

PRE-PLANNING FOR YOUR BUILDING PAYS

by William T. Sell, Superintendent
Chaska Golf Course
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Every superintendent knows that a well-organized maintenance program produces the most satisfactory results. The same kind of thinking must prevail when a superintendent is asked to plan his maintenance shop—whether it is an existing structure or, in the case of the Chaska Golf Course, a completely new facility.

Our building program had to accomplish three objectives. The first objective was to design a building that would meet our current space requirements but also our projected needs for the future. Fortunately, because of a large existing barn and smaller farm sheds, equipment and dry storage space was ample. These buildings, however, created the second objective for our new structure—compatibility with the surrounding buildings. The third factor, of course, was a maximum budget price.

Keeping these three thoughts in mind, the functions of the building were tabulated. We needed a parts and supplies area, work space, temporary storage

for equipment to be repaired, locations for shop equipment, a chemical room, restrooms, lunchroom and office space. Visualizing the successes and failures of other shops, talking with others and drawing on practical experience, the size and shapes of the needed area took form. This list was then transformed into a floor plan sketch. Space and the efficient flow of operations were important considerations.

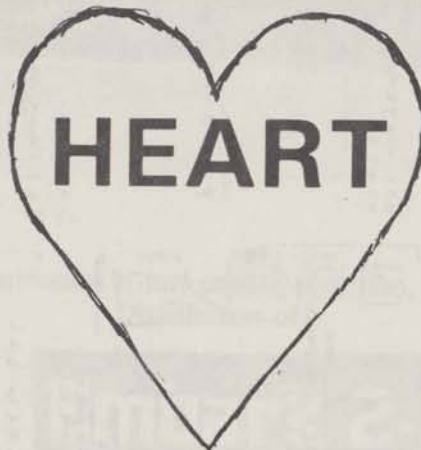
At this point, it was time to challenge the "concept" with the realities of the marketplace. We contacted our local Butler metal building distributor (a long-time friend of the course) for advice. His staff analyzed several approaches to our needs—conventional pre-engineered, or pole building types. Their knowledge of State building codes also proved very helpful. After analyzing the costs involved and the objectives that the building had to meet, we decided on a standard component, pre-engineered metal building.

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The floor plan, with refinements, gave us a 40' x 70' building. The roof line and exterior finishes were designed to fit well with the existing buildings. Side walls are 12' high and with clear span framing, the work areas are free of support columns. A 16' x 20' insulated overhead door (with operator) and two insulated service doors provide access. Windows are thermopane. Because the building site was located near our 14 green and 15th tee, the building incorporated separate restrooms for golfers, an exterior shelter and soft drink machine.

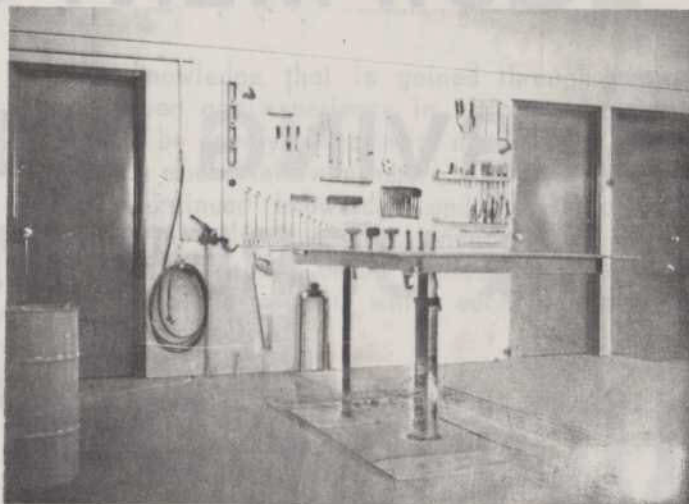
Inside the building, plywood sheets act as tool boards to organize the most commonly used tools. Storage cabinets or work bench drawers provide space for parts, supplies and specialty equipment. Shop areas are designed for specific job functions and equipped accordingly with the necessary equipment.

Heat from the building is from two ceiling-hung forced air furnaces which are thermostatically controlled. One unit heats the shop area, while the other heats the office, locker room and washroom. In case of a unit failure (disaster in the cold Midwest), the other unit will supply temporary heat to the entire building.

The lighting system is wired so lights can be turned on and off in the required work area. Gasoline and

diesel fuel pumps are electrically controlled from within the building. An exhaust fan in the chemical room is equipped with a humidity control unit and is also activated by turning on the light inside. All ventilating and exhaust ducts were installed in the roof or on side walls out of the golfers' view.

The office overlooks the golf course and is paneled and carpeted. The lunch room, toilet and shower areas are sized for proper use and storage. Marlite wall paneling was used here for appearance as well as durability and easy cleaning.



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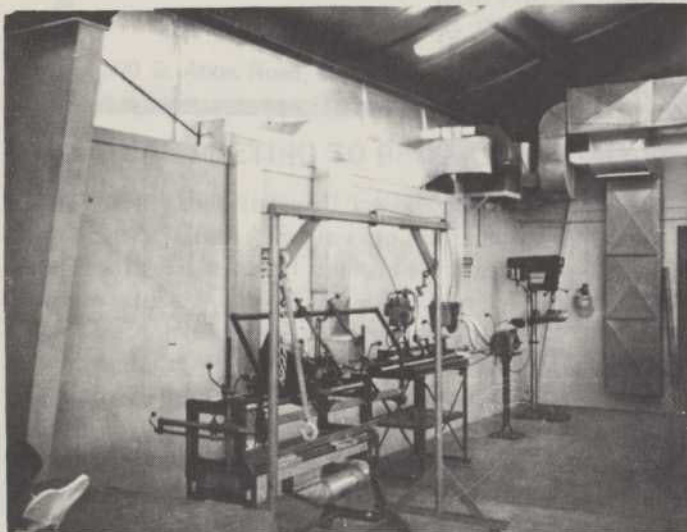
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Defining our goals, talking and observing, and working closely with our builder helped us meet the three objectives of our building program. This planning not only organized our thinking and assigned priorities to all the items we felt were desirable, but it also created enough savings to add two important pieces of shop equipment. The first was an effective grinding exhaust system that removes



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tailings to the outside. It now makes a long and tedious job bearable. The second bonus was a hydraulic work bench built from spare parts. This bench has eliminated many problems, giving us easier access to large, heavy machines and improving maintenance safety.

Pre-construction planning gave us more than our three objectives. But most importantly, it gave us an opportunity to think through our entire maintenance program and what the future may bring. Planning has really paid off.

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