

Save Time, Money and Stress . . . Call Your Architect

A Case Study of
High Ridge Country Club and
Boca West Country Club
Course Renovation Projects



Kipp Schulties



- 20 Years of Golf Course Design Experience
- Civil Engineering: PURDUE UNIVERSITY
- MBA Finance: UNIVERSITY OF MIAMI, FL
- Professional Affiliations:



Raymond Floyd, Gene Bates, Fred Couples,
Jack Nicklaus, Ian Baker-Finch & Robert Allenby

Honda Classic Ambassador, “The Golf Exchange,”
PBGCSA, Good Shepherd Episcopal School Golf
Chairman, various charitable associations

Steve Wright - CGCS



ROLLINS COLLEGE

SEMINOLE COMMUNITY COLLEGE

Professional Career

Boca West Country Club (2003 to present) 72 Holes, 2,200 members

Palmer (2), Fazio and Dye Courses:
2 Full Course Renovations (2005 & 2006)

Long Cove Club (Hilton Head, SC)

Features and irrigation renovation 2001

Pete Dye / Top 100 Design

Alaqua Country Club (Longwood, FL)

New 18 Holes w/ Gary Player

Suntree Country Club (Melbourne, FL)

New 18 holes w/ Arnold Palmer
Hosted 5 Senior PGA Events

Service Positions

Board of Directors:

Palm Beach GCSA

Chapter President:

Central Florida & Carolinas GCSA (past)

Why Hire an Architect?

(In general: per the ASGCA)

"The Obvious"

- ❖ Proficient at Planning, Routing, Strategy & Design
- ❖ Knowledge of Cost Estimating
- ❖ Familiar with Permit Requirements
- ❖ Development of Plans and Specifications
- ❖ Knowledge of Construction (heavy equipment, engineering, soils, geology, drainage)
- ❖ Understanding of Landscape Architecture

Why Hire an Architect?

(In Reality)



- ❖ “Just because . . .” (Ellie Schulties)
- ❖ “It’s what we do.” (Kipp Schulties)
- ❖ Time Constraints of the Superintendent (Project Management & Grow-in)
- ❖ Expertise (no learning curve). What we know justifies the expense (Organization / Time / Money).
- ❖ Sell the Project (Communication is Key).
- ❖ Permitting (we know how to “Play the Game”).
- ❖ Liability/Protection/Insurance (Construction).
- ❖ Every Member IS an Owner (and they all have an opinion!)
- ❖ . . . we get to walk away . . .



High Ridge Country Club

Lantana, FL

Opened 1979 (Joe Lee design)

Partial Renovation 2001 (Kipp Schulties)

Course Redesign 2010 (Kipp Schulties)



High Ridge 2010 Scope of Work

Full Course Renovation / Redesign

- ❖ Cleared 35 Acres of Vegetation
- ❖ Moved 275,000 CY of Earth
- ❖ Imported 50,000 CY of Fill Material
- ❖ Subsurface Drainage System
- ❖ HDPE Irrigation System and Pump Station
- ❖ 7,000 SF of Rock Walls
- ❖ New USGA Greens, Tees and Bunkers
- ❖ Completely Reshaped Fairways and Roughs
- ❖ New Exposed Aggregate Cart Paths
- ❖ Mini Verde Greens and Celebration Bermuda

Architect / Superintendent

Project Interaction

- ❖ Budget Planning (items that interface between project and maintenance)
- ❖ ON EVERYTHING (but specifically the following:)
- ❖ Clearing and Select Tree Removal
- ❖ Landscape Placement (transplants and new)
- ❖ Tee Location and Size
- ❖ Irrigation / Grassing Limits
- ❖ Cart Path Routing
- ❖ Team Meetings
- ❖ Project Budgets (give and take)

Maintenance Staff Options

(What happens with the employees
while the course is shut down)

- ❖ In-House Projects
- ❖ Leave of Absence (Extended Vacation)
- ❖ Layoff and Re-Hire
- ❖ Layoff and Not Re-Hire
- ❖ Work for the GC
(arrange prior to signing contract)

*... Board Members Rarely Value
Personal Employee Relationships ...*

Maintenance Staff – Project Tasks

(High Ridge)

- ❖ Grass Eradication
- ❖ Root Pruning Trees for Transplant
- ❖ Transplanting Trees and Vegetation
- ❖ Irrigation Materials Distribution
- ❖ Lake Erosion Control Fabric Installation
- ❖ Maintenance Compound Improvements
- ❖ Landscape Installations & Maintenance
- ❖ Grow-in Activities

Don't Let These Items Slip Through the Cracks....

- ❖ **Permit Fees & Associated Costs**
- ❖ **Staffing Costs While the Course is Down**
- ❖ **Reciprocal Play Expense (if applicable)**
- ❖ **Grow-In Costs (Chemicals, Fertilizers, Electric)**
- ❖ **Contingency**
- ❖ **Vacation / Days Off**



5th Fairway – Pre-Redesign



High Ridge Country Club

- Proposed 5th Green and 6th Tee

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Notes:

The 5th green complex must move away from the large oak trees around the restrooms that are causing too much shade on the green. Since there are no limitations to how far we can move the green to the south and west, we take this opportunity to extend the hole 40+ yards and elevate the entire second half of the hole.

We re-construct the green in a location that is relative to the new tees on hole #6 - now a par 5 running west to east (which directionally will vary this hole from all of the other par 5's that run either north/south or south/north).

The new 6th tees will be at the highest point of the golf course with shots playing back down toward the existing fairway. This par 5 makes up for the change in par on hole #1 which allowed for the expansion of the practice amenities

Lake Expansion

Existing Location of #5 green

Existing Location of #6 tees

New Bunker

#6 Existing Fairway

New Elevated Tees for All Players

Elevated and Extended 5th Green

New Cart Path



5th Fairway - Post Redesign



View from new 6th Tee



1st Green Complex



4th Hole



15th Green Complex



16th Green Complex



www.KSGD.net