RENOVATION MASTER PLAN

For:

Field Club of Omaha

Omaha, Nebraska

DATE: JUNE 20, 2018

Prepared by:

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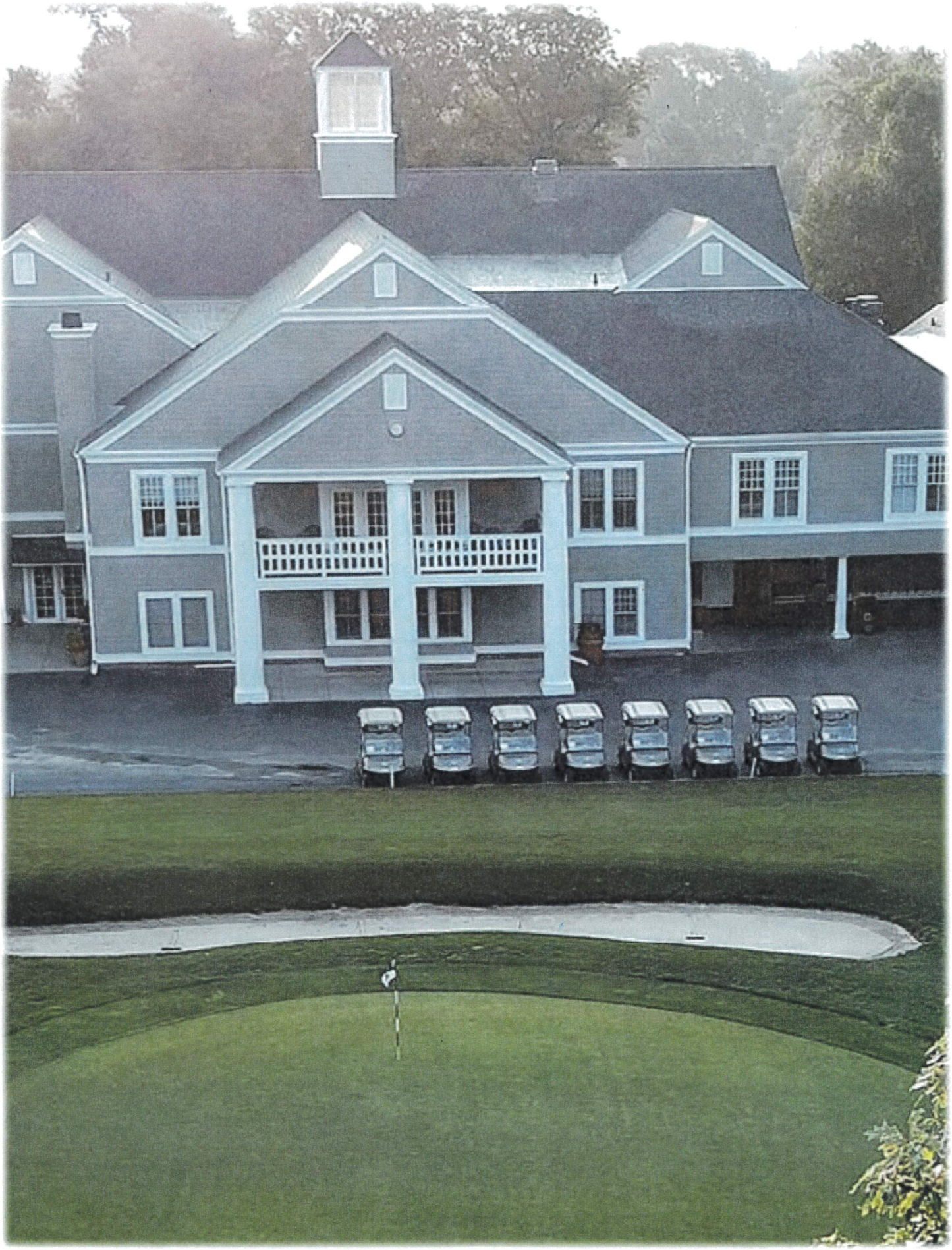
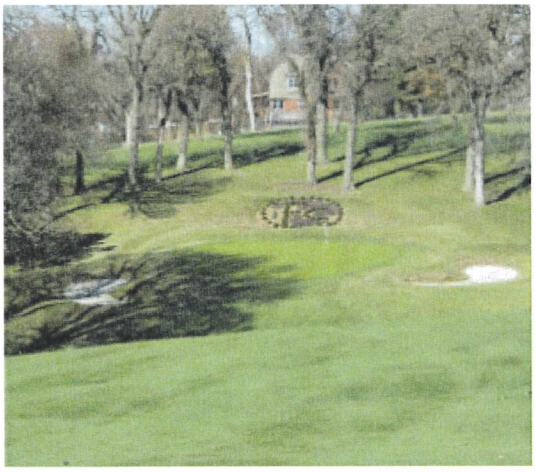


EXECUTIVE SUMMARY

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

<u>Playability for all levels of play</u> – 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 Annua 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.

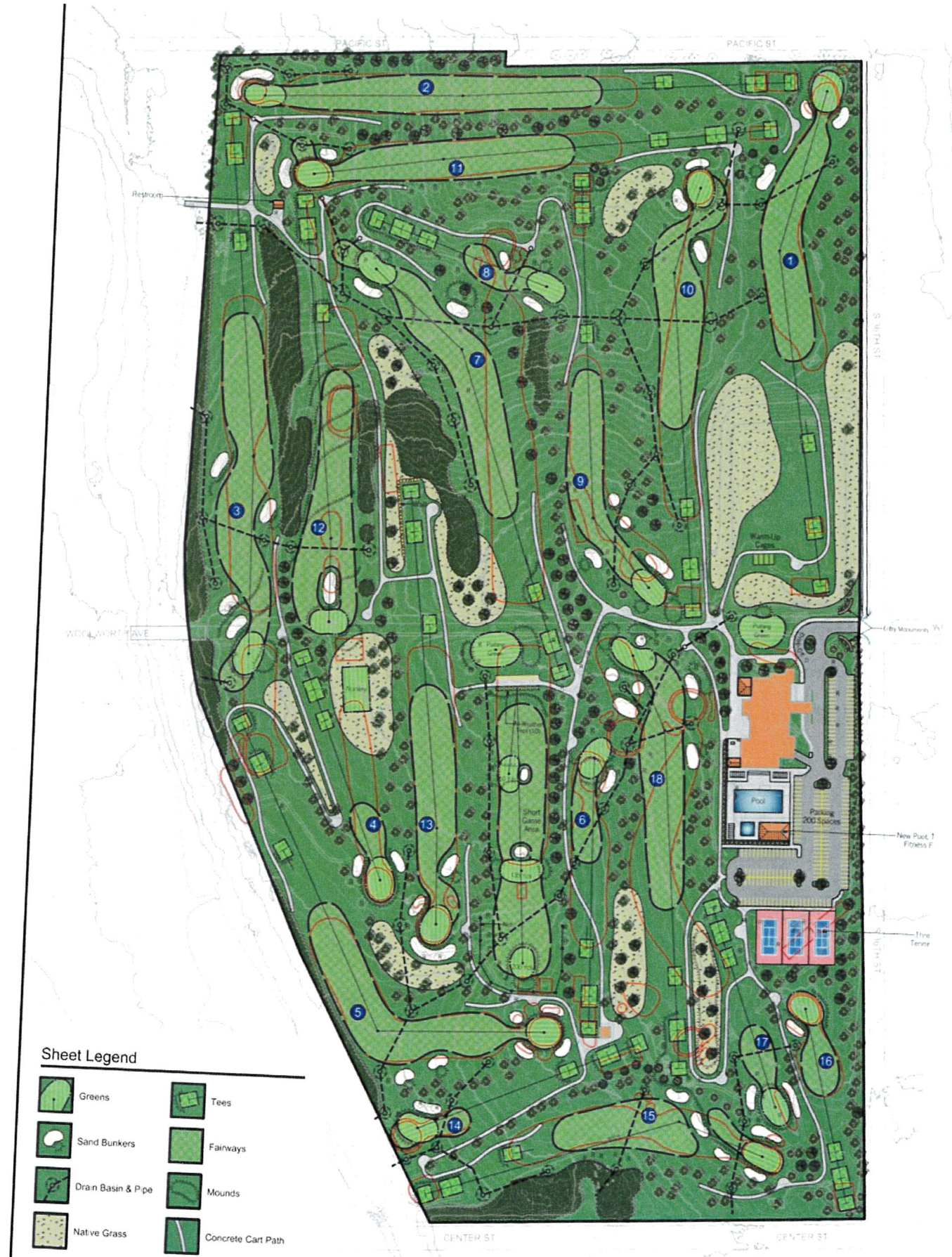
Improve shot value – Shot value can be improved with the proper location of sand bunkers, green design, fairway contouring and strategic designs for each hole. We are proposing to eliminate both par fives due to their length and safety concerns by playing over Woolworth. We would also like to introduce 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.

<u>Club Amenities</u> - 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.



Sheet Legend

- Greens
- Tees
- Sand Bunkers
- Fairways
- Drain Basin & Pipe
- Mounds
- Native Grass
- Concrete Cart Path

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	397	175	379	200	338	139	317	2722	316	351	312	323	185	270	147	155	312	2371	5093
Gold	328	377	370	150	343	176	315	118	293	2470	284	308	291	292	160	248	128	136	282	2129	4599
Green	265	307	305	125	279	141	277	97	205	2001	238	264	229	186	128	198	108	116	242	1709	3710

Scale 1" = 100'

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.

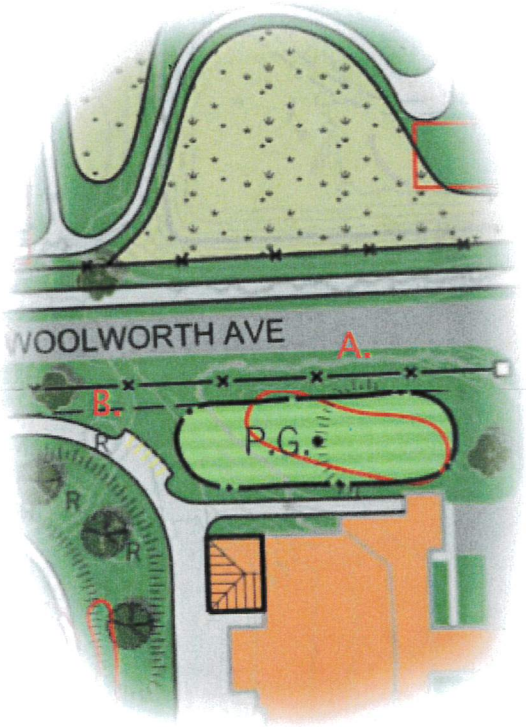
F. Install drainage as shown.

FIELD CLUB OF OMAHA COUNTRY CLUB

PRACTICE PUTTING GREEN

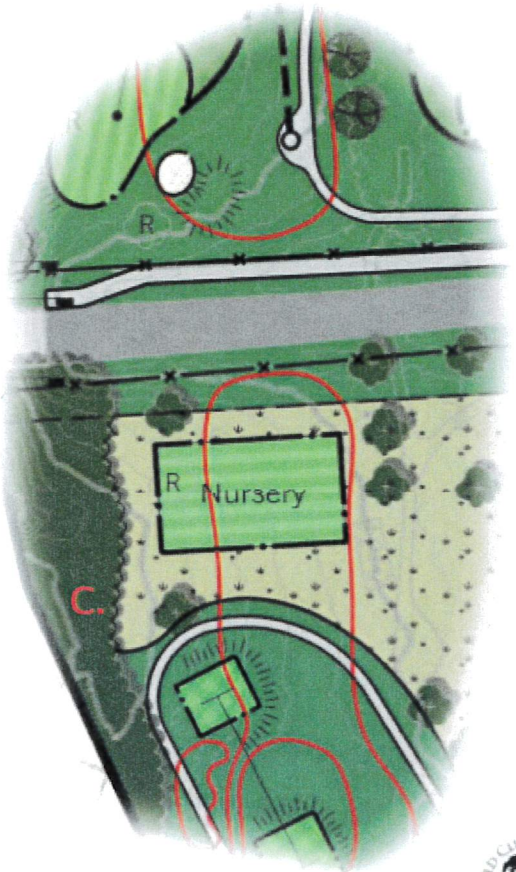
A. Rebuild the green in its current location and expand it to almost double its current size. Create a two tiered green that is higher to the east and lower to the west to make up for the grade in that area.

B. Add concrete cart parking near the practice putting green along the cart path to the first tee.



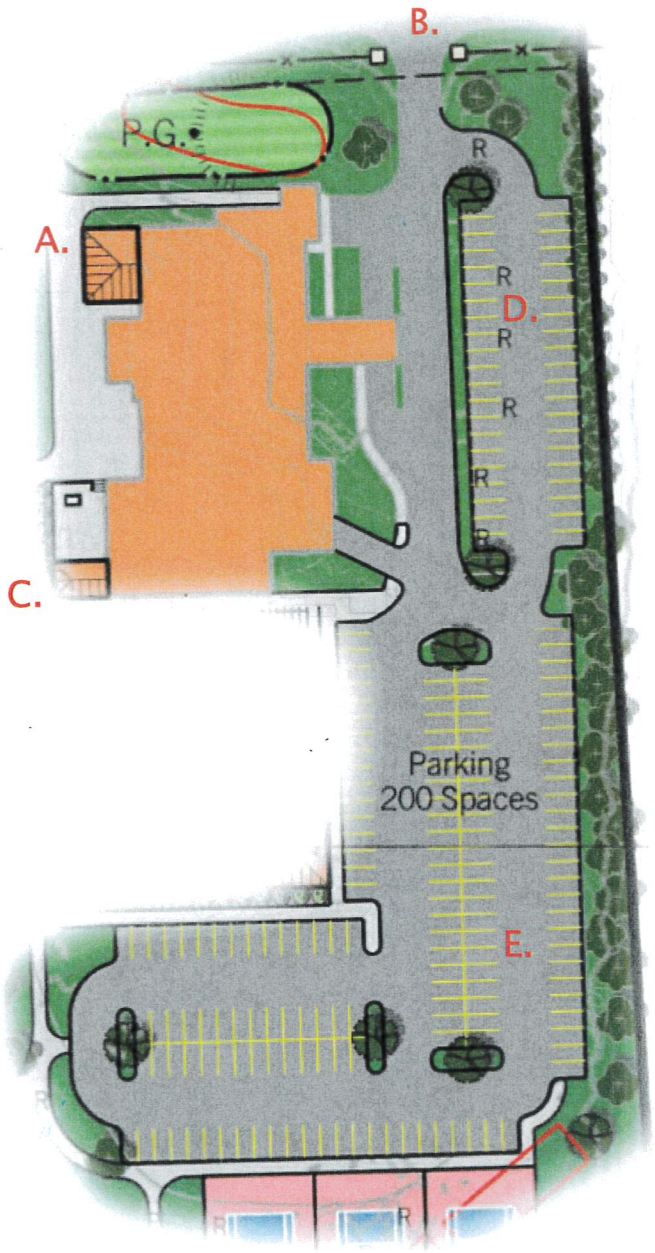
NURSERY GREEN

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

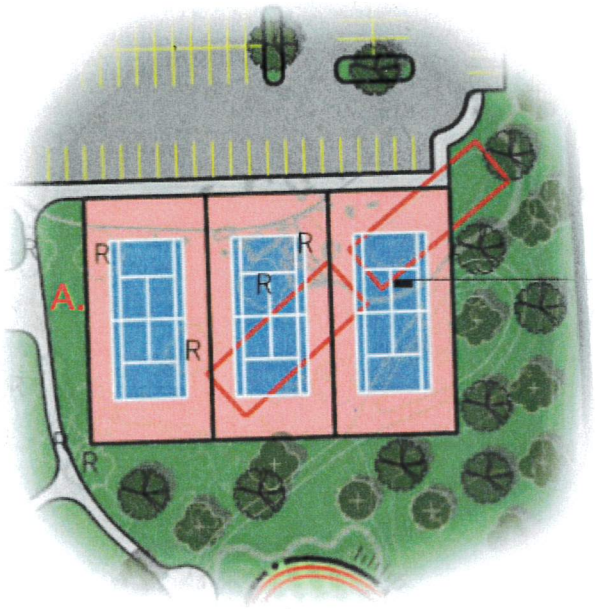
A. Expand the clubhouse to create space for golf simulators or practice nets.
B. Add columns at the parking entrance for a more formal sense of arrival.
C. Build a more permanent service area between the patio and the pool area. This facility could be similar to an open air, double sided bar that would 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.



FIELD CLUB OF OMAHA COUNTRY CLUB

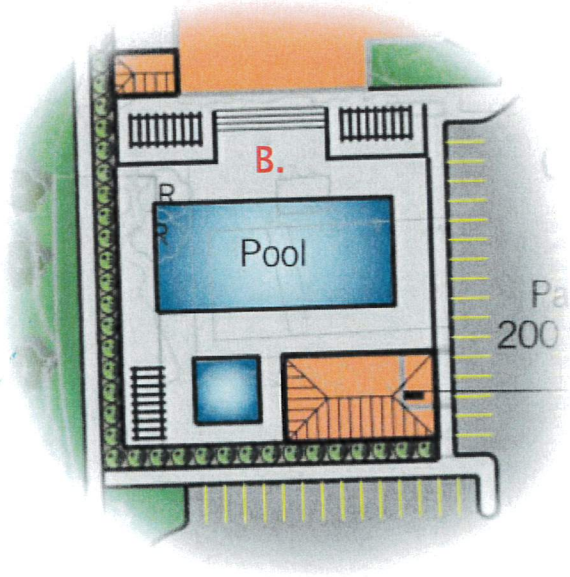
TENNIS

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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