



# Golf Course Master Plan Presentation

*June 16, 2020 – 7:00pm*



## Golf Course Master Plan Presentation

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### **Presenters**

- Sean DeSilva, General Manager & COO, Whitevale Golf Club
- Tom McBroom, Golf Course Designer

### **Moderator**

- John Pullam, Secretary, Whitevale Golf Club

### **Support**

- Blair Rennie, Greens Superintendent, Whitevale Golf Club

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### Introduction

What is a golf course master plan?

- Long-term vision for course improvements and renovations
- Provides structure for prioritization and future budget forecasts
- Enables good decision making

Why Now?

- Effects of nature on the health and playability of the golf course
- Member feedback on desired improvements and changes
- Need for long-term vision, organized and effective planning

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### The Process

Summer 2019

- Thomas McBroom commissioned to evaluate golf course, provide recommendations
- Greens Committee, Board of Directors reviewed McBroom recommendations

Spring 2020

- Work group created to develop golf course master plan
- Consists of 3 Board members, GM, and Course Superintendent

Summer 2020

- ➔ Present first draft of plan to membership
- Hold focus groups followed by member questionnaire
- Prepare second draft, present to membership, revise as necessary

Future

- Bring individual items forward for funding approval
- Smaller items through standard process (annual budget)
- Larger items through formal member approval (AGM)

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### Bunker Renovation

#### Why do it?

- Life of a bunker is + or - 10 years depending on construction methods
- Whitevale bunkers are 15 years old and increasingly expensive to maintain
- Members are concerned with consistency, playability

#### What is it?

- Rework existing 47 bunkers
- Add 12 new bunkers
- Work can be done any time but best to combine with greens

#### What does it cost?

- 8-10K to renovate existing bunkers
- 10-14K to add new bunkers
- Some savings when done in groups or combined with other work

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### Greens Renovation

#### Why do it?

- Current greens vulnerable to adverse weather events
- Newest greens are 15 years old; the rest are much older
- Greens evaluation in 2018 highlighted issues with air movement, soil compaction, sunlight, drainage, poa

#### What is it?

- Rebuild and/or re-grass all greens
- Takes 12-16 weeks for greens to be ready for play
- Best time is late spring or summer

#### What does it cost?

- 80-90K per green depending on method of construction (USGA or California)
- Total cost for all greens 1.4-2.2M
- Spread work over 2-3 years; combine with other work to reduce cost

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### Cart Path Upgrades

#### Why do it?

- Limited number of paved cart paths
- End-to-end cart path would reduce damage to course, particularly during inclement weather
- No safe cart path for maintenance vehicles (e.g., #17 to the turf building)

#### What is it?

- Provide continuous asphalt cart path around the golf course; build maintenance vehicle path from #17 to the turf building (wider than normal paths)
- Requires approximately 4,000 linear metres of asphalt
- Work can be done spring through fall

#### What does it cost?

- Approximately \$100/LM for cart path; \$250/LM for maintenance vehicle path
- Total estimated cost \$460K
- Cost may be reduced if more is done at once or along with other work

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### Tee Renovation

#### Why do it?

- Some tees have settled or crowned and require releveling
- Playability concerns highlight the need for reshaping and/or repositioning
- Not as critical as greens/bunkers but necessary for durability, playability

#### What is it?

- New tees for 7 and 15 (playability) and back tees for 10, 11, 14, and 18 (add length for longer hitters)
- Increase size for 1, 3, 4, 6, 9, 12, and 17 (accommodate more traffic)
- Releveling for 2, 3, 5, 8, 10, 11, 13, 14, 16 and 17.

#### What does it cost?

- New tees cost approximately 10K (12 proposed)
- Expansions have variable costs; depends on size and condition of existing tees
- Estimated cost for all work is in the range of 250K

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### Tree Maintenance

Why do it?

- Many trees on the course are overgrown and/or dying
- Root systems depriving nutrition from fairways and greens
- Canopies are casting shade on greens; leads to disease and favourable conditions for poa growth
- Create favourable bentgrass growing conditions

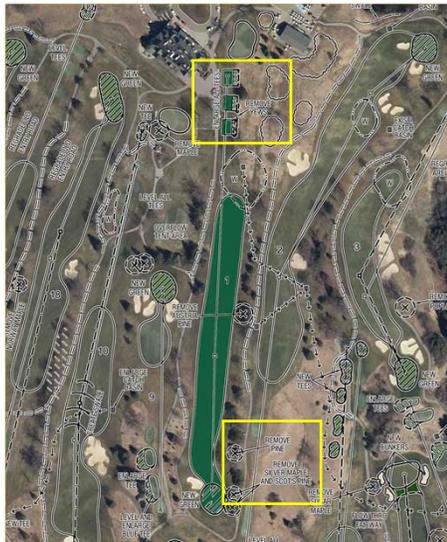
What does it cost?

- Most tree removals and plantings can be done by greens staff therefore cost is nominal
- Trees on 4 must be managed by arborist at cost of approximately 2K
- Cost for proposed tree additions (pumphouse, back shop, and 15) would be approximately 65K

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### HOLE 1

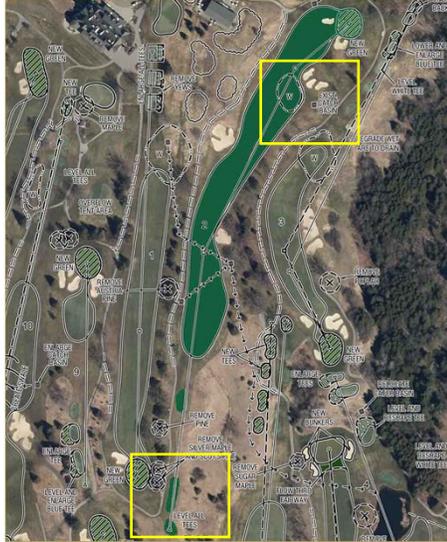
- Enlarge and level tees
- Remove yews
- Remove four pine trees east side of hole
- Build cart path down west side of hole



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### HOLE 2

- Level tees
- Improve drainage
- Build cart path down west side of hole



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### HOLE 3

- Enlarge and level tees
- Remove poplar east side of hole
- Build cart path down west side of hole



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### HOLE 4

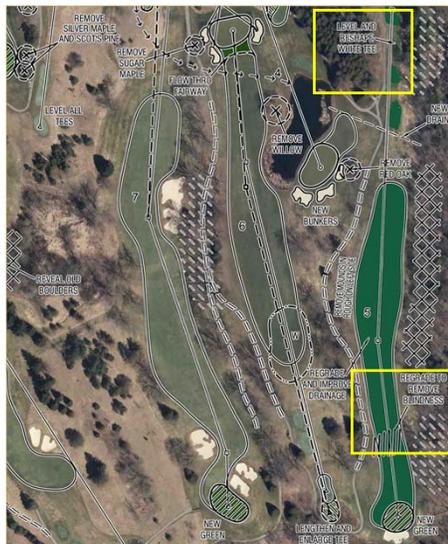
- Enlarge and level tees
- Remove willow (complete) and oak tree
- Add new bunkers to catch longer shots



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### HOLE 5

- Level tees
- Thin trees, shrubs along east side of hole
- Level mounding on west side of hole
- Improve drainage
- Regrade hill in front of green to eliminate blind approach shot
- Build cart path down west side of hole



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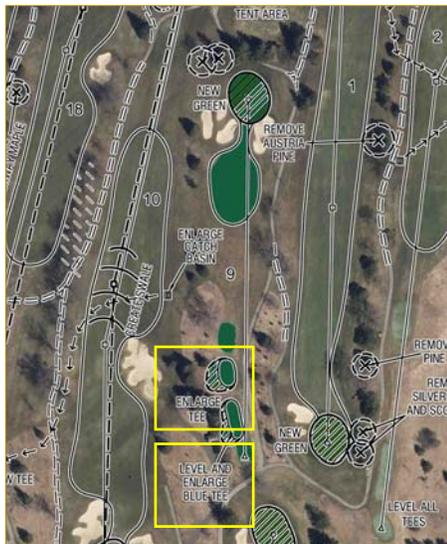
### HOLE 8

- Level tees
- Remove trees and shrubs on east side of hole to expose boulders
- Improve drainage in landing area
- Build cart path down west side of hole



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### HOLE 9

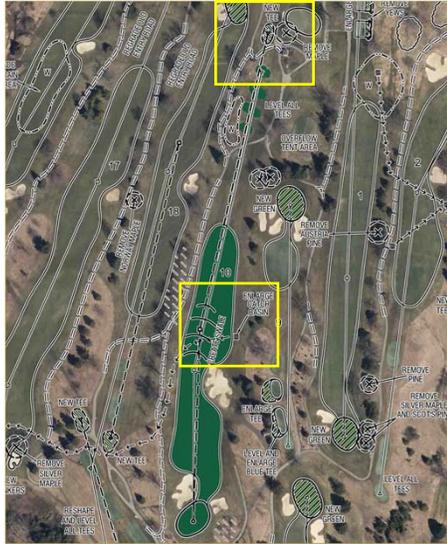
- Level tees
- Enlarge blue tees



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### HOLE 10

- Build new back tee
- Improve drainage
- Add larger swale to fairway
- Build cart path down west side of hole



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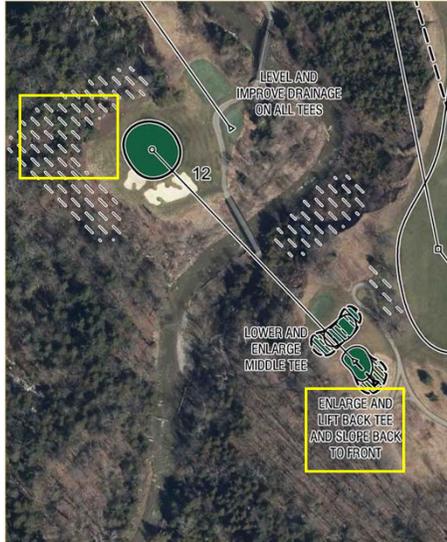
### HOLE 11

- Level tees
- Add new back tee
- Create dual fairway (involves removing two trees and sodding area left of bunker)
- Lower grade on east side of green
- Build cart path down east side of hole



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### HOLE 12

- Enlarge and level tees
- Thin trees behind and beside green (allow more light and air circulation for the green)



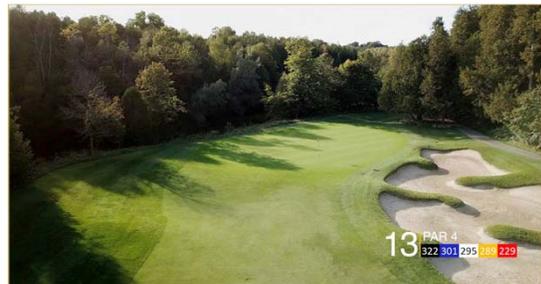
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### HOLE 13

- Level tees
- Improve drainage
- Widen fairway and thin shrubs and trees on west side of hole
- Add fescue and sod to green-side riverbank
- Build cart path down east side of hole



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### HOLE 16

- Level tees
- Regrade landing area
- Improve fairway drainage
- Build cart path down east side of hole



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### HOLE 17

- Level tees
- Regrade area from old entry road
- Remove green-side maple to improve growing conditions
- Add bunkers to frame green site and to catch wayward shots
- Build cart path down east side of hole



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### HOLE 18

- Level tees
- Add new back tee
- Regrade area from old entry road
- Build cart path down east side of hole



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### The Feedback Process

- Focus Groups will be held at 7pm on the evenings of June 22, 23, 24
- Will use Zoom on your computer
- To participate, email [info@whitevalegolfclub.com](mailto:info@whitevalegolfclub.com) by Thursday, June 18
- Tell us which dates you can do
- Groups will be tailored by gender and handicap
  
- Member-wide questionnaire will follow
- Questions based on feedback from focus groups

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### Question Period

- Please type your questions into GotoWebinar
- John will select questions and pose them to Sean and Tom on your behalf
- Similar questions may be grouped together
- Hard stop at 8:30pm