



Project Objective:

The overall objective of the master plan is to develop a plan that enhances many of the existing features of the Franklin Country Club golf course while reinstating those lost through maintenance practices, purposeful changes, and the natural evolution of a golf course.

Project Program and Deliverables:

Visit 1 of 6: (December 2024)

1. On-site meetings to determine the scope of the project, purpose, etc:
 - a. Meet with the committee to establish the overall project vision and goals. Determine the end product for the project and a proposed timeline for the plan's development.
 - b. The Franklin Country Club shall provide any of the following to assist in the development of a base plan for the course:
 - (1) An aerial photo to scale 1" = 100'. If the club does not have this information, Nagle Design Works shall coordinate to secure a recent aerial image of the course.
 - (2) A topographic survey (aerial), 1" = 100' with 1 foot contour intervals.
 - (3) Accurate boundary survey showing easements and rights-of-way.
 - (4) All available information, such as underground utilities, irrigation systems, and drainage lines.
 - (5) If that permits are required to implement the plan, the Club may be required to obtain a professional property line survey of existing rights-of-way. A Professional Licensed Surveyor must perform this service, which is not a covered expense in this proposal.
 - c. Discuss preliminary project budgets.
 - d. Tour the course and develop an overall summary of the current conditions and challenges found on the course.
2. Nagle Design Works shall tour the property to review the accuracy of the base plan and correct any inconsistencies or errors.

Completion of Visit 1 of 6

After completing Visit 1 of 6, Nagle Design Works shall complete and submit a summary report including the existing conditions, project goals, and overall vision statement.

Visit 2 of 6: (February/March 2025 – weather depending)

Course Familiarity and Conceptual Planning:

1. Walk the course independently of the team to gain further knowledge of the course features, topography, vegetation, opportunities, and limitations.
2. Walk the course with the planning committee to discuss design solutions and opportunities. The course tour shall cover nine holes.
3. Review the Preliminary Designs for the first nine holes with the Committee and discuss any potential revisions. Tour the course to discuss alternative solutions to those represented in the Preliminary Design if necessary.
4. Walk the course independently of the team to develop design solutions and concepts for the second nine holes and practice facilities.

Completion of Visit 2 of 6

Following the completion of Visit 2 of 6, Nagle Design Works shall complete preliminary design solutions for the first nine holes toured and complete any revisions to the goal statement, existing conditions summary, and the overall vision statement.

Visit 3 of 6: (April 2025)

1. Review the preliminary designs for the first nine holes with the Committee and discuss any potential revisions. If necessary, tour the course to discuss alternative solutions to those represented in the preliminary designs.
2. Walk the course independently of the team to review the preliminary plans for the second nine holes.
3. Walk the course with the committee to discuss proposed design solutions for the second nine holes.
4. Study and provide proposed design solutions for the golf practice facilities.

Completion of Visit 3 of 6

Following the completion of Visit 3 of 6, Nagle Design Works shall complete preliminary design solutions for the second nine holes and practice facilities and any revisions to the first nine holes toured based on the committee's feedback and additional time spent on the course.

Visit 4 of 6: (May 2025)

1. Meeting to discuss and review the proposed design solutions for the second nine holes toured. If revisions to the plan are deemed necessary, visit those portions of the course requiring further review.
2. Review and discuss modifications made to the first nine holes toured.
3. Discuss the development of the Opinion of Probable Costs and the associated construction methods, implementation timelines, and scope of work.

Completion of Visit 4 of 6

Following the completion of Visit 4 of 6, Nagle Design Works shall prepare a plan showing the final design solutions for the golf course and practice facilities. The plan will be delivered (digitally) to the team for review and discussion before Visit 5 of 6.

Prepare a preliminary Opinion of Probable Costs for Visit 5 of 6.

Visit 5 of 6: (July/August 2025)

1. Meeting to discuss and review the proposed design solutions for the golf course and practice facilities. If revisions to the plan are deemed necessary, visit those portions of the course requiring further review.
2. Review the proposed Opinion of Probable Costs and revise as necessary.
3. If determined to be necessary by the Franklin Country Club, present the proposed design solutions to the Board.

Completion of Visit 5 of 6

During Visit 5 of 6, the primary objective is to gain a consensus from the planning committee on the proposed design solutions. If the proposed design solutions are deemed acceptable to the committee, Nagle Design Works shall begin preparations for presenting the plan to the members. All Final deliverables are listed below and shall be the exclusive property of Franklin Country Club.

1. A report covering:
 - a. Goal and Vision Statements
 - b. Brief History of the course and original golf course architect.
 - c. Hole-by-Hole summary
 - d. Opinion of Probable Costs
 - e. Scorecard consisting of the existing and proposed course yardages.
2. Prepare a computer-generated color rendering of the final Master Plan.
3. Prepare and provide two (2) digital animations of the proposed changes of two (2) holes selected by the Club.
4. Develop a PowerPoint presentation of the plan to the members.

In addition to printed deliverables, Nagle Design Works shall provide them in electronic media or digital format (including documents, text, drawings, information, graphics, etc.) either directly or through access to a secure project website in accordance with a mutually agreeable protocol.

Visit 6 of 6: (Tentatively scheduled for end of September 2025)

1. Presentation to the members in the form of a PowerPoint presentation.
2. Provide 24" x 36" individual printed plans for each hole and practice area summarizing the proposed revisions and explanatory notes for display at the club during the member presentation.

The master plan portion of the planning process will be completed upon presentation to the members of the Franklin Country Club. Nagle Design Works, LLC shall not proceed with the development of bidding documents until the Club requests them.