

"THE VALLEY'S" NEW SHOP



by LARRY D. MUELLER
SUPERINTENDENT
MINNESOTA VALLEY CLUB

Minnesota Valley Club was purchased by the International Painter's Union Pension Fund in 1980. The union has entered into a joint venture with Pentom Co. of Bloomington to build 360 condominium units on the property in the form of six buildings each containing 60 units. They will do this and still maintain as 18-Hole golf course. Proposed golf course design changes were made by Arnold Palmer Design Co. with Ed Seay, architect.

After operating for many years from an old barn that had been converted to a workshop, in March of 1982 I was informed the first condominium complex would be constructed on that site. Construction would begin in the fall. I was to make plans for a new shop.

I began by talking to my assistant, mechanic and crew to see what features they would like in a new building and then proceeded to visit some of the area's superintendents to see their maintenance shops. They were very helpful in sharing their ideas and experiences.

We then worked out the square footage needed for storage and workshop and came up with a total requirement of 12,000 square feet. A 60 x 200 foot building gave us the best floor plan and fit into the site which had already been determined by the golf course architect.

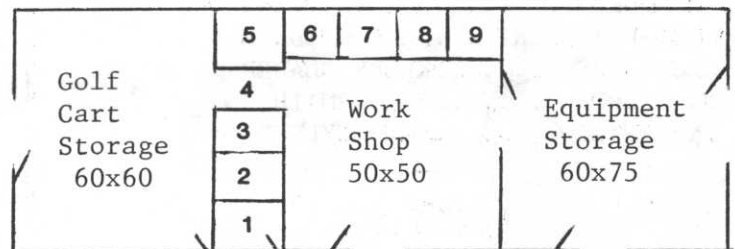
My wife became involved at this point, drawing out the floor plan for presentation to the general contractor.

Pentom, the project developer, automatically became general contractor and that worked very well for us.

City codes controlled the materials used in construction. Because of the lack of city water at the site, no wood was allowed. It must be a fireproof building.

Construction began right after Thanksgiving and all the cement block was laid by Christmas. The weather was mild and the contractor missed only two days during that period because of cold.

The shop is constructed of 12 inch cement block with a steel truss flat roof, steel doors and steel studs where there are room partitions. It is divided into three separate sections. Ceilings are 16 feet high.



- 1 Supt's. Office
- 2,3 Bathrooms
- 4 Wash Rack
- 5 Lunch Room
- 6 Ass't-Mech Office
- 7 Parts-Tool Room
- 8 Chemicals
- 9 Paints

The west section is 60 x 60 feet and designed for golf cart storage in the winter and for greens covers, fertilizer, topdressing and miscellaneous equipment in the summer. It comfortably holds 70 golf carts. The exterior overhead door is 12 x 14 feet. There are two service doors.

The east section is 60 x 75 feet in size and used for golf course equipment storage. This area has two 12 x 14 foot exterior overhead doors with service doors next to them.

The middle section of the building, 60 x 65 feet in size, is the only section that is heated. In here is a 50 x 50 foot work shop area surrounded on two sides by offices, bathrooms storerooms and lunchroom. The workshop has a 12 x 10 foot exterior overhead door and a 12 x 14 foot overhead door to the equipment storage area. Both of these doors are insulated.

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Off this main shop area is a wash rack, 15 x 15 feet. This area has hot and cold water as well as a floor drain that continues the entire length of the building. This also is the driveway from the shop into the west storage area serviced by an insulated 12 x 12 foot overhead door.

The workshop and washrack area has gas radiant heat which is very comfortable, heating the floor and objects in the room. It is also more efficient than forced air heat and has a faster recovery after overhead doors are opened during cold weather.

Off the shop area are a parts and tool room, a chemical storage room and a paint storage room.

The lunch room is 15 x 15 feet. In here we have a cabinet with double sink, refrigerator and microwave oven. It is also our conference-meeting room. I wish I had made it a little larger as it gets a little crowded in the summer.

There are two offices, each one with a window looking into the main work shop.

My assistant and mechanic share an office where they can keep all equipment records and parts books. They also have their own phone line which works out very well.

There are two bathrooms, one with a shower.

All of these rooms off the work shop area are heated by a forced air gas furnace with underground duct work.

Since the offices and storerooms have 8 foot ceilings a mezzanine storage area over them is nice for items that are seldom used.

Lighting in the work area and adjacent rooms is fluorescent. Conventional lighting was used in the east and west ends of the building.

Each section has its own ventilation system.

Garage door openers were installed on the three insulated overhead doors and a burglar alarm system was installed throughout the building because of our somewhat remote location.

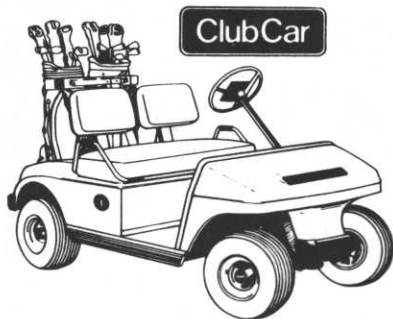
We have blacktop drives and parking around the building. There are steel guard posts by each exterior overhead door. Our gas pumps are in easy view of the mechanic and the superintendent's office.

The building was completed and approved for occupancy the first week of April 1983.

We think our building has a good traffic flow with easy access to all areas and are happy with the way it turned out. Anyone interested in seeing it is welcome to stop in for a visit and tour.

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