

plague architects and builders

of all types abounding worldwide...

are important to developers around the world."

Maples pointed out that society members are now working throughout the world and most clients want a "U.S. championship course, which in their mind means challenging, not intimidating, and fun to play."

More ASGCA members are working internationally, especially in Europe, as the U.S. golf boom continues to roll out in other areas of the world.

More variety in nines

Tom Clark of Wheaton, Md., ASGCA secretary, explains that many developers are asking for 27 or 36

holes initially, with different degrees of difficulty on each nine. With this layout, beginners can build up their confidence on the easiest nine and progress to the others.

Clark said this also helps speed up play on the tougher nines.

Clark thinks many courses will soon be seriously considering a policy that requires new players to complete certain proficiency tests, including on golf etiquette. If multiple courses are available, only those with lower handicaps, for instance, would be allowed to play the more difficult courses.

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... while builders decry tougher financing and environmental laws

BYGARYBURCHFIELD

While golf course construction is indeed a boom cycle, golf course builders warn that financing, environmental requirements and design restrictions are much tougher than in the past.

"A lot of golf courses are being built today, but probably 80 to 90 percent of them are being built in connection with some kind of real-estate development. It's sometimes hard to tell if they're being built to meet the needs of golfers or the needs of the developers," said Don Rossi, executive director of the Golf Course Builders of America, headquartered in Palm Beach Gardens, Fla. "But, there are a lot of cities that have new courses on the drawing boards, so it looks like the trend will continue."

Bill Kubley, president and founder of Landscapes Unlimited of Lincoln, Neb., said, "We have more work today than I've ever seen. I think the outlook for the next 10 years is excellent. In fact, there are a lot of new companies coming into the course construction business because of the boom. I look for some of them to get into financial trouble because they're trying to grow too fast."

"The statistics certainly indicate a boom period," said Perry Dye of Dye Designs, Inc., of Denver, Colo., and president of the Golf Course Builders group.

"As our population ages, more people are playing more golf, especially in the Sunbelt areas. We find this true not only in the United States but internationally as well," added Dye, who has been building a lot of courses in Japan.

Paul Eldredge, president of the Midwest Division of Wadsworth Golf Construction Co. in Plainfield, Ill., agreed a boom is on. "I see it continuing for the next couple years anyway," he said, "but I'm not sure it's going to last 10 to 12 years" as many are predicting it will.

"After being somewhat stagnant for several years, the Midwest has become very active now. Where most of the work was in the southern areas a few years ago, the boom now seems to have moved back north," Eldredge said.

Dave Canavan, a former president of the builders association and president of Moore Golf, Inc., of Culpeper, Va., said, "The construction of new courses has been 'hyped' as a boom market, but a lot of it is being done in conjunction with real-estate development. A golf course can satisfy the requirement for 'green space' to get permits for cluster zoning to build townhouses, etc.

"In some areas, like New Jersey, development is so expensive that a golf course is added to help generate income to pay development costs like wastewater management.

Today's problems

Environmental concerns create most of the problems today, according to Eldredge.

"But, financing is tougher now, too. With the savings and loan disaster,

banks have gotten more restrictive on their loans. The last couple of jobs we've done, the owners had to jump through hoops to get their loans. And we have to provide back-up for our billing, too.

"We can usually handle the field problems OK, but it's the problems we don't have control over that drive us crazy."

Course construction costs have gone up "300 to 400 percent in the last 10 years," according to Canavan. The environmental restrictions are tougher, he said, plus things like insurance have risen as much as 400 percent.

"Now, you also have to be concerned about hazardous waste," Canavan said. "If you're building a course on an old landfill and uncover something like asbestos, the responsibility for taking care of it falls on the contractor.

"Planning today takes three to five years, to get wetlands clearances, etc. Twenty years ago, construction would usually be underway 30 days after the final plans were approved. The last course we built in Florida required 37 permits from various agencies."

"One big problem today," said Dye, "is that good, premium land for courses just isn't available. Golf course developers had a good choice of quality land 10 to 20 years ago. Today, we end up building golf courses on 'unusable land' around marshes, flood plains, etc. and that means we've had to increase our understanding of environmental issues tenfold. And, it's not only true in this country, but many areas overseas, especially in Europe."

Kubley said a new course Landscapes Unlimited is building near Baltimore, Md., is "going to cost us \$400,000 just for environmental protection. We have installed more than 8 miles of silt fences for a new course we're building for the city of Reno, Nev., too. Plus, we have to keep three water trucks going all the time during construction just for dust control.

"In the past, you could usually open-burn cleared brush. Now, it's either pit burning, or you have to chip it and haul it away. Clearing costs alone can range from \$400 to \$8,000 per acre today, depending on state requirements."

More complicated

Dye contended that construction hasn't changed much in the last 10 years, "but there is a much longer-term involvement for both the builder and architect, from planning clear through after-construction maintenance practices.

"Today, there is more planning required and the whole process is much more 'structured.' The builder and designer have to demonstrate what the end result will be, and that the environmental restrictions have been adhered to."

Rossi said the actual construction is no more complicated "because technology has increased so much.

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Company	Architect	Education	Region	Courses Total '89
Palmer Course Design Co. P.O. Box 1639 Ponte Vedra Beach, FL 32082 904-285-3960	Arnold Palmer	Exp, Pro	Global	150 14
	Ed Seay	LA	Global	200 14
	Harrison Minchew	LA	Global	35 6
	Erik Todd Larsen	LA	US, Asia, Eur	20 8
Pete Dye Inc. 3247 Polo Dr. Delray Beach, FL 33483 407-276-9728	Pete Dye	Exp	US	65-70 1
	Alice Dye	Exp	US	w/Pete
Philip Wogan 17 Walker Road Topsfield, MA 01983 508-887-3672	Philip Wogan	Bio, For	NE	43 3
ProGolf Designs 1157 N. Beverly Arlington Heights, IL 60004 708-506-0444	Bruce Borland	LA	Midwest	10 3
R.T. Jones II International 705 Forest Ave. Palo Alto, Calif. 94301 415-326-3833	R. T. Jones Jr.	N/A	Global	N/A N/A
	Kyle D. Phillips	LA	West, NE, Eur	26 4
Richard Bigler Assoc. P.O. Box 308 Del Rey, Calif. 93616 209-888-2882	Richard A. Bigler	LA	West, Pac.	N/AN/A
Richard M. Phelps Ltd. P.O. Box 3295 Evergreen, CO 80439 303-670-0478	Richard Phelps	LA	Americas, Eur	60 3
Robert C. Walker, Inc. P.O. Box 1066 Atlantic Beach, FL 32233 904-241-3500	Robert Walker	Eng, LP	US, Asia	95 2
Robert Muir Graves P.O. Box 2156 Walnut Creek, CA 94595 415-939-6300	Robert Graves	LA	West, Eur, Asia	370 5
Scott Miller Design Inc. 7505 E. Main St., Ste 400 Scottsdale, AZ 85254 602-946-2586	Scott Miller	LA	Global	35 3
Stephen Kay P.O. Box 81 Purchase, NY 10577 914-699-4437	Stephen Kay	LA, TM	Global	74 2
William Amick P.O. Box 1984 Daytona Beach, FL 32015 904-767-1449	William Amick	T	East, Eur.	60+N/A
William J. Spear & Assoc. 16 N. First Ave. St. Charles, IL 60174 312-584-8200	William J. Spear	LA	Midwest	75 4
Williams, Gill & Assoc. 421 N. Main St. River Falls, WI 54022 715-425-9511	Garrett Gill	LA (MS)	US	45 4
Wyss Assoc., Inc. 522 7th St., Ste 214 Rapid City, SD 57701	Patrick H. Wyss	LA	US	25 3

Golf course builders working in the United States

- | | | | | |
|---|---|---|--|---|
| <p>Scott Hill
American Golf Course Const.
1615 Dorchester Dr.
Suite 106
Plano, TX 75075
214-423-6988</p> <p>Larry R. Brown
Atlantic Golf Construction
P.O. Box 762
Bangor, ME 04401</p> <p>R. Kent Curley
Aquaturf
11363 San Jose Blvd.
Jacksonville, FL 32257
904-268-6707</p> <p>Koichi Tadokoro
Azabu Realty
410 Atkinson Dr., Ste. 200
Honolulu, HI 96814
808-944-6855</p> <p>B. Kevin Seale
B. K. Seale, Inc.
P.O. Box 825
Madison, VA 22727
703-948-3139</p> <p>Louis A. Berner, Jr.
Berner Construction Co.
303 E. Jackson St.
Bloomington, IL 61701
309-829-8848</p> <p>Lee Milan
Bilberry & Assoc., Inc.
6700 S. Florida Ave., Ste. 1
Lakeland, FL 33813
813-646-1032</p> <p>Bob Buky
Bob Buky Excavating &
Golf Course Constr.
204 Carla Dr., PO Box 618
Mt. Washington, KY 40047
502-538-4494</p> <p>Fernando Cote
Canadian Golf Landscaping
P.O. Box 11
Lachute, Quebec
Canada J8H 3X2
514-465-7948</p> <p>Charles Carter
Carter Golf, Inc.
Old Coal City Rd., PO Box 507
Pell City, AL 35125
205-884-2794</p> <p>J.A. Harstine
Central Florida Turf
47 Lake Damon Dr.
Avon Park, FL 33825
813-452-2215</p> <p>Paul Clute
Clute, Paul & Associates
P.O. Box 454
Hartland, MI 48029
313-632-5406</p> <p>Victor Almond
Davik Heavy Construction
R.R. #1
Ponoka, Alberta</p> | <p>Canada TOC 2H0
403-783-2187</p> <p>David Lindoerfer
Davis Landscape Contract.
2502 Urbana Park
Jhamsville, MD 21754
301-874-5711</p> <p>Dale L. Siemens
Daylen, Inc.
2559 S. East Ave.
Fresno, CA 93706
209-233-3345</p> <p>James C. DeAngelis
DeAngelis Landscape
22425 Van Horn Rd.
Woodhaven, MI 48183
313-676-8688</p> <p>Leon J. Kelzenberg
Duininck Bros. & Gilchrist
P.O. Box 208
Prinsburg, MN 56281
612-978-6011</p> <p>Perry Dye
Dye Designs, Inc.
5500 E. Yale Ave.
Denver, CO 80222
303-759-5353</p> <p>Bill Kellers
EAGO, Inc.
3214 Brassfield Rd.
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Greensboro, NC 27410
919-288-2991</p> <p>Hubert Woodruff
Eighteen Construction
8599 Florence Cove Rd.
St. Augustine, FL 32092
904-260-0107</p> <p>Robert L. Scofield
Environmental Industries
24121 Ventura Blvd.
Calabasas, CA 91302
818-992-5900</p> <p>Vincent Bartlett
Fall Brook Landscaping
901-19 W. Indiantown Rd.
Jupiter, FL 33458-4888
407-947-4313</p> <p>Tom Fazio
Fazio Golf Course Designers
17755 SE Federal Hwy.
Jupiter, FL 33458
407-746-4539</p> <p>K.R. Cloud
Formost Construction Co.
P.O. Box 559
Temecula, CA 92390
714-676-6819</p> <p>John P. Salyers
G.C.R., Inc.
215 Marina Dr.
Ft. Pierce, FL 33449
407-466-6830</p> <p>Daryl Gorenflo
Golf Courses of Iberia
12907 N. Normandy Way</p> | <p>Palm Beach Gardens, FL
407-845-1122</p> <p>Archie Craig
Golf Links Assoc., Inc.
2300 E. Graves, Box 301
Orange City, FL 32763</p> <p>Harold Goodson
Goodson Construction
Hwy. 501, P.O. Box 32
Arnor, SC 29511
803-358-3566</p> <p>Tommy Guettler
Guettler & Sons, Inc.
P.O. Box 1987
Stuart, FL 34954
407-461-8345</p> <p>Wilfred S. Hall
Hall & Lindsay, Inc.
P.O. Box 121
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315-369-3117</p> <p>James D. Holmes
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West Palm Beach, FL 33407
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Machen Construction Co.
P.O. Box 34167
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501-377-7278</p> <p>John R. Mason
Montgomery Sand Co.
P.O. Box 255</p> | <p>Mt. Vernon, GA 30445
912-583-2292</p> <p>David Canavan
Moore Golf, Inc.
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703-825-9211</p> <p>Lowell M. English
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818-576-3371</p> <p>Frank Gilligan
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516-749-1328</p> <p>Duane K. Dammeyer
Quality Golf Construction
P.O. Box 677
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317-882-1641</p> <p>Robert Elder
Robert L. Elder & Sons
Rt. 2, Box 438
Smithsburg, MD 21783
301-739-0032</p> <p>Russell Roberts
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Gaithersburg, MD 20760
301-762-3270</p> <p>Gene Smith
Ryan Inc. Eastern
726 S. Military Trail
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Sand Wedge, Inc.
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407-439-5560</p> <p>John M. Slover
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South El Monte, CA
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817-268-2829</p> <p>Elizabeth L. Roe
Tom Roe & Son Construction
P.O. Box 905
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406-932-5171</p> <p>Jerome Hutchinson
Turf Specialists Corp.
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417-865-8888</p> <p>Jack M. Freeman
Zurn Constructors
1800 E. Atkinson
P.O. Box 431
Pittsburg, KS 66762
316-231-8290</p> |
|---|---|---|--|---|

Builders

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There is better machinery, the people are more skilled and, with computer-aided design, a lot of the work is done before the builder moves his machinery onto the site.

"But, all that costs a lot of money, too."

"Course design has changed a lot in the last 15 years," said Kubley. "There is more emphasis on fancy contouring, so it takes more of a specialist to build it the way the architect envisioned it. You can't just send in a bulldozer operator any more.

"It's harder to find good on-site labor nowadays, too. And, bonding requirements are tougher. Because of the high cost, some owners today don't require bonds. But, we prefer to work with a bond. It means better control on the financing."

Eldredge said today's construction standards are more complex because of the more dynamic design of many courses.

'... builders go through hell today.'
— Don Rossi

"Probably 70 percent of the courses we build today require very detailed shaping," he said. "Plus, owners want more today, too, like continuous cart paths, more sodding, and double-row or triple-row irrigation systems."

"With the environmental concerns and the complicated financing like bond issues, etc., builders go through hell today," Rossi lamented.

But Dye said put it in what the industry hopes will be the perspective for the 1990s: "It's rewarding being in a business that is recognized as a growth industry."

Architects

Continued from page 22

style. Architects will continue to evaluate each site and produce a design that accentuates its best features and

provides a layout that will be environmentally sensitive and challenging to the golfers who will be playing it for generations to come."

SET YOUR GOLF OPERATION ON "THE RIGHT COURSE"

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