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# The Florida Green

The Official Bulletin of the Florida Golf Course Superintendents Association

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## ABOUT THE COVER

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## President's Message

It is quite a challenge to become the president of the Florida G.C.S.A. at a point when our association can begin to investigate new areas of involvement while at the same time the G.C.S.A. is implementing new programs for the golf superintendent. My predecessors have done a marvelous job in coordinating our local chapters, promoting the Florida Green and an overall first class revitalization of what used to be a "dead horse." Because of our solid Executive Board and proven operating procedures, I feel that we have the capability to prepare different ventures for the State Association. Any new endeavor will succeed when the individuals get behind the program and make it work for the betterment of our profession. These ideas will be discussed at future board meetings and will be reported to the individual superintendents at your local chapter meetings.

The space set aside for the president's message gives me an opportunity to focus on different topics that face the Florida G.C.S.A. or items that affect the superintendent in his day to day environment.

The mediator between the individual member and the State Association is your chapter's External-Vice President. Make sure that he is called on to give a report at each local function, so you have a chance to look at the minutes of the Executive Board meetings or make suggestions to the Florida G.C.S.A. Please remember that you are invited to attend any of our quarterly meetings which are held at:

Florida Turf-Grass Conference  
G.C.S.A.A. Convention  
Poa Annua Classic  
Crowfoot Open

Your lines of communication are also open to the Executive Officers at any time. \*\* (See Page 12)

One of the factors that has helped us grow into a well respected and better paid profession has been the ongoing work of the association. Some of the newcomers in the business are unaware of the benefits of a strong organization plus the numerous individuals that have been involved before, need to lend a hand to put some "spunk" back into your local chapter.

It has been brought to my attention that the superintendent can better assist the functions of the golf club by being more involved in the game itself. I am not professing that you need to arrange five or six golf outings a week, but I think you need to make an honest effort to play and improve your talents. A golfing member will have more confidence in your maintenance programs if he or she knows that you view the course as a golfer and not just as a turf manager. Involvement in the "game of golf" does not just mean playing; you should take time to get involved with local Rules Committees, Amateur Associations, Course Rating Teams of Junior Golf Programs. I honestly feel that these types of efforts will enable you to gain the respect and admiration of club members and officials.

Until next time. ■

Kevin Downing

# Central Florida Crowfoots



By JIM ELLISON  
The Bay Hill Club

The Bay Hill Club and Lodge Maintenance Facility has experienced many improvements because of the continuing need for more efficient and modern storage and operating conditions. Each year we will take a particular area of our maintenance facility and up date it to meet our growing needs.



## OFFICE AREA AND EQUIPMENT STORAGE

The recent addition to the maintenance area includes a new office complex with a large private office for the superintendent, a large office area for the assistant superintendent and the office secretary, plus a small foyer waiting area for visitors. On the right hand wall as you enter the office is a large master irrigation plan of all twenty-seven holes. This plan is laminated on a large sheet of plexi-glass mounted in a wooden frame. The plexi-glass allows us to write on job locations and descriptions, then afterwards, can be easily cleaned off. Down to the far end of the master plan we have a master control system for all irrigation controllers on the course, and control switches for all irrigation pumps, and a main line pressure gauge.

The first rolling door down from the office is used for storing small miscellaneous tournament items. The second rolling door area is used for a painting room. For signs, tee markers, putting cups, ball washers, etc. The third rolling door area is used for tournament storage for ropes, stakes, and metal trash racks. Next down we have drive-under equipment storage — not shown in picture is

*(Continued on page 15)*



## DAILY SERVICE AND CREW QUARTERS BUILDING

The daily service building is primarily used for parking equipment that is used on a day to day basis, such as greens mowers, tee mowers, transportation vehicles, and a large variety of small spreaders and hand tools. Sectioned out within this building is a men' locker room, shower and restroom facility. A female restroom facility, a designated lunch area and a private miscellaneous course supply room. An additional wing has been added to the far left side of the building for storage of all fertilizer and chemicals. Other additional wings include a complete irrigation parts and repair room, and a complete mechanical shop for service and maintenance of all equipment.

(Continued from page 14)

an equal amount of drive-under shelter directly across from area shown.

The large 50 x 100 metal building is used only for the Bay Hill Classic Tournament equipment, such as large scoreboards, 18 status boards, fencing to protect residential areas during the Tournament, and hospitality pavillion tents and equipment.



## A SIGN FOR EMPLOYEES TO OBSERVE

The above illustrates a sign as a reminder to all maintenance personal as they leave the maintenance facility in route to their responsibilities on the course. The sign reads: BE PROUD OF YOUR COURSE—SHOW COURTESY TO GOLFERS—POLICE FOR TRASH—SHOW PRIDE IN YOUR WORK AT ALL TIMES.

Regardless of the size of any maintenance facility, the most important factor is that it be neat, clean and organized as possible at all times, and from that you will see better attitudes and work habits throughout your entire staff. ■

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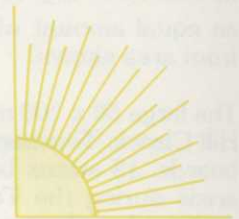
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# South Florida Sunshine



By BRAD G. KOCHER  
Inverrary Country Club

## The Hub of the Operation -- 'The Maintenance Complex'

What is it that every Golf Course Superintendent has but is generally dissatisfied with? You have guessed it — his maintenance complex. Most of the existing complexes are antiquated, poorly planned and stuck somewhere at one end of the golf course. Some have dirt floors, small and inadequate storage areas and little consideration for mechanics repair area. Storage of equipment, employees lunch rooms, decent restrooms and office space are often overlooked when maintenance facilities are constructed during development.

Several avenues concerning maintenance complexes will be explored. Since there are few courses presently under construction in the South Florida area, we will look at improvements that can be made to existing facilities along with basic necessities for every complex.

The basic reason for the maintenance complex is that it should function as the hub of golf course and/or grounds maintenance activities. It is generally the area where all or most of the equipment is stored and maintained. It is also the area where all employees report to work, eat lunch and clean up before leaving work. At many complexes, it is the area where company equipment is fueled, nurseries are housed, pump stations located and an array of other activities often take place.

Basic necessities dictate that the maintenance complex houses around \$200,000-\$250,000 worth of equipment for each 18-hole course. In most situations the equipment is housed inside, however if equipment is stored outside, it should be under some form of overhead cover.

Foul weather is a major contributor to rust and rotting of equipment. With such large monetary investments in equipment, a little care will make the equipment last longer and look better. Also, employees tend to take better care of equipment that "looks new," and golfers prefer to see equipment on the course that is not rusted and weather beaten. Well kept equipment exudes care and professionalism.

The area where equipment is stored and fueled should be paved. Any time there is a lot of traffic, equipment makes an absolute mess in non-paved areas. It is hazardous both to employees and the equipment. Additionally on the outside of the building, other flammable materials should be stored such as oils and mineral spirits.

The inside area and arrangement are probably the most important facet of the maintenance complex. Included inside should be superintendent, assistant and head

mechanic office space. Restrooms, employee lockers, shower and lunch room areas should also be included but are probably the most overlooked areas in some of the older maintenance "barn" designs. Bag fertilizer, chemical room, parts storage and equipment storage are the other items that will need to be considered when arranging the maintenance complex.

Adequate office space is crucial to the satisfactory performance of the golf course superintendent, yet too often we see a desk in a 6 x 8 office with no provision for file cabinets and other record-keeping necessities. In these days of budgets of \$300,000 on up, efficient management of men, money and machines is increasingly important, and the Superintendent must be an organized record-keeper to do his job justice. The age of the mini-computer is here and will soon be an important ingredient in golf course management and will enable us to perform more efficiently. Additionally, desk and storage space should be provided for the assistant and the head mechanic. Each of these positions requires routine maintenance record-keeping, inventories and ordering. Additionally, the mechanic must have storage space for parts manuals and parts inventory lists.

Employee related facilities are often the most overlooked in the maintenance complex. We should all remember that our employees are the backbone of the operation and that their needs and comforts are infinitely important. Employees spend 8+ hours a day at their job and they should be made to feel that their needs are as important as ours. Every maintenance employee should have some sort of locker or storage area. Changes of clothes, dry shoes, rainwear and boots are items that should be stored there. Proper restroom facilities should be adequate for crew size and inspected and cleaned daily. At least one shower should be provided. Lunch rooms with enough space for all employees should be available and air conditioned — fans at the least. All employees will be most appreciative and will feel part of the team if we respond to their needs.

Chemical storage is another important area of the complex. The chemical storage room should be adequately sized to handle as many chemicals as you would ever have on hand. The room should be locked at all times when not in use. A label should be on the door stating "Danger" or "Danger Toxic Chemicals." Adequate ventilation should be provided in the chemical room. Also, an emergency eye flush and running water should be very near. Chemical splashed in the eyes or on the skin must be dealt with quickly.

*(Continued on page 17)*

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Parts storage facilities are another consideration in proper maintenance building floorplans. It is a necessity to keep sizable inventories in parts in order to readily repair downed equipment. Many courses, especially 18-hole courses, have limited amounts of "back-up" equipment to utilize when an important piece of machinery is down. Therefore, parts must be on hand to reduce downtime and put the equipment back into service. An organized parts room is an integral part of the present day maintenance facility.

Often, granular fertilizers must also be stored in the maintenance area. Depending on the preferred amounts of inventory, we must allow adequate space to store the fertilizers. We must also have room to move fork lifts in and out of the area because it is much neater to stack the fertilizer on pallets. In that manner, the fertilizer stays dry and can be stacked one pallet on top of the other.

Equipment storage must also be considered. Usually the small equipment is kept inside such as green and tee mowers, trap rakes, utility vehicles, small walking mowers, mid-size rotary and reel mowers, weed eaters, etc. Neat arrangement will allow for an organized shop area and less damage to equipment. Marking of the floor with paint helps in many situations.

The maintenance complex of the 80's will be designed differently from one 20-30 years ago. If superintendents can update their "barns" of yesterday they will ultimately have a better operation. Employees will be happier, mechanics will have suitable work areas and the total maintenance operation will run more effectively. ■

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# Suncoast Sails

By LARRY LIVINGSTON  
Gator Creek Golf Club

## Constructing a Golf Course Maintenance Building

All too often when building a golf course the maintenance building is put on the bottom of the priority list. This misconception has plagued golf course superintendents for years. The maintenance building is the nucleus of the maintenance operation and should be planned with this in mind. Not only does the complex serve as a place to store equipment but also houses equipment for maintenance and repairs, headquarters for the crew, fertilizer storage, chemical storage, topsoil storage, and administrative offices for the superintendent, his assistant and secretary. A facility that is constructed without fulfilling these needs is totally inadequate.

When locating the maintenance facility the following facts should be addressed:

- 1) The complex should be centrally located on the golf course out of "in play" areas.
- 2) It should have accommodations for large truck traffic.
- 3) It should be located in an area that is relatively flat and well drained for ease of equipment maneuverability.
- 4) It should be easily connected to utilities.
- 5) Plenty of room should be allowed for employee parking.
- 6) The entire complex should be well screened from the golfer's view.

When designing the building several things should be considered. The type of construction materials should be durable and easily maintained. The exterior design should complement the surrounding buildings when feasible. The number of windows should be limited for security reasons. Skylights should be used wherever possible for natural lighting. Plenty of electrical outlets should be used throughout the building. Fuel pumps should be located in a convenient location away from normal traffic flow.

The equipment maintenance area should be separate from equipment storage and relatively close to the administrative offices. It should be insulated and equipped with heat and air conditioner. It should also contain plenty of bench space, 1/2 ton overhead hoist, hydraulic lift, grinder, drill press, parts washer, air compressor, reel and bed-knife grinder, welding bay, area for spray painting, portable work bench, sufficient lighting, and a desk, file cabinet, etc., for the mechanic. Also included should be an inventory room with adequate storage area for equipment parts inventory, golf course supplies, irrigation parts, etc. This area should be accessible to authorized personnel only.

This area should be accessible to authorized personnel only.

A personnel area should be provided with restroom and shower facilities, lockers, lunch table, refrigerator, vending machines, microwave oven, etc. This area should be heated and air conditioned and located relatively close to the administrative offices.

The fertilizer and chemical storage areas should be located in an area convenient to large trucks. It should be constructed of corrosive resistant materials and accessible to authorized personnel only. Ideally the two should be separate rooms.

The topsoil storage area should consist of a concrete floor with side walls that are at least 6 ft. high and built strong enough to contain the soil being stored. Enclosing the structure is recommended to keep the soil dry and free of contaminants.

The size of the maintenance facility varies with the type and size of the golf course. Some general recommendations for a typical 18-hole golf course are listed below. The figures should be considered minimum.

Equipment Storage	6,000 sq. ft.
Equipment Repair	1,300 sq. ft.
Inventory Room	250 sq. ft.
Fertilizer Storage	450 sq. ft.
Chemical Storage	250 sq. ft.
Administrative Offices	300 sq. ft.
Employee Lunch Room	350 sq. ft.
Restrooms 7 Showers	100 sq. ft.
Total Floor Space	9,000 sq. ft.
Topsoil Storage	1,000 sq. ft.

A wash rack of 1,000 square feet with proper drainage is essential for keeping the equipment clean. The area around the building should be paved and a security fence installed around the entire facility.

One must realize that a poorly designed maintenance complex is conducive to inadequate golf course conditions. A golf course wishing to upgrade course conditions and maintenance programs should take a long, hard look at the support facility from which its personnel is operating. If found deficient, proper steps should be taken to obtain an adequate maintenance facility. ■



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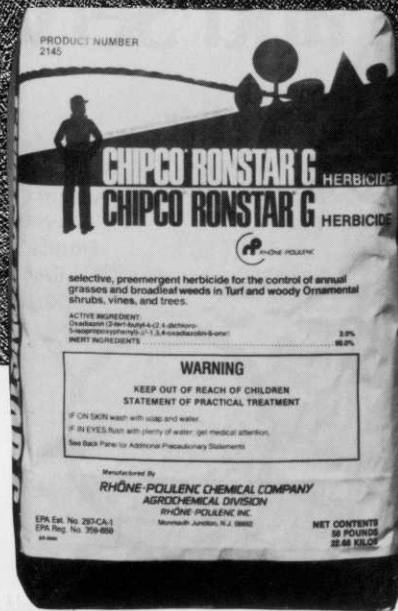
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driven ventilation so moist during our summer months that the operator must wipe the seat in the morning before use.

With wages hitting the .10 to .15 per minute rates, costs in employee training and fringe benefits, turn-over, etc., prime consideration is now demanded to be directed toward the employee area described. After all, nearly one-third their day and one-half their waking moments are job related. With wall-to-wall cart paths and the emphasis on "let 'em play," adverse weather conditions dictate unpleasant working days. Employees need adequate areas to warm and dry themselves as well as a decent area in which to eat their meals and to take their breaks. Rest rooms and showers are no longer luxuries but required by law. Proper employee parking without the possibility of vehicles being hit by either equipment or golf balls is almost mandatory. The maintenance complex and the accompanying facilities for all employees sets the attitude for morale and work productivity. If you, the superintendent and/or the club, "don't think of me and your equipment, why should I think of you, your equipment or your golf course." Just think of the dollars wasted in all areas where this type of attitude prevails. This is not an un-common occurrence even in today's world but those displaying these attitudes are generally not in our business too long.

Each aspect of the ideal maintenance center must be thoroughly planned and designed as well as executed. Not only for the present but for future expansion if that is even a remote possibility. If this area is limited in origin and later plans call for expansion, just think of trying to operate within the area originally designed for 9 or 18 holes and the future calls for 9, 27, 36 or even 72 holes. This is especially true when the available landsite can not provide the necessary space and the operation must be decentralized as well. Location of just the fuel storage distribution can be a costly problem once restrictions have been set. I have seen such operations where travel time alone was 15 minutes each way. In addition to the risen fuel costs, at \$6.00 per hour, that is another \$3.00 at each fueling, and this doesn't reflect additional wear.

The only answer is to PLAN, PLAN, then PLAN some more if these problems are to be possibly avoided. Fellow supers are the best source of information and who best to get directions than from someone who has already travelled the road. Even better, get your superiors to go with you and take your plans. Better still, call in a number of your peers that you know have had the experience you are planning for; let them meet and have a brainstorm with all concerned and make suggestions for your consideration. Over the years I have planned and seen through 5 complexes and the best of all in-put I received was from the peers and on site examination of what they had done. Fantastic changes have been made in nearly all of these complexes and all for the better. We all know that funds are the greatest limiting factor and that Taj Mahals do not make a complex but excellent planning and judicious use of the funds available beats a shed, a shade tree, bare dirt floors, and a pick-up for your office. There are still a few of these around, so use them too; when you make your plans. ■