



RENOVATION MASTER PLAN

For:

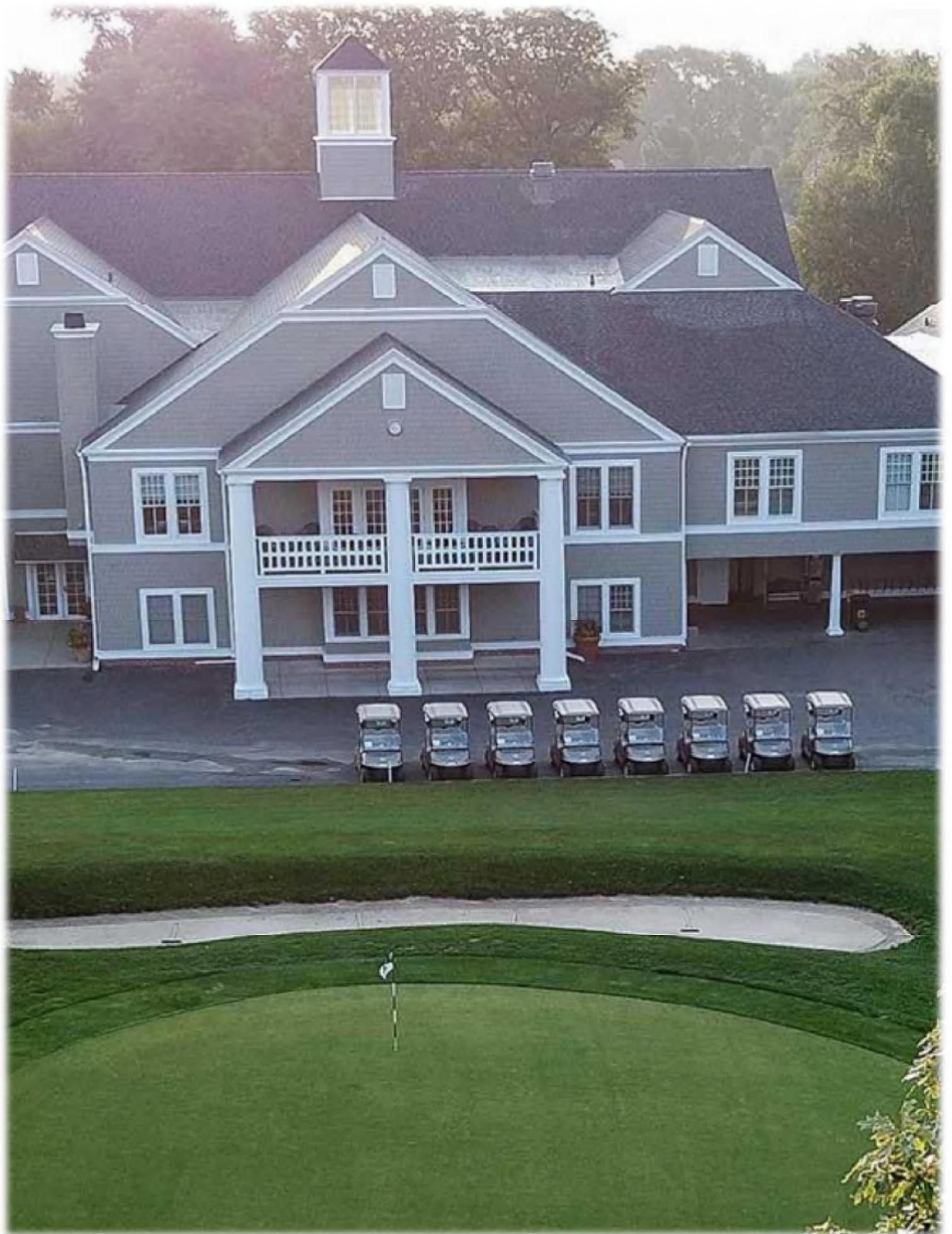
Field Club of Omaha
Omaha, Nebraska

DATE: JUNE 20, 2018

Prepared by:



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EXECUTIVE SUMMARY

Renovation Master Plan

There are many considerations of this Master Plan that, together, try to help answer the question: “How does the Field Club of Omaha continue to survive and thrive in the competitive Omaha golf market?” Those considerations are:

- Playability for all levels of play
- Greens Renovation
- Sand Bunker Renovation
- Implement a multiple tee system
- Improve shot value
- Improve course aesthetics and conditions
- Club amenities



Playability for all levels of play – We have reviewed how the strategy of each hole impacts everyone that plays the golf course. Our recommendations are an attempt to make the golf course playable, yet challenging for all levels of play.



Every aspect of the golf course affects playability including: green design, tee placement, bunker style and placement, fairway width, trees, turf conditions, etc. Our plan takes into account how changes in the design of the golf course features affects not only the very best golfers, but all golfers, from beginners on up.

Greens Renovation – The existing greens at FCO are topsoil based with the exception of the fourteenth green. Green surfaces are relatively small with older varieties of Bentgrass and Poa Annuua with no sub-surface drainage. We feel that the club would be well served to consider a greens renovation that includes construction that follows the USGA’s guidelines with green drainage that connects to the proposed drainage infrastructure for the entire course. The greens will increase in size, but will preserve the simple shapes and steep banks that are characteristics of the Golden Age Era of golf course architecture. The greens may resemble square or rectangle geometric shapes but will actually be rounded for easier maintenance practices.



Sand Bunker Renovation – Sand Bunkers are a key aesthetic component of a golf course that help define the character of the golf course. The 19 sand bunkers at FCO are small simple shapes that add little visual interest to the golf



holes. We recommend rebuilding all the bunkers and adding more for a total of 48 sand bunkers. The bunkers will be larger and positioned to add shot value to each golf hole. They will be deep flat bottom bunkers with steep banks similar to the Golden Age Era. They will be positioned to challenge tee shots and protect green pin placements. Since they are flat bottom bunkers with grass faces, we can use less expensive local sands for this feature.

Implement a multiple tee system – To accommodate players of all skill levels, we recommend building three individual tees per hole, with a proper spread between each set of tees. Very few opportunities exist to add any more distance, but shortening the course for the most forward tee, and distributing the distance more equitably between the tees, will improve playability. In addition to converting to a consistent three tee system, we propose that the tees should be rectangular shaped for a more classic look and efficient use. The tees will be larger in order to accommodate the amount of play at the club.



Improve shot value – Shot value can be improved with the proper location of sand bunkers, green design, fairway contouring and strategic designs for each hole.



We are proposing to eliminate both par fives due to their length and safety concerns by playing over Woolworth. We would also like to introduce containment areas cut at fairway height where the green will roll off into a closely mown collection area. This classic feature will add character to the golf course while presenting options for the golfer to consider.

Improve course aesthetics and conditions – We feel the aesthetics could improve with additional proper tree removal, tree plantings and the introduction of native grass areas for a consistent look throughout the entire

golf course. Trees that are too close to fairways and greens will be removed which will allow improved sunlight and airflow to the turf areas. Native grass areas will create contrast and separation between the golf holes without impacting the playability of the course.



Club Amenities – FCO is lacking space to expand club amenities that are necessary to attract new golf and social members. This master plan shows design solutions that create more space for a short game area, three tennis courts, pool & fitness expansion, parking lot improvements and other club amenities that will help sell the club to potential members.

The only way to create space for these amenities is to modify the course routing in certain areas while making the golf course safer. We have reduced the number of times golfers play over Woolworth from four to two. We have improved course safety with two marked street crossings instead of five unmarked crossings. The routing changes create space for a short game area



that is 200 yards long from the ten all-weather tees. The short game area has four target greens and two practice bunkers for members to practice their short game skills. By relocating the seventeenth hole, we have space for three new tennis courts. These new club amenities are what will make the Field Club of Omaha financially successful in the future.

COURSE OVERVIEW



EXISTING SCORECARD

HOLE	1	2	3	4	5	6	7	8	9	OUT	10	11	12	13	14	15	16	17	18	IN	TOTAL
PAR - Black	4	4	5	3	4	3	5	4	3	35	4	4	3	4	3	4	3	3	4	32	67
Black	310	360	480	178	325	200	545	295	175	2868	369	400	150	342	175	270	143	141	340	2330	5198
Green	302	303	449	171	305	165	477	259	159	2590	325	412	112	327	156	259	131	133	316	2171	4761
Par - Green	4	4	5	3	4	3	5	4	3	35	4	5	3	4	3	4	3	3	4	33	68

PROPOSED SCORECARD

HOLE	1	2	3	4	5	6	7	8	9	OUT	10	11	12	13	14	15	16	17	18	IN	TOTAL
PAR	4	4	4	3	4	3	4	3	4	33	4	4	4	4	3	4	3	3	4	33	66
Black	372	405	345	175	379	200	367	139	302	2684	306	351	283	323	185	270	147	155	301	2321	5005
Gold	328	377	318	152	343	176	343	118	275	2430	274	308	262	292	160	248	128	136	271	2079	4509
Green	265	307	253	131	279	141	263	97	190	1926	228	264	200	186	128	198	108	116	231	1659	3585

PROPOSED YARDS PER SHOT

HOLE	1	2	3	4	5	6	7	8	9	OUT	10	11	12	13	14	15	16	17	18	IN	TOTAL
PAR	4	4	4	3	4	3	4	3	4	33	4	4	4	4	3	4	3	3	4	33	66
Black	186	203	173	175	190	200	184	139	151	178.9	153	176	142	162	185	135	147	155	151	154.7	166.8
Gold	164	189	159	152	172	176	172	118	138	162	137	154	131	146	160	124	128	136	136	138.6	150.3
Green	133	154	127	131	140	141	132	97	95	128.4	114	132	100	93	128	99	108	116	116	110.6	119.5



HOLE #1

PAR 4

- A. Re-build back two tees and align with fairway. Build new forward tee.
- B. Add native grass left and right of tee complex to help define direction of play.
- C. Add drainage and catch basins as shown. This new drainage will tie into a new drainage system throughout the course.
- D. Build a new fairway bunker left of the fairway, approximately 295 yards from the back tee.
- E. Rebuild the green in the same location and expand it to the rear. Rebuild the front left greenside bunker and add a front right greenside bunker.

<u>Tee</u>	<u>Yds</u>
Black	372
Gold	328
Green	265

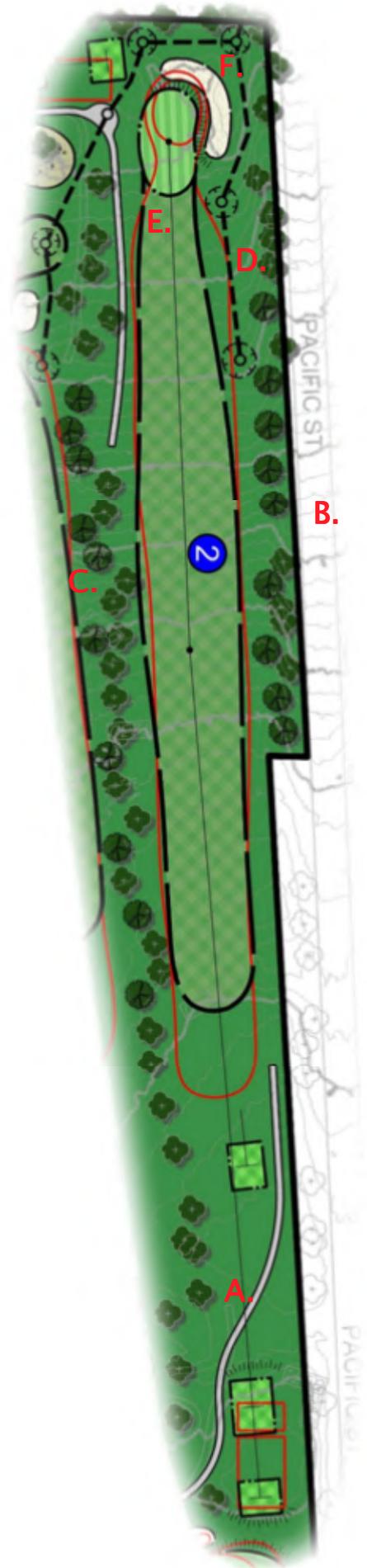


HOLE #2

PAR 4

- A. Re-build back two tees and align with fairway. Build new forward tee.
- B. Plant trees right of the fairway, along the fence line, to help screen Pacific Street.
- C. Add a few trees left of the fairway to help fill in the gaps in the existing tree line.
- D. Install a drain basin in the small swale right of the fairway between the landing area and the green. Extend that drain line and add another basin front right of the green and extend the drainage out to the property line.
- E. Rebuild the green, shifting it forward, and expand it by at least double.
- F. Build a large greenside bunker that wraps around from the right side of the green all the way around the backside.

<u>Tee</u>	<u>Yds</u>
Black	405
Gold	377
Green	307

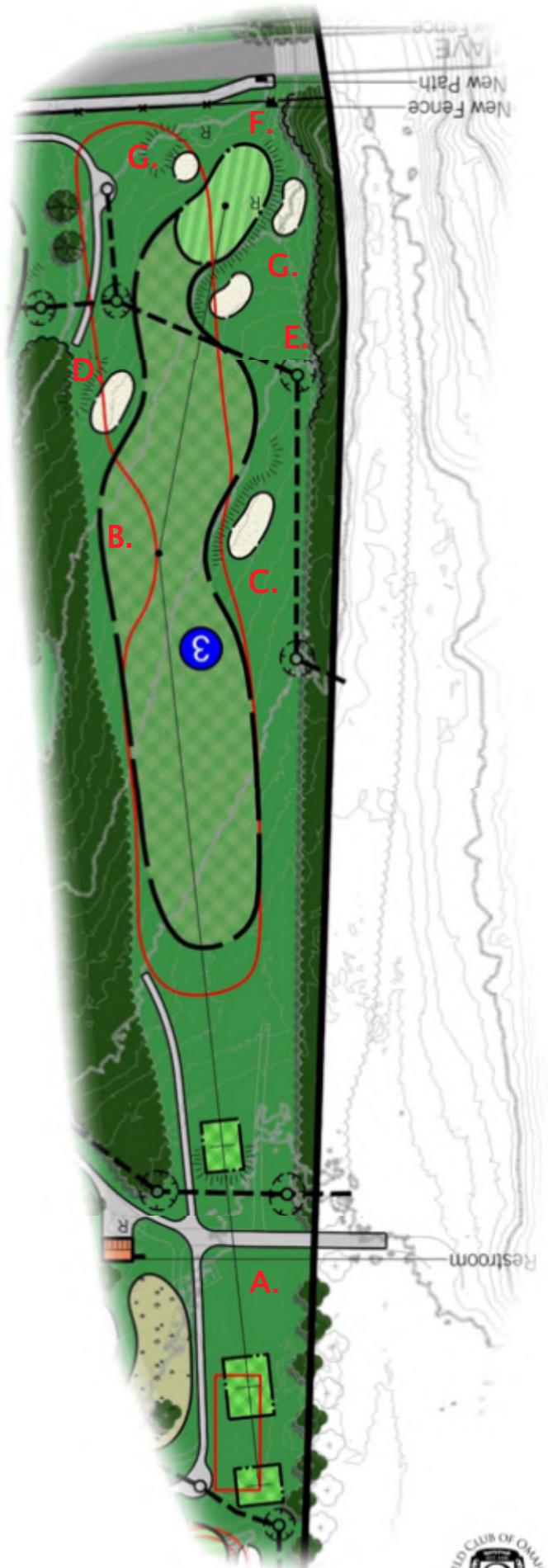


HOLE #3

PAR 4

- A. Split the existing tee into a new black and gold tee and align with fairway. Build new forward tee.
- B. Contour fairway more toward the left side of the hole corridor.
- C. Add a right side fairway bunker at about 250 yards from the tee.
- D. Build a left side fairway bunker as a target bunker at approximately 285 yards out.
- E. Install drain basins and pipe as shown.
- F. Rebuild the green north of Woolworth Avenue, converting the hole to a par four.
- G. Build two greenside bunkers on the right side of the green, and a small bunker left rear of the green.

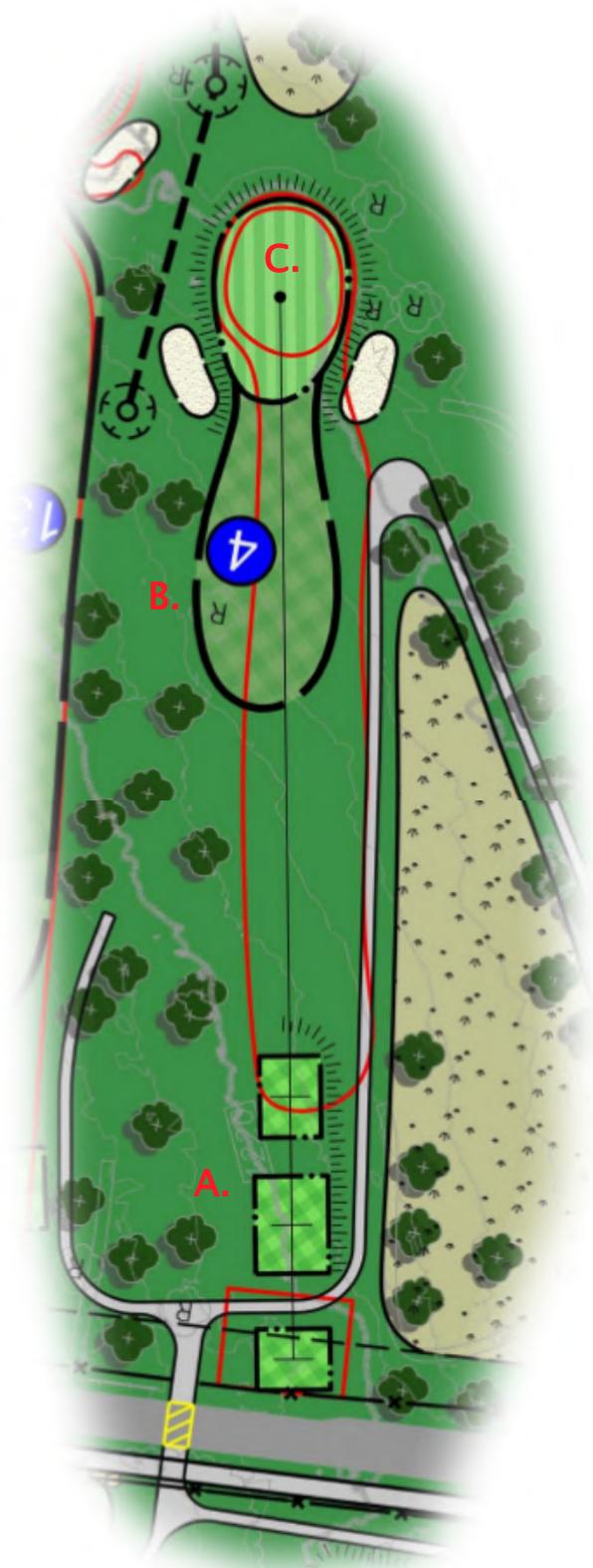
<u>Tee</u>	<u>Yds</u>
Black	345
Gold	318
Green	253



HOLE #4

PAR 3

- A. Build three new tees, starting from the back of the existing tee.
- B. Shorten the fairway to create better proportion, and remove a tree that is crowding the left side of the corridor.
- C. Build a new green raised about two feet from the existing grade for better definition. Add two greenside bunkers on either side of the approach. Remove three trees right of the green.



<u>Tee</u>	<u>Yds</u>
Black	175
Gold	152
Green	131

HOLE #5

PAR 4

- A. Build new black and gold tees, shifting them away from the property line and back in the area of the existing third green.
- B. Add a new green tee.
- C. Create a native grass area left of the fairway, between the fairway and thirteen green, to keep golfers from trying to cut the corner of the dogleg.
- D. Add two fairway bunkers on the right beyond the landing area to help visually turn the hole.
- E. Install drain basins and pipe as shown.
- F. Re-build the green and the three greenside bunkers in their current location. Add another greenside bunker back right.

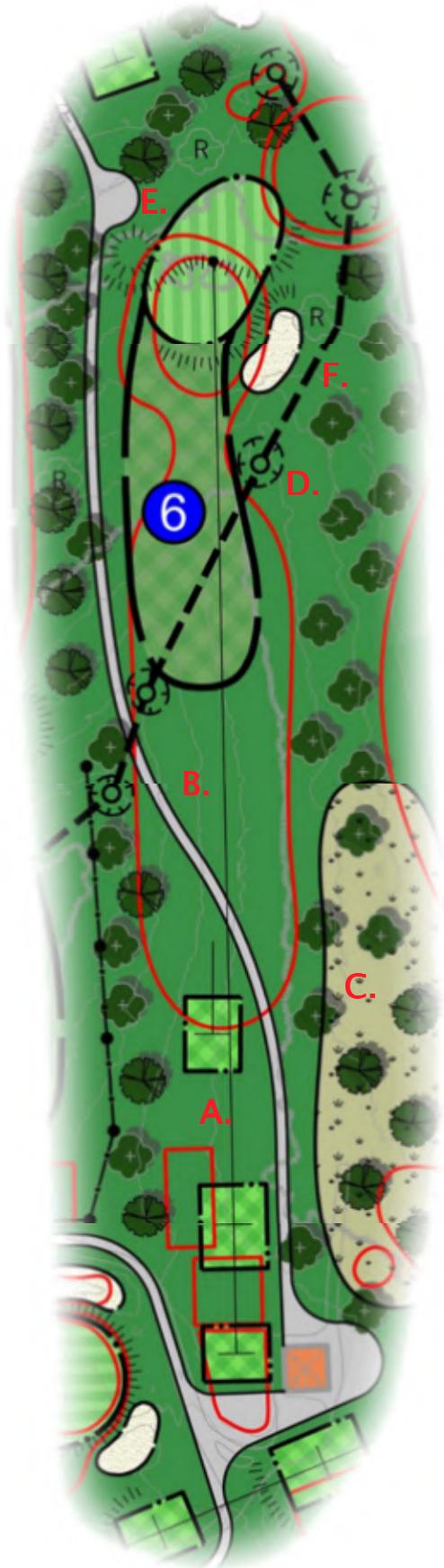


<u>Tee</u>	<u>Yds</u>
Black	379
Gold	343
Green	279

HOLE #6

PAR 3

- A. Build three new tees.
- B. Shorten the fairway and extend the cart path the length of the hole.
- C. Create a native grass area right of the tees, between the tees and the new eighteenth fairway, for separation.
- D. Install drain basins and pipe as shown.
- E. Build a new larger green north of the existing green. Soften the contours of the new green.
- F. Add a front right greenside bunker.



<u>Tee</u>	<u>Yds</u>
Black	200
Gold	176
Green	141

HOLE #7

PAR 4

- A. Build new black and gold tees north of six green and convert the hole to a par four.
- B. Add a new green tee north of Woolworth Avenue.
- C. Install drain basins and pipe all along the left side of the fairway and connect into the main drainage system running along the low portion of the north property.
- D. Add a directional fairway bunker on the right side at 300 yards from the back tee.
- E. Build a new green in the area of the old maintenance building. Add a left greenside bunker and a fairway bailout area behind the green.

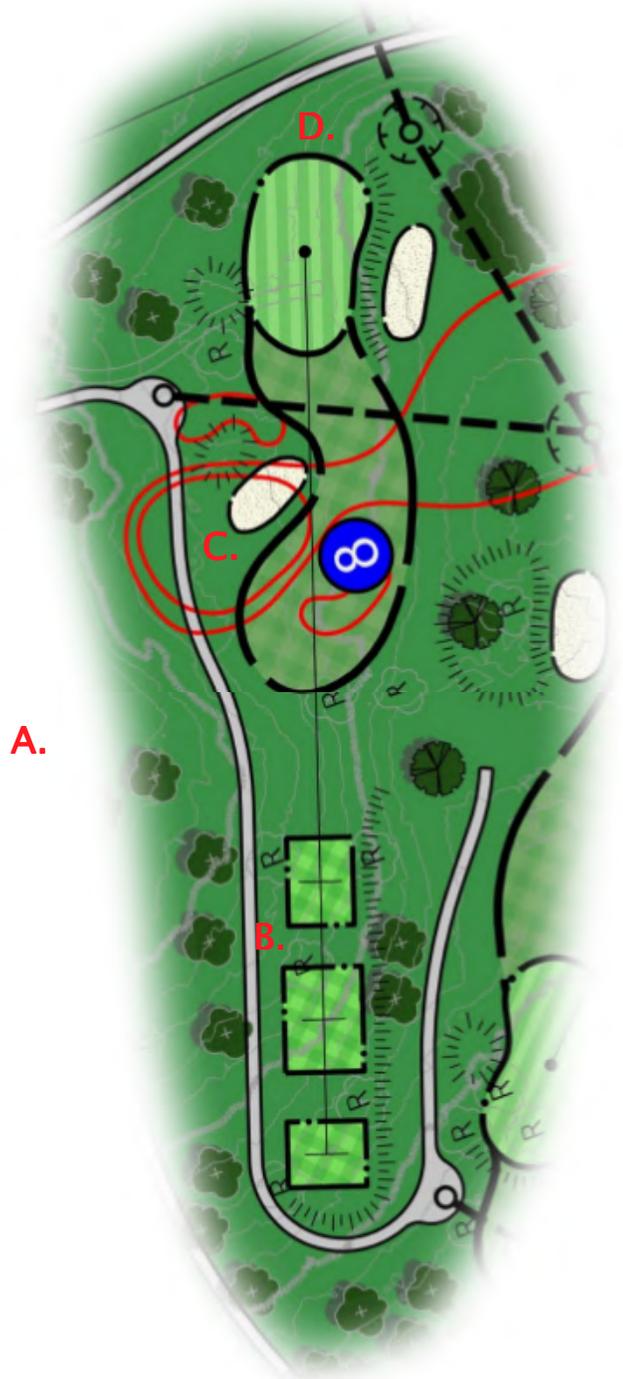
<u>Tee</u>	<u>Yds</u>
Black	367
Gold	343
Green	263



HOLE #8

PAR 3

- A. Build an entirely new par three eighth hole that plays to the east southeast, across the existing seventh green. This new hole will replace the existing ninth hole.
- B. Build a new tee complex along the ridge as shown.
- C. Create a deception bunker left of the fairway, short of the green. This bunker will appear from the tee to be closer to the green than it really is.
- D. Build a new green and add a right greenside bunker.

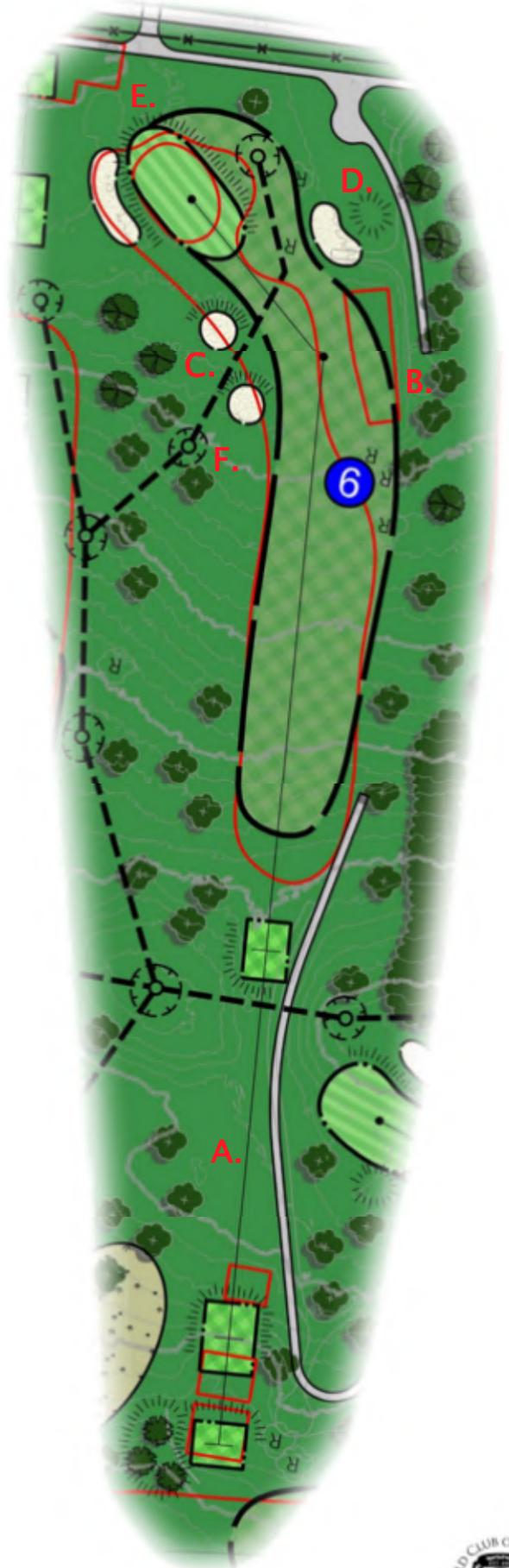


<u>Tee</u>	<u>Yds</u>
Black	139
Gold	118
Green	97

HOLE #9

PAR 4

- A. Rebuild the two back tees as shown and build a new green tee across the swale.
- B. Shift the fairway over to the right, in the area of the existing ninth tee.
- C. Add two small bunkers on the left side.
- D. Build a directional bunker right of the fairway beyond the landing area.
- E. Build a new green and add a left greenside bunker.
- F. Install drain basins as shown and tie into main drainage network.

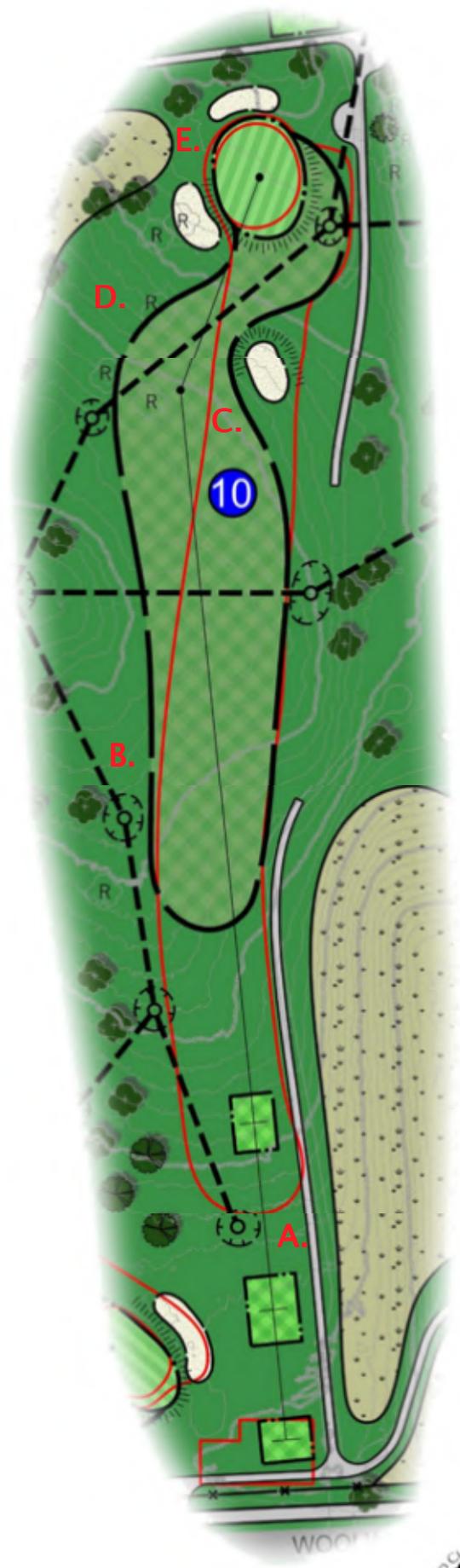


<u>Tee</u>	<u>Yds</u>
Black	302
Gold	275
Green	190

HOLE #10

PAR 4

- A. Rebuild the tees with a better yardage distribution.
- B. Install drain basins and pipe as shown.
- C. Shift fairway left and add a fairway bunker at the landing area in the middle of the current fairway.
- D. Remove five oaks along the left between the landing area and the green.
- E. Build a new green and add greenside bunkers on the left and behind the green.
- F. Install drain basins as shown and tie into main drainage network.

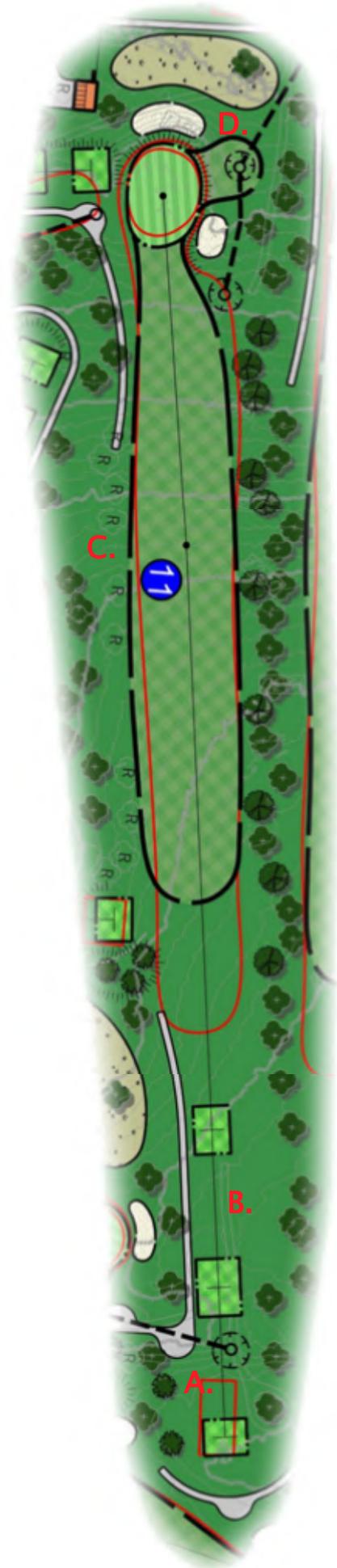


<u>Tee</u>	<u>Yds</u>
Black	306
Gold	274
Green	228

HOLE #11

PAR 4

- A. Rebuild the back tee and clean up the cart path turn around with a new cart path routing.
- B. Build new gold and green tees.
- C. Remove the first row of oak trees down the left side of the hole to help promote play away from the second hole and improve turf quality in that area.
- D. Build a new green with greenside bunkers on the right and behind the green. Add a fairway bailout area between the bunkers.



<u>Tee</u>	<u>Yds</u>
Black	351
Gold	308
Green	264

HOLE #12

PAR 4

- A. Rebuild the tee complex as shown.
- B. Remove trees on both the right and left sides of the hole corridor to create room to convert this hole to a par four.
- C. Lower the ridge in the area of the existing green, creating a more subtle rise to the south, toward Woolworth Avenue.
- D. Build a new green with a greenside bunker right in the center of the front of the green.
- E. Install drain basins and drain pipe as shown.



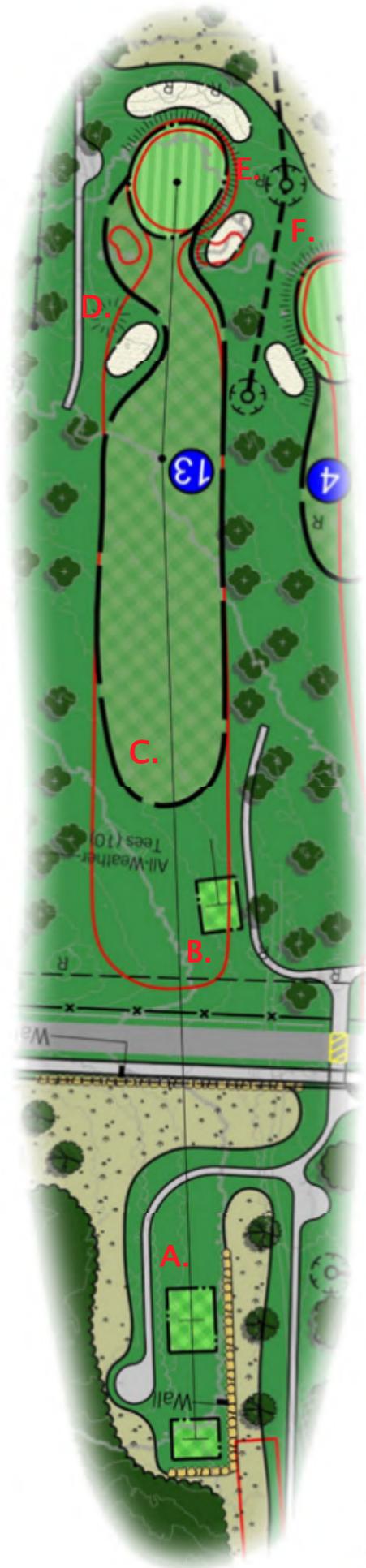
<u>Tee</u>	<u>Yds</u>
Black	283
Gold	262
Green	200

HOLE #13

PAR 4

- A. Rebuild the back two tees and build a retaining wall to elevate the tees for better visibility on the tee shot.
- B. Build a new forward tee on the south side of Woolworth Avenue.
- C. Shorten the fairway for better proportion.
- D. Add a fairway/deception bunker to the left of the fairway, between the landing area and the green.
- E. Build a new green with a greenside bunker front right, and another that wraps the entire rear of the green.
- F. Install drain basins and drain pipe as shown.

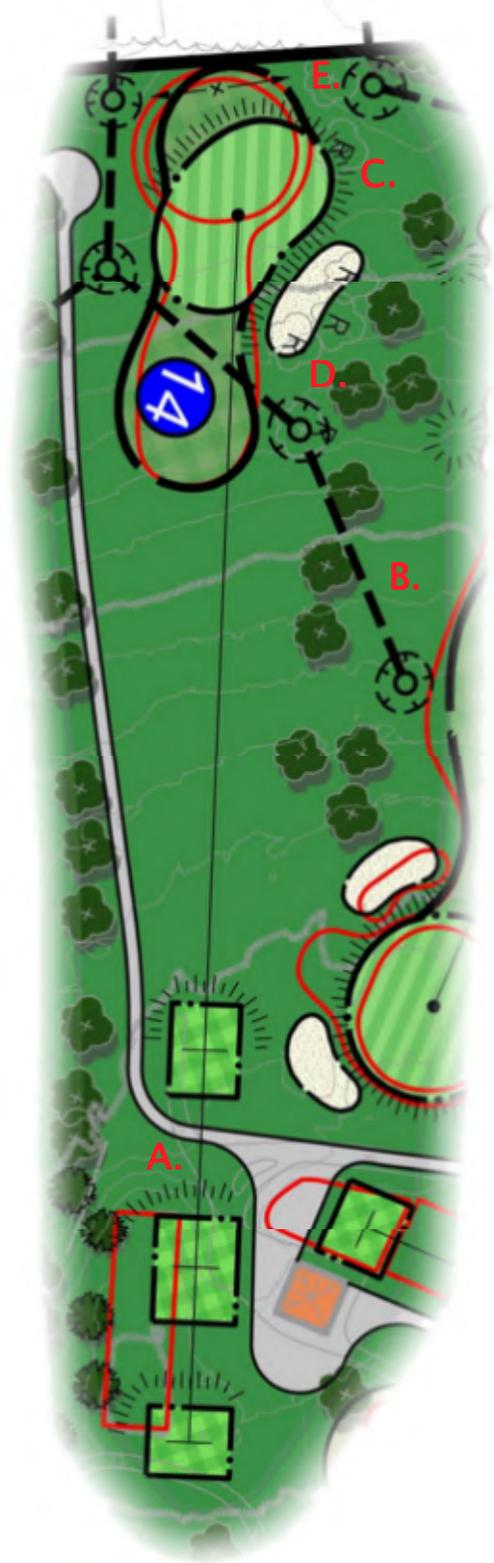
<u>Tee</u>	<u>Yds</u>
Black	323
Gold	292
Green	186



HOLE #14

PAR 3

- A. Rebuild the tee complex as shown.
- B. Install drain basins and drain pipe as shown.
- C. Rebuild the green a little further from the property line. Raise the green to help with drainage.
- D. Remove three trees right of the green and add a greenside bunker in that area.
- E. Create a fairway bailout area behind the green.



<u>Tee</u>	<u>Yds</u>
Black	185
Gold	160
Green	128

HOLE #15

PAR 4

- A. Rebuild the tee complex as shown.
- B. Remove several of the large cottonwoods right of the fairway to allow players to play a straight tee shot into the fairway.
- C. Add three crossing bunkers approximately 225 yards from the back tee to discourage players from trying to drive the green.
- D. Rebuild the green in its current location and add a right greenside bunker. Expand the left greenside bunker so that it extends the length of the green.
- E. Remove the three pot bunkers left of the fairway and install drainage as shown.



<u>Tee</u>	<u>Yds</u>
Black	270
Gold	248
Green	198

HOLE #16

PAR 3

- A. Rebuild the existing tee as the black tee and add gold and green tees.
- B. Rebuild the green in place and expand the greenside bunker for better visibility.
- C. Install drainage as shown.



<u>Tee</u>	<u>Yds</u>
Black	147
Gold	128
Green	108

HOLE #17

PAR 3

- A. Build an entirely new hole that does not cross the eighteenth hole, but instead plays to the south in to the location of the existing eighteenth tee.
- B. Create a new tee complex with proper yardage distribution.
- C. Build a new green with greenside bunkers both right and left. The left greenside bunker on the fifteenth hole will double as a rear greenside bunker for this green.
- D. Install drainage as shown.



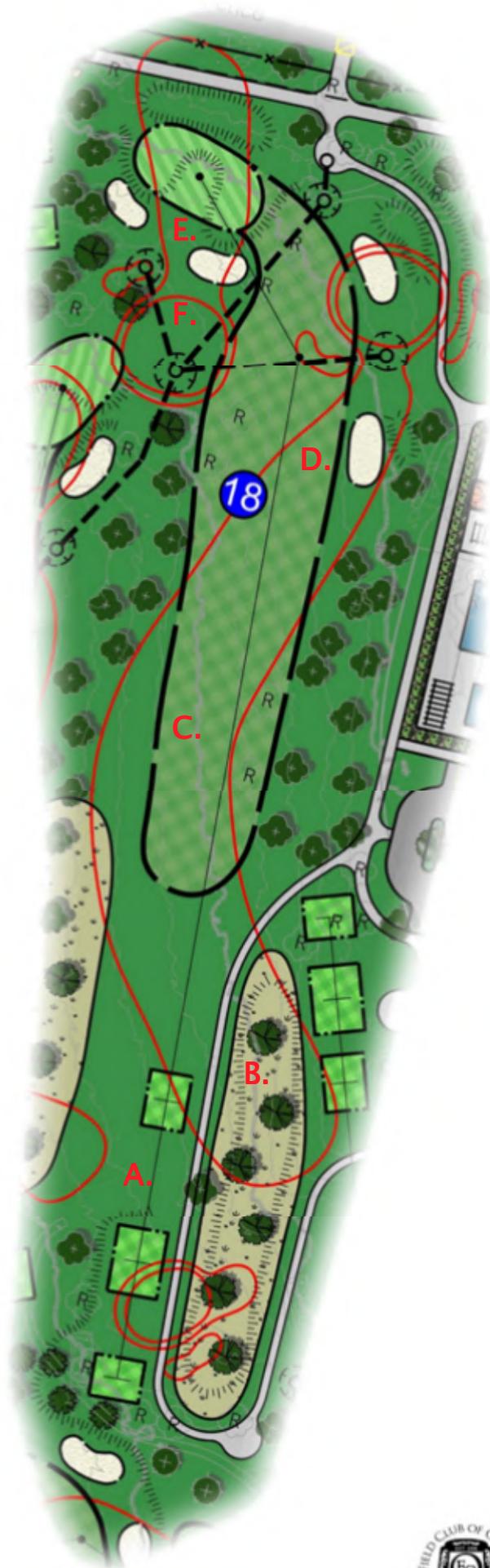
<u>Tee</u>	<u>Yds</u>
Black	155
Gold	136
Green	116

HOLE #18

PAR 4

- A. Build a new tee complex west of the new seventeenth hole, creating a much straighter tee shot with better visibility into the fairway.
- B. Create a mound with native grass between the new tees and the seventeenth hole. Plant several trees on the mound for separation.
- C. Straighten out the fairway within the existing hole corridor.
- D. Add two fairway bunkers on the right to encourage play away from the clubhouse area.
- E. Build a new green in the existing ninth fairway location with two greenside bunkers on the front left side of the green.
- F. Install drainage as shown.

<u>Tee</u>	<u>Yds</u>
Black	301
Gold	271
Green	231



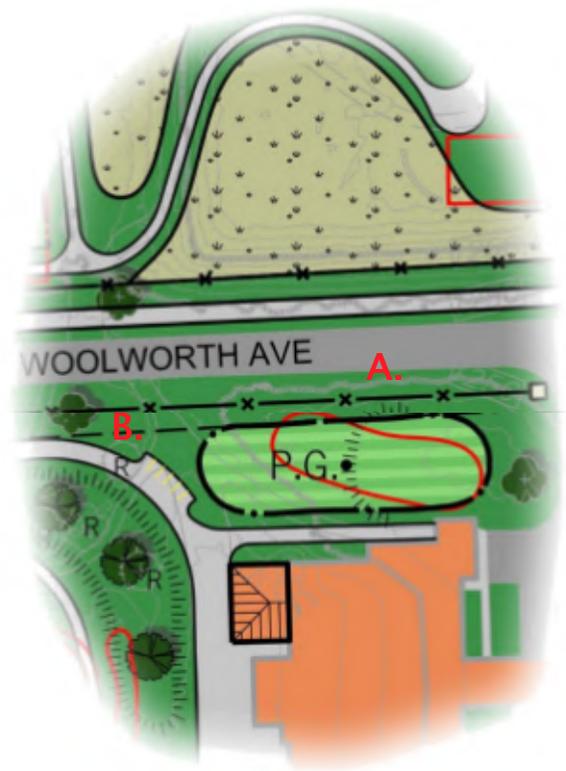
PRACTICE FACILITY

- A. Build a short game area/practice range in the area of the seventh fairway south of Woolworth Avenue.
- B. Create an all-weather tee with ten hitting stations. Add concrete parking area for carts behind the tee.
- C. Build four target greens and a couple target bunkers. Target greens will be approximately 30, 75, 135 and 200 yards from the tee.
- D. Connect the last three target greens with a fairway which will also serve as a target area for shots in-between the target greens.
- E. Add a net to contain errant shots starting at about 140 yards from the tee and circling all the way around the last target green. The net will be about 230 yards straight away from the tee, so the club will still need to manage golfers and ensure they are not hitting long irons and woods over the net.
- F. Install drainage as shown.



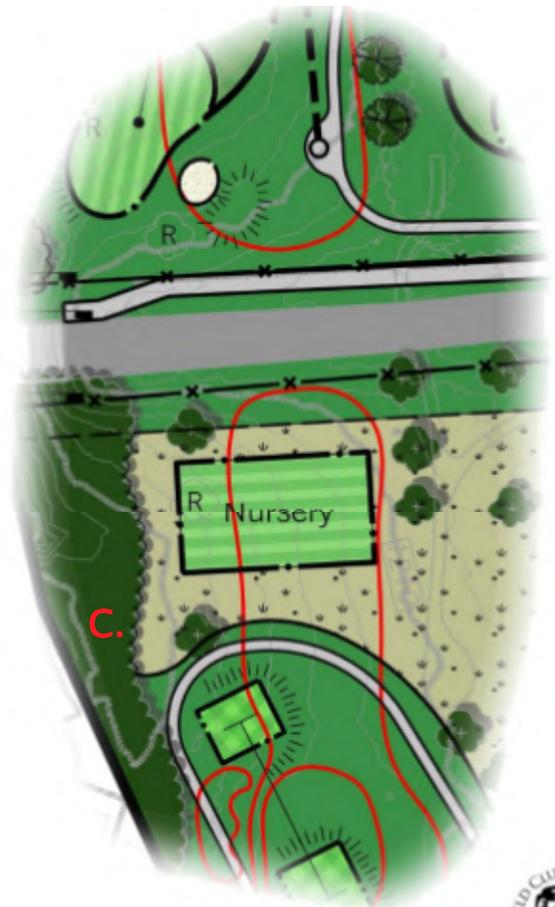
PRACTICE PUTTING GREEN

- A. Rebuild the green in its current location and expand it to almost double its current size. Create a two tiered green that is higher to the east and lower to the west to make up for the grade in that area.
- B. Add concrete cart parking near the practice putting green along the cart path to the first tee.



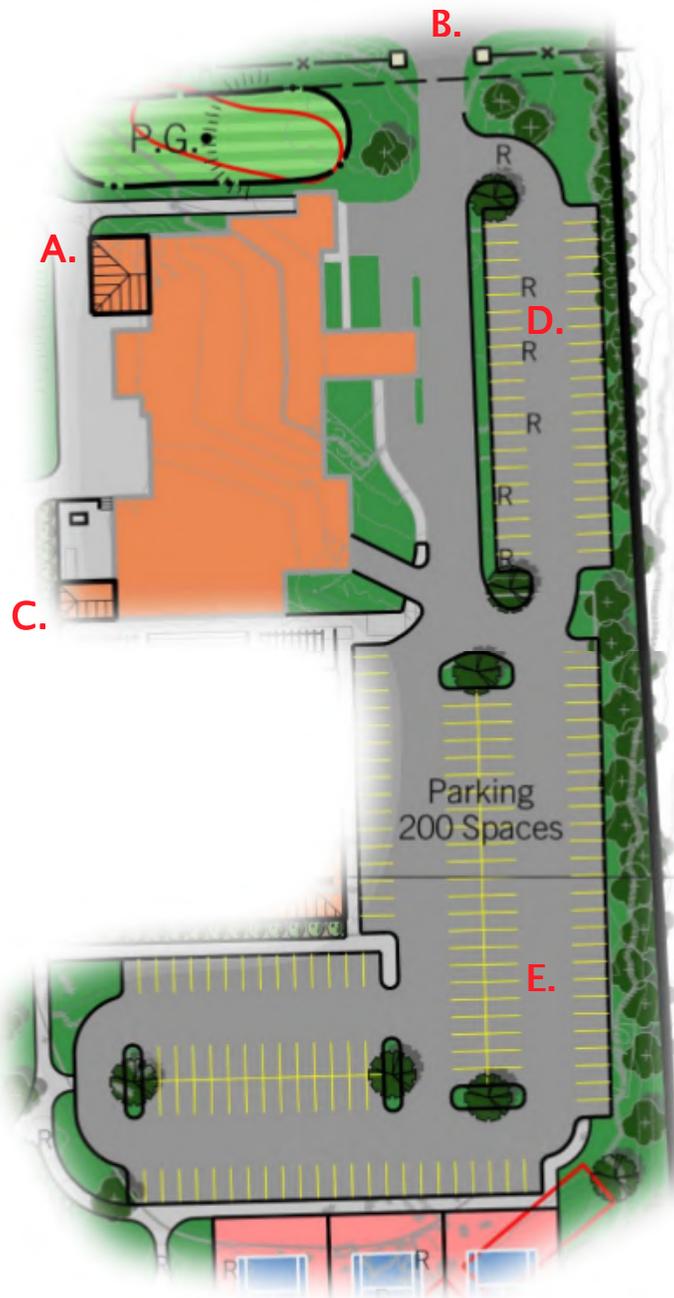
NURSERY GREEN

- C. Build a new Bentgrass nursery south of Woolworth Avenue, in the old fairway approach to the third green, behind the fifth tee.



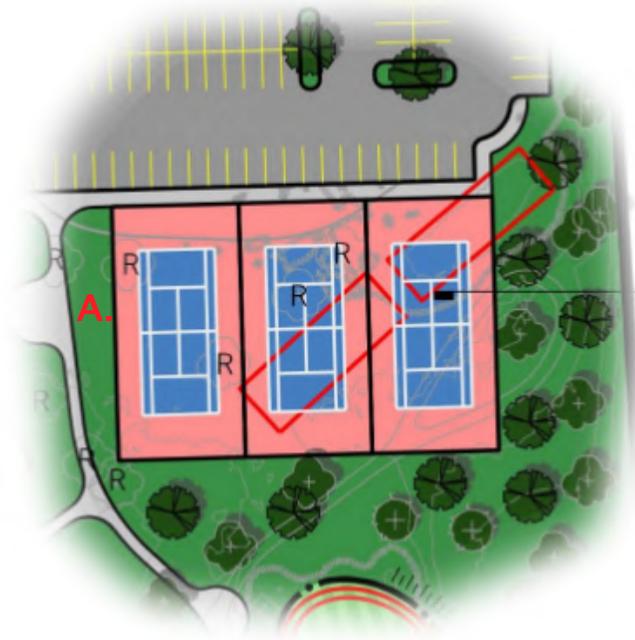
CLUBHOUSE & PARKING LOT

- A.** Expand the clubhouse to create space for golf simulators or practice nets.
- B.** Add columns at the parking entrance for a more formal sense of arrival.
- C.** Build a more permanent service area between the patio and the pool area. This facility could be similar to an open air, double sided bar that would provide separation while still serving both uses.
- D.** Add parking directly east of the entry drive.
- E.** Reconfigure the remaining parking lot to create a more orderly space. Add curb and gutter to clean up the entire look of the parking lot.



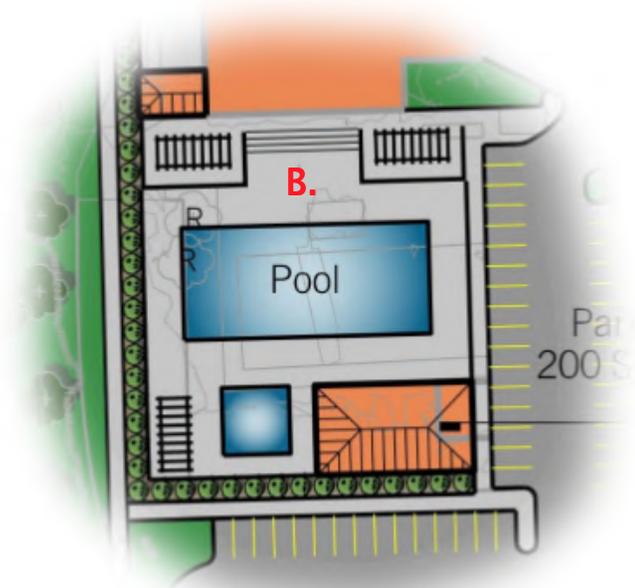
TENNIS

- A. With the help of a separate consultant, design and build three new tennis courts south of the parking lot in the area of the existing seventeenth tees.



POOL

- B. With the help of a separate consultant, design and build a new pool facility in generally the same location.







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