



Wellness & Golf Performance Facility Addition

MARCH 2019
Field Club of Omaha



FIELD CLUB
OF OMAHA

Executive Summary

Wellness & Golf Performance Facility Addition

This committee was tasked with the same question as the other two master plan committees; however, to do it with the clubhouse facility in mind: “How does the Field Club of Omaha continue to survive and thrive in the competitive Omaha golf and club market?” With a Clubhouse footprint of over 25,000 square feet, identifying improvements to be made can seem like a daunting task. Thankfully, after reviewing the member survey conducted in the Fall of 2018, our committee had clear direction on what improvements the membership desired from the clubhouse facility and surrounding grounds: better outdoor dining options and a fitness option that would encompass more of a wellness aspect; not just the current offering of cardio and strength machines.

Regardless, the committee took a wholistic approach to reviewing the current facility. In a similar manner, it was identified the Club was lagging/undersized in its approach to fitness and wellness given the perceived demand from members. It should be noted for the purposes of this report the Board had already begun to address the outdoor dining desire by renovating the 19th hole area to include firepits and a more defined outdoor dining space. Further, it was the Board’s intention to renovate/upgrade the Women’s Pool Locker Room. Other observations by the committee included:

- High utilization of the banquet rooms and the men’s cry room as well as the snack bar/19th hole in-season;
- Moderate utilization of the mixed grille and verandas for the mixed grille and banquet room;
- Low utilization (possible repurposing) of the Goodman Room and Lucy Lounge;
- Locker rooms and bathrooms are satisfactory for the use needed;
- Main Kitchen is well-sized for the current facility with no immediate need for drastic change;
- Snack Bar Kitchen is severely undersized for the volume produced

It was apparent in reviewing the survey and conversing with the Club's management team that the facility itself had high utilization and any additional amenities would be difficult to accommodate with the existing footprint. The only space identified for expansion would be the Club's northern face as the golf course borders the western edge, the swimming pool on the south side and the parking lot to the east. The main recommendation of this committee is for the Master Plan to include a state-of-the-art wellness and golf performance facility that would offer benefits not only for fitness seekers, but all members throughout the winter season via a pair of activity simulators. The proposed location is convenient to the existing locker rooms and is the most feasible design to allow 24/7/365 access while incorporating a connection to the existing facility. Further, in designing the new wellness and golf performance facility, it is strongly recommended this project be considered in congruence with the parking addition to the Club's upper parking lot.

In collaboration with the Club's Golf Course Architect along with the Club's original building architect, BVH Architecture, the following improvement plan has been identified, reviewed and forwarded to the Master Plan Committee for consideration in the Club's Campus Master Plan. It is the belief of this committee these improvements, phased with the needed improvements to the golf course and aquatics center, will position the Club to prosper for years to come.

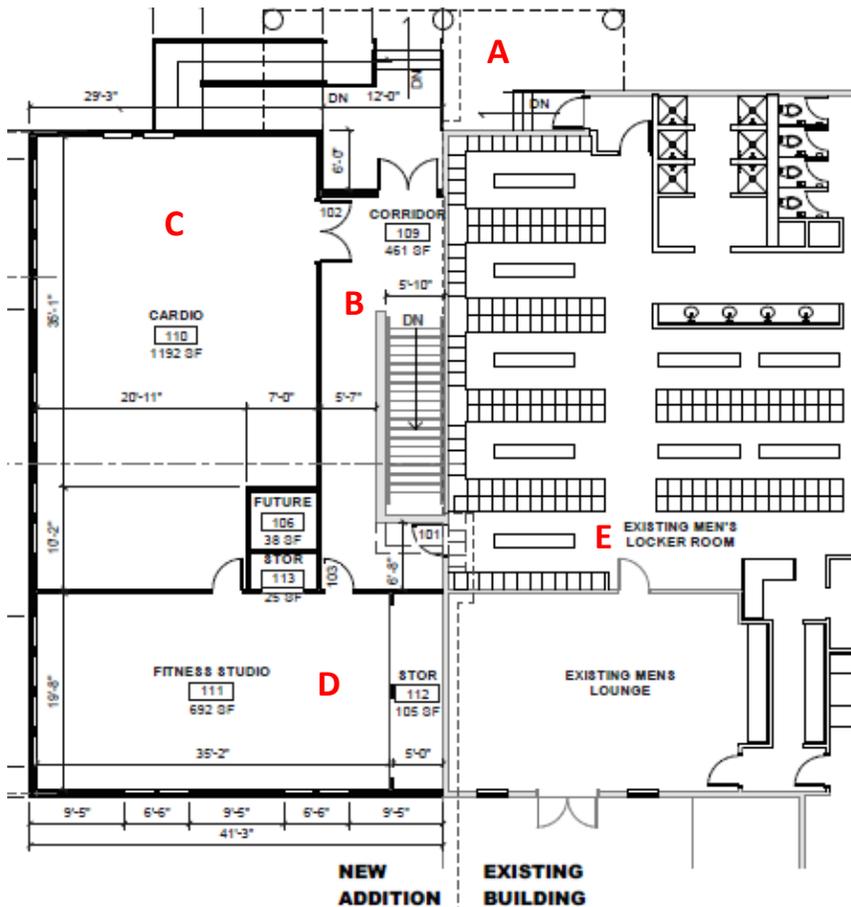
Site Plan



The Committee is proposing an addition to the north side of the Clubhouse for a new Wellness and Golf Performance facility. This facility would house an enlarged space for cardio on the main level along with a multi-purpose studio space to be used for fitness classes, private workouts or a general workout space for member use. The lower level would include defined space for strength and weight equipment as well as two state-of-the-art activity simulators. While these simulators are primarily thought of as golf specific, the simulators proposed would provide a variety of different activities above and beyond golf. Some of the activities within the simulators would include baseball, football, soccer and even lacrosse. You will notice in the rendering to the left a shift of the putting green to the top of the existing reservoir. With the extension of the Clubhouse, a properly sized putting green will not fit in the space remaining should Woolworth still remain in use. Should Woolworth be closed, the rendering shows the addition of more parking stalls and a

bag drop area for golf arrivals. In collaboration with the Golf and Grounds Committee, this Committee believes the new location would provide a better use of space than trying to redesign an inadequate putting green into its current location. As previously stated, an important part of this addition will be the upper parking lot expansion to the east of the clubhouse, regardless of whether Woolworth is active or not. The facility has been designed to be 24/7/365 so having close parking access is key for our members' convenience, safety and security.

Main Level

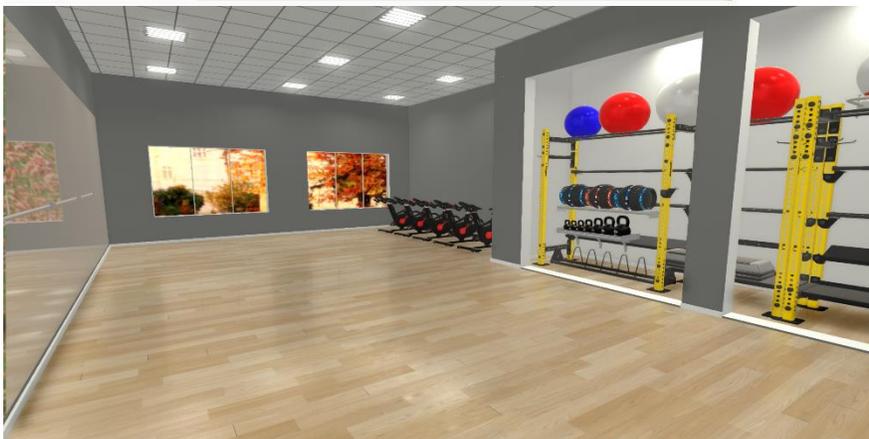


- A. A new 24/7/365 entrance would be created to the north of the existing front doors (near the current flag pole as you first drive in to the Club's parking lot). This entrance will have an ADA compliant ramp.
- B. The existing stairwell will be used to access the lower level. A hallway corridor will be created to allow access to the fitness studio and locker rooms in addition to the cardio room.

- C. Approximately 1,200 square feet will be designated for cardio equipment and light free weights. This space, designed entirely for cardio/light weights is slightly larger than the existing fitness room which houses both cardio and strength equipment.
- D. A 700 square foot fitness studio is designed to overlook the golf course to the west. A small storage style closet will house resistance training equipment. Peleton bikes are proposed for the space with spin classes for up to 20 people. The facility will have radiant heat for hot yoga and other exercise classes.
- E. The existing locker rooms will serve this space. A doorway would be created for access to the Men's Locker Room on the upper level.

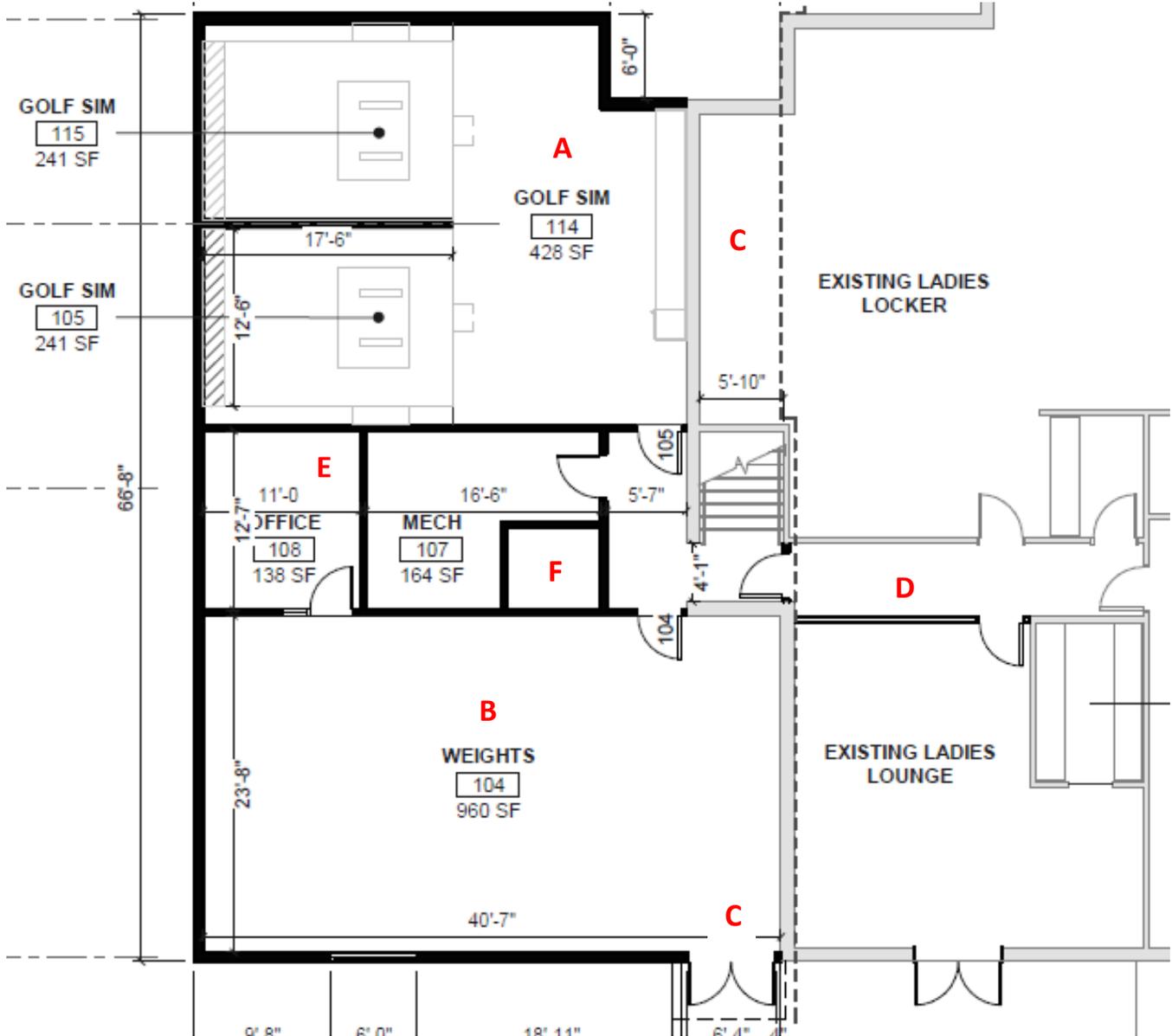


F. An important member desire is for the facility to be accessible 24/7/365, however the Club's main elevator will not be accessible outside of business hours. Therefore, a small space has been set aside on the main level for possible wheelchair lift access between levels.



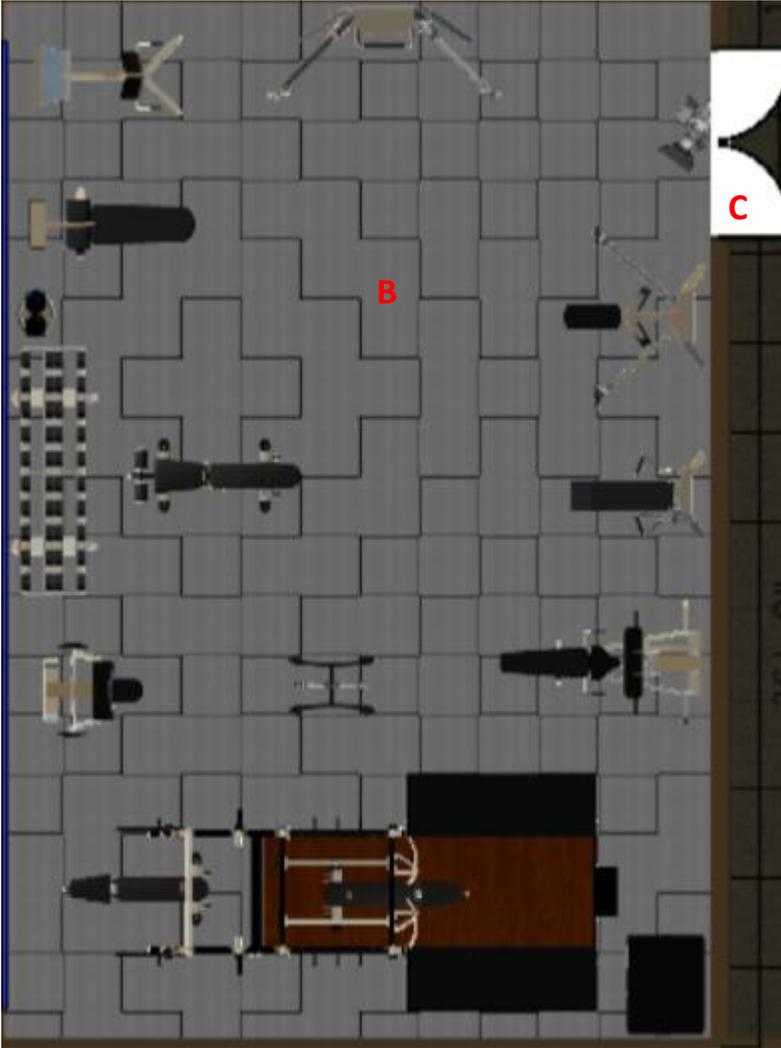
Main Level Conclusion: The Facility has been designed to serve the needs of 800 members and their families. With this in mind, a wide variety of high quality and unique pieces of equipment have been proposed for the cardio and strength areas.

Lower Level



- A. Two state-of-the-art simulators will be built on the lower level. They were positioned here due to the lack of sunlight/windows needed and proximity to the golf shop. While golf is the primary thought, these simulators will allow use for multiple different sports. These different activities will allow the entire family to find entertainment year-round. Games/Sports include baseball, football, basketball, bocce, soccer, hockey, lacrosse, rugby, cricket and dodgeball in addition to 84 different world-class golf courses.

B. Nearly 1,000 square feet would be designated for weight use. Having this on the lower level will ensure any dropped weights do not disturb the flooring in addition to providing a separate space away from those using the cardio machines.



C. An additional entry point will be created within the weight room for exterior access from the west side of the building. Additionally, access is available to the upper level via the stairwell.

D. A hallway would be created between the existing women's locker room and the current Lucy Lounge. This will allow both male and female members to access the lower level of the clubhouse without disturbing locker room access. Further, the Lucy Lounge service area will be used to service the simulators during leagues, birthday parties and general member use.





E. The Committee has advised the Board to consider this facility its own amenity with a need for a dedicated staff. We have included a small office on the lower level for this team as they design various activities for the new facility and a class schedule second to no other Club in our area.

F. Similar to the first floor, this area has been reserved for the possible addition of a wheelchair lift.

Lower Level Conclusion: Winters in the Midwest can be tough. This Committee believes this facility will provide a direct benefit to all members. Over 50% of the membership currently has an additional membership for fitness purposes. While we may not be able to please all parties, we believe this facility would address a proven member desire. The simulators, specifically the ones proposed with various family-friendly activities, would be a benefit to all FCO families and a value add to golfers in the winter to keep their games sharp. For these reasons, we believe these solutions will help FCO answer the question, “yeah but what does the Club have for me in the Winter months?”

