

Maintenance shed no longer an afterthought

DeHays saves courses time and money with newly designed facilities

The so-called "maintenance shack" on golf courses too often has been an afterthought — a structure thrown together on a leftover piece of land, with little understanding of equipment size and operations involved in a golf course maintenance program.

No longer. Hottes Arlington DeHays, noted industrial and architectural designer, has zeroed in on that overlooked area.

His Arlington Design Limited Co., based in Palm Beach Gardens, Fla., since 1983 has completed more than 45 maintenance facilities for some of the nation's most prestigious clubs.

Arlington Design was born from a casual conversation at the South Florida home of Jack Nicklaus.

A new golf course superintendent at a nearby country club community complained that it took him up to 45 minutes just to get his equipment out of the maintenance facility. He felt it a waste of employees' time.

DeHays, for years a facilities designer, agreed. He spent the next six months investigating maintenance facilities and their operation.

"I talked to superintendents. I saw what they did and why," said DeHays. "And I measured the equipment. You don't design a building until you know the size or amount of space necessary to perform the function the building is meant to do."

He considers everything from the efficient, easy traffic flow of both equipment and people to the chemical storage program. He has analyzed and developed a floor plan design that can be adapted to every golf course maintenance facility.

This formula encompasses the size and



DeHays stands in front of one of his specially designed maintenance sheds

function of different parts of the building, the relationship between them, and the health and safety of the maintenance staff.

DeHays draws on extensive research into how space, light, color, temperature, sound and humidity affect human performance. "These aspects of the environment can have a direct bearing on productivity," he says.

DeHays was introduced to golf at age 10, when he dragged sprinkler hoses around for his greenkeeper father in Ohio.

A graduate of Ohio State University with degrees in architectural and industrial design, DeHays refined his understanding of human-factor engineering while working at General Motors Style in Detroit. He built nearly 100 auto service centers and designed everything from trade show displays to aviation maintenance buildings to the world headquarters of Bendix Corp. in Cleveland.

A professor at Bowling Green, Ohio and Florida International universities, DeHays

was immersed in such projects as revitalization of the Bowling Green downtown business area and Arlington Woods, an experimental 35-acre community designed to bring residents into closer harmony with nature.

While developing the curriculum and teaching courses in environmental design and construction technology, DeHays worked with senior student designers on the rehabilitation of the city's downtown.

When DeHays first moved to Florida in 1978, he worked with Old Port Cove, a \$300-million condominium community, as assistant to the president.

He's logged many innovative design miles since emerging from two years as an army member of the presidential honor guard in Washington, D.C., and joining an aviation firm that converted World War II bombers into elegant executive aircraft.

DeHays has lectured on his specialty throughout the country.

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— Hottes DeHays

He is on the advisory board of Palm Beach (Fla.) Community College, and taught interior design there and at Florida International University.

Partner John Heidman, based in Orlando, Fla., coordinates construction for the firm throughout Florida.

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