

**FIRST LINKS PROGRAM
ASGCA CONSULTATION REPORT**
for



850 Paxon Hollow Rd.
Media, PA. 19063

Prepared By:
James N. Cervone, Jr.
Golf Course Architect, ASGCA
601 Beech Drive, Trafford PA 15085
(412) 607-4892 jim@cervonegolfdesign.com


CERVONE Golf Design
Design Matters



American Society of Golf Course Architects Foundation
Co-Sponsor- PGA of America



INTRODUCTION

The First Links program is administered by the American Society of Golf Course Architects (ASGCA) and co-sponsored by the PGA of America. The program is intended to provide golf course owners and operators with an initial consultation by a member of the ASGCA in order to conceptually evaluate potential improvements to existing facilities or to develop new facilities that will help promote the game to existing golfers and new golfers coming into the sport.

With this in mind, a site visit was conducted on March 25, 2015 in which Jim Cervone met with Golf Professional Dan Malley and Golf Course Superintendent Steve Stephens to review and discuss the existing practice facility at Paxon Hollow Golf Course. The purpose of the consultation visit was to develop concepts and ideas for improving the existing practice facility with the hope of utilizing the new target greens as a short-course or loop of par 3's when the range is shut down.

HISTORY

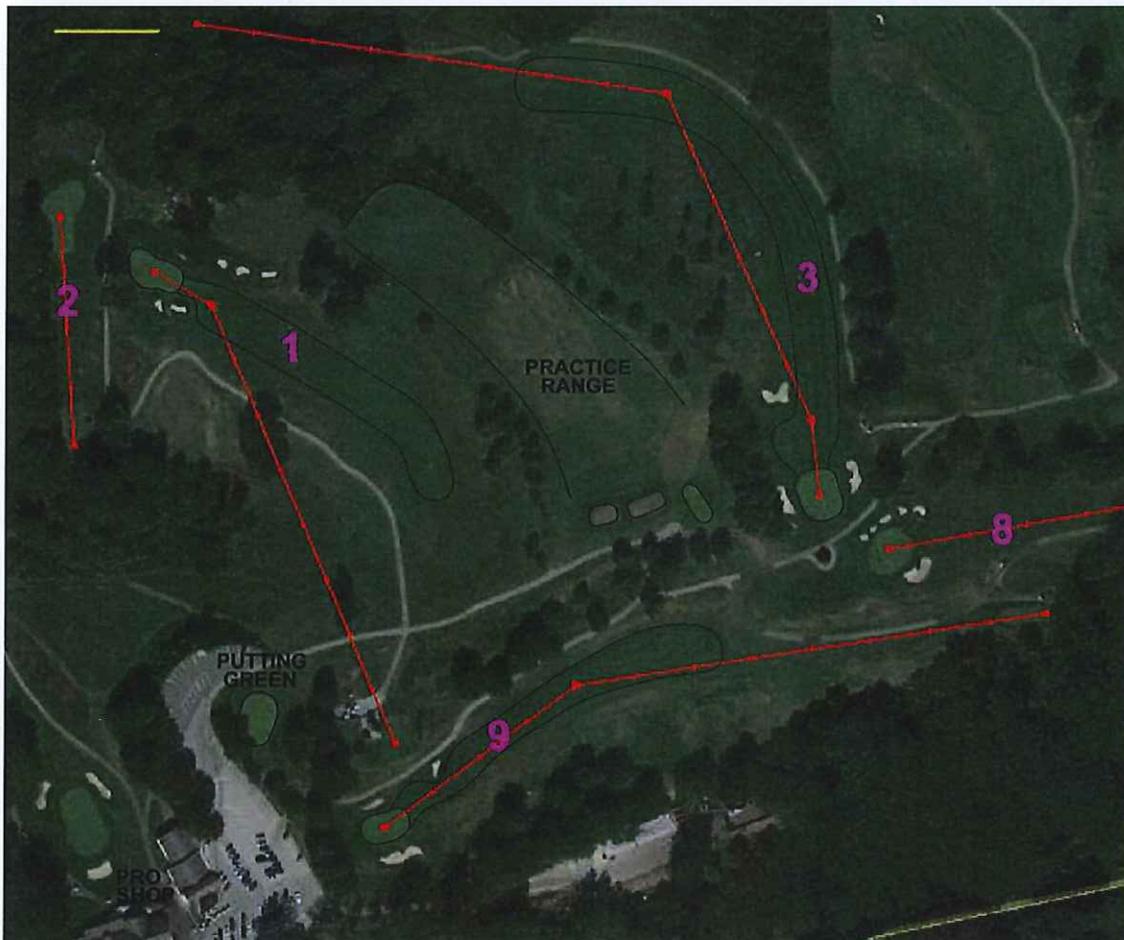
Paxon Hollow golf course has seen many changes over the years both in ownership, and alterations to the facility itself. The golf course was originally opened in 1924 as The Brookline Square Club, a private country club founded by a group of Freemasons on a 118 acre plot which is now called Havertown. As a victim of the Great Depression, the property was sold in 1926 and became Paxon Hollow Country Club. The then secretary of the Golf Association of Philadelphia, Francis Warner was involved in the design of the course with Franklin Meehan hired on to do the construction.

The club changed hands again in 1936 being taken over by Girard Trust for many years. After WWII the club was leased by an organization called White Manor CC and much of the back nine changed considerably. In 1962, the club was purchased by Ralph Bodek who operated it as semi-private club before changing it to a public facility in 1966. In 1967, the club was purchased by Marple Township and is now a very popular municipally owned facility running over 30,000 rounds per year.

In recent years, the golf course has undergone other improvements consisting of new bunkers and tees based on the designs and consultation with Jim Wagner who grew up playing the course and lived in the area.

ASSESSMENT

My site visit concentrated on reviewing the existing practice facilities and the front nine holes of the golf course. The existing conditions include a practice putting green approximately 5,000 sq.ft. located off the edge of the parking lot and near to Hole No. 1 tee. The practice range is relatively short at just over 200 yds. and located between Hole Nos. 1 & 3.



The access to the range does not seem to be an issue according to Dan and Steve. They did admit some balls from Hole No. 1 do enter the range, and there are errant shots that can reach the practice tees from Hole No. 9 on rare occasions. Hole No. 3 is less of a problem as the area between the fairway and the range is a steep slope protecting the inside of the dogleg.

As we further toured the site and reviewed the existing terrain and set-up of the back nine holes, I proposed to offer two concepts for improving the practice facilities. **Plan A** – would show improvements to the existing range including new target features, and new teeing areas with some consideration to safety measures such as netting to help offer protection. **Plan B** – would propose making some routing changes to a couple of holes and utilizing additional property on site to relocate the practice facility.

View of the existing practice range from the tee.





Concept A

As shown on the following page, this Concept Plan shows improving the existing practice facility in its current location including the following items:

- SAFETY – Installing a section of netting behind the new tee and new practice green to help protect from errant shots off of Hole No. 9. As noted already, I would concur with building new tees off to the left of the existing tee on No. 9. I believe the lower elevation and increased angle will further address those errant shots, and I've shown a split fairway on the left side of the hole for an alternate approach to the green.
- Construct a new practice green for both putting and chipping to include areas of fairway approach and a practice bunker.
- Construct a new practice tee (approx. 200x60 ft.) with a concrete pad on the back edge for synthetic mats.
- Re-grade the area of the existing range for better visibility, and to create fill material to build the tee, the new target greens, and to extend the end of the range by filling out.
- Build four (4) new target greens that can also be played as a short Par 3 loop when the range is shut down.

This area is not ideal being wedged in between three (3) existing holes. The netting behind the tee will help address errant shots from No. 9, but there is little that can be done for errant shots coming from Hole No. 1. Short of installing netting along the west side of the range, special care must be given during those times when the range is shut down for play as a short Par 3 course.

The improvements shown will certainly provide a much better practice facility. At this point in time it is difficult to provide an estimated cost. There are many factors that would affect the costs including; the amount of earthwork, general specifications of materials, value engineering, etc. With further planning and discussion, a true Phase I study can be done to develop more accurate cost estimates.



CONCEPT PLAN (A)
PAXON HOLLOW GOLF COURSE
 Marple Township, Pennsylvania

Jerome J.
CERVONE Golf Design
 Design Matters



Concept Plan B

As shown on the page following this outline, the Concept Plan depicts both Hole Nos. 1 & 2 being re-routed, and the practice range relocated to the general area of those current holes:

- Existing Hole No. 1 is eliminated with new No. 1 (approx. 333 yds.) playing from the same original tee to a new fairway and green built in the area of the existing practice range. The area will be re-graded to create the necessary fill material and extend the downhill area to build the green.
- Existing Hole No. 3 would become No. 2, existing Hole No. 5 would become No. 4, and a new Par 3 (approx. 145 yds.) would be built behind the green of current No. 5 to become new Hole No. 5.
- A portion of the existing parking lot (at the back end) will be eliminated to construct a new practice tee aligned toward current Hole No. 2 and the green on current No. 1. The existing practice green will be eliminated and rebuilt to the east to allow room for additional parking in that area.
- The existing greens and portions of the fairways on current Nos. 1 & 2 will be utilized in the new practice range with two (2) additional greens built. This will create a longer range with much greater width.

This second concept was developed for a couple of reasons... It is an option to address inherent problems with the current routing of the front nine, and eliminates safety issues that exist on the current range located between so many golf holes.

As discussed with Dan & Steve, Hole Nos. 1 & 2 are considered weaker golf holes on the front nine. These two particular holes currently hold up play, and can cost the facility up to 2-3 TEE TIMES per hour because of backed up play. The severe dogleg and lack of distance on current Hole No. 1 is an issue, and errant shots from this hole enter the existing practice range. Despite current Hole No. 2 being just over 100 yds. long, there are often problems at this hole causing long back-ups.

The new Hole No. 1 shown on the plan is a bit longer with a much better landing area for average play, and less of a dogleg with more room to the right off the tee. With the renumbering of other existing holes down the line, the flow of the routing would not suffer, and it's always desirable to have a Par 5 second hole to help spread out play at the beginning of the

round. The new Par 3 as shown on the plan is a good option in that location because of the subtle terrain, and how well the hole will fit into the existing routing.

The new practice range is better located as it would not be wedged in between three (3) other holes, and would offer much better width to open the range up. It would be nearer to the Pro Shop and not require golfers to cross over a hole to access the facility. This will improve the operations, and put golfers closer to the No. 1 tee if they're warming up before the round.

Another reason for this concept is simply to create a better practice facility with more length, more width, and a larger tee (approx. 250x50 ft.) offering 25 stations. Even with the lower ravine area in front of the proposed tee, I would not recommend a great deal of grading be done to change the area. Leaving the existing greens as is, the fairway and tee area of current No. 2 could be lowered and the fill pushed toward the tee to create better visibility and provide material for the two (2) new greens.

The existing greens and new greens shown can also be used as a short Par 3 loop or short-game practice greens when the range is shut down. Additional landscaping along the front right side of the green helps create visual containment for the range and the new Hole No. 1. With the benefit of increasing the rounds per hour, and the ability to offer a much better practice facility, the costs of construction would be easier to offset.

View of new practice range from the end of the current parking lot.





CONCEPT PLAN (B)
PAXON HOLLOW GOLF COURSE
 Marple Township, Pennsylvania





CONCLUSION

Paxon Hollow Golf Course is a very popular facility already, and the staff does a great job with customer service, maintenance and conditioning. In reviewing many of the comments I found online from people who have played the course, it is quite apparent they enjoy the golf course. However, by improving the practice facilities the end result will lead to increased business and an ability to promote and grow the game as is the aim of the First Link program.

Considering all the factors involved with this potential project for Paxon Hollow, my professional opinion would be to pursue Concept B. I believe the alterations to existing Hole Nos. 1 & 2 would provide necessary improvements to the front nine routing, and the new practice range is be a better overall facility. This new practice range also has no immediate safety issues as does the existing range.

Much of the work in either scenario can be done without disrupting play, and sequenced in such a way as to begin the construction earlier than typically done on most existing due. Obviously, in Concept A the work would not affect play, and the new holes in Concept B can be built and put in play before the new practice range is implemented.

It was my pleasure to review the existing conditions at Paxon Hollow, and to offer these concepts for improvements. I stand ready to continue the planning and further the designs offered in this report at the appropriate time. I am happy to continue a dialogue with any of the representatives involved if there are any questions or comments regarding the items covered.



Proposal for Golf Course Architectural Design Services

PAXON HOLLOW
Marple Township, Pennsylvania

August 3, 2015

TABLE OF CONTENTS

- I. OVERVIEW**
- II. SCOPE OF SERVICES**
 - A. Phase I Master Planning
 - B. Phase II Construction
- III. SCHEDULE OF VALUES**
 - A. Phase I
 - B. Phase II
- IV. PAYMENT SCHEDULE**
- V. CONDITIONS OF CONTRACT**
- VI. EXECUTION OF CONTRACT**



I. OVERVIEW

It is the intent of this proposal under the stipulated SCHEDULE OF VALUES, for the firm of *CERVONE Golf Design* to provide golf course architectural services to the Paxon Hollow Golf Course (located at 850 Paxon Hollow Rd., Media, PA 19063) for architectural design pertaining to a new practice range, and relocation of two (2) golf holes.

II. SCOPE OF SERVICES

The following headings outline the specific work elements that make up the Scope of Services section.

A. Phase I - Master Planning & Design Alterations: The following plans and services cover Phase I Master Planning and conceptual design for the golf course facility.

1. **Pre-planning Meeting** –NOTE: Much of the initial information and objectives for the project were discussed during my site visit and preparation of the First Links report. In moving forward, we can include other appropriate representatives of the facility and township to further review the concepts I developed, and discuss any questions or comments.
 - Confirm all appropriate contacts and contact information.
 - Further review and discuss more specific project objectives and criteria.
 - Establish a planning schedule.
2. **Base Mapping Material** – Utilize topographic base material already received from Pennoni Associates Inc.
3. **Existing Facilities Plan** – From the base mapping material (supplied by Pennoni Associates Inc.), a plan depicting the necessary existing features of the golf course will be prepared with Hole Nos. and flight-lines to serve as the basis for the planning work.
4. **Site Inventory & Analysis** – CGD will schedule a site visit to meet with the the appropriate representatives, and to confirm the accuracy and continue a thorough reconnaissance and study of the proposed concept. During this time, the following aspects of the course and property will be reviewed:
 - **General Layout & Routing** – Further study of options for design alterations to allow for the new practice facility, and relocation of two (2) golf holes.
 - **Scorecard & Teeing Complexes** – The overall scorecard will be reviewed and studied to address the yardages for the two (2) new holes as available.



- **Green Complexes** – The existing green complexes will be studied to better familiarize myself with the current character, size, and construction for designing greens on two (2) new holes.
 - **Circulation Patterns** – The existing system of paths or travel ways will be reviewed and studied to adapt for new design alterations. This will include parking area and recommendations for additional spaces.
5. **Preliminary Master Plan** – Based on the project objectives and field reconnaissance, a Preliminary Master Plan will be developed to show recommended improvements, layout adjustments, and addition of a new practice facility. All recommended improvements and adjustments will be shown graphically in a bold line overlaid on to the existing features. As the Preliminary Master Plan takes shape, options for potential re-routing will be presented for review and comment.
6. **Master Plan** – After review and comment of the Preliminary MP is received, the appropriate refinements will be made to arrive at a final plan that will serve as the basis for the Phase II Construction Plans.
7. **Master Plan Rendering** – Once a final MP has been approved, a rendering will be prepared for presentation and marketing purposes.
8. **Master Plan Report** – Along with the plan, a report will be prepared to include the following information:
- An overall outline of all recommended improvements and adjustments.
 - A cost estimate of all recommended improvements and adjustments.
 - A new scorecard for the revised layout.
 - General input with regard to priorities, and recommended phasing of construction.
- B. **Phase II Construction:** The following plans and services cover Phase II and the actual implementation of the improvements depicted on the Master Plan, which will include construction documentation and construction administration:
1. **Construction Plans** - Once the scope-of-work has been established, a set of construction plans will be developed to show an accurate depiction of all proposed improvements and features drawn at the proposed size with spot elevations, grading (showing proposed contours in conjunction with existing contours), at a minimum scale of 1"=100'. Plans will be prepared in AutoCAD.



2. **Construction Details** - Showing specific features in section with notes and descriptions outlining techniques and procedures for the proper construction or installation of the features.
3. **Technical Specifications** – A booklet outlining all aspects of the work with procedures and techniques for construction, and designation of materials to be used. The specifications will also include a Bid Proposal Section covering all items to be included in the scope-of-work for the project.
4. **Construction Administration** – Provide bidders list and invitation to qualified Golf Contractors or help negotiate with a preferred Contractor under a Design/Build scenario. If bid, CGD will prepare an outline of all Bid Proposals and assist in analyzing the information to select a builder. Once construction begins, CGD will act as the Club’s representative during the process to confirm adherence to the plans, specifications, and ensure proper quality of work.

III. SCHEDULE OF VALUES

- A. **Phase I Services** – As outlined under the SCOPE OF SERVICES section A, conceptual design alterations and master planning will be provided for the lump-sum fee of **(\$5,500.00)**.

Receivables:

- **One (1) site visit** – For pre-planning meeting and continued field.
- **Existing Facilities Plan (Front Nine Holes)** – PDF prepared from base mapping (previously supplied) and sent via email.
- **Preliminary Master Plan** – PDF sent via email for review, and comment.
- **Final Master Plan** – PDF sent via email.
- **Master Plan Rendering** – Color rendering of the approved Master Plan.
- **Master Plan Report** – Outlining all alterations/improvements, including cost estimates.

Additional services beyond the scope outlined above will be provided under a separate agreement or under the following hourly rates: James N. Cervone, Jr. (design, site visits, presentations, etc.) @ \$150.00/hr. – Travel & Expenses (\$0.56 per mile – Expenses @ cost) – Printing & Shipping @ cost.

- B. **Phase II Services** – As outlined in the SCOPE OF SERVICES section B, construction documentation and construction administration. **NOTE: Fees for Phase II services will be provided under a separate agreement, once the scope-of-work is**

determined. Typically, the architectural fees for this phase will fall in the range of (8-10%) of the construction cost for golf related items.

IV. PAYMENT SCHEDULE

Payment for the outlined services in Phase I will be on a work in progress basis. Invoices will be sent upon completion of the tasks as follows:

- (\$500.00)** – Upon execution of this contract
- (\$1,500.00)** – Upon completion of site visit
- (\$1,500.00)** – Upon completion of the Preliminary Master Plan
- (\$2,000.00)** – Upon completion of the MP rendering and MP Report

All payments are due upon receipt, any balance outstanding beyond (30) thirty calendar days from the date of billing will be assessed an interest charge of 2% for every (30) days past due.

V. CONDITIONS OF CONTRACT

- C. This contract is based upon one set of documents and submittals as specified under the SCHEDULE OF VALUES section.
- D. All expenses incurred by *CERVONE Golf Design* that are directly attributable to this project (i.e. travel and expenses, etc.), will not be billed to the Client unless considered as an extra. Any work or services requested by the Client beyond the items listed in the SCHEDULE OF VALUES or described in the SCOPE-OF-SERVICES, will be handled under a separate agreement or at an hourly rate of \$150.00 per/hr. plus travel and expenses.
- E. Payment for the outlined plans and services will be invoiced in accordance with the PAYMENT SCHEDULE and the SCHEDULE OF VALUES.
- F. All designs, details, and documents created or prepared by *CERVONE Golf Design*, are for the sole use of this project only and will remain the property of *CERVONE Golf Design* until execution of the contract documents by both parties for both Phase I and Phase II services. Any recreation, reuse, or reproduction of any designs, details or documents is strictly prohibited.
- G. The Course shall acknowledge the Golf Course Architect's participation in the project by including in all advertising, printing, publications and publicity (including both print and electronic media) relating to the project and on the golf scorecard in some manner as follows: "Golf Course re-design work by James N. Cervone, Jr. and/or the firm of *CERVONE Golf Design*."



VII. EXECUTION OF CONTRACT

By signature below, the parties agree to enter into a contractual relationship for the aforementioned services, and agree to be bonded by the terms and conditions stated herein. *A retainer of \$500.00 is to be paid upon signing of this contract.*

Respectfully submitted:


James N. Cervone, Jr. - Golf Architect, ASGCA
CERVONE Golf Design, LLC

ACCEPTED:

Authorized Signature of Responsible Entity

Printed Name and Title

Date

(Please return a signed copy with payment of retainer)

.....
.....
.....
.....
.....
.....
.....
.....
.....
.....