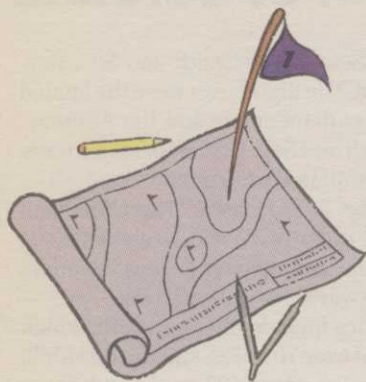


BRIEFS



KOCH, ROBBINS JOIN FORCES

TAMPA, Fla. — Gary Koch, president of Gary Koch Golf, Inc. and Richard Robbins, president of Robbins & Associates, International, Inc. have formed Robbins Koch Golf Designs, Inc. Robbins Koch will provide golf course design, master planning and construction management services in the United States, as well as selected projects in Asia. Koch, a six-time winner on the PGA Tour and golf analyst for ESPN-TV, began his career in golf course design in 1990 when he was selected to design the Las Colinas course at Mission Inn Golf and Tennis Resort, near Orlando. Robbins has actively practiced course design, land planning and project management for more than 20 years.

MORE BUILDERS CERTIFIED

CHAPEL HILL, N.C. — The Golf Course Builders Association of America has approved a second group of companies as certified golf course builders. They are Central Florida Turf of Avon



Bill Kubly, certified

Park, Fla. (Jeffrey Harstine, president); Environmental Golf of Santa Ana, Calif. (S. Gene Giannulli, president); Fairway Construction of Temecula, Calif. (Glen A. Gosch);

Landscapes Unlimited of Lincoln, Neb. (Bill Kubly, president). GCBAA Executive Director Phil Arnold called the certified builders "a very elite group."

MASON'S AWBREY GLEN OPENS

BEND, Ore. — The Awbrey Glen Golf Club held its grand opening July 23-25, featuring the groundbreaking ceremonies for its 15,000-square-foot clubhouse. Mark Wendt Construction has been awarded the contract to build the clubhouse. The 18-hole, 7,007-yard championship private golf course, designed by Gene "Bunny" Mason, is now open to members and limited outside play.

NIEBUR MOVES, KEEPS BUSY

MEDFORD, Ore. — Niebur Golf, which has been operating out of Atlanta, Ga., has moved its headquarters here, according to Joe Niebur. Niebur recently completed construction of AnnBriar Golf Course in Waterloo, Ill., and is working on an 18-hole course that will be the centerpiece of the Meriwood at Hawks Prairie subdivision in Olympia, Wash. Weyerhaeuser and Vicwood are developers and Bill Overdorf is the course architect for the Meriwood facility. Niebur's new address is 820 Crater Lake Road, Suite 205, Medford 97504; 503-779-2771.

GOLF COURSE NEWS

Swan-e-Set bills construction as embracing 'new era' of harmony

By PETER M. BRUYERE

In its promotional brochure, Swan-e-Set Bay Resort and Country Club claims it "embraces the new era of environmental harmony in which man and nature can once again find a rare beautiful balance."

Swan-e-Set is the \$120 million Lee Trevino-designed golf course soon to open in the Lower Mainland of British Columbia, Canada. The 36-hole course will be spread over 922 acres of riverfront property.

To ensure "environmental harmony," the Swan-e-Set Environmental Task Force was formed. It was comprised of members from the provincial and federal ministries of the environment, as well as members of the Department of Fisheries and Oceans, and Canadian Wildlife Services. TERA Planning, an environmental consulting firm, rounded out the committee. In conjunction with eight other firms, TERA put together a 400-page environmental impact assessment.

According to TERA President Helmut Urhahn, there is a "no net loss" policy for fish habitats in British Columbia. During construction of a golf course, if a fish habitat is lost, a new one must be

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The 16th hole at Wailea's new Gold Course.

Robert Trent Jones Jr. adds touch to the 'new look' at Wailea resort

From staff reports

MAUI, Hawaii — Two distinctly different golf courses — one wild and demanding, the other traditional and landscaped — are taking shape at the former Orange Course at Wailea, with housing nowhere in sight.

Robert Trent Jones II International is completely changing the old 18-hole Orange Course into two tracks, a new Orange Course and a Gold Course. Combined with the resort-style Blue Course, these will give Wailea 54 very varied holes.

Jones' lead architect Gary Linn said the "pure golf" facility is new for Maui and rare for anywhere in the Hawaiian islands. The no-housing concept was incorporated by Shinwa Golf Group when it bought the property several years ago.

When the project is complete, none of the original 18 holes of the Orange Course

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Tennessee offers \$20M in bonds for golf projects

By MARK LESLIE

NASHVILLE, Tenn. — Developers are being invited to apply for \$20 million in general obligation bonds the state of Tennessee is offering for construction and operation of golf courses on state land, including eight state parks.

Under discussion for years, the plan was passed by the state Legislature on July 1. The deadline for proposals is Sept. 15.

Erskin Bonds, who manages the state's golf courses, said feasibility studies were done in 1988 for Reelfoot Lake State Park in Tiptonville, Chickasaw State Park in Henderson, Natchez Trace State Park in Wildersville, Tims Ford State Park on Normandy Reservoir, Rock Island State Park in McMinnville, Panther Creek in Morristown, Cedars of Lebanon State Park in Lebanon, and Old Stone Fort in Manchester, where a nine-hole course already exists

State land available for feasible projects

and nine more would be added. He said non-park state land could also be used, if an appropriate parcel is found.

"There's always a demand for golf courses," Bonds said. "How much, I don't know. We do very well with the eight we currently operate." The state has eight golf courses in state parks — seven championship layouts and the nine-holer in Lebanon.

Bonds said all types of proposals will be accepted.

"There are any number of options. A person may give us a lock-and-key arrangement and make it work. Maintenance contracts could be involved. We could run it...

"But in any case, they have to pay off the bonds in 20 years. After

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Mark McCumber: Designer cum Tour pro



Mark McCumber is an anomaly in this world of golf and course architecture. McCumber was designing his first golf course before he earned his PGA Tour card. He learned golf, and to love the game early, growing up at Hyde Park Golf Club in Jacksonville, Fla., where he and brothers Jim, Gary and Tim earned free greens fees by digging up crabgrass. They later formed a golf course construction company that has evolved into Mark McCumber & Associates architectural firm in Jacksonville. McCumber has juggled his playing career, winning close to \$3 million, with his love for design.

Golf Course News: Only two professional golfers — you and Jack Nicklaus — are members of the American Society of Golf Course Architects (ASGCA). Obviously, you're serious about this part of your work. How serious? And how does it compare to your devotion to the play-side?

Mark McCumber: I think my situation may be one of the most unusual of Tour players who are doing "golf architecture." My brother started a landscape company in 1969. Out of school [Brooklyn Bethel College in Brooklyn Heights, N.Y.] I went to work for him in 1971 — literally working in the ground as a landscape designer, doing state jobs,

regional malls, big irrigation jobs. We used to get irrigation jobs for golf courses back in the early '70s — always knowing we wanted to be in the golf course building and design business, preferably design. But we had to get into it by the back door by the construction side. In 1978 we got our first piece of land and started designing our first golf course before I even had my Tour card. So I got my Tour card in July of 1978 while we were in the middle of designing our first golf course — The Ravines, which to this day is one of our most dramatic pieces of land. So the irony is that this is something I had been doing before I ever won money swinging a golf club.

I have a passion for both — tremendously and equally. The one thing I am trying to do this year — which has made both jobs better — is try to segregate the two. They are intertwined, but while I'm playing I'm trying to only think about playing those five days on tour. Then when I come home, I'm dedicating time to design.

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Swan-e-Set on the edge

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constructed. A similar compensation policy also applies to wildlife. "For every acre (of wildlife habitat) lost," said Urhahn, "you must create an acre, whether it be on or off of the site."

For the most part, these objectives are easily met. Urhahn claims golf courses actually enhance wildlife habitat, creating a more stable ecological site through "eco-complexity." This enables the course to comply in excess of the 100 percent of the no net lose and compensation policy.

Steve McFarlane, of the Department of Fisheries and Oceans, who chaired the Swan-e-Set Environmental Task Force, said he is pleased with the results and Swan-e-Set's strict adherence to its findings.

McFarlane said that although most individual development projects are reviewed through normal processes, a project as large as a golf course "needs to be reviewed in its whole context." Thus the call for the task force.

The process took two to three years. The end product, according to McFarlane, is "a pretty good golf course, and a pretty good environmental project."

McFarlane said the principles involved in an environmental golf course study are the same as those that apply to urban development, and have been loosely applied to golf courses in British Columbia since the mid-1970s. Only recently have government agencies have felt a need to get more involved.

The shift in government involvement has reached the point where the provincial Environment Ministry must give final approval to course design, layout and completed construction.

McFarlane said it is the government's responsibility to "protect habitats, and to make sure that if they are changed, they are done so that they will still function (as a habitat) and the developers can get on with their life."

Pat Duffy, of Northview Golf Course in Surrey, B.C., said there were no problems in complying with the new regulations, adding that they were "reasonable ... easy to work with ... if committed to working with them."

In August 1992 the British Columbia Environment Ministry issued a document concerning environmental guidelines for golf course development. A read of the document begs the question: What is being built, golf courses or wildlife habitats?

The guidelines outline specific requirements, clearly placing the habitat well above the concerns of course design. They range from the positioning of fairways to the size and dimensions of ponds as water hazards.

"Fairways should be situated parallel to streams," the document reads, "to reduce the need for crossings... Fairways crossing fish-bearing streams ... will not be approved."

Urhahn tells of one developer who approached his firm for consultation in designing a course. When the developer found the environmental policies too expensive and the size of his land inadequate, he opted to build estate villas. In order to meet environmental requirements, the developer left 80 percent of his villa development green.

Ten years ago, a course could be built on 90 acres of land. According to Urhahn, the same course today would take up 140 acres because of the environmental requirements.

Urhahn estimates the environmental study conducted for Swan-e-Set and its subsequent implementation added approximately 10 to 15 percent to the cost of the project, or \$12 million to 18 million.

McFarlane claimed no knowledge of that end of golf course development. Asked whether he was aware of the possibility that the restrictive nature of the government's environmental policy may prohibit a golf course from being developed, he claimed ignorance.

McFarlane said: "We get tons of proposals. Few get off the ground."

The Swan-e-Set Task Force was the first of its kind in British Columbia golf course development. Whether its findings are overly expensive, or overly protective is not yet certain, and will be debated in the near future. What is certain is the fact that they will set the tone for future developments in the province.

Tennessee OKs \$20M in bonds

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that, it becomes state property."

Bonds said the state's intent is that the courses be 100-percent self-sufficient and service all the debt. If not feasible, no money will be spent.

"We've had a lot of calls and response," he said. "I'm afraid many have the idea we want to come in and finance them. The purpose is to provide low-cost municipal bond interest to someone who can make one or two of them work. We're not going to spend a nickel until we get the feasibility from the prospective groups or they can show us, beyond a doubt, that they will pay up. The state does not want to be put in the position of spending any money to make the bonds good."

"Whether it will work, I don't know. Some have told me one will work or none will work."

The 1988 feasibility studies indicated new courses would start servicing the debt after three or four years.

But those studies have not been updated. Also when those studies were performed, architect Gary Roger Baird of Nashville did routing plans on the

courses.

The state Department of Environment and Conservation (DEC) has sent cover letters with copies of the studies to 20 or 25 possible developers.

Interested parties should submit a brief outline of the mechanism of their proposals.

"Should viable proposals be received, a formal request will be made to the state Building Commission for issuance of a Request for Proposals," Bonds said.

Developers must show the DEC they will not violate "the mission of the state parks" in their construction and operation of the courses.

High interest rates have stopped previous attempts at state funding of courses.

Executive Assistant to the Comptroller John Morgan said earlier proposals were based on gimmicks that didn't facilitate the cheapest possible way to build on state land.

The new bond legislation was passed to provide the cheapest capital possible so debt burden is not as cumbersome, he added.

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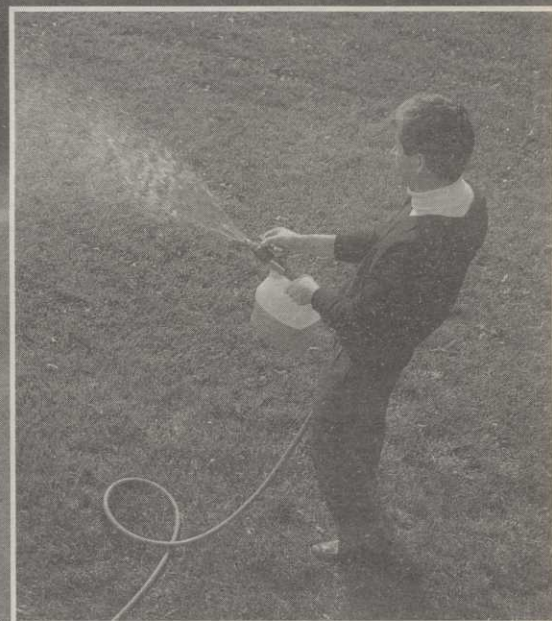
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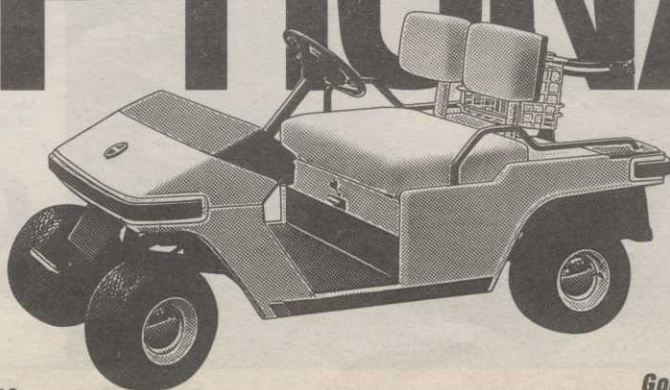
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