

Aquatics Facility Renovation

MARCH 2019
Field Club of Omaha



FIELD CLUB
OF OMAHA

Executive Summary

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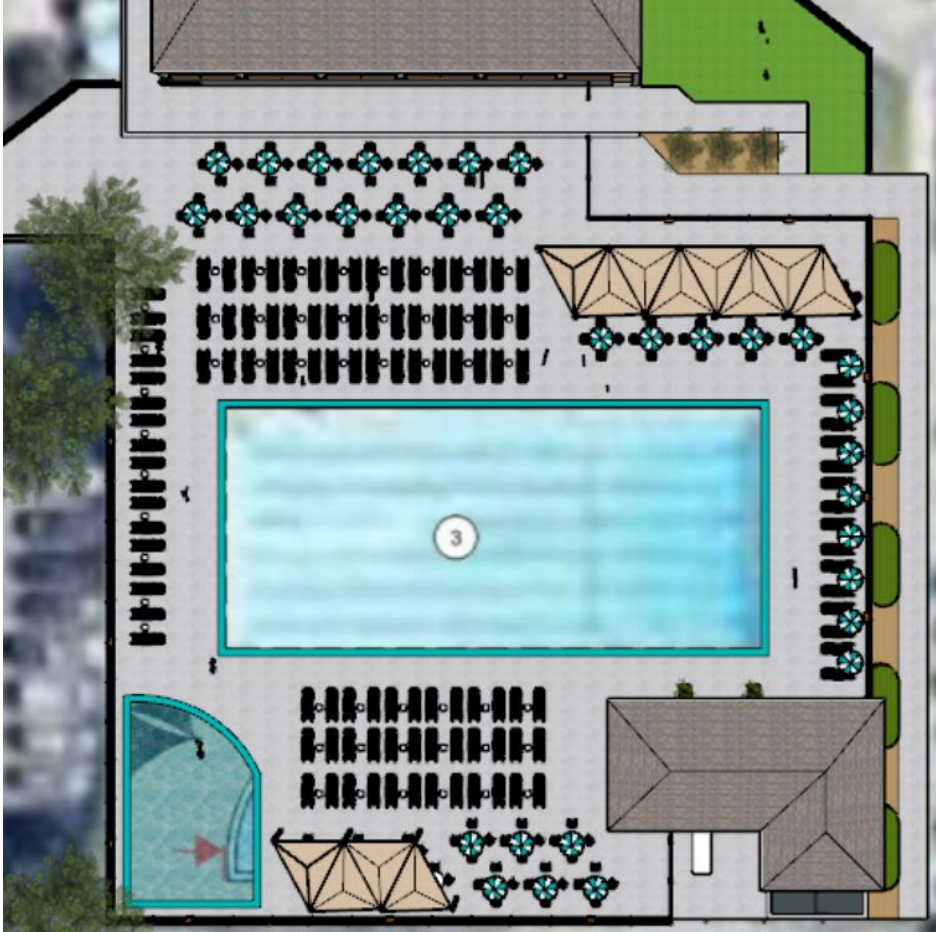
“How does the Field Club of Omaha continue to survive and thrive in the competitive Omaha golf and club market?” Given the current membership levels at the Club, our Committee was tasked with identifying improvements to a facility that averages over 775 members and guests each day during the summer pool season. In reviewing the member survey conducted in the Fall of 2018, our committee knew the women’s pool locker room needed immediate attention. Thankfully, the Board was already working on improvements for the 2019 season. Working with Club Staff, a thorough assessment was made of the current facility:

- The Board completed a structural assessment of the pool structure itself in Spring 2018 and found no voids. However, the pool loses a significant amount of water each day due to the aging pipe and filtration systems. For the information we have, we believe the current pool dates to at least 1921. Further, the mechanicals are operational, but a significant investment needs to be made to update the piping, pumps, filter, surge tank and backwash tank.
- The baby pool and main pool are on a shared filtration system; meaning when an accident happens in the baby pool the entire complex must be shut down and shocked to ensure safety.
- The grass area surrounding the pool is a nuisance. While it adds a nice “neighborhood/non-commercial” feel, it also brings grass/mud into the pool itself. Further, due to health codes the grass area cannot be utilized for food service.
- The complex has disproportional use of space. The north side of the pool is heavily trafficked and includes the main gate and check-in station along with the baby pool and numerous tables for members to store their belongings/eat at.
- Shade or lack thereof. Other than the Big Splash Café, which is reserved for those actively eating, the pool lacks shade features. Two “gazebos” were added in recent years on the south side of the facility, but they are undersized.
- The pool lacks “attention driving” or “sexy” features that other area pools have. This would include slides, spring boards, splash pads or zero-depth entry.

- Bathrooms can be inconvenient for those sitting on the west or south sides of the pool complex. Also, the bathrooms can be undersized during swim meets and holidays.
- The Snack Bar and 19th Hole areas are great for members but can be a headache for staff during high-volume times. The Snack Bar kitchen is significantly undersized considering the expansive menu offered and volume demands.

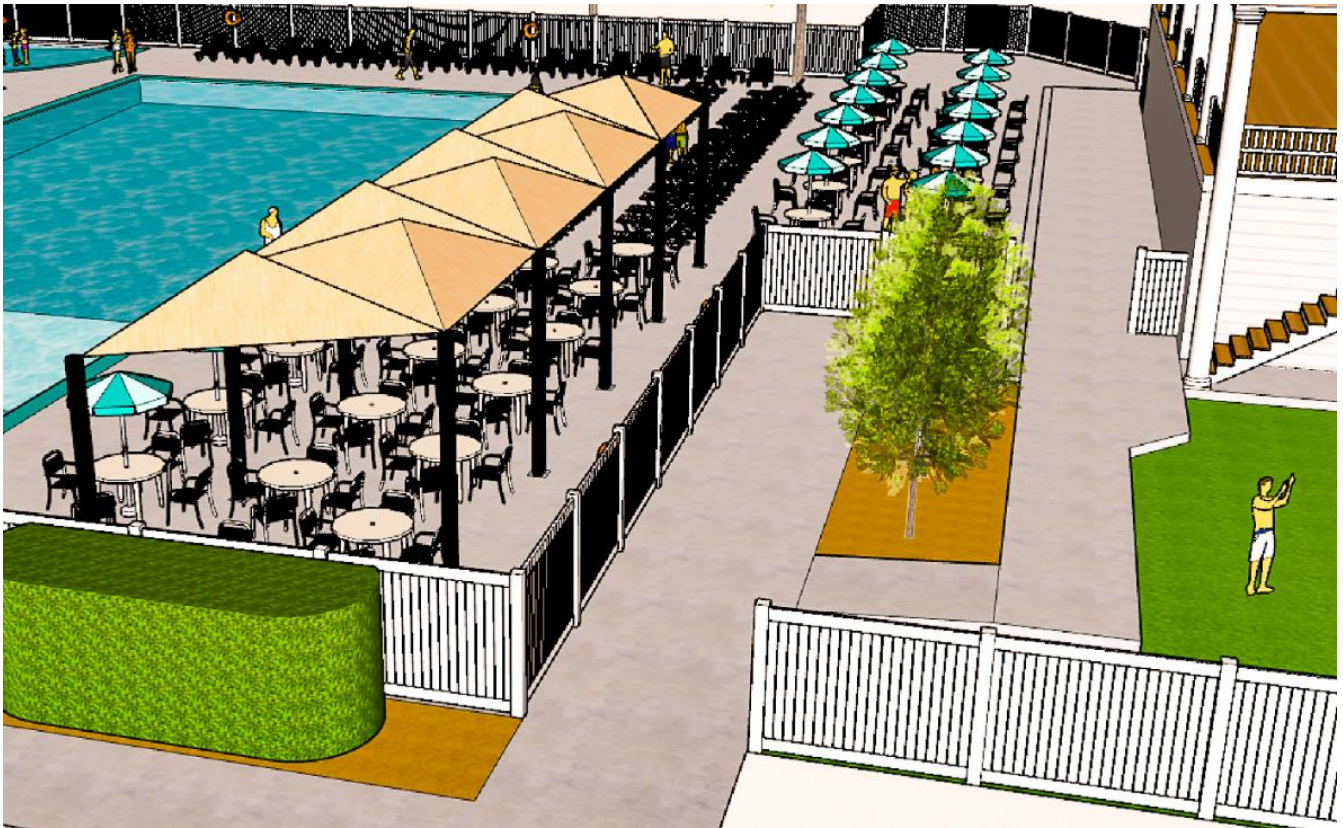
Working with an area contractor who has a history with the Club, the Committee reviewed three proposals for solutions to the above items. It should be noted the Committee did not feel that the complex needed a complete overhaul. With a social membership near capacity, it is very clear the product being offered is more than satisfactory. However, the Committee did feel as though to address some of the concerns identified that a change in the overall landscape was advantageous. The plan proposed is explained in greater detail below. Our Committee thanks the Board and Master Plan Committee for their trust and the opportunity to serve the membership as a whole. We strongly believe once this improvement plan is implemented, along with the proposals from the other two committees, the Club will be positioned to recruit and retain future generations of members.

Site Plan

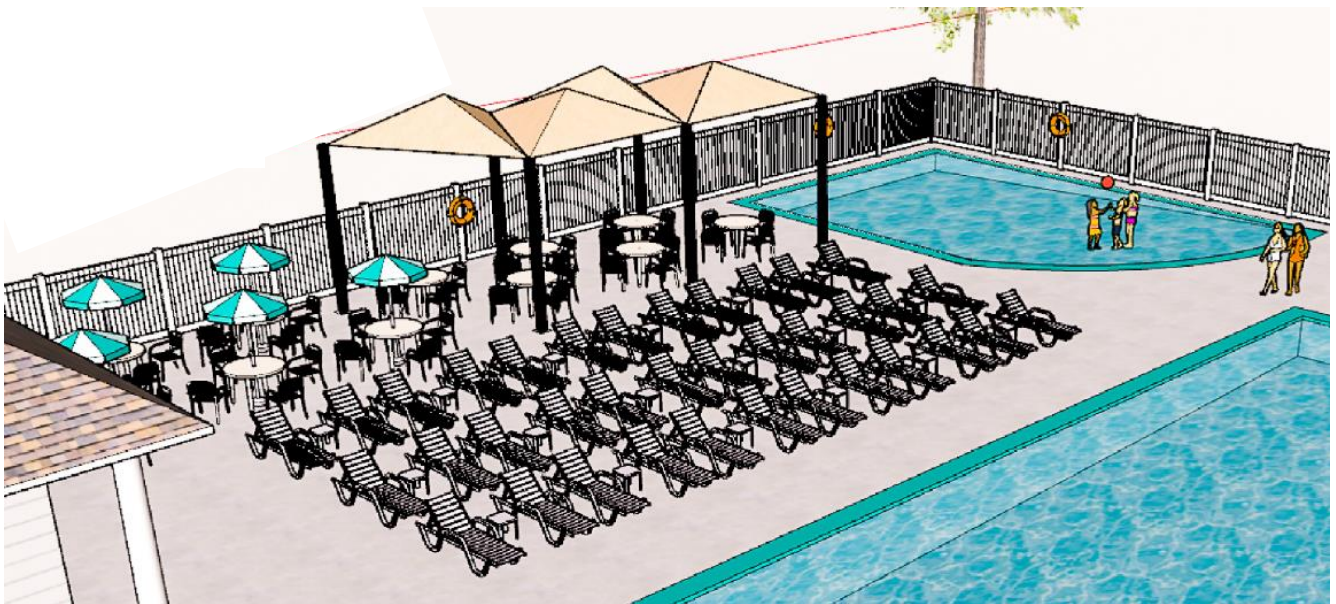


To lead off, the Committee quickly decided against changing the layout and structure of the main pool due to the extreme cost it would take to complete such a task. Due to ADA regulations and other considerations, it is cost prohibitive for the Club to undertake such a project. With this in mind, one of the major and most noticeable changes our Committee is suggesting is to

relocate the baby pool to the southwest corner of the facility and separate the filtration system from the main pool. The current location, while convenient, hinders a greater design. Additionally, in collaboration with the Golf Course Committee and architect, additional space has been created for the pool complex to grow to the west. Although we are not showing that addition on these drawings, it is one of the major reasons we believe moving the baby pool to this area will be successful. Once moved, this frees up needed space on the north side of the complex for additional lounge chairs or dining tables. Our design calls for a replacement of the existing mechanicals serving the pool. We expected the mechanical space would be smaller given today's technology, but we were quickly corrected; they actually take more space today. With this, we took the opportunity to eliminate the dead space in the southeast corner of the complex and expanded the facility to add bathrooms and a small beverage outlet to better serve the south side of the complex. You will notice we are calling for all new decking as well. This will eliminate the current grass/mud problem. Lastly, we have added shade to both the north and south sides of the pool.



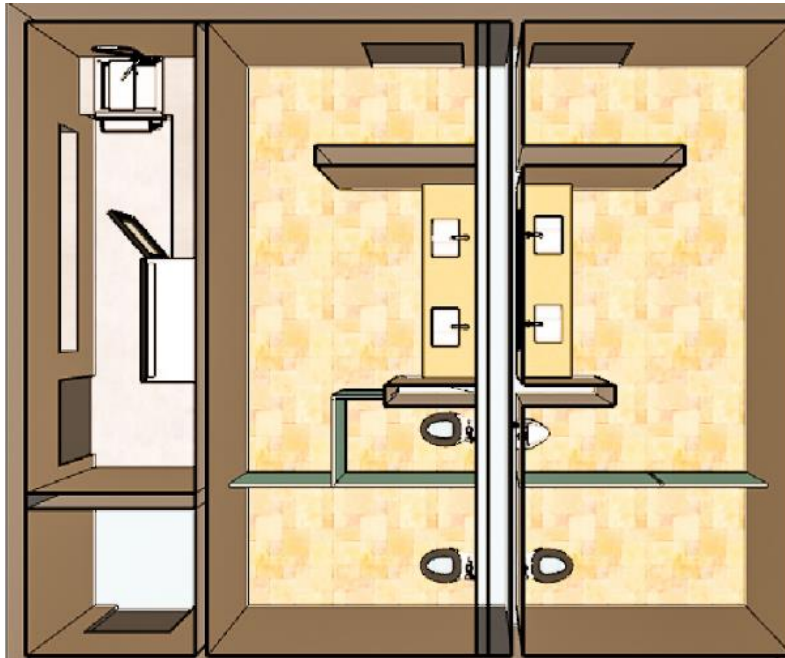
You will notice in the picture above; the main entrance has stayed virtually the same. The grass area will stay as it is by popular demand (we will try to fight against having it be completely bare dirt by the end of the season). The tan features to the left as you walk-in are shade structures above the dining tables. Additional tables and lounge chairs have been added to the location previously used by the baby pool.



Although not shown, the baby pool will have a fence around it to protect children from leaving the area. The baby pool will have a zero-depth entry and include a few splash features for kids. Shade features have also been added to the southern side of the complex.



The existing mechanical building will be expanded to include a quick service beverage counter and bathrooms will be added to the building as well.



Aquatics Facility Conclusion: This committee feels fortunate that the area we have been tasked to review is one of high use and high satisfaction. This complex should focus on enhancing existing member satisfaction. We believe the improvements identified within this plan will do just that. The Committee did consider, and is passing along, a phased approach to address pool mechanicals in phase one; however, the Committee would point out the cost of replacing the piping to the baby pool to then later relocate the baby pool may not be the best use of funds. Regardless, the Committee is confident the Master Plan Committee will take these recommendations and make the best of use of them for the membership.