

GOLF COURSE MASTER PLAN REPORT
AND
COST ESTIMATES FOR IMPLEMENTATION



WAKULLA SANDS GOLF COURSE
CRAWFORDVILLE, FL

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I. Introduction

The daily fee golf course must accommodate the diverse abilities of many golfers. In order to do this, the course must provide the proper levels of strategy and challenge for all golfers, from low to high handicappers alike. Also, the course should supply an interesting and pleasant environment in which to play the game.

The primary, stated objectives of the Master Plan Program for the golf course at Wildwood Golf and RV Park are to provide areas to hold and then distribute effluent water provided by the county's new wastewater treatment plant. These elements are to be provided within the context of the existing course while also undertaking improvements to the course to maximum playability for the patrons, enhance strategic and visual quality, and allow for the most efficient maintenance practices to be utilized.

Utilizing base material acquired from the county, performing in-field reconnaissance, and meeting with representatives of the County's Golf Committee, the Master Plan Program proposes improvements which will add to the character and playability of the golf course, while employing modern standards for design, construction, and maintenance. By meeting the aforementioned objectives, the Master Plan Program will revitalize the golf course at Wildwood Golf and RV Park and provide an exciting and enjoyable test of golf and help attract growth in the number of rounds the course currently experiences.

II. Description of the Master Plan

The Master Plan shows the location and type of improvements to each individual golf hole and the practice areas. The recommended improvements are based on discussions with representatives of the County, thorough analysis of the existing facilities in the field, and review of existing mapping. Each improvement is designed to address the reviewed objectives, to revitalize the golf course, and to allow the Wildwood Golf and RV Park to upgrade its operations to be an outstanding amenity to the community. Implementing these proposals will create the desired wastewater treatment objectives, maximum playability for all caliber of player, a higher level of strategic design, improved visual quality, and allow for more effective maintenance practices.

The following items were given specific consideration during the planning process:

- Determine locations where effluent wastewater could be stored throughout the golf course property. These locations are also amended with Rapid Infiltration Basins (RIBs) to allow for additional water distribution when needed.
- Improve the start of the golf course by locating the first hole closer to the existing, and proposed Club Area. Finish the routing of the golf course near the clubhouse

- Improve the condition of the Green Complexes through reconstruction.
- Create a Par 72 golf course, if possible.
- Design a large Practice Putting Green
- Implement a Practice Short Game Facility
- Create short tee areas on each hole to accommodate Junior Golfers.
- Design a system of complete golf car paths that can be implemented in phases.
- Any additional items as deemed necessary by the architect and approved by the County.

III. Golf Course Overview / General Recommendations

The features of the golf course were studied with the previously mentioned specific objectives dictating design recommendations for the following areas of the course:

I. Golf Course Routing

The routing of the individual holes on a golf course is one of the most important aspects of golf course design that helps determine the quality and character of any facility. With a good routing, the architect can more easily allow the golf course fit in with the advantageous natural features of the property. The routing will also determine the variety, challenge, and safety of the golf course.

The current routing at Wildwood Golf Course and RV Park has been drastically altered in recent years. Additionally, there are a few holes on the course that are poorly routed and have both safety and playability constraints.

Major alterations to the course occurred when the previous first hole and practice area were removed and/or relocated in place of the new RV park. This change disrupted the start to the golf course and reduced the yardage of the layout.

Hole Nos. 2, 10, 17, and 18 are all very severe doglegs. The latter three holes are fairly awkward in design. Hole Nos. 17 and 18 also set up safety concerns for on course golfers and for adjacent homeowners. These elements can be eliminated via a redesign of some of the golf course.

As the Master Plan is reviewed, note that all starting and finishing points of the golf course are located near the restaurant that once served as the Clubhouse.

Hole Nos. 1 and 10 now play in a northerly direction taking advantage of the long axis of the property. Hole Nos. 9 and 18 play in a southern direction and end near the restaurant also. This will allow for the proper starting and staging of the golf course operations.

Hole Nos. 2-4, and 6-8 are all new holes on the front nine. Similar to the starting and finishing points, these holes take advantage of the longer axis of the site, running from north to south. This allows for the elimination of any holes with ninety-degree doglegs and any holes that play over a corner of the property.

Hole No. 5 is a new par five golf hole that takes up the space occupied by the existing 15th and 16th holes on the current layout.

The back nine of the course starts with a new Hole No. 10. After this, Hole Nos. 11 – 18 utilize the existing hole corridors as 2-9 on the current course, with some minor shifting.

Overall, the new proposed routing of the golf course will provide a much greater flow of operations, more diversity of the golf holes, added distance to the overall course, and take better advantage of the natural topography of the site.

2. Tee Complexes

Properly sized and located tee complexes are critical to creating a suitable beginning for each golf hole. With a well thought out tee marker system, golfers can determine from which set of tees to play to produce an enjoyable and appropriately challenging round of golf. Having each of the individual tees properly sized, according to the amount of play each will receive, will allow for the movement of the tee markers on a daily basis, creating a different challenge from every tee on each hole every day. These properly sized tees will also allow for improved standards of maintenance throughout the course.

The Master Plan shows a tee system for the new golf course. The tee system will provide longer yardages on the overall golf course but provide much greater variety through the middle tees and a very manageable yardage from the forward most tees.

The approximate overall tee distances are as follows:

- Longest Tees – 6800 Yards
- Long-Middle Tees – 6420 Yards
- Middle Tees – 6079 Yards
- Short-Middle Tees – 5650 Yards
- Forward Tees – 4785 Yards

All sets of tees will provide a par 36/36 – 72 golf course.

3. Fairways

The fairway features at Wildwood Golf and RV Park fluctuate depending on the nature of the terrain of each individual golf hole. However, overall, the fairways are fairly flat and tend to be on the narrow side. The lack of width is due to a fair amount of tree cover throughout the site.

The most significant improvements for the fairways include the addition of width to enhance playability. Also, strategic use of sand bunkers and re-contouring the definition of the fairway limits will enhance the new golf course. The rerouting of a majority of the holes will allow for the creation of wide, receptive landing areas throughout the golf course.

The proposed bunkers are located such that they can be easily built into the existing terrain at locations that are beneficial to improving the overall strategy of a given golf hole. Once implemented, these new hazards will demand the attention of the golfers, improving the interest and challenge the course provides. In general, the new bunkers will be positioned as hazards for the longer hitters while serving as targets for the shorter hitters. However, some will be located such that all level of player will need to decide about how to play over, short, or around the hazards.

Complementing the new bunkers will be numerous native areas that will also serve as Rapid Infiltration Basins, and function as part of the effluent water discharge system. With a site that is all native sand, these features will serve as strategic elements of the course and take areas out of intensive maintenance practices.

4. Green Complexes

One of the main goals of the overall Master Plan Process was to rebuild all the green complexes on the golf course. This should remain a goal with the new routing plan as the greens are the most important features on any golf course. Players will forgive an occasional tee or fairway area that may not be in good condition, but they expect the greens to be in good shape and contain a relative level of challenge for play.

Nothing is proposed to be save with any of the green complexes on the property. Each new green will be designed to modern recommendations for putting green construction. These construction methods will allow for proper drainage and improve maintenance conditions.

They will also all be studied in relation to the strategy that each hole presents. This will ensure that there will be 18 individual greens and strategies throughout the course, combining to create a cohesive standard of design.

The greens will average approximately 6500 sf in size for the 18-hole course. This will allow for a great variety in the shape and challenge of each green. Every hole will have a multitude of available pin placements so that each hole can play slightly differently on a day-to-day basis and be associated with the movement of the tee markers. The contouring of the putting surfaces will also provide great variety for an engaging putting experience.

The Master Plan shows the location of a very large Practice Putting Green and a stand-alone green for Short Game Practice.

5. Golf Car Paths

Recommendations have been shown for a complete system of golf car paths throughout the course. By implementing these proposals, the course will be able to be played by more players during adverse weather conditions and not have a dramatic negative impact on the condition of the turfgrass.

Any new path should be constructed to a width of 8ft. The material for construction can be asphalt, concrete, crushed shells, or crushed aggregate.

6. Existing Trees

With a major rerouting of the golf course, there will be many areas of the existing tree cover that will be shown for removal. This removal will be needed to incorporate the proposed width of the new golf course, clear areas for new holes and features, and construct the proposed ponds.

During the detailed design process for the new course, all trees will be reviewed for removal or the ability to be preserved. The large existing Oak trees throughout the site will be studied and identified for preservation where possible.

A large number of areas contain thick groups of trees. Many of these plantings have been positioned to create play corridors which are much too narrow, inhibit proper maintenance practices, and create poor agronomic environments to grow turf. The plan shows removal of many areas of existing trees that will be needed to grow and manage the new warm season grasses throughout the golf course.

After the new golf course is constructed, it is anticipated that some new landscape areas will be proposed. These areas will consist of recommendations for planting large trees that will develop over time. Small shrubs, flower beds, etc., will not be proposed as they serve no real purpose on the golf course.

7. Drainage

As the property consist solely of deep deposits of sand, drainage is not an overwhelming issue that needs to be addressed on the course. During construction of the new golf holes, standards of care will be taken to ensure that positive surface drainage is designed throughout the property. This design element and the soil conditions should allow for the limited use of drain pipes, helping to keep costs in line.

8. Irrigation System

We do not recommend reusing any part of the existing system for a variety of reasons. The primary concern comes from an understanding that an underground irrigation system operates in very harsh conditions. The sprinkler nozzles, gears, solenoid actuators, pilot tubes, and screens are all subject to wear that results in poor water distribution, inconsistent rotation, failure to operate, failure to retract when deenergized, damage from aeration and tire loading, etc. We can be certain that the sprinklers are not performing up to standard and the failure rate is likely to increase rapidly.

Existing main pipes are occasionally incorporated into renovation projects. This would be challenging on Wildwood because we do not know where the pipes are located nor their sizes. Furthermore, the sprinkler layout shows that sprinklers are mounted on the mains as well as on the smaller distribution pipes. If this is the case it means that the mains have many taps, that may be tapped tees or tapped saddles, which reduce the strength of the pipe.

The pump station is not of value and cannot be reconditioned.

With these items taken into consideration the County should budget for a new irrigation design and installation. The design will take into consideration the demands of the golf course turf as well as the demands for the disposal of the effluent water into the Rapid Infiltration Basins when needed.

IV. Proposed Scorecard

Scorecard for the Course						
<u>Hole</u>	<u>Eagle</u>	<u>Manatee</u>	<u>Springs</u>	<u>Egret</u>	<u>Cypress</u>	<u>Par</u>
1	530	515	500	460	395	5
2	335	317	300	270	225	4
3	435	412	392	360	320	4
4	200	180	160	140	105	3
5	585	550	525	500	425	5
6	405	382	368	342	297	4
7	400	373	347	327	256	4
8	167	146	130	115	93	3
9	<u>317</u>	<u>300</u>	<u>282</u>	<u>260</u>	<u>230</u>	<u>4</u>
Out	3374	3175	3004	2774	2346	36
10	460	430	415	395	340	4
11	380	360	345	320	243	4
12	375	355	340	300	270	4
13	538	518	490	475	415	5
14	150	140	120	105	80	3
15	407	390	370	345	301	4
16	225	200	175	155	120	3
17	377	353	335	310	265	4
18	<u>518</u>	<u>500</u>	<u>485</u>	<u>470</u>	<u>405</u>	<u>5</u>
In	3430	3246	3075	2875	2439	36
Out	<u>3374</u>	<u>3175</u>	<u>3004</u>	<u>2774</u>	<u>2346</u>	<u>36</u>
Total	6804	6421	6079	5649	4785	72

V. Cost Estimate for Implementation of Master Plan

Cost Estimate for Construction
for
Wakulla Sands Golf Course
Crawfordville, Florida
December 2021

Note: Prices are provided based on construction services being performed by a Certified Golf Course Builder.

Item/Description	Quantity	Unit	Unit Price	Line Item Total	Notes
Mobilization	1	LS	\$ 264,825.00	\$ 264,825.00	4-5% of All Construction Items
Clearing					
Complete Clearing	19	AC	\$4,500.00	\$83,250.00	
Individual Trees	40	EA	\$500.00	\$20,000.00	
Sediment Control					
Silt Fencing	4,950	LF	\$3.75	\$18,562.50	
Topsoil Management					
Strip and Stockpile	0	CY	\$ 3.00	\$ -	Assume no need to strip topsoil, shape existing sand
Topsoil Replace	0	CY	\$ 3.00	\$ -	Assume no need to strip topsoil, shape existing sand
Earthmoving					
Mass Excavation/Bulk Dirt Move	125,000	CY	\$ 4.50	\$ 562,500.00	Dig Ponds 12' Deep, Other Earthwork, move material on site 30 mil PVC with soil/sand on top
Pond Construction - Liners	341,670	SF	\$ 1.40	\$ 478,338.00	
Rough Shaping					
Tee, Fairway, Bunker, Green Complex	1	LS	\$ 175,000.00	\$ 175,000.00	
Rapid Infiltration Basin Construction					
Shape In "Native" features	190,500	SF	\$ 1.70	\$ 323,850.00	
Green Construction					
Green to Subgrade	143,748	SF	\$ 0.60	\$ 86,248.80	
Sub Drainage (4" perf. In gravel)	15,812	LF	\$ 8.00	\$ 126,496.00	
4" Solid	2,700	LF	\$ 8.00	\$ 21,600.00	
Gravel Layer	5,968	TON	\$ 68.00	\$ 405,824.00	
Greensmix (85/15 Blend)	7,978	TON	\$ 61.00	\$ 486,658.00	Run Particle Analysis on native sand to see if it can be used.
Tracer Wire	6,120	LF	\$ 0.30	\$ 1,836.00	
30 Mil Liner	6,120	LF	\$ 2.40	\$ 14,688.00	
Tee Construction					
Tees to Subgrade	103,500	SF	\$ 0.50	\$ 51,750.00	
Laser Level Tees	103,500	SF	\$ 0.20	\$ 20,700.00	Build tees out of native material, no internal drainage
Bunker Construction					
Construction and Edge	52,272	SF	\$ 0.83	\$ 43,385.76	
Drainage	5,750	LF	\$ 8.00	\$ 46,000.00	
Sand (5" Compacted, no Liners)	1,500	TON	\$ 67.00	\$ 100,500.00	Run Particle Analysis on native sand to see if it can be used
Storm Drainage					
6" HDPE	1,500	LF	\$11.00	\$ 16,500.00	
Hole No. 7/8 (18" Pipe)	1	LS		\$ -	
Hole No. 13	1	LS		\$ -	
18" HDPE	250	LF	\$ 40.00	\$ 10,000.00	
12" Inline Drains	40	EA	\$ 450.00	\$ 18,000.00	
Irrigation System					
Materials and Installation	1	LS	\$ 1,800,000.00	\$ 1,800,000.00	
Soil Prep and Amendments					
Fine Shape-Planting Prep-Seedbed Prep	68	AC	\$ 2,600.00	\$ 176,800.00	
Fertilizer	68	AC	\$ 500.00	\$ 34,000.00	
Grassing					
Greens - TifEagle 30bu/1000	143,748	SF	\$ 0.56	\$ 80,498.88	
Tees - 419 30bu/1000	103,500	SF	\$ 0.09	\$ 9,315.00	
Fairways - 419 600bu/ac	37	AC	\$ 1,400.00	\$ 52,080.00	
Roughs - 419 @600bu/ac	25	AC	\$ 1,400.00	\$ 35,000.00	
Sod (Tee/Green Surrounds, Misc Areas)					
Sod - 419 Bermuda	784,080	SF	\$ 0.59	\$ 462,607.20	1 Ac. (43,560 SF) per hole
Golf Car Paths					
Concrete Paths	23,440	LF	\$ 36.00	\$ 843,840.00	Complete System as shown on Plan - 8 Feet Wide
Total Bid Price				\$ 6,891,453.14	
Bonding				\$ 68,914.53	