

## Toughest states

Continued from page 21

American Society of Golf Course Architects President Arthur Hills of Toledo, Ohio, gave Florida his vote, noting that his concern there is not the difficulty but the "considerable time" it takes to obtain permitting.

Hills said California's coast is important and should be protected, but is very time-consuming. He pointed to one project he is involved in on the Pacific Ocean that has been languishing in the approvals process for 3-1/2 years.

Miller attributed California's attitude to pro-active environmentalists in that state since the 1960s, combined with bad experiences with poorly built homes, and "some things done to the landscape that were unruly."

He added that construction practices at some courses built in Florida decades ago brought about environmental regulations felt today.

Steve Smyers, an architect in Tampa, Fla., said New Jersey is the toughest state and defended Florida.

"Florida's attitude is pro-development," he said. "This is a young and growing state. It has rules and regulations. Abide by them and you'll get the permits. You have to have your act together, so to speak."

Smyers said in Florida all the people reviewing applications are professionals.

That is the opposite of New Jersey. Therein lies the difficulty there and in other Northeastern states, he said. "Town selectmen are reviewing projects, and they are not educated or well-versed in the areas they need to be."

Bureaucrats nationwide were singled out as a problem.

For instance, Baltimore County, Maryland's development regulations were "written by a totally no-growth administration—by bureaucrats whose mission in life is to stop development at any cost," said David Locke, a landscape architect and land planner who is vice president of Daft McCune Walker, Inc.

Hills is optimistic things may change. He said he's not sure the permitting process is getting tougher or longer around the nation.

"Maybe the pendulum has swung as far as it is going to and now we should organize [permitting] in a rational way so there is a procedure to follow to a reasonable conclusion. I think there is always a concern about the environment on the part of all parties, and golf courses are as well-suited to complement those concerns as any form of development," he said.

# It's time to return to old design/build technique

By LISA MAKI

Before the 20th century, few men practiced golf course architecture. St. Andrews, Prestwick, and Carnoustie are relics of the natural links. Mother Nature was their creator, with little assistance from a designer or a builder.

Astounding growth in the game, diminishing ideal terrain, and major technological advances led to the first generation of "golf course architects," practitioners trained in disciplines associated with golf course design, beyond just playing the game. It was a time when brilliant men "designed and built" renowned tributes to golf on both seaside and parkland sites. Golf flourished.

Then came a time when opportunistic developers and lenders appeared. They preyed upon the game's dramatic settings to attract resort guests and real-estate buyers. Funds were liberally dispersed, and monuments were built.

Architects began to realize they were compromising their futures by designing these monuments with vast waste bunkers, radical hazards, geometric features, forced carries and treacherous greens.

Many architects returned to their roots, to design more traditional courses. This resurgence has caused many golf course architects to diminish the distance between office and site, to interact directly with the land as the pioneers of their profession did, to practice Design-Build.

*Lisa Maki is president of Golf Design Services of Round Hill, Va. She was a golf course designer/project manager with Links Design, Inc. of Lakeland, Fla., from 1984-1989.*



*Bilberry Inc. and Golf Design Services International Inc. built Stoneleigh Golf Club in Round Hill, Va., using the design/build technique*

Robert Trent Jones, dean of modern architecture, practices as his forefathers did. He believes it is necessary to control not only the design, but also the building of a project. Thus, the family owns and operates "Design-Build" companies. Robert Sr. once made the following statement in reference to his Design-Build company, "You have to do that [design and build] or you don't come up with what you are after."

His son Rees concurred, stating that "the hardest part [in designing a golf course] is transferring the idea from the architect to the builder and having it come to the satisfaction of everyone."

Pete Dye is another practitioner of the "Design-Build" approach. He refers to himself as a job foreman, overseeing both design and construction. He is a creator of golf courses, cut straight from the hip-boots-in-the-much mold, often routing and rerouting courses in the field. Dye believes he "develops the best possible course, faster, for less money using the Design-Build

approach."

As Rees Jones and Dye affirmed, no matter how talented a golf course architect is, it is impossible to create a flawless three-dimensional design when working in a two-dimensional medium of pen and paper, or even digitizer and monitor. Inevitably, alterations to the design must be made on site in response to actual conditions. A Design-Build company can implement these changes quickly and economically, virtually eliminating the dreaded Change Order, as this approach allows for flexibility within a fixed budget.

What other benefits are there for the Design-Build client?

- There is single contract for a fixed price.
- Solid budgets enable job costs to be determined from start to finish.
- There is efficiency in dealing with one firm (no overlap of budgets or schedules and changes can be implemented faster).
- Clients' needs are transmitted to one person responsible for the

## Commentary

project.

- Communications are good, therefore the need for final drawings is reduced.
- Information is shared about project intentions, needs, materials and labor costs.
- The efficiencies gained in the process allow the client to become a major player in the design process, and to have more control over the entire process.

- The designer and the builder have cross-purpose goals (not just designer-beautiful and contractor-profitable). The credibility of each side enhances the other. Their entire reputation is invested in the job from creation through construction.

The Design-Build legacy has been preserved by a number of the esteemed architects. They are not typical golf course designers, in the fixed role of professionals who produce designs and supervise their execution. Instead, they own and operate businesses that provide both design and construction services. They are not considered unprofessional, or undesirable, or suspected of adjusting their rates of service and costs of materials.

Unfortunately, Design-Build is not the norm in the profession. Designers practicing it are often looked upon as black sheep. Why shouldn't the more budget-conscious developer have access to the same scope of services as the affluent developer? Today's tight markets necessitate cost-effective alternatives. Perhaps, developers should consider a historic approach to designing and building courses, as a novel solution to providing an on-time, on-budget, quality product.

## THINK OF IT AS THE GOLF COURSE PROBLEM SOLVER

### C-LOC® Plastic Sheet Piling

Low spots...Drainage ditches...Soil erosion...Every golf course poses its own set of landscaping problems. Which is why so many developers, contractors and club managers are now relying on C-LOC plastic panels to solve these problems.

#### Why C-LOC?

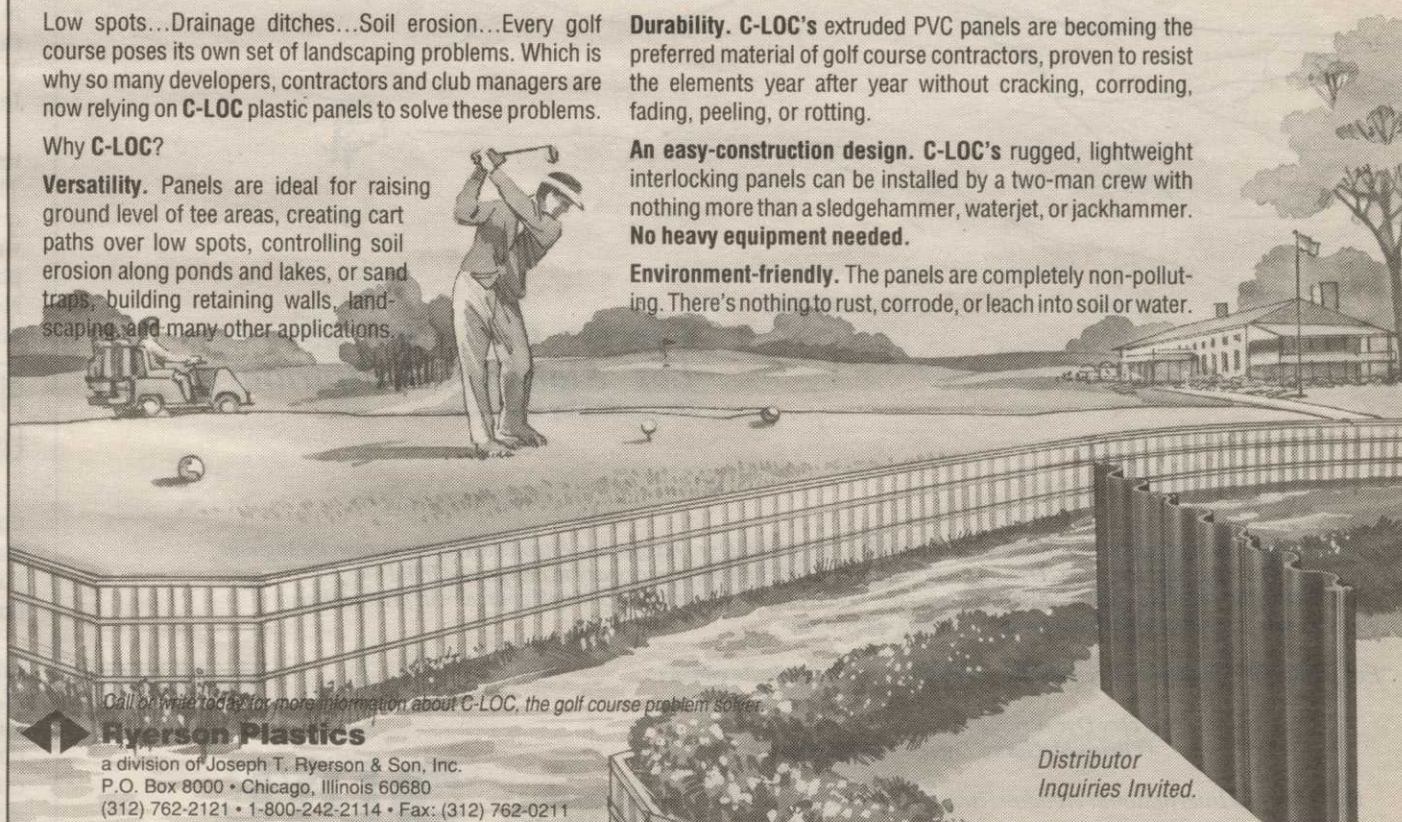
**Versatility.** Panels are ideal for raising ground level of tee areas, creating cart paths over low spots, controlling soil erosion along ponds and lakes, or sand traps, building retaining walls, landscaping, and many other applications.



**Durability.** C-LOC's extruded PVC panels are becoming the preferred material of golf course contractors, proven to resist the elements year after year without cracking, corroding, fading, peeling, or rotting.

**An easy-construction design.** C-LOC's rugged, lightweight interlocking panels can be installed by a two-man crew with nothing more than a sledgehammer, waterjet, or jackhammer. **No heavy equipment needed.**

**Environment-friendly.** The panels are completely non-polluting. There's nothing to rust, corrode, or leach into soil or water.



Call or write today for more information about C-LOC, the golf course problem solver.



**Ryerson Plastics**

a division of Joseph T. Ryerson & Son, Inc.  
P.O. Box 8000 • Chicago, Illinois 60680  
(312) 762-2121 • 1-800-242-2114 • Fax: (312) 762-0211

Distributor  
Inquiries Invited.