

# Total Budget Costs in Country Club Construction

*A golf architect explores the subject of new course investment in 10 different brackets*

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**P**ARAPHRASING an oft-quoted remark, it may be said that every new golf course brought into play is a miracle. And not the least wonderful are those numerous new clubs, so typical of this era, that are organized by newcomers to the game.

But whether the steering committee of the new club is composed of neophytes or more experienced persons, one question is always paramount: "What will it cost?"

Obviously, before knowing the wishes of the group and a host of other factors, it is quite impossible to answer this question. Nevertheless general information along these lines must be obtained very early in organization stages, for until an approximation is reached, the struggling group will be handicapped in its efforts to interest others in the project.

## 10 Budgets Studied

To assist fledgling groups that are not yet sufficiently organized to seek professional help, the overall construction budgets of 10 new courses are tabulated hereunder. These clubs have been selected in preference to others to indicate both varying intentions and financial resources.

These figures do not represent replacement value for existing courses. On an established course, for example, the worth of the mature turfgrass covering is immense. Countless improvements will have been made in grounds and buildings since the time it was opened.

## See Chart Page 82

Other points not indicated in these data but relative to these same groups and of probable significance for other committees are listed hereunder:

1. Several of the costs for real estate include considerably more land than is needed for 18 holes. This additional land was purchased to sell as building lots to offset real estate costs.

2. All clubs building 9 holes obtained sufficient land for 18. In order to save

capital outlay at the start several groups placed long term options to buy on land required for the second nine.

3. In each instance, when installed, a swimming pool has helped immeasurably to draw members, both playing and social into the new club.

4. Figures for initial maintenance equipment include only those items required before opening. Later more equipment is necessary but this is felt to be a charge against annual budgets rather than the construction budget.

5. The trend in the Northeast is toward watered fairways except those in districts that receive heavy summer rainfall. For many a new club the extra cost is out of the question. However, with modern power sod cutters and ditching equipment available, the fairway system can be eventually installed on the established course for little more than it would cost during construction and with minimum interference to play. Large parts of the green and tee system would, however, have to be abandoned.

## Clubhouse Rooms Unfinished

6. To cut initial outlay, several groups left rooms in the clubhouse unfinished and unfurnished. Others established gravel parking lots and entrance roads with the intention of paving them in the future.

7. All smaller clubhouses were planned so that future expansion is possible without destroying large parts of the original.

8. Several groups found farm buildings on the property to be satisfactory as temporary equipment sheds.

9. One club above, whose budget included 9 holes to start, opened in the spring of 1956. Since then it has installed a swimming pool and completed a second nine which will open in the spring of 1958. Plans in 1958 also call for expansion of the clubhouse. Such progress is typical of many groups with similar modest starts.

10. Most, if not all, large club projects are brought to a successful conclusion by the enthusiasm, determination and courage

of a few members. To get the project underway it is often necessary to start work on the ground long before the membership roll is complete. While this is undoubtedly a gamble it is a most effective means of increasing membership.

Groups now struggling with organization and fund raising can take heart by realizing that successful completion of the project is always worth the time, effort and money involved. In all probability the country club will be used by future generations and will be a monument to those who have promoted it. The construction budgets of the 10 clubs may provide the very new group with only somewhat superficial information needed for preliminary discussion. Before a major step toward organization can be taken, however, considerably more specific estimates are required.

## Tournament Schedules Men's Events

### April

- 3-6 Masters, National G.C., Augusta, Ga.
- 10-13 Greater Greensboro Open, Sedgefield G.C. Greensboro, N. C.
- 17-20 Kentucky Derby Open, Seneca GC, Louisville.
- 24-27 Tournament of Champions, Desert Inn CC, Las Vegas, Nev.
- 24-27 Lafayette Open, Oak Bourne CC, Lafayette, La.
- 30-May 4 Colonial CC Open, Fort Worth

### May

- 8-11 Arlington Hotel Open, Hot Springs CC, Ark.
- 15-18 The Greenbrier, White Sulphur Springs, W. Va.
- 22-25 Kansas City Open (club to be announced)
- 29-June 1 Western Open, Red Run G.C. Detroit

### June

- 19-22 Buick Open, Warwick Hills G&CC, Grand Blanc, Mich.
- 26-29 Pepsi-Cola Open, Pine Hollow CC, East Norwich, N. Y.
- 6-8 Tournament of Champions, Sunnehanna CC, Johnstown, Pa. (Amateur)
- 12-14 USGA Open, Southern Hills CC, Tulsa, Okla.
- 16-22 Trans-Mississippi amateur, Prairie Dunes CC, Hutchinson, Kan.

### July

- 3-4 Rubber City Open, Firestone CC, Arkon, Ohio.
- 7-12 Public Links, Silver Lake G.C., Orland Park, Ill. (Amateur)
- 10-13 Insurance City Open, Wethersfield CC, Conn.
- 14-20 National PGA championship, Llanerch CC, Havertown, Pa.
- 30-Aug. 2 Junior Amateur, University of Minnesota GC, St. Paul.

Club	Real Estate	9 Holes	18 Holes	Green & Tee Water System	Fairway Water System	Clubhouse and Furnishings	Swimming Pool	Parking Lot	Entrance Road	Maintenance Equipment Building	Maintenance		Total
											Initial Equipment	Maintenance Equipment	
A	\$16,000	\$42,000		\$6,000	\$8,000	\$200,000	\$40,000	1,000	\$1,000	\$3,000	\$5,000	\$82,000	
B	25,000			\$150,000		200,000	\$40,000	5,000	5,000	2,000	15,000	15,000	
C	175,000			95,000		450,000	50,000	5,000	5,000	16,000	10,000	846,000	
D	50,000	36,000			50,000	65,000	30,000	5,000	5,000	3,000	5,000	149,000	
E	75,000	59,000			65,000	160,000	40,000	5,000	5,000	8,000	7,000	247,000	
F	40,000			83,000		80,000	30,000	5,000	5,000	9,000	7,000	348,000	
G	35,000			80,000		20,000	40,000	4,000	4,000	1,200	5,000	226,000	
H	85,000	90,000			33,000	35,000	35,000	1,800	1,800	10,000	6,000	247,000	
I	18,000	38,000		6,000		210,000	35,000	10,000	10,000	15,000	15,000	105,000	
J	65,000			112,000		50,000	50,000	50,000	50,000	50,000	50,000	522,000	

\* Temporary clubhouse later to be used as proshop.

Construction Budgets of 10 New Golf Clubs (Rounded Figures)