

# No inferiority in Collins' complexes

By MARK LESLIE

**P**ALM BEACH GARDENS, Fla. — Safety, environmental concerns, operational efficiency, and equipment storage & depreciation. There are four excellent reasons, according to Lane Collins, for golf courses to remodel their maintenance buildings.

"I've seen maintenance complexes that range from million-dollar Taj-Mahals to abandoned turkey barns," said Collins, a consultant whose new business, Golf Buildings Development, Inc., is headquartered here. "Every golf course owner and superintendent has budget constraints in improving or building a state-of-the-art facility. But there are many cost-efficient projects that can improve work efficiency, safety, security, environmental hazards and overall employee comfort."

Collins first worked on golf courses while a teen-ager. He went to college and earned a degree in construction management from the University of North Florida, then worked for contractors before discovering a niche he felt he could fill: concentrating on golf course maintenance structures.

"I learned contractors were building these structures without putting in a lot of thought as to design," he said. "The superintendents know how their operation works and the different traffic flows during the day. But they don't have the construction, space or cost knowledge of

how to get it done."

His first input was working for The Eccelstone organization at Ibis Golf and Country Club, where he and others devised the grounds management building. He then worked briefly for maintenance building designer Hottes DeHayes of Arlington Design Ltd. Co. here before going out on his own.

Since then, he has worked on a half dozen courses, including his first in northern California—the Fred Couples-designed San Juan Oaks Golf Club in Hollister.

The challenges are different for existing facilities and those under construction, but problems usually loom at both, Collins said.

"Normally, they already have the piece of ground [for the maintenance structures] picked out," he said. "At new facilities you usually have enough space, but you're always designing around an odd-shaped property. And at a lot of older courses, the maintenance facilities are in areas that are forever going to be a burden — not only on the golfers but the workers and everybody associated with the golf course operation."

He cited one course at which the grounds crew has been working for 20 years out of a turkey barn with dirt floors and a leaky roof. "It's a horrendous working operation," Lane said. "Fairway units that are a year old look like they are 10 years old. You get sand and [the ele-



Lane Collins looks over one of the country's best maintenance complexes — Pebble Beach's.

ments] in this expensive machinery and it's costly in the long run, not to mention the safety and environmental concerns."

Lane said \$300,000 to \$400,000 can rebuild an entire facility, including everything from microwaves to lockers, refrigerators, vending machines and air compressors. "But you can go as low as you'd like, start with the bare essentials

and incorporate these advances into your budget to slowly upgrade. You don't have to tear everything down and start fresh."

Asked why officials at most courses consider renovations, he said:

- "Liability usually gets the owner's attention. Some facilities are just accidents waiting to happen. You have employees

Continued on page 23



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## Pesticide safety shower low in space use, high in safety

By TERRY BUCHEN

In the June 1995 issue of Shop Talk, reference was made to a pre-fabricated pesticide storage building within a building. Immediately outside the garage door is incorporated a pesticide safety shower and eye wash station just in case it is needed.

The safety shower sticks outward from the side of the maintenance building exterior about 2 feet, allowing for an employee to simply walk under the shower head and pull down on the triangular shaped handle. A substan-

tial amount of cold water will drench the employee to rid him/her of any unwanted pesticide accidentally spilled on them or any other unwanted liquid or mass that is hazardous to their health.

A 1-inch galvanized pipe is hooked-up to a standard 1/2-inch copper water line that services the entire building. Provisions were made for a standard air hose valve so the safety shower



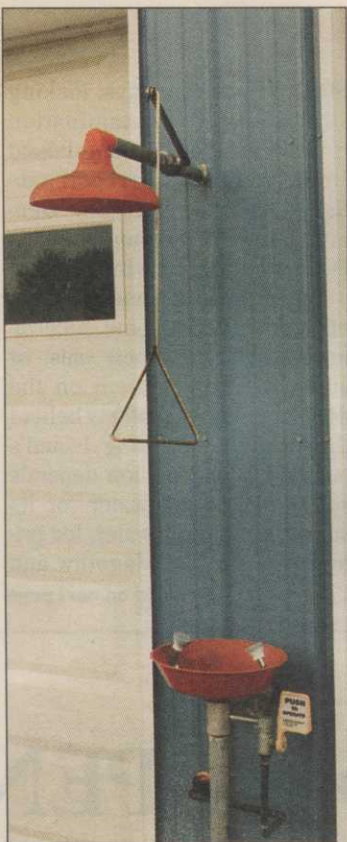
is closed off for the winter. The piping is then blown out with the shop air compressor and then the isolation valve is tagged so it is not turned on

by mistake.

The eye wash station is similar, in that an employee simply pushes down on the valve and the water comes on. The water then blows out two safety plastic covers which keep the nozzles clean before the water is dis-

pensed into the eyes. It is blown out with air at the end of the season and tagged as well. The drain for the eye wash simply has a 1-inch galvanized pipe leading to just above the ground where it dispenses the used water.

These two safety items are readily available from most safety equipment supply houses at a premium price. Some superintendents have made their own in-house safety showers and eye wash stations at a substantial cost savings.



Double Eagle Clubs' eye wash station.

## Good buildings crucial to complexes

Continued from page 17

who are not highly paid who are operating expensive machinery. They all start at the maintenance building and they all go back."

- From oil tank storage to washdown systems, environmental concerns are crucial. And U.S. Environmental Protection Agency fines wait in the wings for wrongdoers, he said.

- Improper equipment storage equals major depreciation. "You'll spend more money with mechanics trying to fix things up because of inadequate conditions," he said.

- From a pure operational standpoint: "being able to get in and out of the maintenance facility area, the way the traffic flows — improving these can speed up production time and cut down man-hours," Collins said.

Meanwhile, many people overlook floor space, he added. "Superintendents say they don't have enough room. But you can put together shelving, lockup areas or lofts. This clears up extra floor space for equipment and helps with security for certain items. Just organization can save a ton of room.

"It seems like the smaller maintenance buildings I go into, the more organized they are because of their limited space. But you can go into a 15,000- or 20,000-square-foot building and it's cluttered."

He suggested that a 10,000-square-foot building is sufficient for an 18-hole course and 12,000 to 14,000 square feet for a 36-hole facility.

Collins also designs rain and rest shelters, golf car storage buildings and irrigation pump stations. While irrigation consultants normally design pump stations, the positioning and construction of all the out-buildings "can be a headache," he said.

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