

# Flatt helps city with innovations to reduce course construction costs

MOUNTAIN GROVE, Mo. — The 10-hole addition to Randel-Hinkle Municipal Golf Course has been completed and is tentatively scheduled to open this fall. The addition to the existing nine-hole track was designed by Larry Flatt of Flatt Golf Services, Inc. (FGS) of Overland Park, Kan.

The approach to developing the course was unique. The total budget for the additional holes was set at \$400,000 by the city council in the summer of 1995. Certificates of Participation, backed by a recent half-cent sales tax and sold by Piper-Jaffray, Inc. of Kansas City, provided the financing.

Bids were sought from golf course contractors in Missouri and Arkansas, but because of the size of the project and an already active golf construction environment, only one bid was received and it exceeded the budget.

## Unique financing package signed

STATESVILLE, N.C. — Evan H. Dockser, executive vice president of Bethesda, Md.-based Zuckerman Kronstadt Dockser Golf Services Inc., announced the completed funding of Buffalo Shoals Golf Club, LLC here.

The \$3.25 million development, which will be known as Buffalo Shoals National Golf Club, is the result of a joint effort by Zuckerman Kronstadt Dockser and local partners.

The funding package completes a three-year planning process and has put the project into phase 1 of construction.

Financing was secured through a combination of private investors and a \$1.75 million construction and term loan provided by The Bank of Granite in Hickory, N.C. The golf course is scheduled to open in spring of 1997.

Buffalo Shoals National will be an 18-hole, semi-private golf course whose goal is to maximize daily-fee play. Limited memberships will start at \$3,500 and the rate structure will be competitive with other golf courses in the area.

Buffalo Shoals National has retained Gene Bates Golf Design of West Palm Beach to provide architectural support on the design and construction of the golf course. The golf course will play 7,000 yards from the tips and will be challenging and enjoyable for players of all skill levels from all tees. The club will offer a state-of-the-art practice facility and has negotiated to have a national teaching facility at the course.

Zuckerman Kronstadt Dockser will manage the course and will oversee all functions from day-to-day operations to marketing and public relations.

Flatt suggested to the city council that local contractors could build a quality course and that FGS would commit to spending additional time on site to insure a quality final product. It was also suggested that some savings could result if the city bought construction materials. Flatt sought bids for all the materials needed for the project and negotiated contracts with contractors and sub-contractors for the work.

The project was blessed by

good weather last fall, a fairly open winter and a dry spring, permitting all the work to be done and seeding and mulching completed.

The prime contractor was Courtney Excavation. Golf course superintendent Lee Davis is involved in the grow-in process while preparing the existing nine holes for the new season.

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Meanwhile, Fulton (Mo.) Country Club has adopted its

first plan since the course was created as a nine-hole sand green track in the early 1900s. FGS developed a plan that included new tees, fairway grading and drainage, mounding for fairway landing areas and green-side surrounds, fairway and green bunkers, an irrigation reservoir, irrigation well and a new fully automatic fairway, greens and tees irrigation system.

Contracts have been awarded to Mid-America Golf Construction Co. of Fulton for the

earthwork, drainage and shaping; Don Burgess Ditching of Warrenton Mo. for installation of the Toro irrigation system; and David Schnell Drilling, Inc. of Rocheport, Mo., for the 1,000-foot-deep irrigation well. A Carroll Childers pump station will be installed. Grassing will be done by golf course superintendent Joe Farris.

The \$230,000 in improvements to the course are being financed by a dues increase passed by the membership last fall.

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