushes should remain. Care will be taken to displace other existing vegetation as little as possible. The rough will be rendered playable, rabbit holes and other unplayable places being smoothed or filled in.

TOP SOIL.

The Contractor shall deal with twenty-two thousand cubic metres of top-soil furnished by the Client.

The Client shall deposit the top-soil near the main road in positions and at times arranged in consultation with the Contractor.

The Contractor shall free the top-soil from stones, and from the roots of trees or bushes. In the case of the putting greens he shall free it from grass roots also.

Before the top-soil is spread he shall plough or dig the ground to a depth of at least 0.30. After having smoothed it he shall spread the top-soil at the uniform rate of a thickness of 0.10 for fairways except where more is provided for in the case of the 2nd, 9th, 10th, 14th and 17th, and of 0.20 for the tees and greens. He may at his option, spread the top-soil in two or more applications.

He shall mix the top-soil with the sand to the extent advised by the official Dutch Department which shall have examined the top-soil, provided that the Architects approve of such advice. In the absence of such advice, or if the Architects do not approve of it, the Contractor shall mix the top-soil with the sand to the extent advised by the Architects. On the fairways, a disc may be used for this purpose.



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During the growing season, the Contractor shall disc the top-soil on the fairways, and turn it over on the tees and greens, at frequent intervals, in order that as many weeds as possible may be killed.

He shall apply the manure on the tees and greens at the rate of 2 cubic metres per 100 square metres, and the A.S.F. at the rate of 800 kilogrammes per hectare, and shall incorporate them with the soil.

The ground 10 metres on each side of each green, and 10 metres beyond it, will be treated as if were fairway, unless such space is occupied by bunkers or is otherwise provided for. In the last-named case such an area will be treated as rough.

If there is be any surplus top-soil, it shall be placed in heaps in conveniently central positions on the course, for future use in green-keeping. During the growing season the heaps shall be turned over at frequent intervals.

It is an essential part of this Contract that the Contractor

RATE AND METHOD OF SEEDING. ready to be seeded not later than September 1st, that he will make all reasonable endeavours to have it ready. Seeding will be at the rate of 6 kilogrammes per 100 square metres for the tees; 350 kilogrammes per hectare for the fairways; and 6 kilogrammes per 100 square metres for the greens.

The seeding shall be done in as many applications as may be necessary for spreading evenly the rate of seed stated. On the fairways wheelbarrow & seeders, or other equally efficient instruments, shall be used.

#### INTERIOR FENCES.

All fences, posts and standards, except those which form the outside boundary of the course, shall be removed and placed in positions to be chosen by the representative of the Client, but positions shall be chosen which will not interfere with the work of the Contractor.

#### BLOWN SAND.

The Contractor shall plant with *Psamma Arenaria*, with *Elymus Arenarius*, or other similar plants, all sandy areas, including bunkers, which seem capable of producing blown sand and affecting any part of the course, and shall protect the tees and greens from blown sand with hurdles or other barriers wherever this is desirable. Buckthorn, or other suitable bushes or trees, may be used for planting, but such planting shall not be used except in positions by the Architects.

#### BUNKER FACES.

These shall be revetted to an average depth of 0.30; that is to say, the revetted part of a bunker face should, on an discovered average, measure 0.30 vertically. The revetting should be at least 0.20 in breadth. In placing layers of turf one above the other, care will be taken that the joints in an layer shall not coincide with the joints in a lower. good defects and damage.



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DRAINAGE.

The information given to the Architect leads them to think that no drainage will be necessary, and no wet places have been observed hitherto. If, however, any wet areas are discovered, the Contractor shall raise them sufficiently to keep them dry throughout the year.

RABBITS AND MOLES.

The Contractor will take all practicable steps to exterminate rabbits and moles, except that he will not fence in the property. The Client shall fence in the property as quickly as possible, beginning as soon as this Contract has been signed.

TIME FOR COMPLETION.

It is an essential part of this Contract that the Contractor shall have the course ready to be seeded not later than September 1st; that he will make all reasonable endeavour to have it ready earlier; and that he shall complete the seeding as early as climatic conditions permit.

MAINTENANCE.

The Contractor shall undertake to maintain the course in an efficient manner until September 30th 1939, and the Client shall provide all equipment desirable for that purpose. The Contractor shall keep all such equipment in good condition.

TOOL-HOUSES.

The Contractor shall provide material suitable for the construction of two tool-houses, capable of housing conveniently all the equipment to be used in the maintenance of the course, and shall construct the tool-houses efficiently in positions arranged in consultation with the Client's representative. These tool-houses shall be ready for use not later than July 15th 1938.

WATER SYSTEM.

The Client shall install a water system adequate and convenient for watering the tees and greens, the approaches to the 2nd, 9th, 10th and 17th greens, and the big bank on the 14th fairway. The water system shall be ready for use by August 1st 1938, and the Contractor shall make use of it at all desirable times until September 30th 1939, running it at his own expense and keeping it in good repair.

DEFECTS OR DAMAGE.

All defects or damage on the course which may be discovered before September 30th 1939 shall be made good by the Contractor at his own expense, and he shall provide all material, other than the equipment and water-system mentioned above, desirable for maintaining the course and for making good defects and damage.



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## CONCLUSION.

The instructions which are now specifically given shall not be held to exclude any other desirable operation. The Contractor shall do everything which is necessary in the opinion of the Architects for the construction of a first class golf course, and for its maintenance in a first class manner until September 30th 1939, except that (1) he will not install a water system; (2) for the construction of the course, prior to September 30th 1939, he will not furnish at his own expense materials other than those mentioned in these instructions, though subsequently he will furnish materials desirable for upkeep; and (3) he will not fence in the property.

The object of this contract shall be that on September 30th 1939 the Contractor shall hand over to the Client a golf course which has been constructed in a first-class manner and has been brought into as good condition as the weather may permit.

for COLT, ALISON & MORRISON LTD.

16th February 1938.