



Sample: Golf Course Asset Assessment

Prepared by:

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Sample: Golf Course Asset Assessment

Golf Club Consulting, Inc. conducted a Golf Course Asset Assessment of xxx on xxxxx. Time was spent touring the golf course and its associated amenities. During the visit, xxx (Golf Course Superintendent) assisted in golf course access. xxx was very helpful and answered all questions or concerns that were asked.

1) Evaluation

The following components of the golf course were reviewed:

- 1) Bunkers
- 2) Cart paths
- 3) Fairways
- 4) Golf course lakes and streams
- 5) Golf course landscaping
- 6) Golf course maintenance building
- 7) Golf course equipment
- 8) Greens
- 9) Irrigation pump station
- 10) Irrigation system
- 11) Irrigation water
- 12) Irrigation water storage
- 13) Tees

These components are evaluated in this report, as follows:

- a) Description: (narrative)
- b) Rating of component during site visit: (A - F / with A being the highest)
- c) Importance of component (1, 2 or 3)
 - 1: Very important
 - 2: Somewhat important
 - 3: Not important
- d) Was all information gathered, provided or available? (yes or no)
- e) Concerns: (list)
- f) When should the concerns be corrected? (narrative)
- g) Actions needed to correct concerns? (list)
- h) Can concerns be corrected in normal course maintenance in the 1st year of operations? (yes or no)
- i) Can concerns be corrected in normal course maintenance in the first 5 yrs of operations? (yes or no)
- j) Cost range to fully correct concerns: (cost range)



1) Bunkers

BUNKERS

a) Description: The number of golf course bunkers is 20. This number is very low for an 18-hole golf course. The bunkers are small in size and average about 1,000 SF each.

The condition of the bunkers varied significantly, but the main issues are edge deterioration and sand contamination. The last few years, the golf course maintenance department has renovated a few bunkers each year with a total of 8 bunkers being renovated to-date. This work has been very good.

b) Rating of component during site visit: C

c) Importance of component: 3

d) Was all information gathered, provided or available? Yes

e) Concerns:

- Quality of sand in the bunkers.
- Edge deterioration.

f) When should the concerns be corrected? 3-5 years, See (g)

g) Actions needed to correct: Continue in-house bunker renovations.

h) Can concerns be corrected in normal course maintenance in the 1st year of operations? No

i) Can concerns be corrected in normal course maintenance in the first 5 yrs of operations? Yes

j) Cost range to fully correct concerns at acquisition: \$0



Bunker on #8 – average size and condition for the golf course



2) Cart paths

CART PATHS

a) **Description:** The course contains tee to green cart paths throughout the course, which is very positive knowing the high amount of rain the golf course receives. The width of the paths ranges from 6 to 8 feet, with most of the paths being only 6 foot wide. A normal golf cart path width is 8 to 10 feet. The carts paths were built entirely of asphalt and are 2-3" thick in depth. Asphalt is a short life material and 2-3" inches is a marginally depth for asphalt. The cart paths are below average in condition and the design of the paths is very poor.

The present paths cause several problems:

- Safety concerns.
- The narrow width increases soil erosion alongside, which in turn deteriorates the asphalt of the path.
- The path design and width are too narrow for many pieces of golf course equipment.
- The paths are too narrow to allow carts to pass one another without one or both cart getting "off" of the path surface.

These problems are accentuated because many of the cart paths are located on slopes or hills.

The conditions of the cart paths greatly distract from of the many of the positive aspects of the golf course and do not match the high quality of *Sample GC* itself.

We strongly feel that the cart paths should be a very large concern in the operation of the golf course.

- b) Rating of component during site visit: **D**
- c) Importance of component: **1**
- d) Was all information gathered, provided or available? **Yes**
- e) Concerns:
 - **Narrow width.**
 - **Safety.**
- f) When should the concerns be corrected? **ASAP**
- g) Actions needed to correct concerns? **Repair, widen, curb where necessary**
- h) Can concerns be corrected in normal course maintenance in the 1st year of operations? **No**
- i) Can concerns be corrected in normal course maintenance in the first 5 yrs of operations? **No**
- j) Cost range to fully correct concerns: **\$150,000 to \$250,000**



Cart path #9



Cart path #17



Cart path #18



3) Fairways

FAIRWAYS

- a) Description: The total size of the fairways is approximately 30 acres, which is average for a golf course the length and width of *Sample GC*.

The turf quality condition is excellent, with the most important quality issue being the accumulation of turf thatch. Thatch is a layer of dead grass directly below the visible grass. Some thatch is desirable but it should be less than 1/2" in depth. Excessive thatch will cause the fairways to "hold" moisture and increase insect and disease infestations. Presently the fairways are being core aerified and topdressed yearly to help reduce the turf thatch. Thatch removal is a process that must be dealt with on an annual basis and I feel that the present fairway core aerification and topdressing are very important practices to continue.

- b) Rating of component during site visit: **B**
 c) Importance of component: **1**
 d) Was all information gathered, provided or available? **No**. Fairway soil test results were not available and I was told minimal testing has been done in the past. Soil testing should be done every year. Without soil testing all fertilizer applications will be a total guess.
 e) Concerns:
 - Continuation of proper fertilization practices.
 - Continuation of proper aerification practices.
 - Continuation of proper topdressing practices.
 - Continuation of proper mowing practices (need equipment – see section #7).
 - Absence of soil testing.
 f) When should the concerns be corrected? **n/a**.
 g) Actions needed to correct concerns? **Continue present maintenance practices**.
 h) Can concerns be corrected in normal course maintenance in the 1st year of operations? **n/a**
 i) Can concerns be corrected in normal course maintenance in first the 5 yrs of operations? **n/a**
 j) Cost range to fully correct concerns: **\$0**



Fairway #11



Fairway #18



4) Golf course lakes and streams

GOLF COURSE LAKES AND STREAMS

- a) Description: The golf course property has only (2) lakes. One is used as the irrigation storage lake, which is addressed in section #12 of this report. The other lake is located on hole #3 and was found to be in fair condition. The main problem with the lake on #3 is the high growth of algae and weeds. When I inquired about this, the GC Superintendent noted *Sample GC* has not received many negative comments on the weeds and algae.

The weed growth in the lake is a large negative to a guest.

- b) Rating of component during site visit: C
c) Importance of component: 3
d) Was all information gathered, provided or available? YES
e) Concerns:
- Weed and algae growth.
f) When should the concerns be corrected? Not a significant concern.
g) Actions needed to correct concerns? Reduce the weed and algae growth.
h) Can concerns be corrected in normal course maintenance in the 1st year of operations? No
i) Can concerns be corrected in normal course maintenance in the first 5 yrs of operations? Yes
j) Cost range to correct concerns: \$0



Lake #3



5) Golf course landscaping

GOLF COURSE LANDSCAPING

- a) Description: Besides the landscaping near each tee box, the only landscaping at the *Sample GC* is near the golf parking area. It is in excellent condition and no issues were evident.
- b) Rating of component during site visit: **B**
- c) Importance of component: **3**
- d) Was all information gathered, provided or available? **Yes**
- e) Concerns:
 - **None**
- f) When should the concerns be corrected? **Not a significant concern.**
- g) Actions needed to correct concerns? **none**
- h) Can concerns be corrected in normal course maintenance in the 1st year of operations? **No**
- i) Can concerns be corrected in normal course maintenance in the first 5 yrs of operations? **No**
- j) Cost range to fully correct concerns: **\$0**



Landscape near golf shop



6) Golf course maintenance building

GOLF COURSE MAINTENANCE BUILDING

- a) Description: **The golf course maintenance building is adequate in size, but its cleanliness and organization is extremely poor. Recently, a small storage building was built and it stores a wide variety of mowers and accounting records.**
- b) Rating of component during site visit: **D**
- c) Importance of component: **2**
- d) Was all information gathered, provided or available? **Yes**
- e) Concerns:
 - **Cleanliness.**
 - **Organization.**
- f) When should the concerns be corrected? **ASAP.**
- g) Actions needed to correct concerns? **Direct golf course maintenance personnel to clean and organize.**
- h) Can concerns be corrected in normal course maintenance in the 1st year of operations? **N/A**
- i) Can concerns be corrected in normal course maintenance in the first 5 yrs of operations? **N/A**
- j) Cost range to fully correct concerns: **\$0**



Maintenance building (Main)



Maintenance building (storage building)



Maintenance building (pesticide storage)



Maintenance building (fuel storage)



7) Golf course maintenance equipment

GOLF COURSE MAINTENANCE EQUIPMENT

- a) Description: **The quantity of the golf course equipment inventory is adequate, but the condition of many pieces of equipment is poor.**

Due to the cleanliness of the equipment, it was very difficult to distinguish the difference between poorly cleaned equipment and equipment that didn't operate well. In the past years, the replacement of golf course equipment has not been a financial priority of the *Sample GC*; hence many pieces of equipment should be replaced in the very near future.

According to the on-site personnel the following are a priority to replace:

- **Light weight utility carts (4).**
- **Skid steer tractor.**
- **Rotary rough mower.**
- **Fairway mowers (2).**

- b) Rating of component during site visit: **D**
- c) Importance of component: **1**
- d) Was all information gathered, provided or available? **No (no equipment repair records existed)**
- e) Concerns:
 - **Wear of present equipment.**
- f) When should the concerns be corrected? **ASAP**
- g) Actions needed to correct concerns?
 - **Purchase the needed equipment.**
 - **Properly clean existing equipment.**
- h) Can concerns be corrected in normal course maintenance in the 1st year of operations? **No**
- i) Can concerns be corrected in normal course maintenance in the first 5 yrs of operations? **No**
- j) Cost range to fully correct concerns: **\$125,000 – 175,000.**



Light weight vehicle



Rotary rough mower



Fairway mower



Tee mowers



Tractor



Light weight vehicle



8) Greens

GREENS

a) Description: *Sample GC* contains (20) golf greens; (18) on the course and (2) for practice.

The golf course greens size average about 5,500 SF, which is very adequate for the golf play. The shape and surface contours of the greens were reasonable and very playable for the clientele of the resort. The turf quality was very good. There were no concerns found with the greens.

b) Rating of component during site visit: **A**

c) Importance of component: **1**

d) Was all information gathered, provided or available? **YES**

e) Concerns:

- **Thatch on some greens (minimal).**
- **Soil compaction.**
- **Isolated dry areas.**

f) When should the concerns be corrected? **See (g)**

g) Actions needed to correct concerns? **Continue present maintenance practices.**

h) Can concerns be corrected in normal course maintenance in the 1st year of operations? **Yes**

i) Can concerns be corrected in normal course maintenance in first the 5 yrs of operations? **Yes**

J) Cost range to fully correct concerns: **\$0**



#10 Green



#12 Green



#3 Green



#16 Green



9) Irrigation pump station IRRIGATION PUMP STATION

- a) Description: **The irrigation pumpstation consists of a small building, which houses all the necessary equipment for irrigation distribution. Its delivery capacity is 1000 GPM @120 PSI, which is more than adequate for a golf course the size of *Sample GC*. It seems to have been maintained well in the past and many good improvements have been made in the past 5 years.**
- b) Rating of component during site visit: **A**
- c) Importance of component: **1**
- d) Was all information gathered, provided or available? **Yes**
- e) Concerns:
 - **None**
- f) When should the concerns be corrected? **See (g)**
- g) Actions needed to correct concerns? **Continue present priorities for.**
- h) Can concerns be corrected in normal course maintenance in 1st year of operations?
n/a
- i) Can concerns be corrected in normal course maintenance in first 5 yrs of operations?
n/a
- j) Cost range to fully correct concerns: **\$0**



Pumpstation building



Pumps



Pumpstation control panel



10) Irrigation system

IRRIGATION SYSTEM

- a) Description: **The irrigation system consists of the following:**
 - **Approximately 1,100 sprinklers (typical for size of course)**
 - **Greens: 3-4 sprinklers per green / individual sprinkler control (Grade A)**
 - **Tees: 1-2 sprinklers per tee complex / sprinklers wired together (Grade D)**
 - **Fairways: About 52 sprinklers per hole / sprinklers wired together (Grade D)**
 - **Sprinkler spacing is 66' (Grade A)**
 - **All PVC piping (Grade B)**
 - **No asbestos piping (Grade A+)**
 - **Sprinklers are Toro Model 730 and 760 (Grade A)**
 - **Minimal irrigation pipe breakage (Grade A)**
 - **Annual sprinkler breakage typical for sprinklers (20-50/yr) (Grade B)**
 - **Controllers: 17 Toro LTC (don't make any longer)(Grade D)**
 - **Controllers: 10 Toro LTC Plus (replacing present Toro LTC with these)(Grade A)**
- b) Rating of component during site visit: **C+**
- c) Importance of component: **1**
- d) Was all information gathered, provided or available? **NO (no pipe sizing on irrigation as-built maps)**
- e) Concerns:
 - **The pace the present Toro LTC controllers are being replaced.**
- f) When should the concerns be corrected? **See (g)**
- g) Actions needed to correct concerns? **Hasten the pace the present Toro LTC controllers are being replaced.**
- h) Can concerns be corrected in normal course maintenance in the 1st year of operations? **No**
- i) Can concerns be corrected in normal course maintenance in the first 5 yrs of operations? **No**
- j) Cost range to fully correct concerns: **\$30,000-35,000**



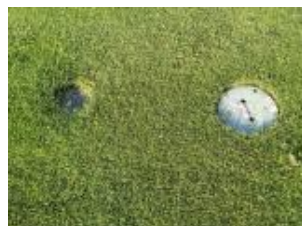
Controller: Toro LTC (old)



Controller: Toro LTC Plus (new)



Controller: Toro LTC Plus (new)



Irrigation sprinkler & wire box



Irrigation as-built maps



Irrigation central controller



11) Irrigation water**IRRIGATION WATER**

- a) Description: Irrigation water is taken from a well on the golf course and transferred to the lake on #5. To get this water each year, *Sample GC* purchases 80 Acre Feet of water (1 AF=326,000 gallons of water, so 80 AF= 26 Million gallons of water).

The water from the well is from a hot spring and is exits the well at 96 degrees Fahrenheit. The water smells of sulfur. When I asked about the specifics of the water, I was told that the golf course has never tested the water for turf issues.

Even though I found this very troubling, the quality of the existing turf is a good indicator that the irrigation water is OK.

- b) Rating of component during site visit: ? (can't grade because the absence of test results)
- c) Importance of component: 1
- d) Was all information gathered, provided or available? No (absence of past water test results)
- e) Concerns:
- Not knowing if any water issues exist.
- f) When should the concerns be corrected? ASAP
Actions needed to correct concerns? Conduct an irrigation water suitability test.
- g) Can concerns be corrected in normal course maintenance in the 1st year of operations? No
- h) Can concerns be corrected in normal course maintenance in the first 5 yrs of operations? No
- i) Cost range to fully correct concerns? \$50-100



Irrigation well



12) Irrigation water storage

IRRIGATION WATER STORAGE

- a) Description: The irrigation storage lake is located on hole #5 . The size of the lake is approximately 4.13 Acres in size and averages 6-8 feet in depth, thus the holding capacity is 9,424,660 gallons of water. About 30-40% of this is reachable by the irrigation pumps. Knowing the inflow to the lake and the water needs of the golf course, this amount is very adequate for the water use of *Sample GC*.

The lake has a significant amount of weed growth on top of the lake, which is a visually negative and probably causes bottom algae growth. Weed and algae growth in a lake is always caused by the lack of air in the water, thus I would recommend installing a lake aeration system in the lake.

- b) Rating of component during site visit: **C**
c) Importance of component: **2**
d) Was all information gathered, provided or available? **Yes**
e) Concerns:
- **Weed and algae growth in lake.**
f) When should the concerns be corrected? **1-3 years**
g) Actions needed to correct concerns? **Install a lake aeration system.**
h) Can concerns be corrected in normal course maintenance in the 1st year of operations? **No**
i) Can concerns be corrected in normal course maintenance in the first 5 yrs of operations? **No**
j) Cost range to fully correct concerns: **\$14,000-22,000**



Irrigation Storage Lake



13) Tees

TEES

a) **Description:** The tees are generally round in shape and total about 100,000 SF. The tee sizes on the par 4 & 5s are adequate, but the tee size on the par 3s could be larger. Presently, wear on the tees on the par 3s exceeds the capacity that the tee size will allow.

The surfaces some of the tees are very uneven, but not to the point of being a need to be corrected. I would recommend the golf maintenance staff levels a few tees each year.

The Golf Pro and the GC Supt would like to reverse the nines for the following reasons:

- To improve the pace of play.
- To start the golf play off the driest 9 of the course.
- To start the golf play off on the nine with that holds the frost less.
- To create a better *finishing hole* to a round.

I found these reasons to be logistic and very good. To switch the 9s, it would require changing the tees signs on the holes. Some of the tee signs can simply be transferred to the new holes.

b) Rating of component during site visit: B

c) Importance of component: 2

d) Was all information gathered, provided or available? Yes

e) Concerns:

- Signage if the 9s are reversed.
- The tee size of the par 3's holes.

f) When should the concerns be corrected? See (g) if decide to reverse 9s.

g) Actions needed to correct concerns? Replace tee sign, level tees, enlarge the tees on the par 3s

h) Can concerns be corrected in normal course maintenance in 1st year of operations? No

i) Can concerns be corrected in normal course maintenance in first 5 yrs of operations? No

j) Cost range to fully correct concerns: \$10,000 – 20,000



Tee #14



Tee #18



Tee #12



14) Summary of evaluations

		<u>Rating</u>	<u>Importance</u>
1)	Bunkers	C	3
2)	Cart paths	D	1
3)	Fairways	B	1
4)	GC Lakes and streams	C	3
5)	GC Landscape	B	3
6)	GC Maintenance building	D	2
7)	GC Equipment	D	1
8)	Greens	A	1
9)	Irrigation pump station	A	1
10)	Irrigation system	C+	1
11)	Irrigation water	?	1
12)	Irrigation water storage	C	2
13)	Tees	B	2

The following golf course components are very important and are in need of financial resources:

- Cart paths
- GC Equipment
- Irrigation water

The following golf course components are very important and do not need financial resources in the near future.

- Greens
- Fairways
- Irrigation system
- Irrigation pumpstation

The following golf course components are somewhat important and do not need financial resources in the near future.

- GC maintenance building
- GC lakes and streams
- Irrigation water storage
- Tees

If you have questions concerning this report, please let me know. Thank you for the opportunity to assist xxx.

Respectfully submitted,

Richard N. Eide
President

