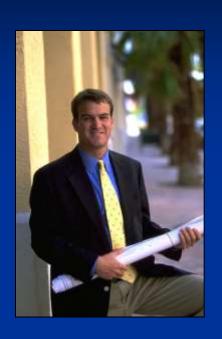
Save Time, Money and Stress... Call Your Architect

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: <u>UNIVERSITY OF MIAMI, FL</u>



• 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

Alaqua Country Club (Longwood, FL)

Suntree Country Club (Melbourne, FL)

Pete Dye / Top 100 Design

New 18 Holes w/ Gary Player

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 - Post Redesign



View from new 6th Tee











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