

RENOVATION MASTER PLAN

2024

SILVER SPRINGS GOLF & COUNTRY CLUB



BROWNING
DESIGN INC.



“The intent of the Silver Springs Renovation Master Plan 2024 was to build on the obvious strengths and qualities of the existing course, keeping almost all of the essential features and inherent character of the enormously successful Dick Phelps design while rejuvenating the look, feel and playing experience and incorporating the Club’s vision, mission, values and mantra

Play Golf – Enjoy Life”.

Gary E. Browning, ASGCA

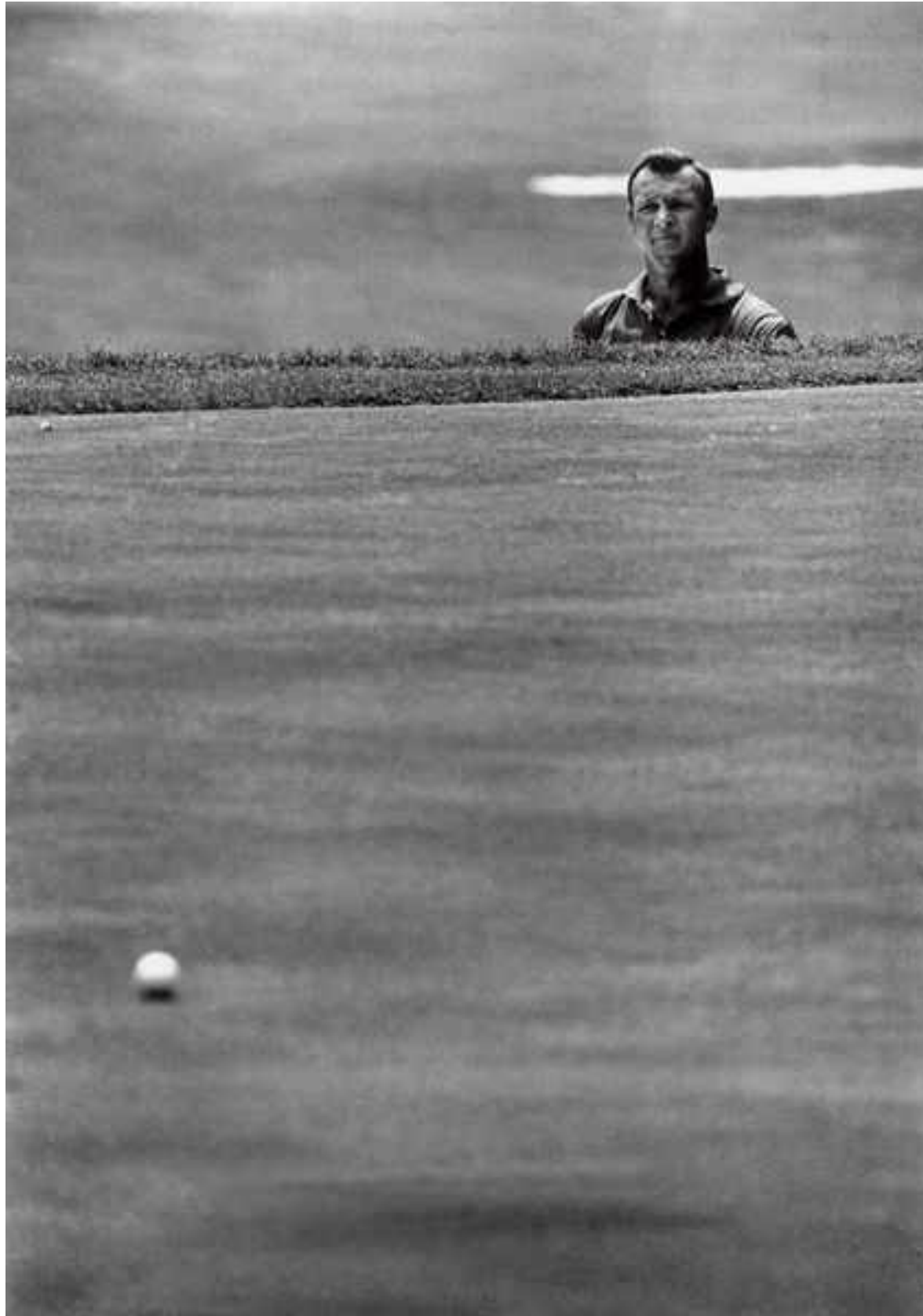


TABLE OF CONTENTS

4	LETTER OF TRANSMITTAL
5	PRESIDENT'S MESSAGE
6	INTRODUCTION
7	GENERAL OBSERVATIONS
8	ILLUSTRATIVE PLAN
9	HOLE-BY-HOLE (VISUAL/GRAPHIC ANALYSIS)
46	SHORT GAME AREA CONCEPT
47	STAGING AREA CONCEPT
48	DRIVING RANGE CONCEPT
49	TEACHING CENTRE CONCEPT
50	GREENS
52	TEES
54	BUNKERS
56	FAIRWAYS
57	CART PATHS
58	TREES/VEGETATION
60	PRACTICE FACILITIES
62	IRRIGATION
63	FIT & FINISH
64	CONSTRUCTION COST ESTIMATES
65	SUMMARY



May 27, 2024

Silver Springs Golf & Country Club
1600 Varsity Estates Drive, N.W.
Calgary, AB T3B 2W9

Attention: BOARD OF DIRECTORS

Terry Meek – President
Hans Rohmann
Jennifer Gies
Jim Wolfe
Rod Maier
Carson Ackroyd
Jim Screamon

RE: Golf Course Renovation Master Plan – 2024

Silver Springs Golf & Country Club (Silver Springs or the Club) has strived, over the years, to remain competitive in the private club environment and to initiate actions to achieve and maintain success in the marketplace, through an 'Action Plan' that proposes:

- **Making continuous golf course improvements**
- **Replacing an aging irrigation system**
- **Enhancing the golf practice experience**
- **Making continuous improvements to an aging clubhouse**

In an effort to support the above 'Action Plan' the Club retained the services of Daniel Designs/Frank Russel as irrigation consultants and Browning Design/Gary Browning as the Club's Golf Course Architect, to work in concert to recognize

potential synergies and provide design recommendations for the betterment of the Club.

This Master Plan document provides the conceptual framework for golf course renovation work that could proceed with any irrigation system replacement as well as long range golf course improvement recommendations that could occur well into the future. The proposed irrigation system re-design, prepared by Frank Russell of Daniel Designs, is not included in this document.

It has been a pleasure working with the Board, and Management personnel in the completion of this document. It is hoped that, as part of an ongoing 'Action Plan' the Club is able to accomplish much of the work contained herein and thereby realize the Clubs Vision "To be the club of choice by enriching our members lives through exceptional service, outstanding golf course conditions and a culture of continuous improvement"

Best regards
BROWNING DESIGN INC.

Gary E. Browning, ASGCA

PRESIDENT'S MESSAGE

Hello Members,

For the past couple of years, the Board has been working closely with our third-party Course Architect, Gary Browning, to develop a comprehensive Master Plan for our golf course. This Master Plan will serve as a broad guideline for investments we make into the golf course, maintaining the strengths and integrity of our existing course, while also presenting recommendations for potential enhancements. These enhancements will be further evaluated and prioritized as we move forward, ensuring a premier golfing experience for years to come.

I would like to thank Gary and his team for the work that they have completed on our Master Plan. His willingness to share ongoing insights and meet with our members is a reflection of his dedication to our club through this entire process.

The Open House on June 17, 2024 will be the first of many communication activities with members this summer, as we continue to define the scope of the irrigation project that will come back to members for consideration.

It is critical for all members to understand that the Master Plan serves as a guideline for potential enhancements to the club that have been provided by an expert. The Board and its committees will ultimately determine which elements of the plan will move forward, how they will be paid for and when they make sense to happen. Investments greater than \$250,000 will come back to the membership to vote on.

The Board remains steadfast in our commitment to investing in the future of our club to ensure we have a top tier course and facilities for decades to come for the benefit of current members and for the attraction of future members. If you have any questions, please reach out to Eric or any Board Member.

Warm regards,

Jennifer Gies
Club President

INTRODUCTION

Silver Springs Golf & Country Club, one of Calgary's premier private golf clubs, is tucked away in NW Calgary minutes from downtown. Since its inception in 1971 it has stood the test of time and still remains and offers a prestigious private club experience with its center piece, an immaculately maintained and challenging, 'parkland' golf course recognized as a beautiful and stern test of golf.

Developed over 50 years ago, Silver Spring was designed as one of Calgary's first golf course communities. Properties around the golf course remain popular as the community of Silver Springs and the golf course have matured majestically into a sought after address.

In the early 1970's, when plans for a residential golf community were first considered, a prominent US Golf Course Architect, Richard Phelps, ASGCA, was hired to prepared golf course plans. Phelps deftly wove a championship 18-hole layout throughout the coulees of NW Calgary, incorporating a community development plan, and delivering a safe, imaginative and challenging par 72-layout that is as inspiring today as it was over 50 years ago.

Throughout the last five decades the course, like most, has undergone innumerable minor modifications and alterations, mostly focused on specific issues or problems relating to drainage concerns, turf wear, path rerouting, irrigation repairs/upgrades etc. Over the past several seasons the Club has worked with an independent irrigation consultant, Frank Russell/Daniel Designs, to address the pressing needs of an aging irrigation system and pump house. The 2022 season saw the completion of a new pump house and pump system. Design plans for a new irrigation system were put in place with construction considered imminent. In early 2023 Browning Design was retained as the Club's golf course architect to work with Daniel Designs to recognize potential cost efficiencies in golf course renovation work that could happen concurrently with any irrigation upgrades.

This Master Plan identifies and recommends course upgrading opportunities that will update the course to current industry/USGA standards while respecting the integrity of the original Phelp's design and upholding Silver Springs status as one of Calgary's prominent private golf clubs.

GENERAL OBSERVATIONS

Silver Springs has aged gracefully. At 53 years and having undergone only minor improvements 'she' has remained a coveted, top private club, in a competitive Calgary market, in which to be a member.

Silver Springs has remained timeless, it seems, due in large part to the extraordinarily unique routing and design by Dick Phelps those years ago; but age catches up with everyone. The replacement of an aging irrigation system will ultimately improve coverage and turf conditions immensely. There are however, some fundamental improvements to the course, that done in concert with the irrigation improvements would contribute to marked improvement in playability, for example:

- Tee box enlargement and realignment, particularly on Par 3's.
- Bunker evaluation for relevance given how golf and technology has changed, even in the last 10 years.
- Cart path rerouting, addition or removal.
- Green reconstruction to USGA standard to improve drainage, pinnable area, challenge and character.
- Drainage improvements through grading and addition of catch basins.
- 'Tree trouble' with trees that are constricting playing corridors and creating poor turf conditions (selective removal and/or additional planting).
- Redeveloped short game practice area with new green, bunker and tee surfaces.
- Staging area/practice green enlargement to improve circulation and expand event lawn, to provide a striking 'first impression'.

- Driving range regrading with addition of target greens and teaching centre.

Over the years, there have been spot improvements in numerous areas including drainage repairs, bunker rebuilding, cart path additions, tee expansion and tree planting. Although these enhancements were all done for the betterment of the golf course, many of the golf course features, particularly greens, are approaching the end of their life cycle. Recognizing this, the Master Plan provides a long range view toward replacement and major renovation. This doesn't mean that all suggested or recommended renovations occur immediately but that they should be carefully considered over the long term.

More specifically, each of the following golf course features or areas was looked at in more detail:

GREENS
TEES
FAIRWAYS
BUNKERS
CART PATH
TREES/VEGETATION
IRRIGATION
FIT & FINISH
PRACTICE FACILITIES

ILLUSTRATIVE PLAN

SCORE CARD

HOLE	1	2	3	4	5	6	7	8	9	out	10	11	12	13	14	15	16	17	18	in	total
Black	398	180	575	430	396	430	243	589	377	3618	428	382	540/513	155	358	569	383	174	469	3458	7076
Blue	382	159	530/506	379	378	407	201	565	352	3353	401	361	515	141	345	537	358	156	436	3250	6603
Silver	350	128	469	352	338	386	184	531	333	3071	342	337	462	128	337	503	344	143	398	2994	6065
Red	297	105	417	325	313	334	168	480	305	2744	323	301	429	118	296	377	283	132	342	2601	5345
Yellow	242	100	359	325	313	253	138	378	242	2350	246	199	378	110	260	353	246	118	269	2179	4529
PAR	4	3	5	4	4	4	3	5	4	36	4	4	5	3	4	5	4	3	4	36	72

*yardage may vary



HOLE-BY-HOLE ANALYSIS

HOLE 1

PAR 4

ADD FAIRWAY BUNKER AT LANDING ZONE

REMOVE EXISTING BUNKER

REMOVE TREES OBSCURING VISIBILITY INTO BUNKERS & ENCROACHING ON PLAYING CORRIDOR

REMOVE EXISTING TREES

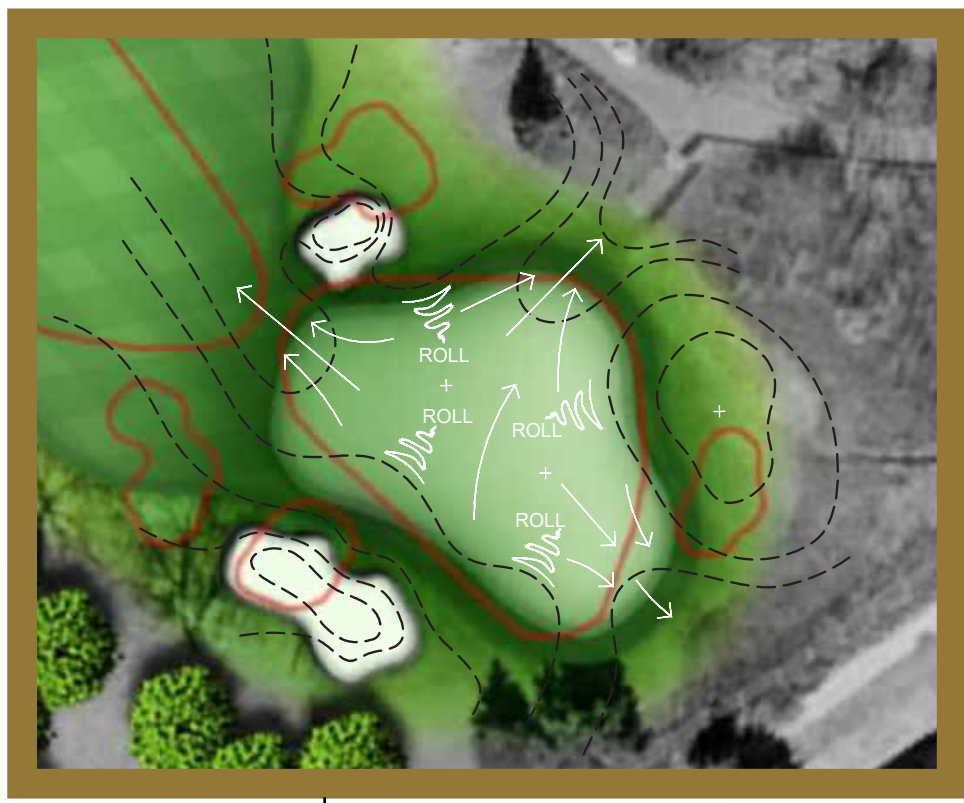
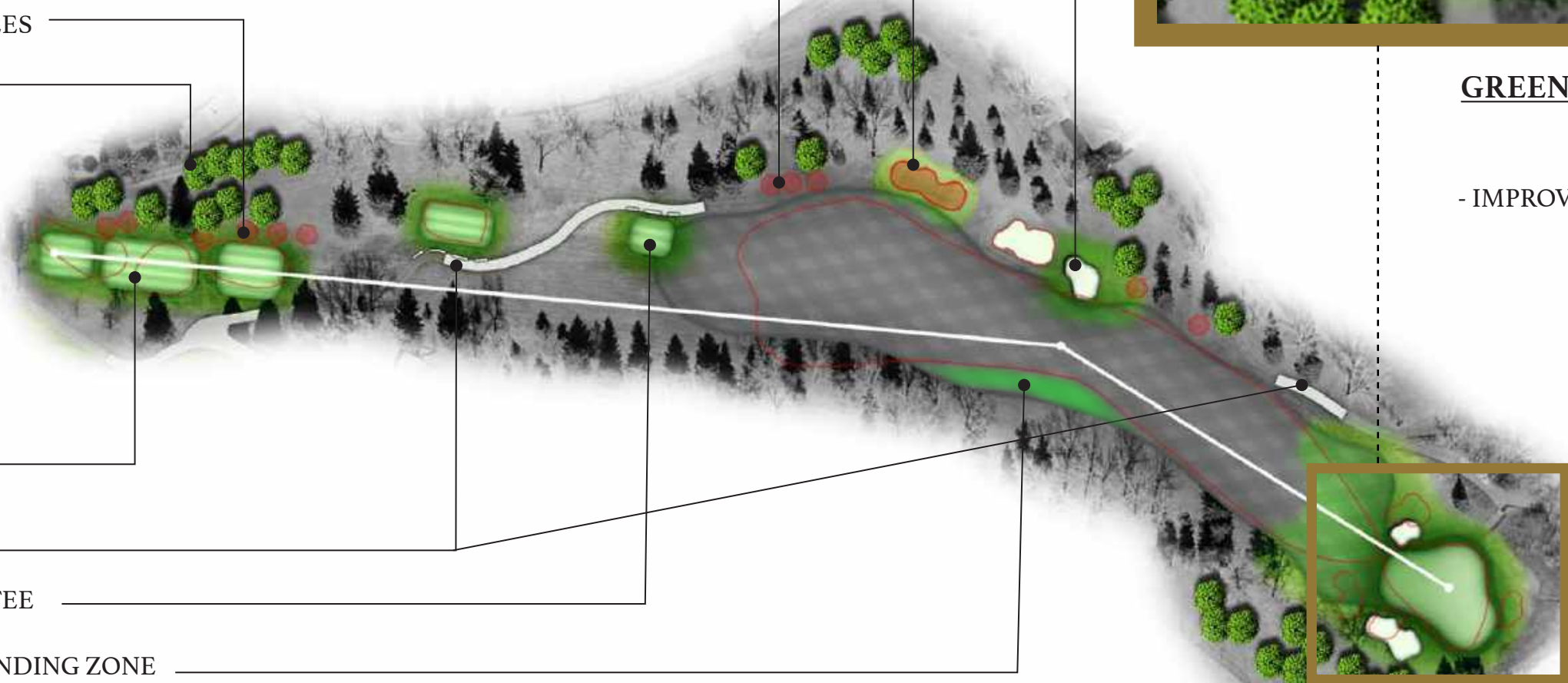
BACK PLANTING

REDEVELOPED TEE COMPLEX

EXTEND CART PATH

ADD USGA FORWARD TEE

WIDEN FAIRWAY AT LANDING ZONE



GREEN REDEVELOPMENT:

- WIDENED APPROACH
- IMPROVED SURFACE DRAINAGE
- ADD BACK PLANTING

SURFACE AREA m² (ft²):
 EXISTING - 482 (5,188)
 PROPOSED - 492 (5,295)

HOLE 1

PAR 4

- 398
- 382
- 350
- 297
- 242

Silver Springs welcomes you with a gentle start to your round. Some regrading and bunker reconfiguration in the fairway provides a generous landing zone looking down to the new green site. Accuracy on your approach remains paramount.



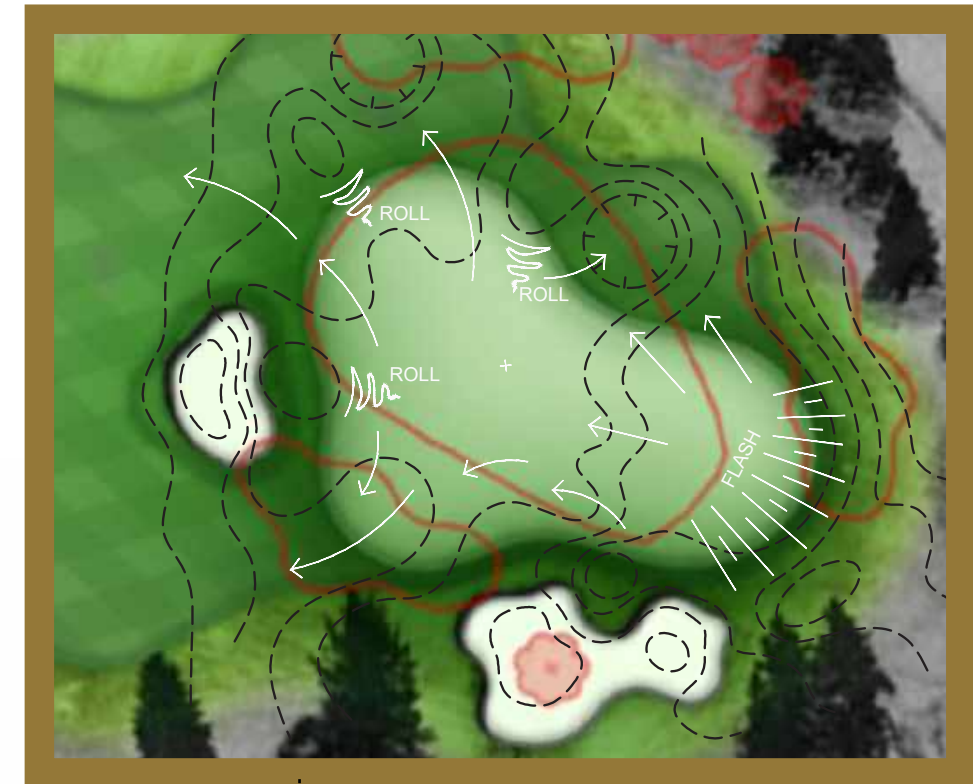
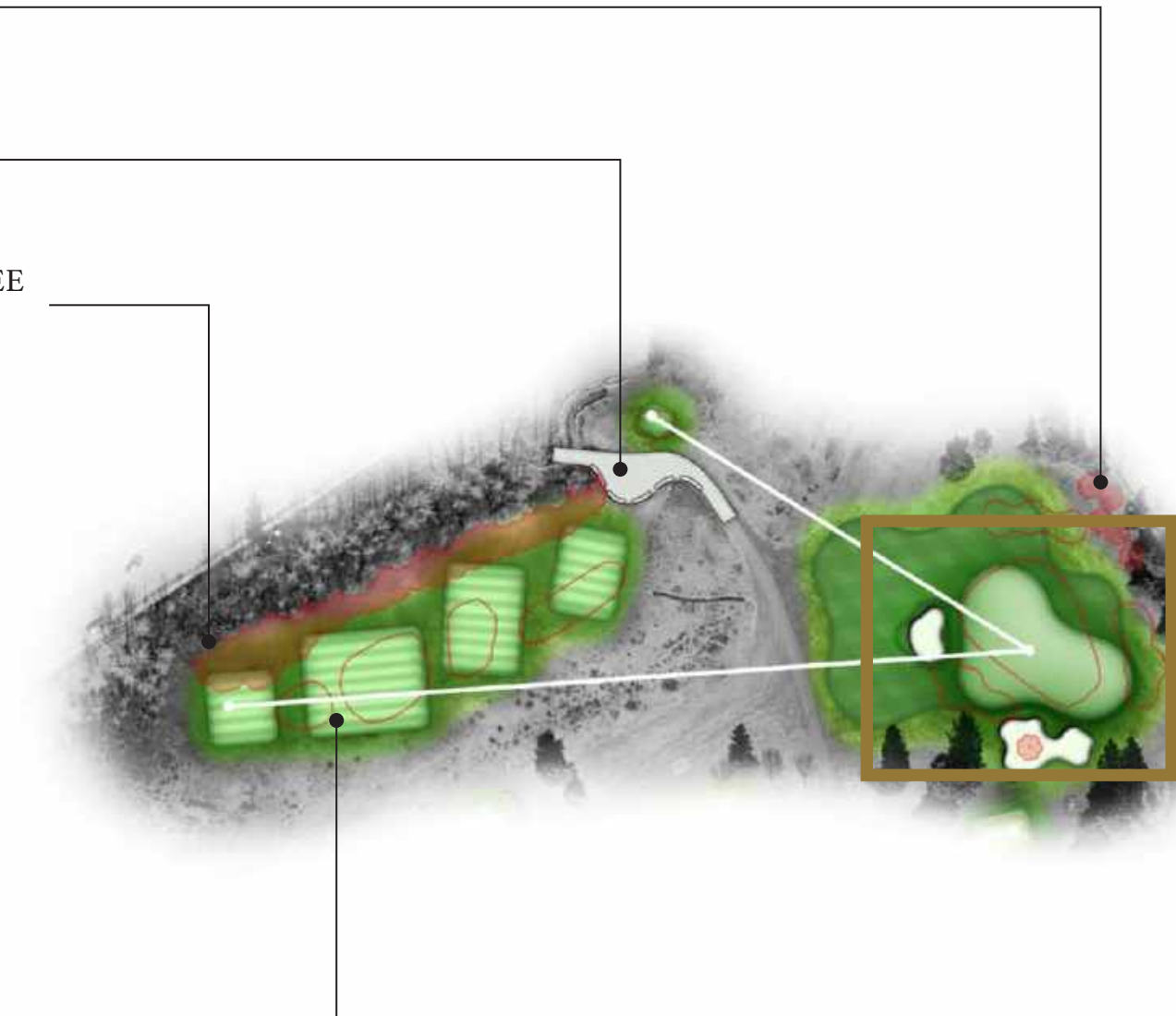
HOLE 2

PAR 3

SELECTIVE TREE REMOVAL TO IMPROVE LIGHT PENETRATION

ADD CART PATH BUMPOUT

TREE CLEARING TO FACILITATE TEE COMPLEX REDEVELOPMENT



GREEN REDEVELOPMENT:

- SELECTIVE TREE REMOVAL
- ADD NEW BUNKERS
- INCREASE SIZE

SURFACE AREA m² (ft²):
 EXISTING - 554 (5,963)
 PROPOSED - 724 (7,793)

TEE REDEVELOPMENT:

- LOWER TEE COMPLEX +/- 1.5M
- ENLARGE TEE SURFACES

HOLE 2

PAR 3

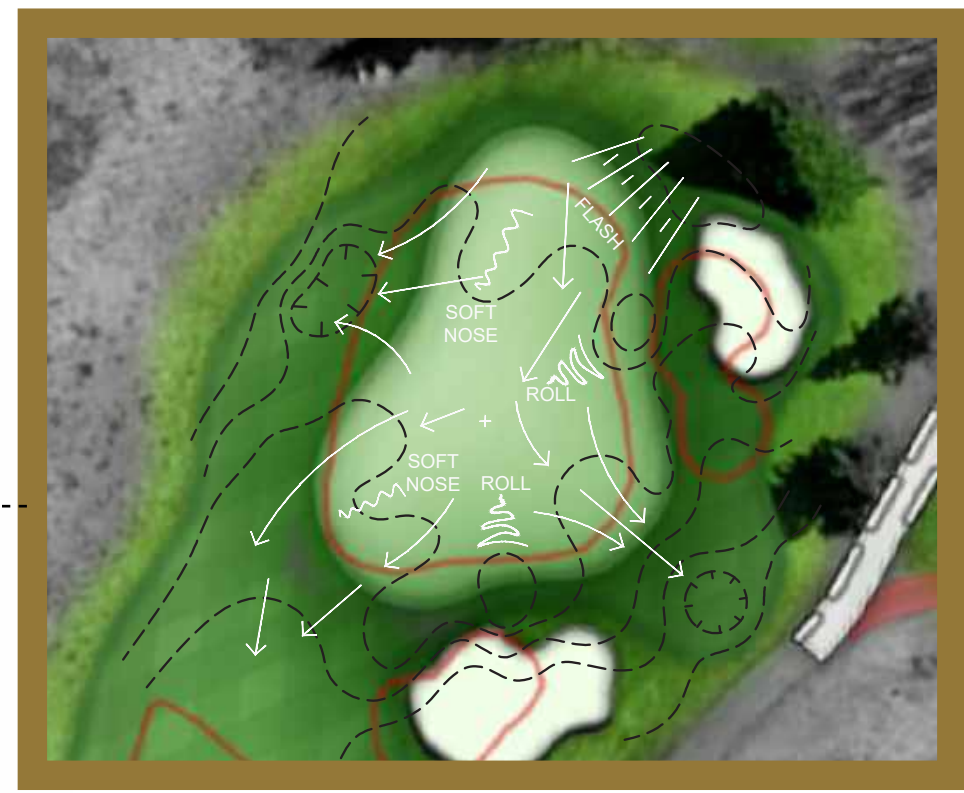
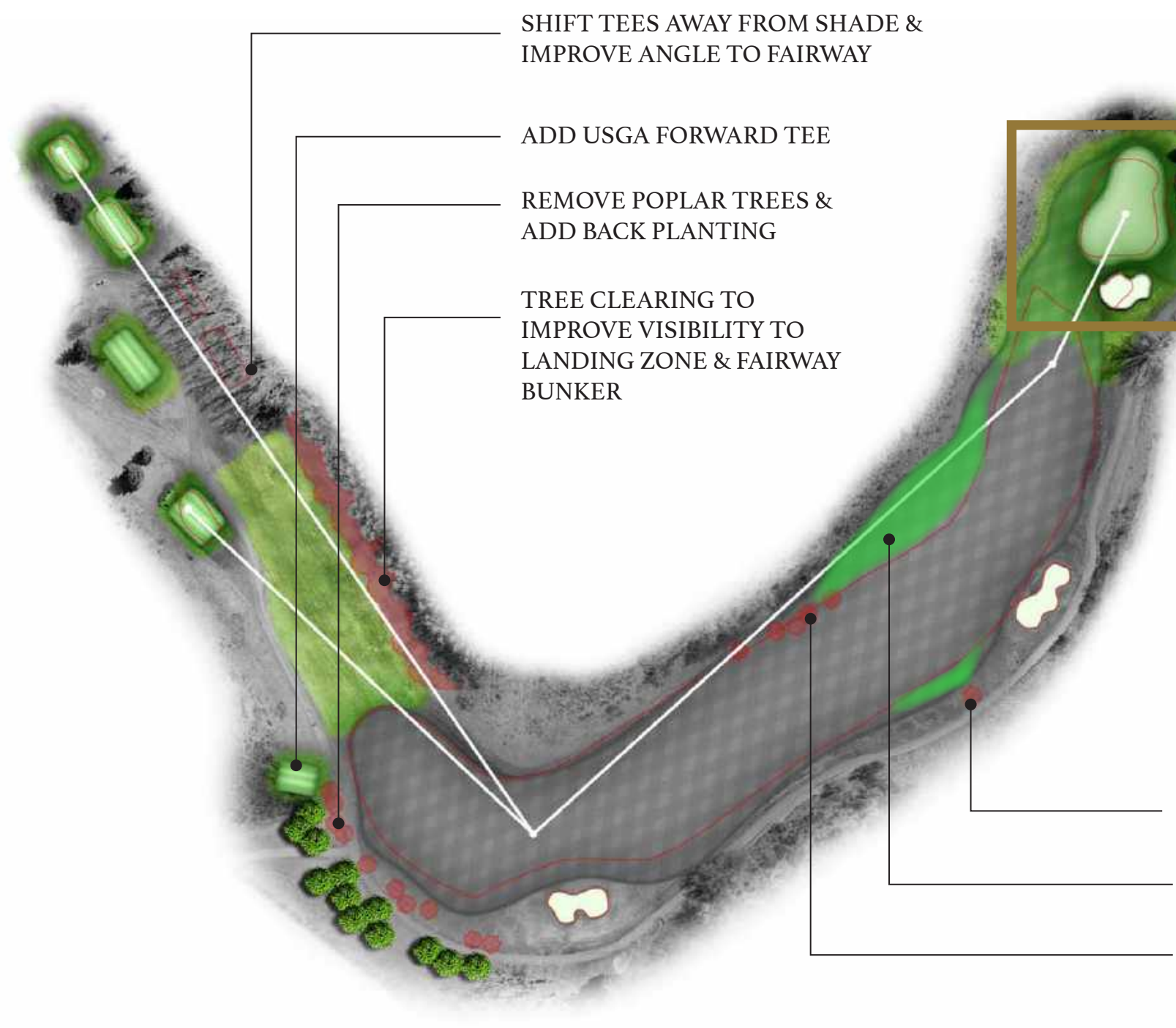
- 180
- 159
- 128
- 105
- 100

A signature par-3 early in your round that sees the tee box lowered slightly and enlarged. The large, softly undulating green is well protected on the right and in front; don't be short.



HOLE 3

PAR 5



GREEN REDEVELOPMENT:

- EXPAND UPSLOPE TO PRODUCE 'FRIENDLY KICKS'
- OPEN APPROACH SLIGHTLY
- ADD COLLECTION AREAS

SURFACE AREA m² (ft²):
 EXISTING - 506 (5,447)
 PROPOSED - 616 (6,630)

- REMOVE POPLAR & WIDEN FAIRWAY
- WIDEN FAIRWAY
- REMOVE TREES TO IMPROVE VISIBILITY & RESTORE NATURAL COULEE APPEARANCE

HOLE 3

PAR 5

- 575
- 530/506
- 469
- 417
- 359

An iconic boomerang par-5 through the coulee. Nothing much has changed save a few new tee locations and some selective tree clearing to open views to the landing zone. Emphasis still remains on accuracy and length to give you any chance at par.

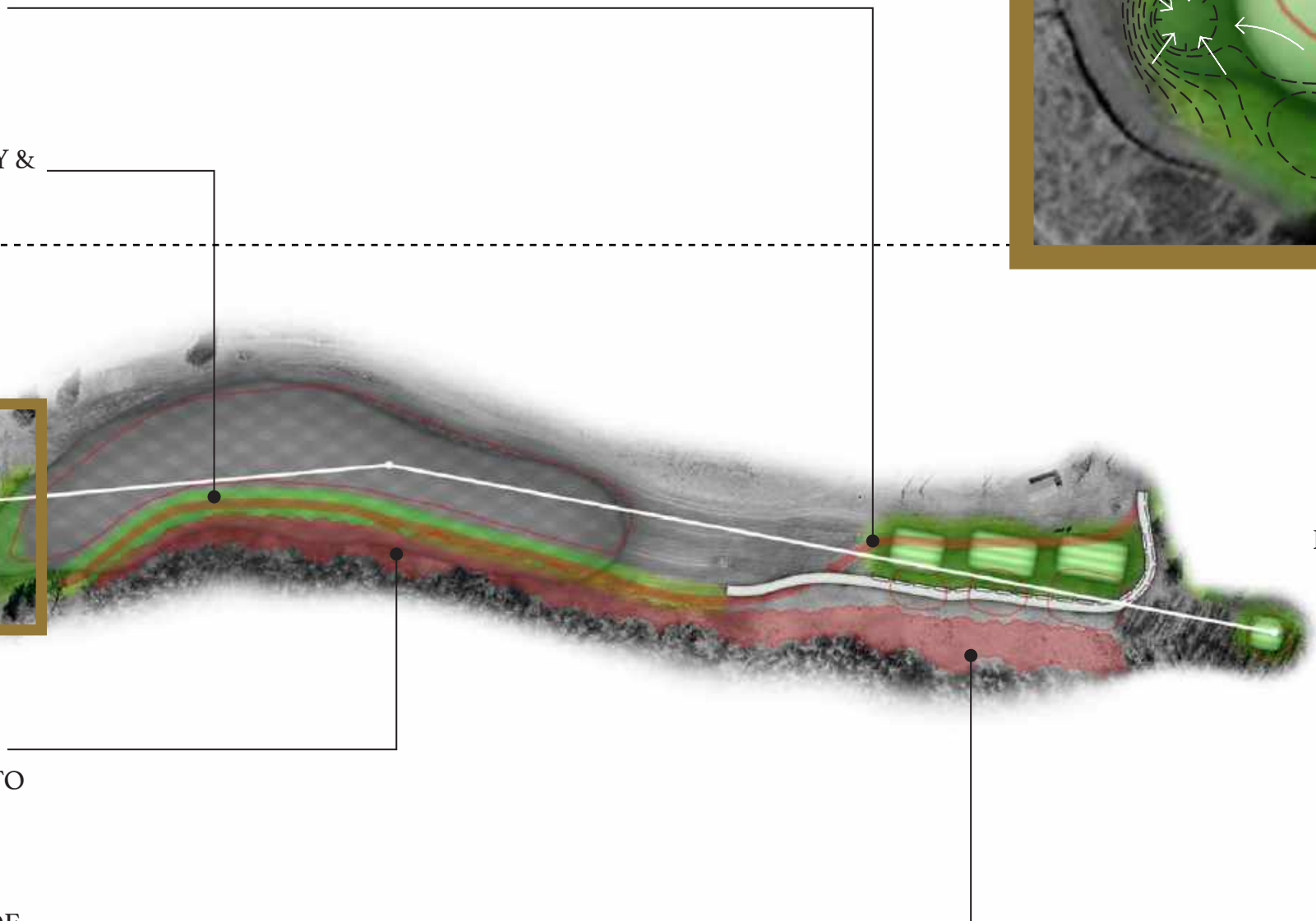
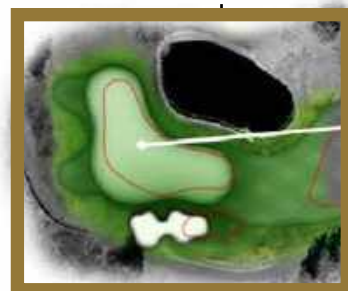


HOLE 4

PAR 4

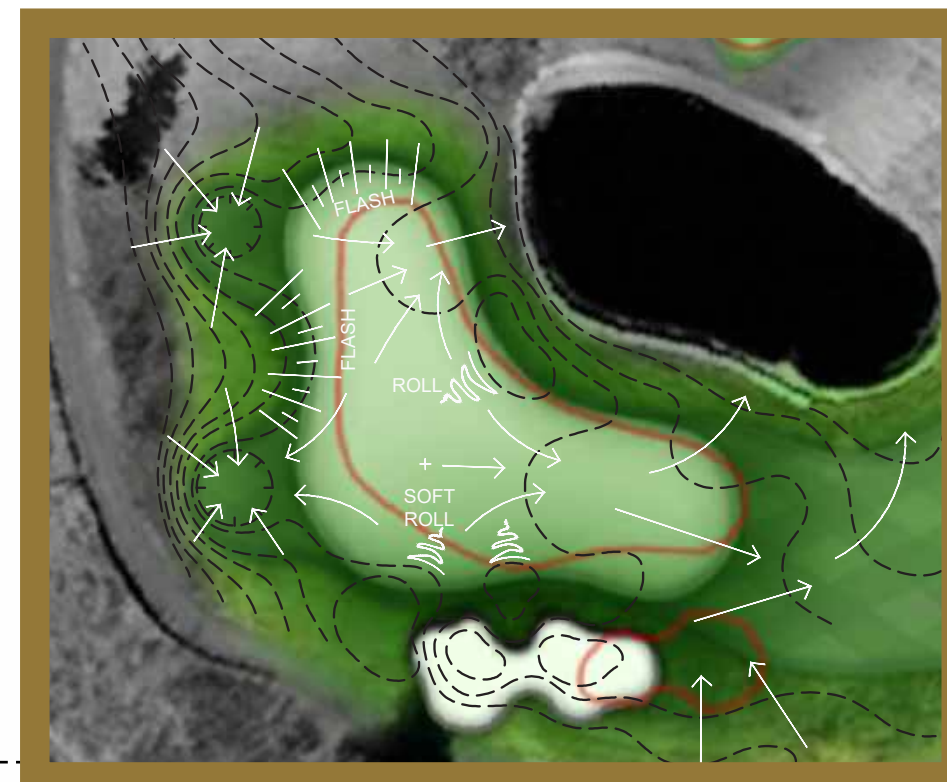
REALIGN CART PATH, SHIFT TEES OUT OF THE SHADE & IMPROVE ANGLE TO LANDING ZONE

REMOVE CART PATH TO WIDEN FAIRWAY & OPEN UP PLAYING CORRIDOR



SELECTIVE CLEARING OF UPSLOPE TO REVEAL SPRUCE TREES & OPEN VIEWS TO GREEN

SELECTIVE CLEARING TO REDUCE SHADE



GREEN REDEVELOPMENT:

- ENLARGE GREEN
- ADD COLLECTION AREAS
- TREE REMOVAL ON LEFT SIDE
- SHIFT BUNKER BACK TO BE MORE ENGAGED WITH PUTTING SURFACE

SURFACE AREA m² (ft²):
 EXISTING - 392 (4,219)
 PROPOSED - 585 (6,297)

HOLE 4

PAR 4

- 430
- 379
- 352
- 325
- 325

A narrow short par-4 protected by water at the green will be widened slightly to be a little more 'user friendly'. With the cart path gone on the left side of the fairway, some tree removal and fairway regrading will make for a more welcoming tee shot. A new, larger green will provide equal challenge as previously with the pond still demanding a full carry to a back pin.



HOLE 5

PAR 4

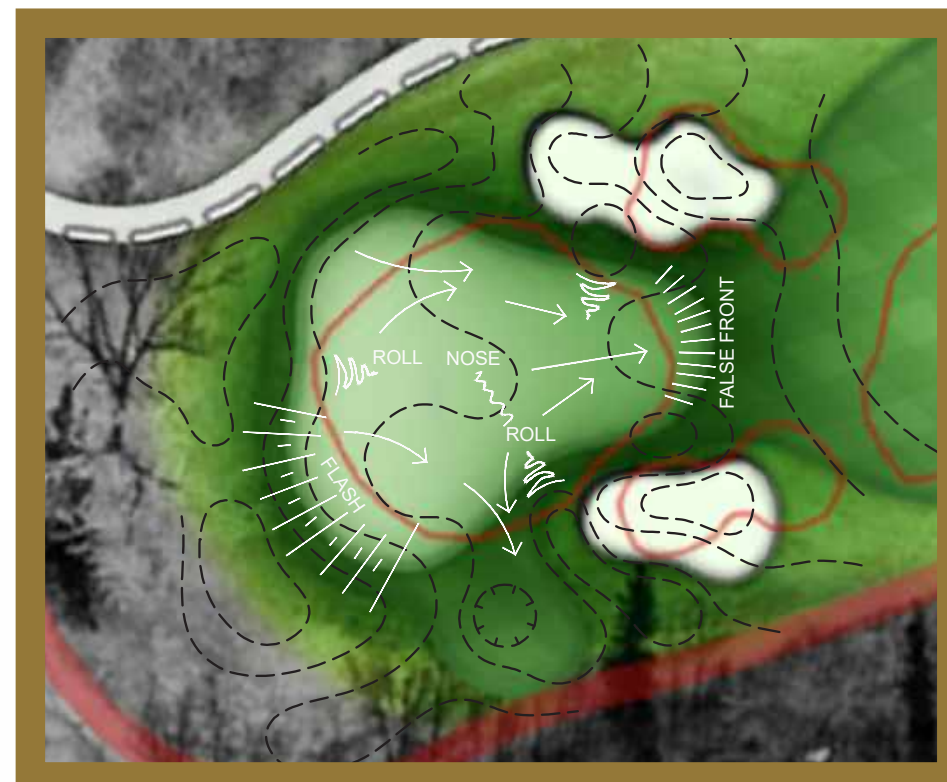
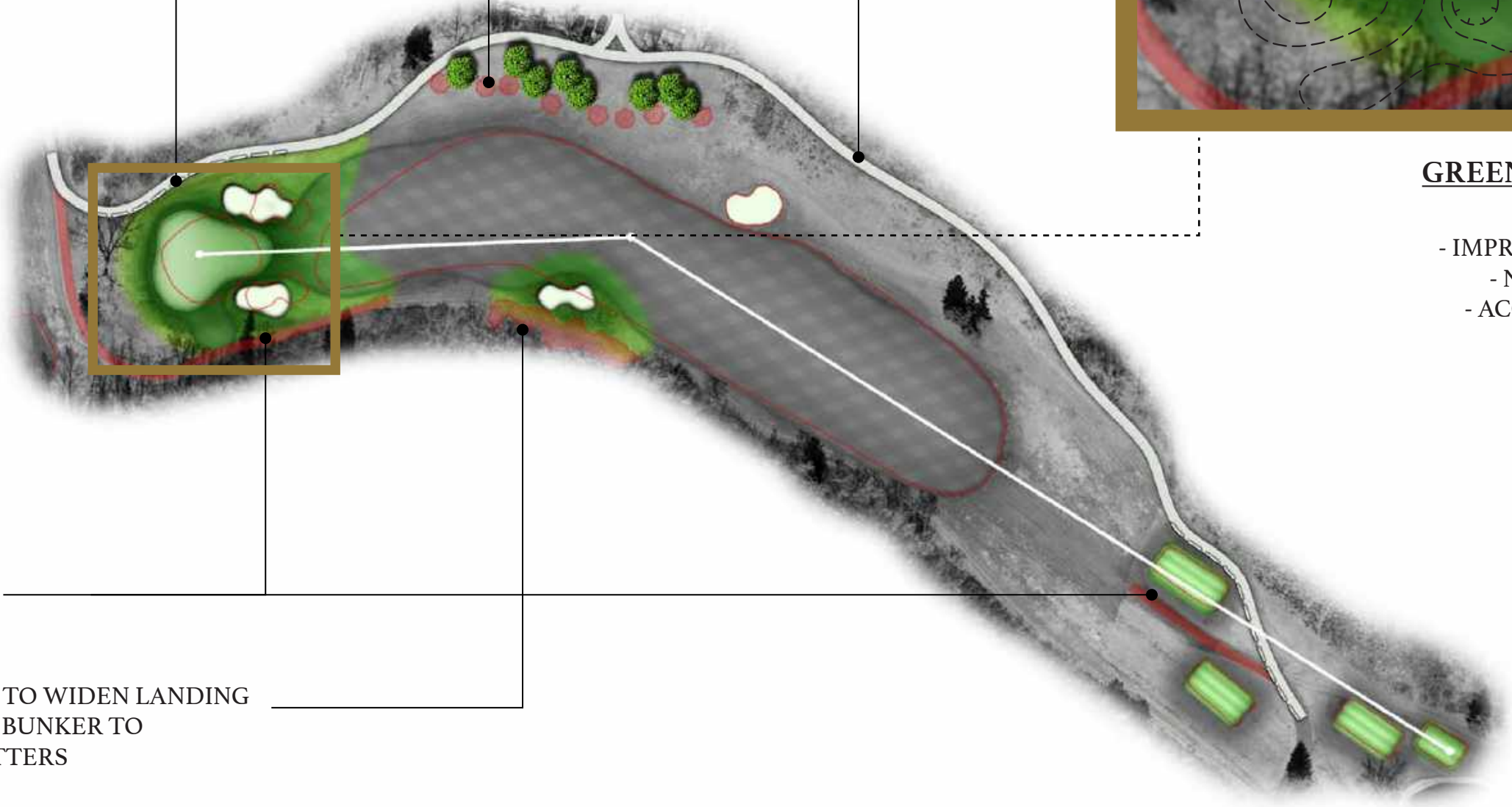
NEW MAINTENANCE / CART PATH
HIDDEN IN ROUGH

CULL POPLAR & ADD SPRUCE BACK
PLANTING

REALIGN CART PATH TO
RIGHT-HAND SIDE

REMOVE CART PATH

SELECTIVE THINNING TO WIDEN LANDING
ZONE & ADD FAIRWAY BUNKER TO
CHALLENGE LONG HITTERS



GREEN REDEVELOPMENT:

- IMPROVE SURFACE DRAINAGE
- NEW FLANKING BUNKERS
- ACCESS/EGRESS IMPROVED

SURFACE AREA m² (ft²):
 EXISTING - 412 (4,435)
 PROPOSED - 526 (5,662)

HOLE 5

PAR 4

- 396
- 378
- 338
- 313
- 313

A tempting par-4, dog-leg left that encourages big hitters to carry down the left side. Some minor tree clearing and a new fairway bunker protect the inside of the dog-leg making that shot problematic. The cart path shift to the right side of the green provides better access and allows green expansion.

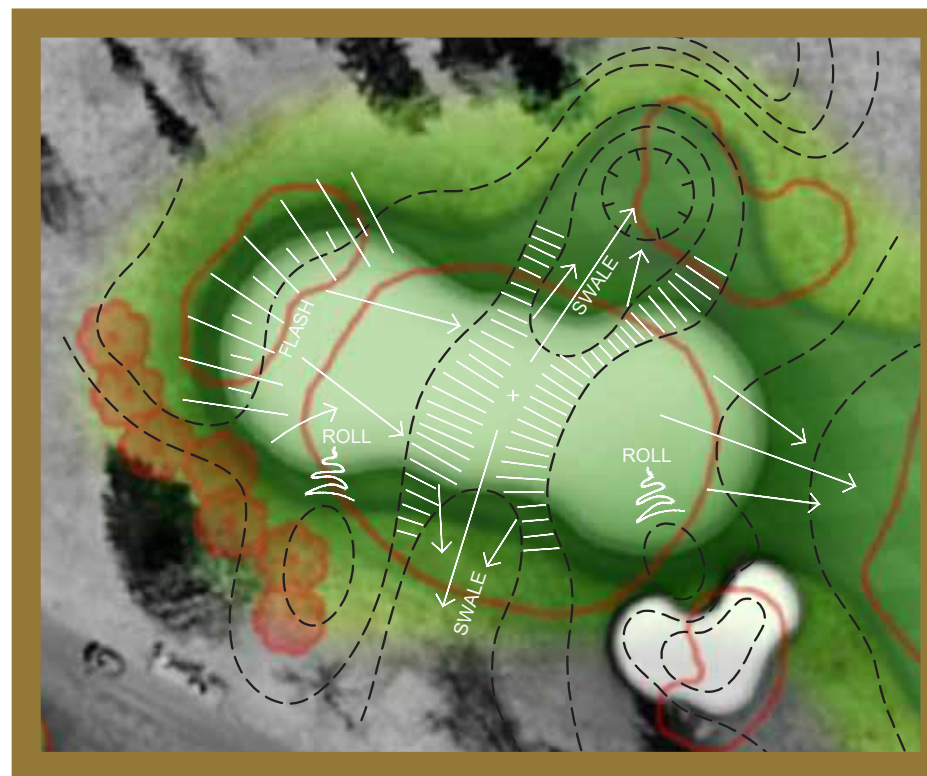
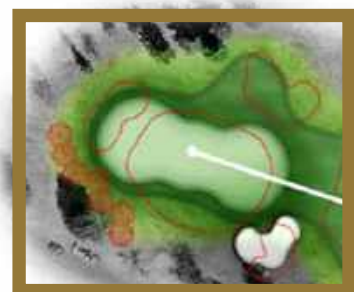


HOLE 6

PAR 4

ADD BACK PLANTING

REMOVE TREES ENCROACHING ON PLAYING CORRIDOR



GREEN REDEVELOPMENT:

- LARGER ELONGATED GREEN
- UNIQUE 'BIARRITZ' SWALE
- SELECTIVE TREE REMOVAL AT REAR

SURFACE AREA m² (ft²):
 EXISTING - 570 (6,135)
 PROPOSED - 593 (6,383)

ADD FAIRWAY BUNKERS TO FRAME LANDING ZONE

ADD USGA FORWARD TEE

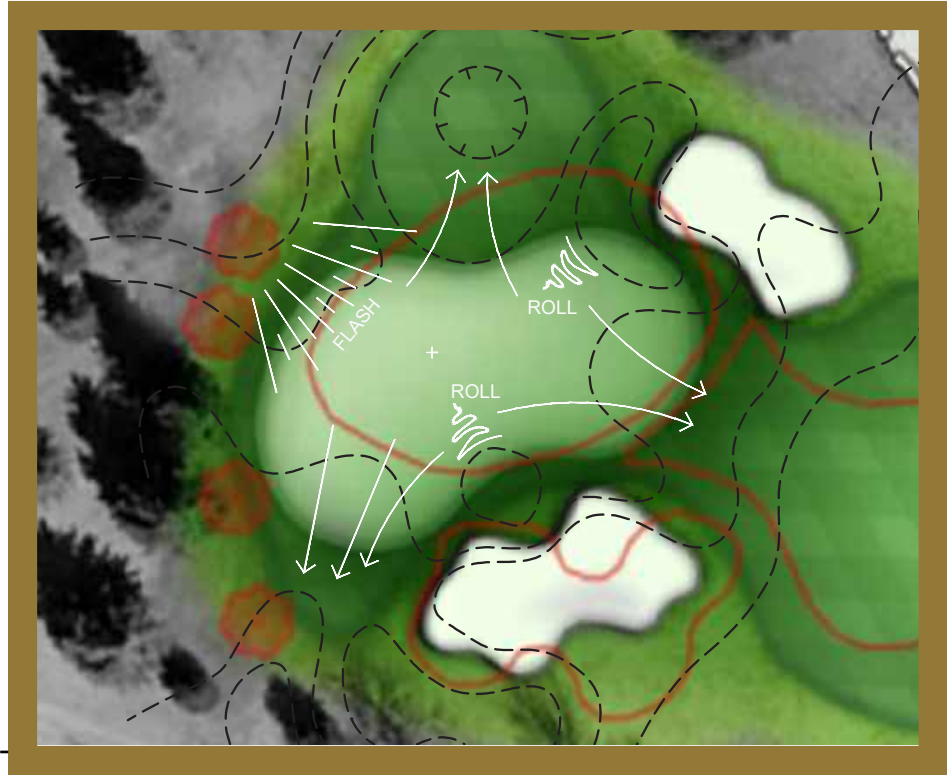
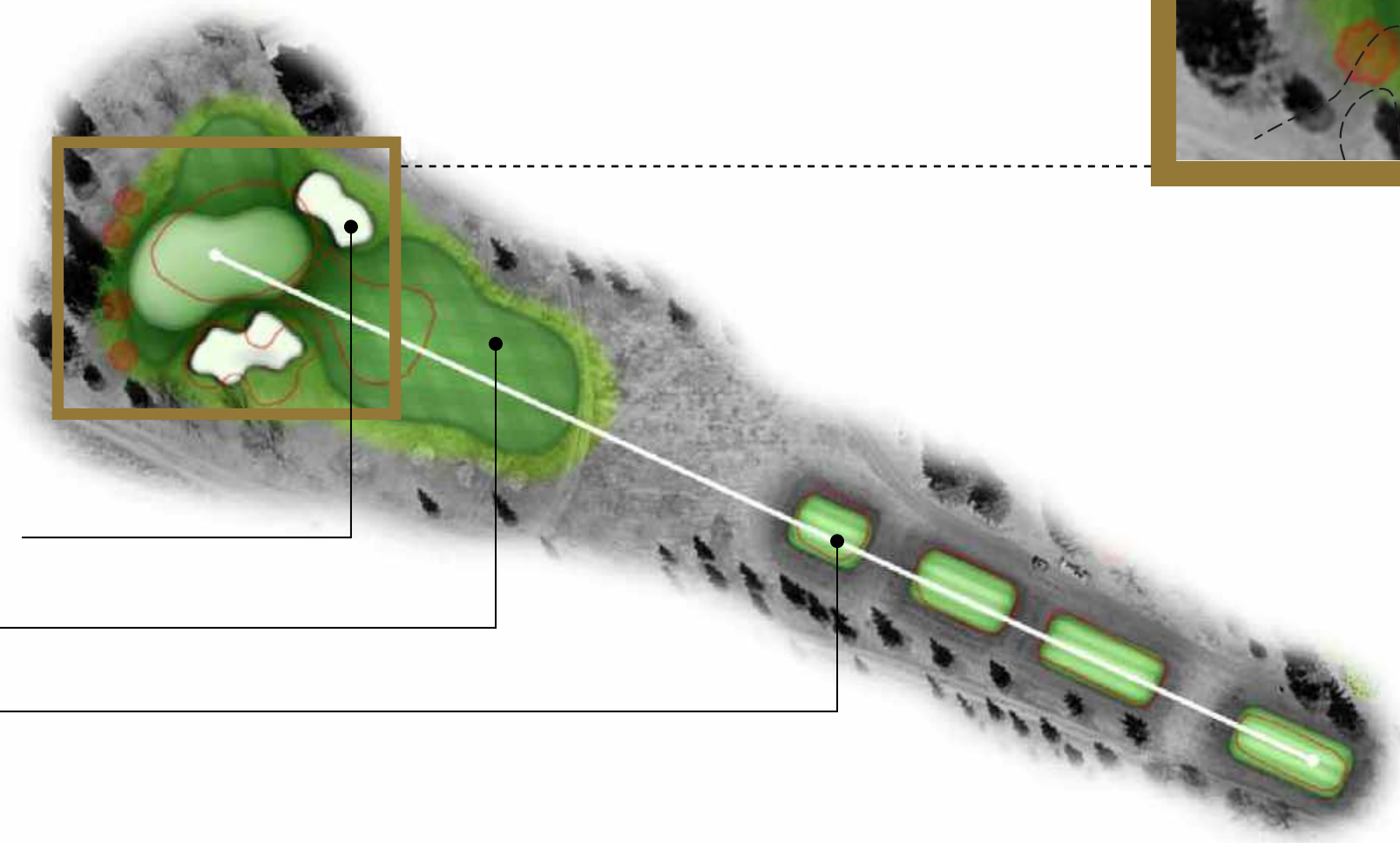
RELOCATE TEE TO IMPROVE ANGLE

RE-ALIGN CART PATH

RELOCATE CONCESSION / WASHROOM

HOLE 7

PAR 3



GREEN REDEVELOPMENT:

- SELECTIVE TREE CLEARING AT REAR
- PUTTING SURFACE ELEVATED
- FLANKING BUNKERS TO FRAME HOLE
- IMPROVE SURFACE DRAINAGE

SURFACE AREA m² (ft²):
 EXISTING - 471 (5,070)
 PROPOSED - 511 (5,500)

ADD RIGHT FLANKING BUNKER TO FRAME HOLE

EXPAND FAIRWAY

SQUARE-UP TEE DECKS

HOLE 7

PAR 3

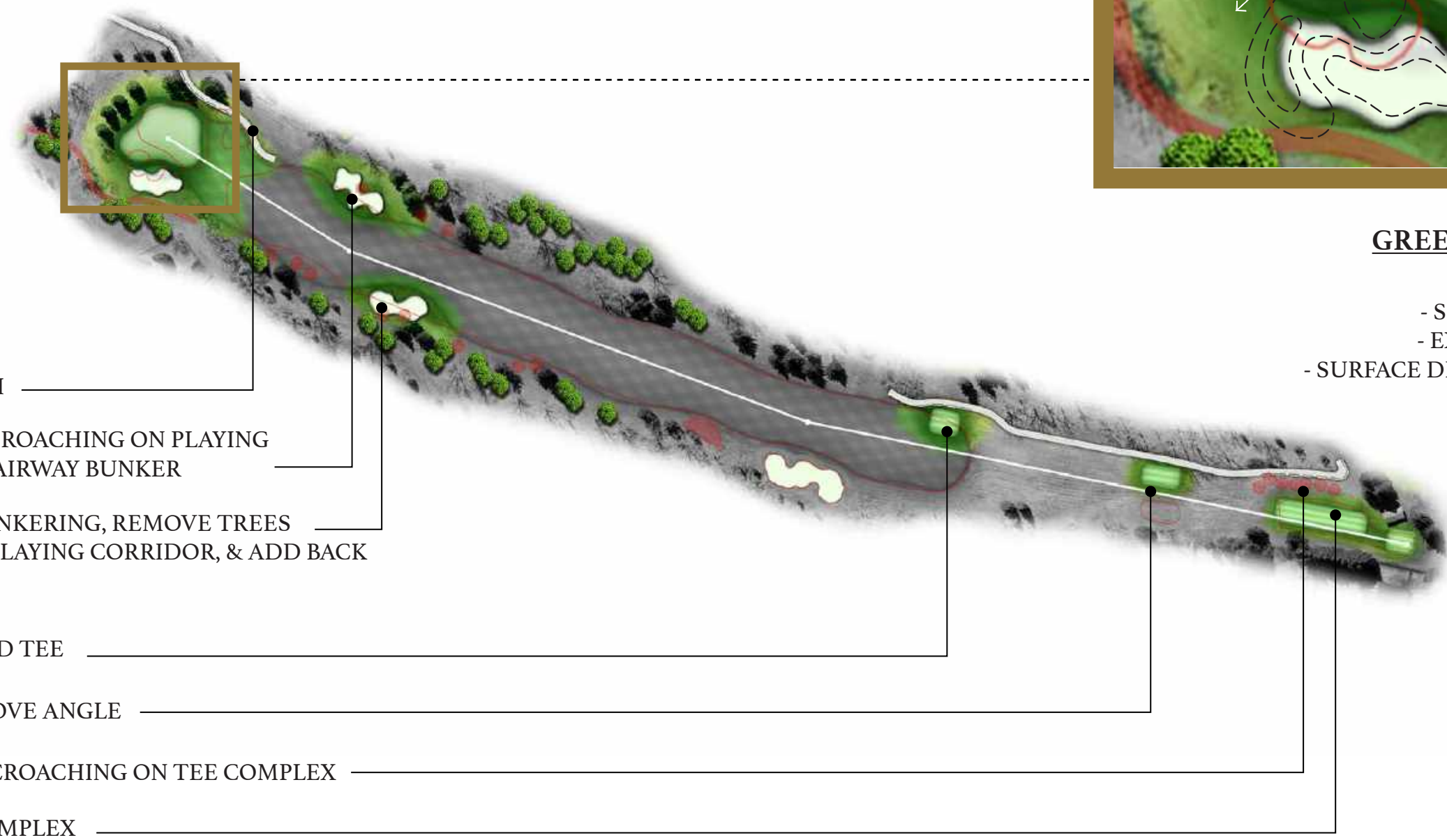
- 243
- 201
- 184
- 168
- 138

A longish par-3 will see the green elevated to assist in drainage and visibility. Flanking bunkers will now sit below the putting surface and stand guard at the entrance. Long and straight is the play.



HOLE 8

PAR 5



GREEN REDEVELOPMENT:

- SHIFT PATH TO RIGHT SIDE
- EXPAND PUTTING SURFACE
- SURFACE DRAINAGE IN 3 DIRECTIONS

SURFACE AREA m² (ft²):
 EXISTING - 577 (6,211)
 PROPOSED - 630 (6,781)

HOLE 8

PAR 5

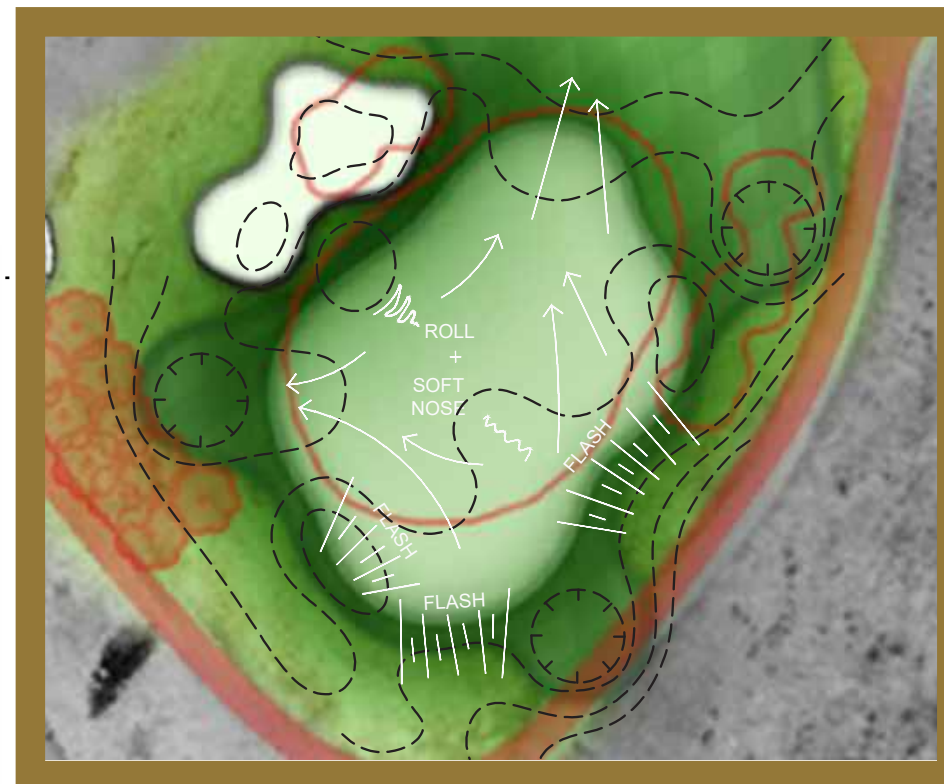
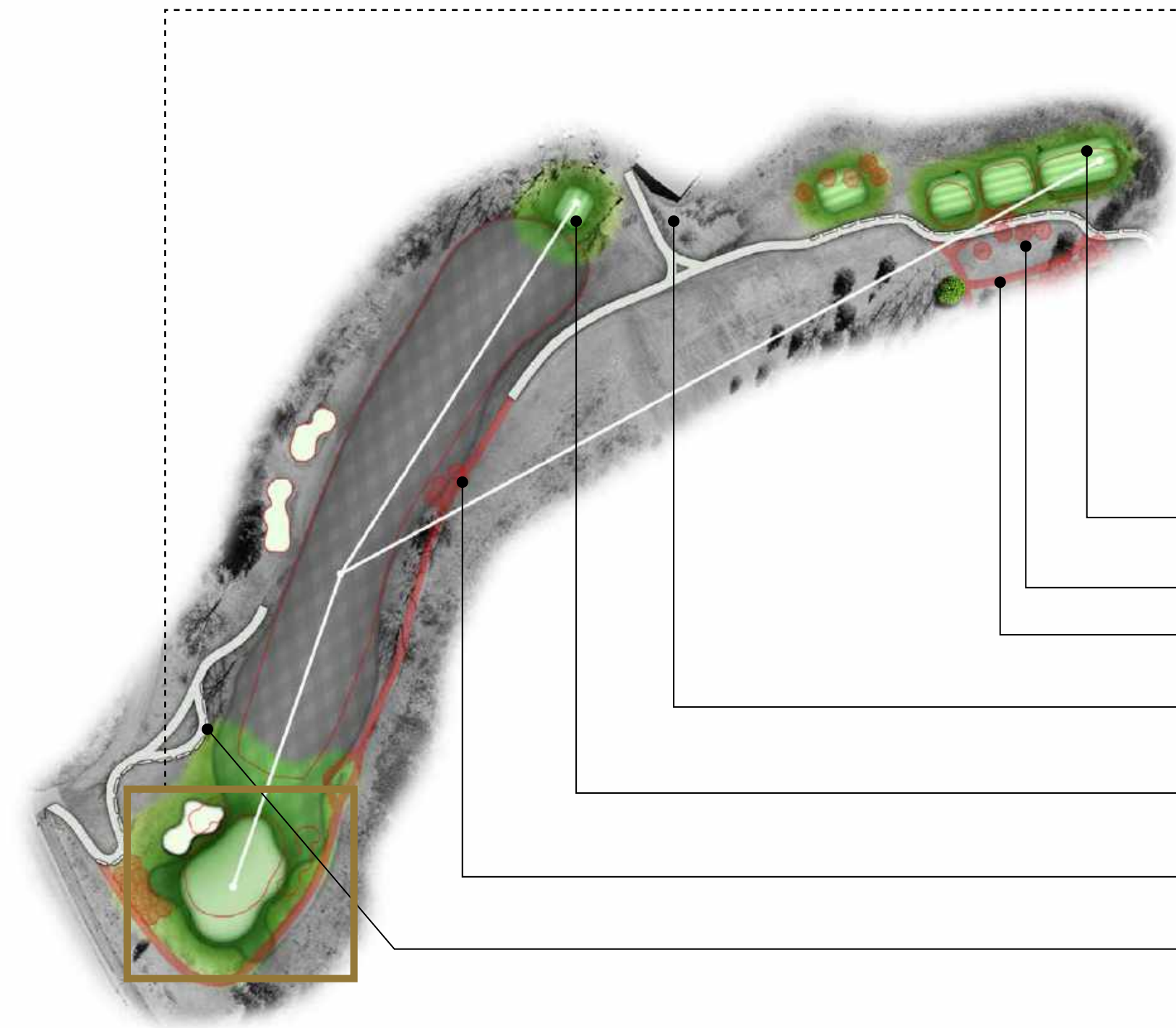
- 589
- 565
- 531
- 480
- 378

A daunting par-5 made even more so with strategic fairway bunkering will keep the partially blind second shot if your inclination is to go for it in two. The new green will have abundant pinnable locations making accuracy on your approach mandatory.



HOLE 9

PAR 4



GREEN REDEVELOPMENT:

- EXPANDED PUTTING SURFACE BACK AND TO THE LEFT
- REMOVE LEFT BUNKER AND PATH
- ADD COLLECTION AREAS

SURFACE AREA m² (ft²):
 EXISTING - 609 (6,555)
 PROPOSED - 715 (7,696)

- SHIFT TEES RIGHT
- VEGETATION REMOVAL
- CART PATH REMOVAL
- NEW PATH ALIGNMENT w/ MAINTENANCE YARD ACCESS
- ADD USGA FORWARD TEE
- REMOVE TREES & WIDEN FAIRWAY
- REALIGN CART PATH w/ SHUTTLE TURNAROUND

HOLE 9

PAR 4

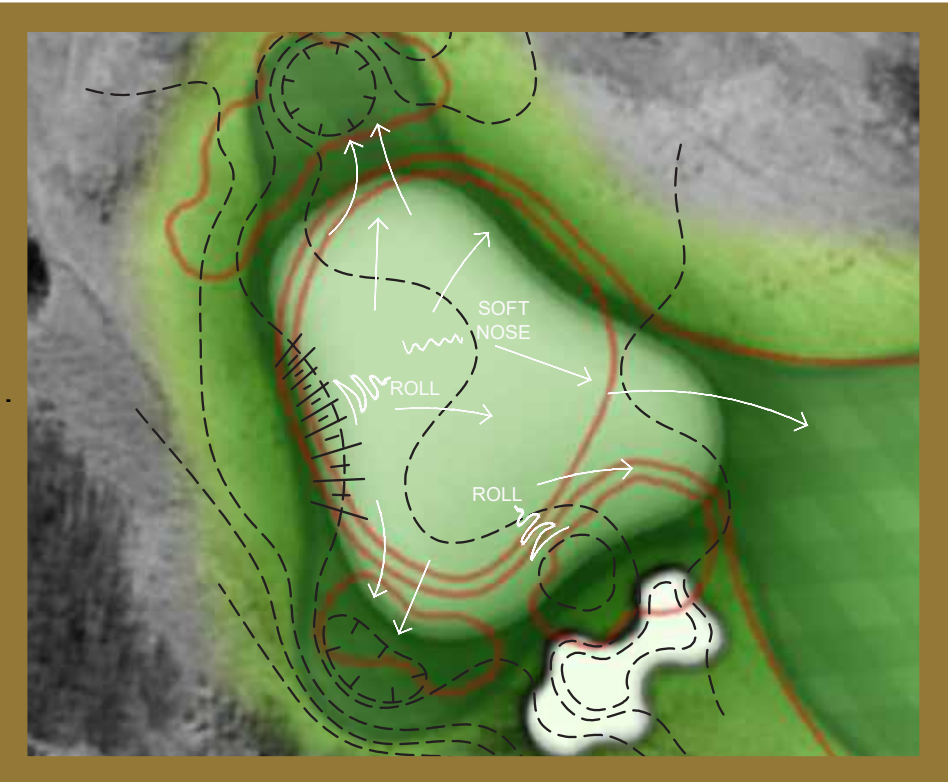
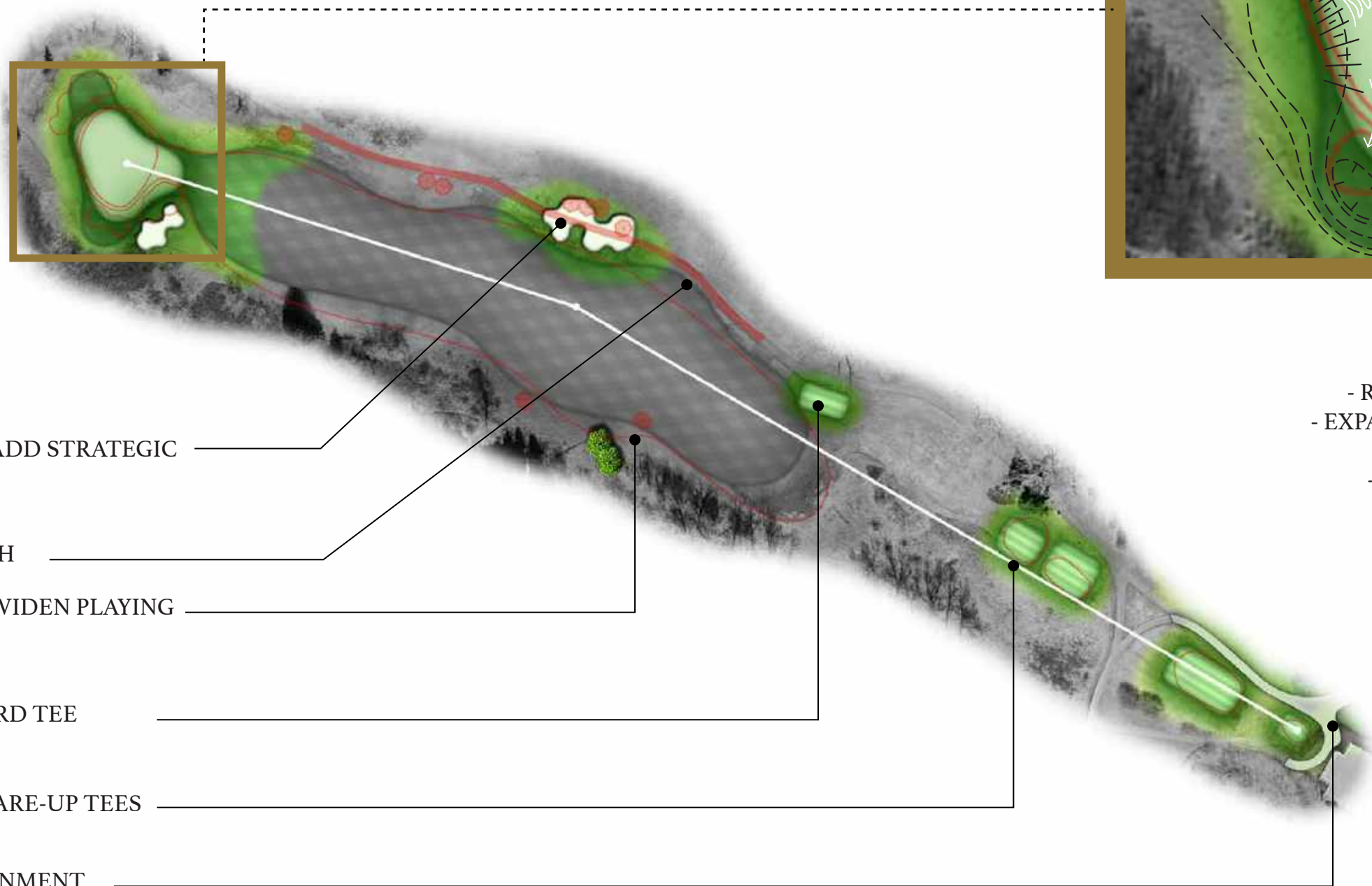
- 377
- 352
- 333
- 305
- 242

Accuracy off the tee has always been this hole's trademark. That remains unchanged while shifting the tees to the right will assist the player. A new, larger green pushed back and left combined with cart path removal will provide a more appealing green site tucked up against the coulee edge with no cart path interference.



HOLE 10

PAR 4



REMOVE TREES & ADD STRATEGIC FAIRWAY BUNKER

REMOVE CART PATH

REMOVE TREES & WIDEN PLAYING CORRIDOR

ADD USGA FORWARD TEE

RESURFACE & SQUARE-UP TEES

CART PATH REALIGNMENT
(see staging area)

GREEN REDEVELOPMENT:

- REMOVE BACK AND LEFT BUNKERS
- EXPAND PUTTING SURFACE FORWARD AND LEFT
- KEEP STRATEGIC FRONT BUNKER (REDESIGNED)

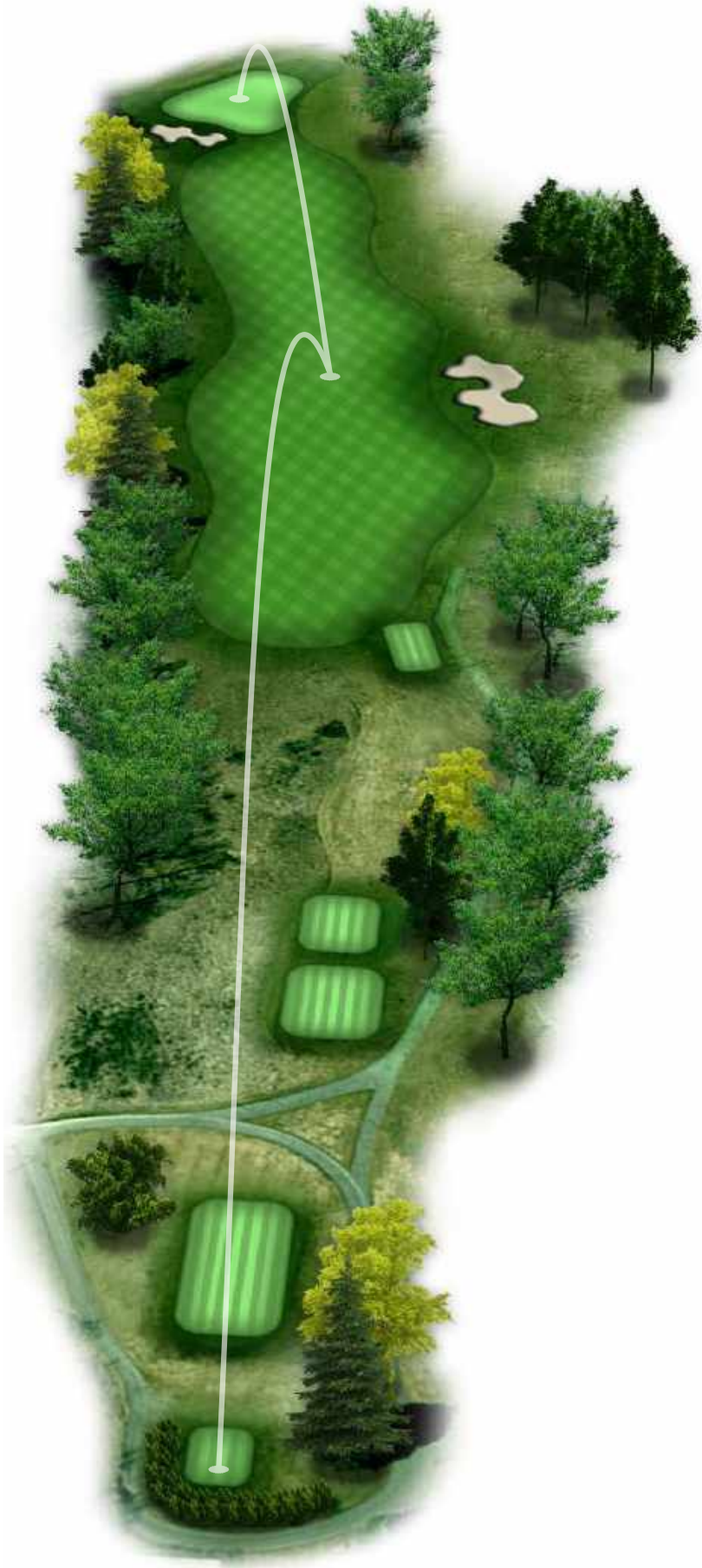
SURFACE AREA m² (ft²):
 EXISTING - 504 (5,425)
 PROPOSED - 686 (7,384)

HOLE 10

PAR 4

- 428
- 401
- 342
- 323
- 246

Tee box enlargement and realignment combined with cart path removal in the fairway improve the look of this already stunning par-4 start to the back nine. A right hand fairway bunker finds a natural location, slightly elevated on the coulee edge. A new green with less bunkering and more pin sites will be no less daunting.



HOLE 11

PAR 4

REMOVE CART PATH

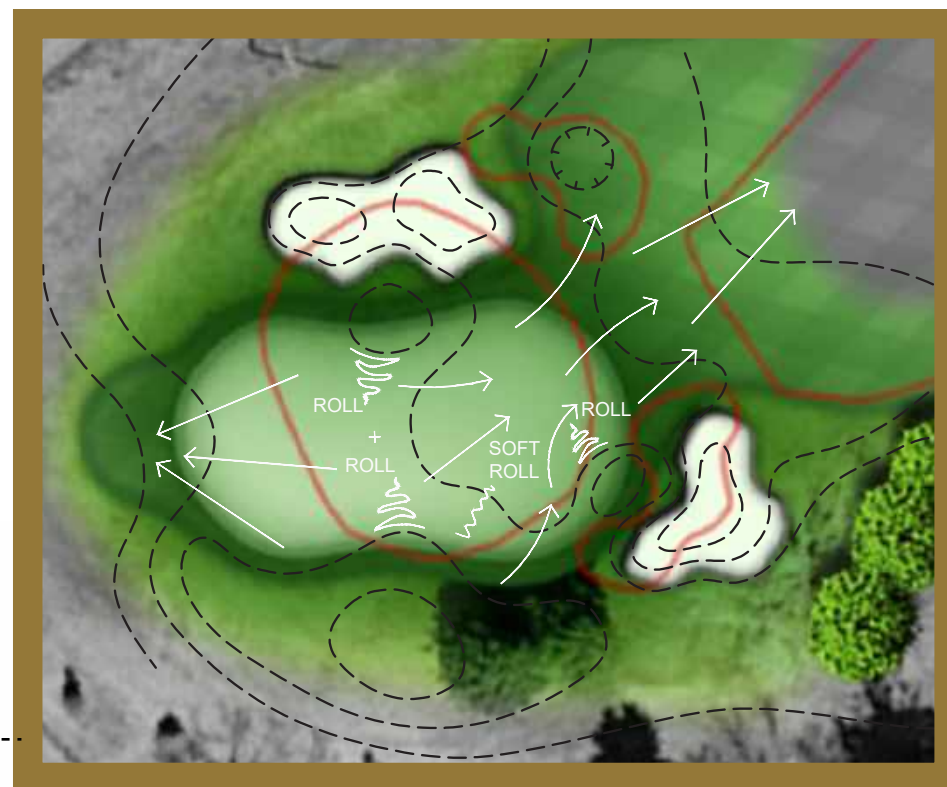
REMOVE TREE

REALIGN CART PATH

ADD USGA FORWARD TEE

REMOVE EXISTING BUNKER, ADD STRATEGIC FAIRWAY BUNKERS

WIDEN APPROACH



GREEN REDEVELOPMENT:

- NEW GREEN SET ON AN ANGLE
- NEW FLANKING BUNKERS
- ROLLING SADDLE THROUGH THE MIDDLE

SURFACE AREA m² (ft²):
 EXISTING - 457 (4,919)
 PROPOSED - 496 (5,339)

SQUARE-UP TEES

REMOVE TREES ENCROACHING ON PLAYING CORRIDOR & ADD BACK PLANTING

SELECTIVE CLEARING TO OPEN VIEWS TO LANDING ZONE

HOLE 11

PAR 4

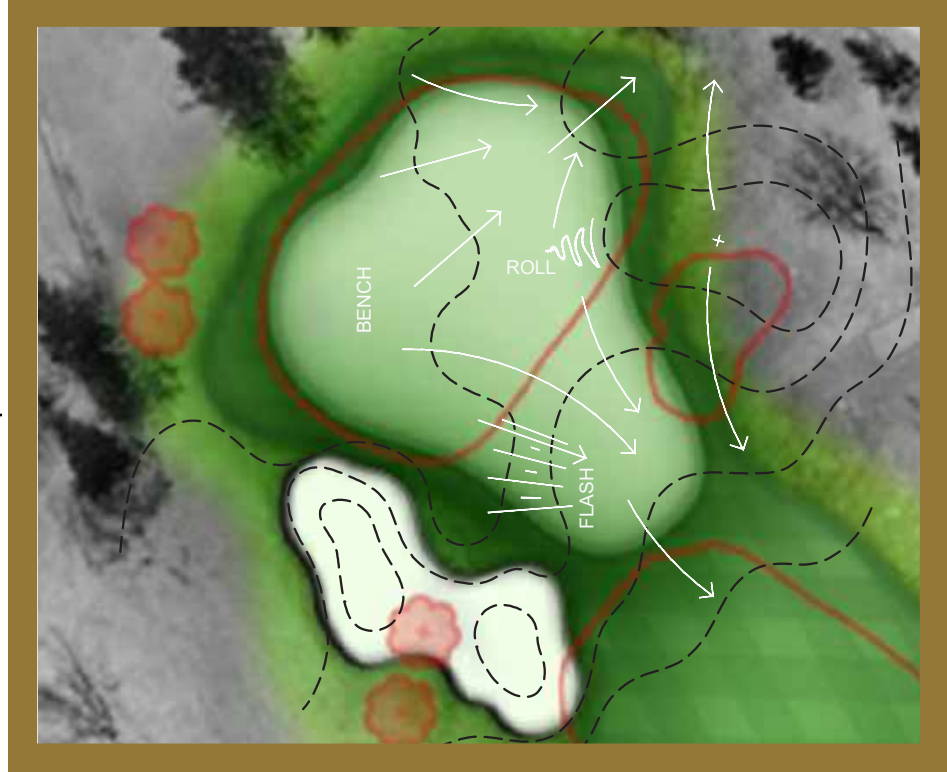
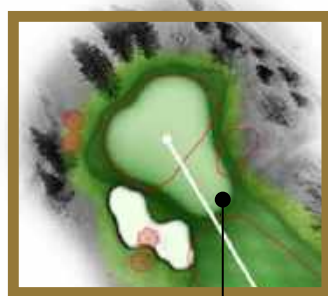
- 382
- 361
- 337
- 301
- 199

A demanding tee shot, all carry, across the coulee will be made a little more inviting with some tree clearing and fairway bunker reconfiguration to the expand the landing zone. A new forward tee, across the coulee, will finally assist those that no longer have that 'long carry'.



HOLE 12

PAR 5



OPEN UP ACCESS / EGRESS TO GREEN

REMOVE TREES ENCROACHING ON PLAYING CORRIDOR, WIDEN FAIRWAY, & ADD BACK PLANTING

ADD STRATEGIC BUNKER AT LANDING ZONE

ADD FORWARD TEE

REALIGN CART PATH

REBUILD & SQUARE-UP TEES

GREEN REDEVELOPMENT:

- REMOVE RIGHT SIDE BUNKER TO IMPROVE ACCESS
- GREEN EXTENDED FORWARD
- SELECTIVE TREE REMOVAL BACK AND LEFT TO ALLOW NEW BUNKER

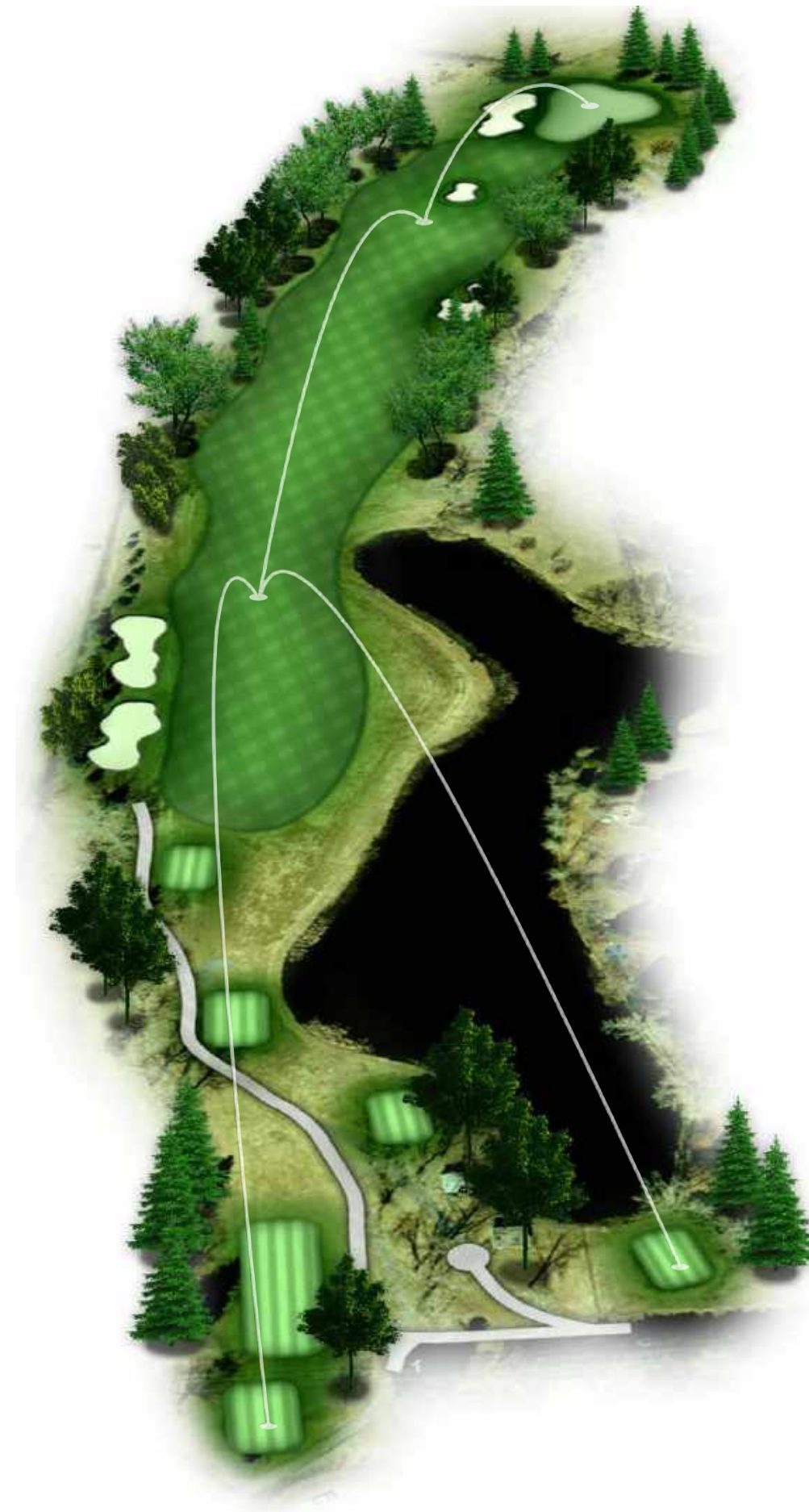
SURFACE AREA m² (ft²):
 EXISTING - 550 (5,920)
 PROPOSED - 686 (7,384)

HOLE 12

PAR 5

- 540 / 513
- 515
- 462
- 429
- 378

As demanding a par-5 as it gets with water in play off the tee. An expanded playing corridor is proposed with selective tree clearing on both the right and left sides of the fairway. A new elevated green will be more visible and will host a central fairway bunker guarding a reckless approach.



HOLE 13

PAR 3

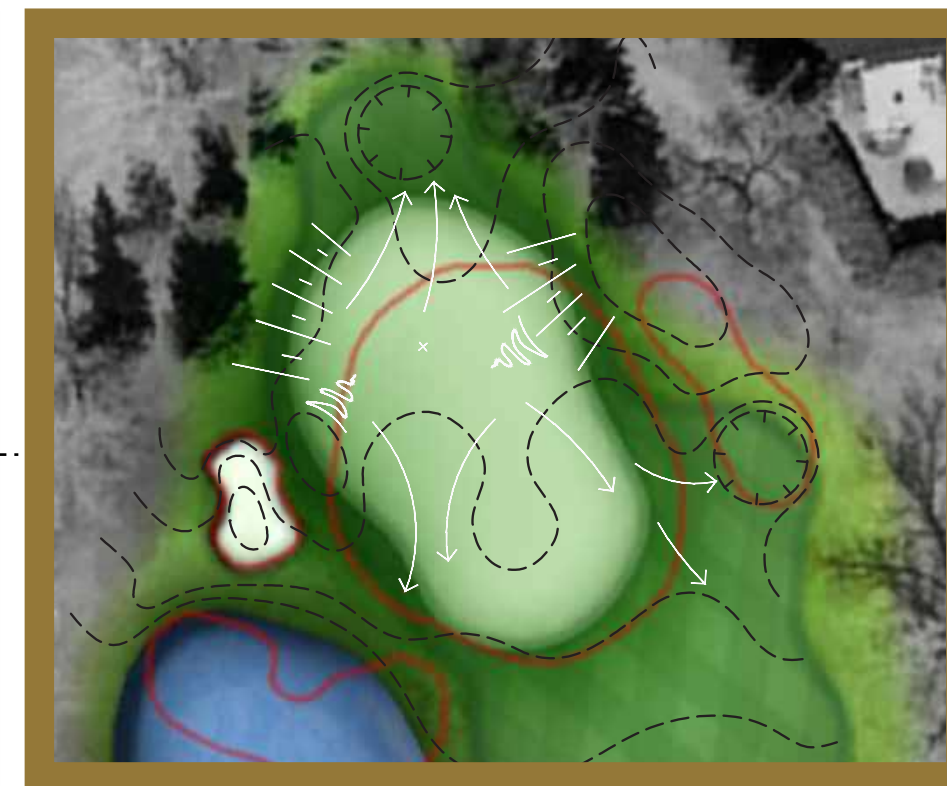
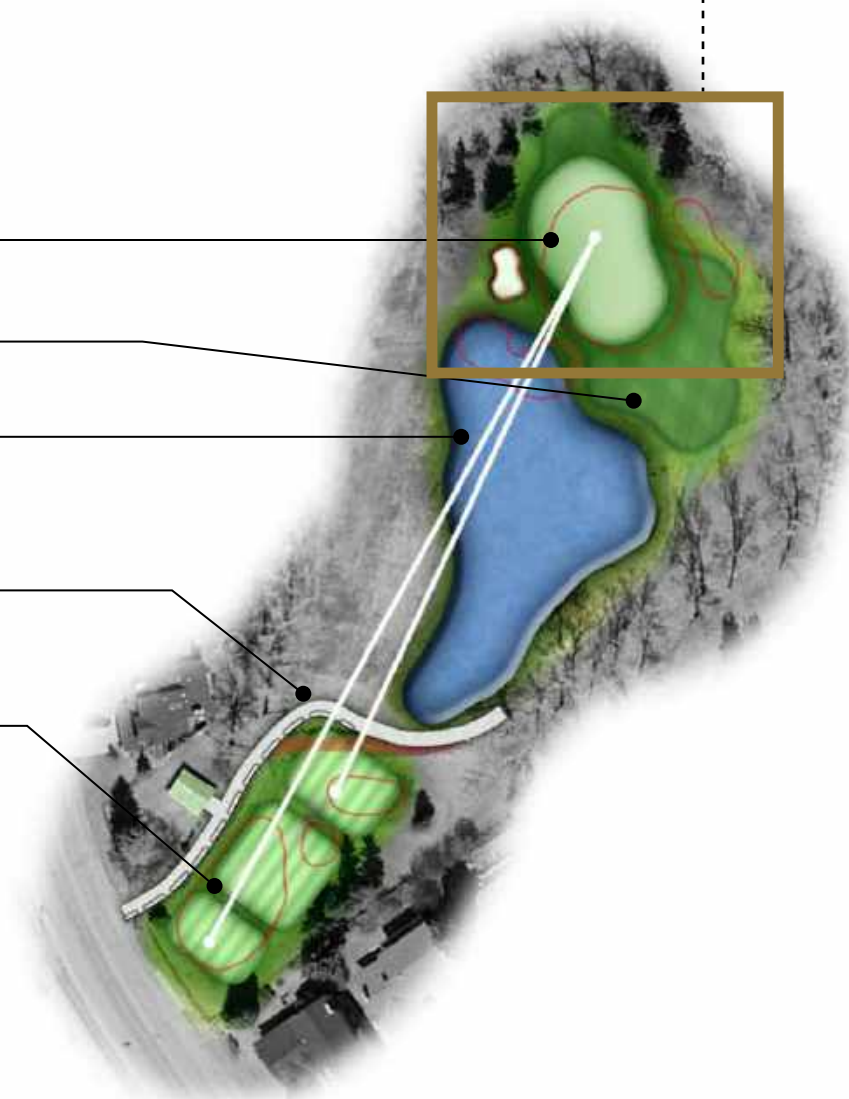
RE-DESIGNED GREEN COMPLEX

EXPAND FAIRWAY

EXPAND POND TO BETTER ENGAGE GREEN

REALIGN CART PATH

REBUILD TEE COMPLEX TO EXPAND TEE AREA



GREEN REDEVELOPMENT:

- ELONGATED PUTTING SURFACE EXTENDED FURTHER LEFT
- REMOVE BACK BUNKER
- REMOVE LARGE FRONT BUNKER TO ALLOW POND EXPANSION
- ADD COLLECTION AREAS

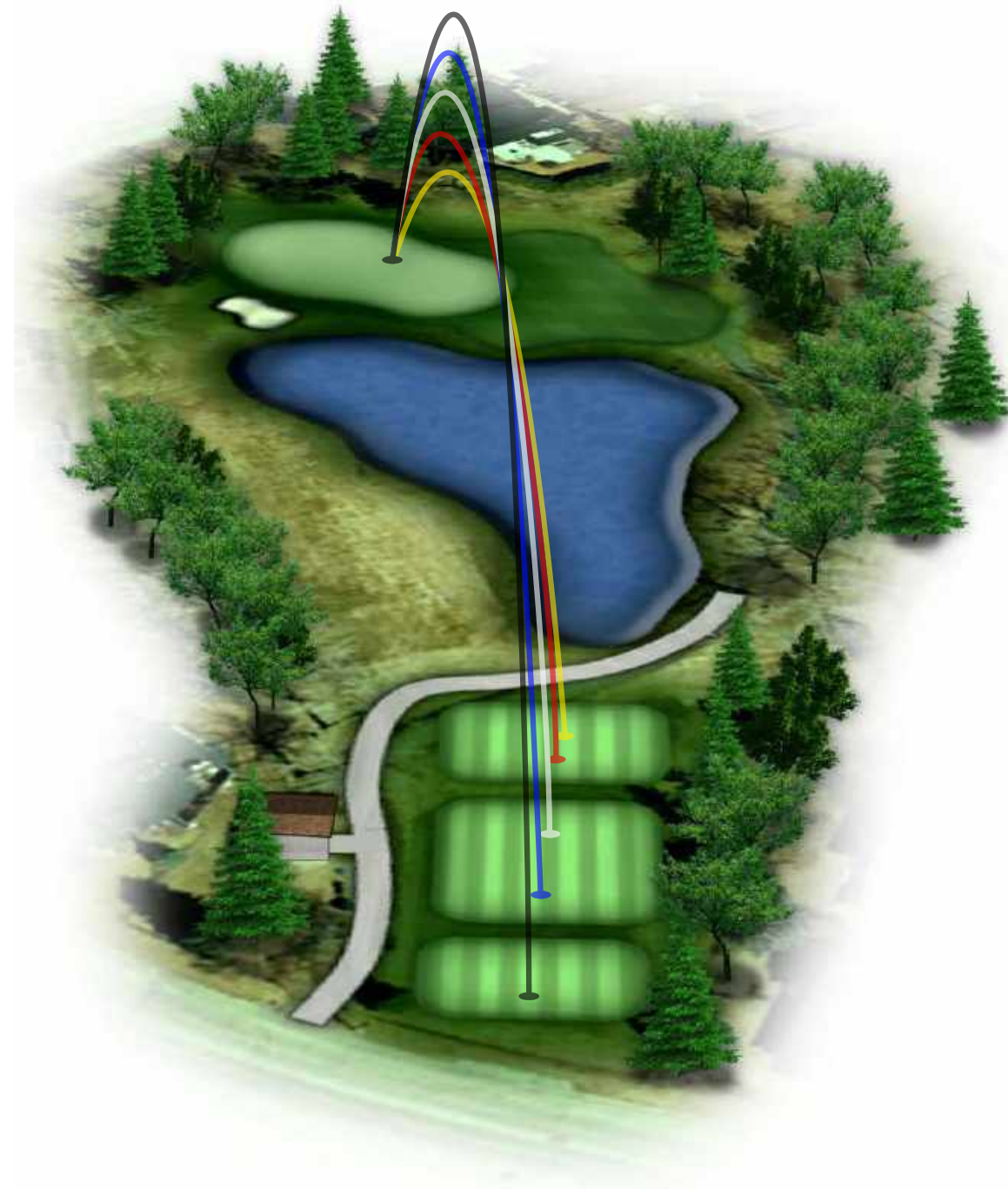
SURFACE AREA m² (ft²):
 EXISTING - 560 (6,028)
 PROPOSED - 562 (6,049)

HOLE 13

PAR 3

- 155
- 141
- 128
- 118
- 110

The only par-3 with water now becomes even more engaging with the proposed pond expansion closer to the green. Expanded tee boxes will provide ample teeing surface to attack this new elongated green that is pushed to the left. The miss is right.



HOLE 14

PAR 4

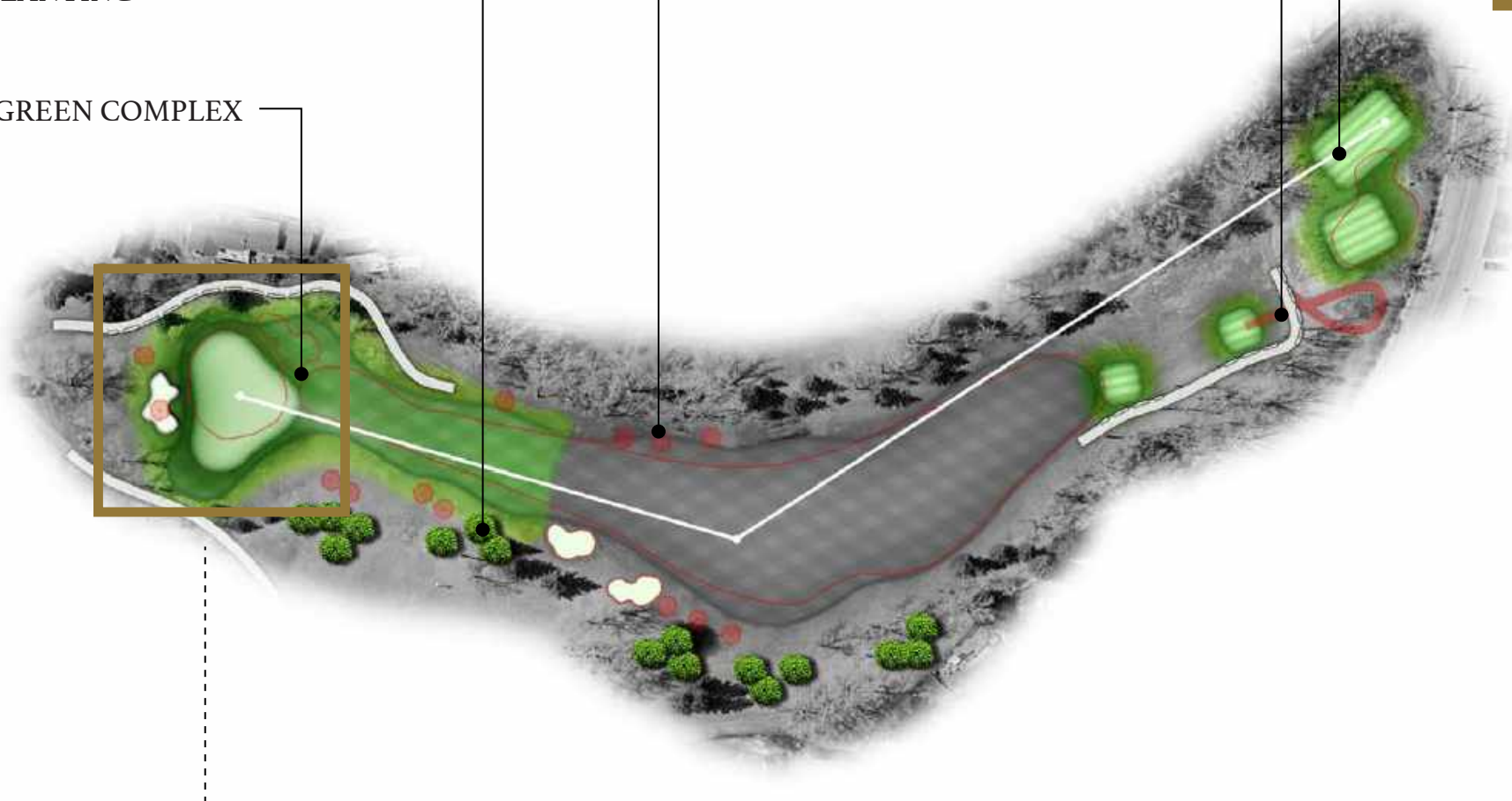
LOWER TEE COMPLEX +/- 2.0m &
REBUILD TEES

REALIGN CART PATH

REMOVE TREES ENCROACHING ON PLAYING
CORRIDOR & WIDEN LANDING ZONE

ADD BACK PLANTING

RE-DESIGN GREEN COMPLEX



GREEN REDEVELOPMENT:

- REPLACE RIGHT BUNKER WITH DRAINAGE COLLECTION AREA
- ADD BACK BUNKER (REQUIRES TREE REMOVAL)
- EXPAND PUTTING SURFACE TO THE LEFT

SURFACE AREA m² (ft²):
 EXISTING - 557 (5,995)
 PROPOSED - 715 (7,696)

HOLE 14

PAR 4

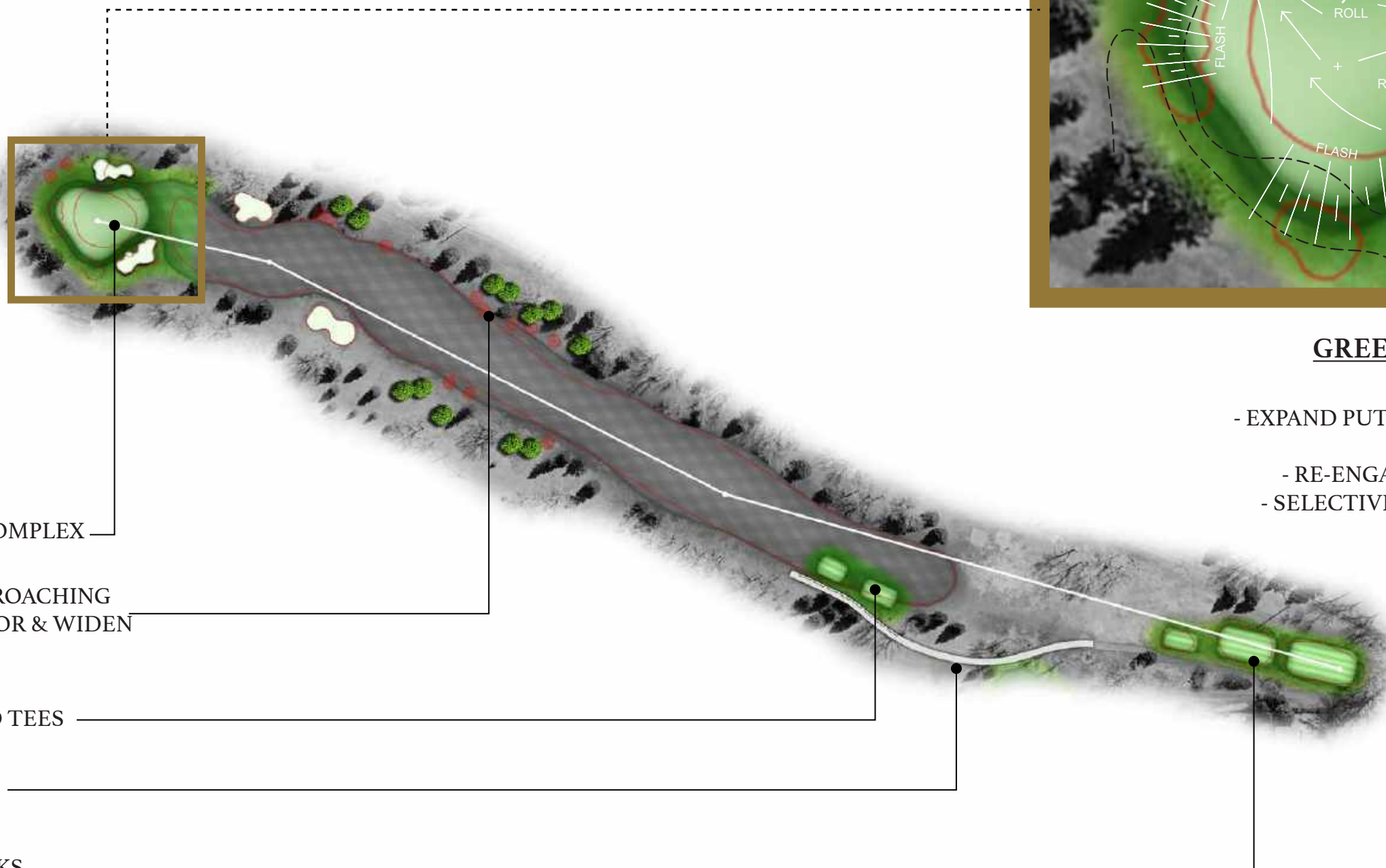
- 358
- 345
- 337
- 296
- 260

Tee surfaces are lowered and enlarged to provide easier access and egress. With the proposed fairway regrading, the new green becomes much more visible and the right front bunker is replaced with a grassy-low. This challenging short 4 remains just as devilish only a little more visible.



HOLE 15

PAR 5



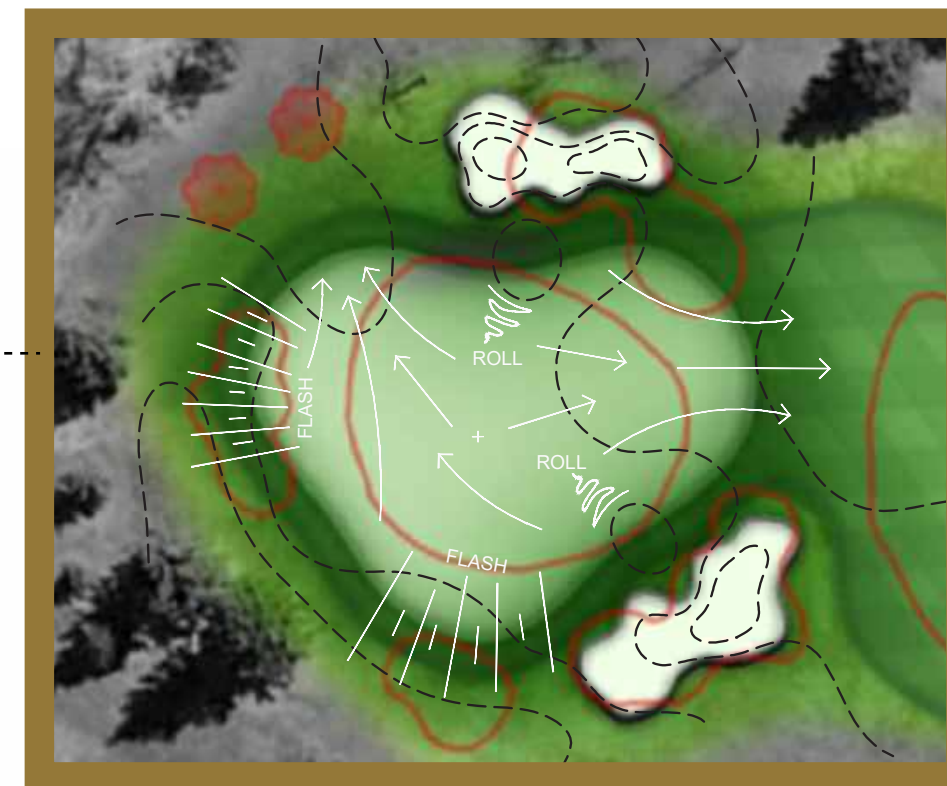
RE-DESIGN GREEN COMPLEX

REMOVE TREES ENCROACHING ON PLAYING CORRIDOR & WIDEN FAIRWAY

ADD USGA FORWARD TEES

EXTEND CART PATH

SQUARE-UP TEE DECKS



GREEN REDEVELOPMENT:

- EXPAND PUTTING SURFACE FORWARD, BACK, AND LEFT
- RE-ENGAGED FLANKING BUNKERS
- SELECTIVE TREE REMOVAL AT REAR

SURFACE AREA m² (ft²):
 EXISTING - 425 (4,575)
 PROPOSED - 734 (7,900)

HOLE 15

PAR 5

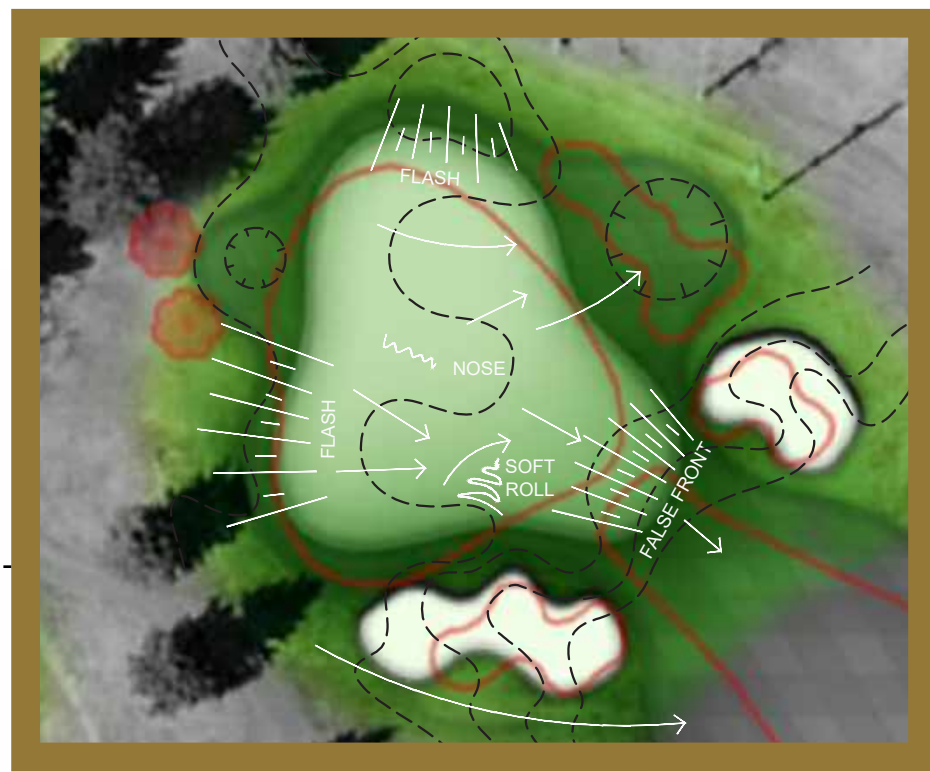
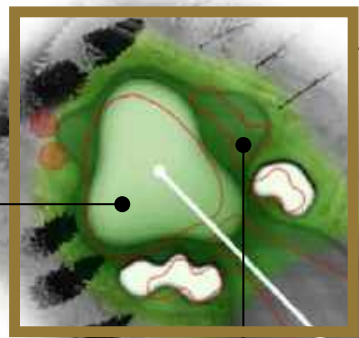
■	569
■	537
■	503
■	377
■	353

The longest par-5 demands length and accuracy to carry the coulee and provide visibility on your second shot. New forward tees will give welcome relief to those players not able to hit that demanding carry shot off the tee. No less daunting, the second shot must navigate the bunker field short and surrounding the newly contoured green. Par here is earned.



HOLE 16

PAR 4



RE-DESIGN GREEN COMPLEX

WIDEN APPROACH SLIGHTLY w/ FALSE FRONT

REMOVE TREES ENCROACHING ON PLAYING CORRIDOR & WIDEN FAIRWAY

ADD BACK PLANTING

REMOVE TREES TO IMPROVE VISIBILITY TO BUNKER

ADD FORWARD TEES

EXTEND CART PATH

REBUILD & REALIGN TEES

GREEN REDEVELOPMENT:

- RESHAPE & ENLARGE PUTTING SURFACE
- REPLACE BACK RIGHT BUNKER WITH DRAINAGE COLLECTION AREA
- REDESIGN FLANKING BUNKERS
- SELECTIVE TREE REMOVAL AT REAR

SURFACE AREA m² (ft²):
 EXISTING - 589 (6,340)
 PROPOSED - 658 (7,083)

HOLE 16

PAR 4

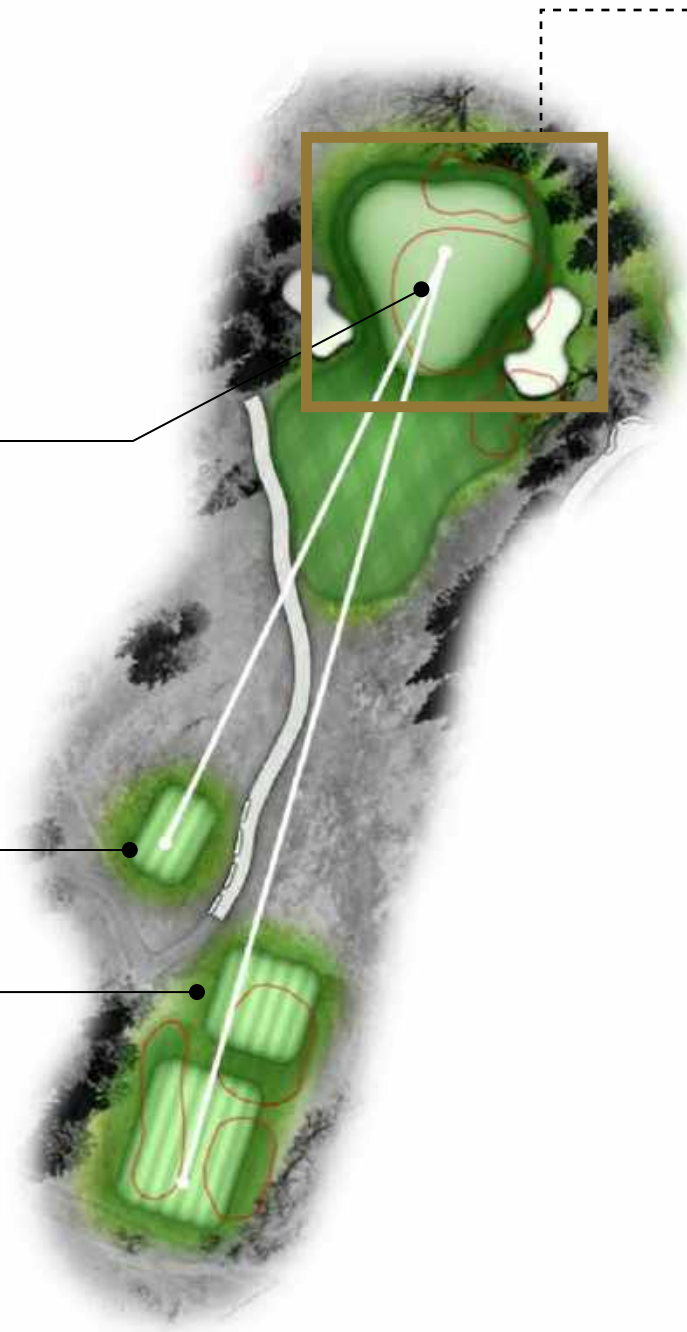
- 383
- 358
- 344
- 283
- 246

Accuracy and proper club selection off the tee on this dog-leg right is mandatory to avoid tree trouble. Carrying the bunker on the inside of the dog-leg is the strategic shot that sets you up perfectly to this elevated green site flanked by bunkering carefully placed in the slope face below the putting surface. One of the nicest green sites on the course.



HOLE 17

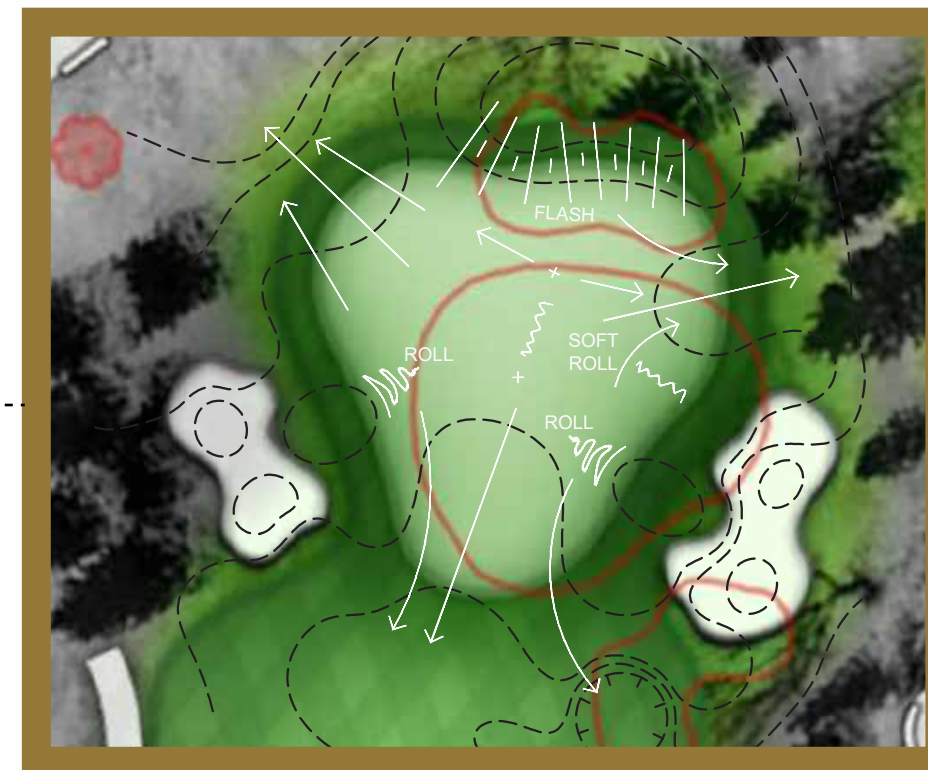
PAR 3



REDESIGN & SHIFT GREEN
LEFT & BACK

ADD FORWARD TEE

RECONSTRUCT TEE DECKS
& EXPAND TEE SURFACE



GREEN REDEVELOPMENT:

- GREEN SHIFTED BACK AND LEFT WITH
REMOVAL OF BACK BUNKER
- FLANKING BUNKERS TO FRAME PUTTING
SURFACE
- GREEN AREA EXPANDED

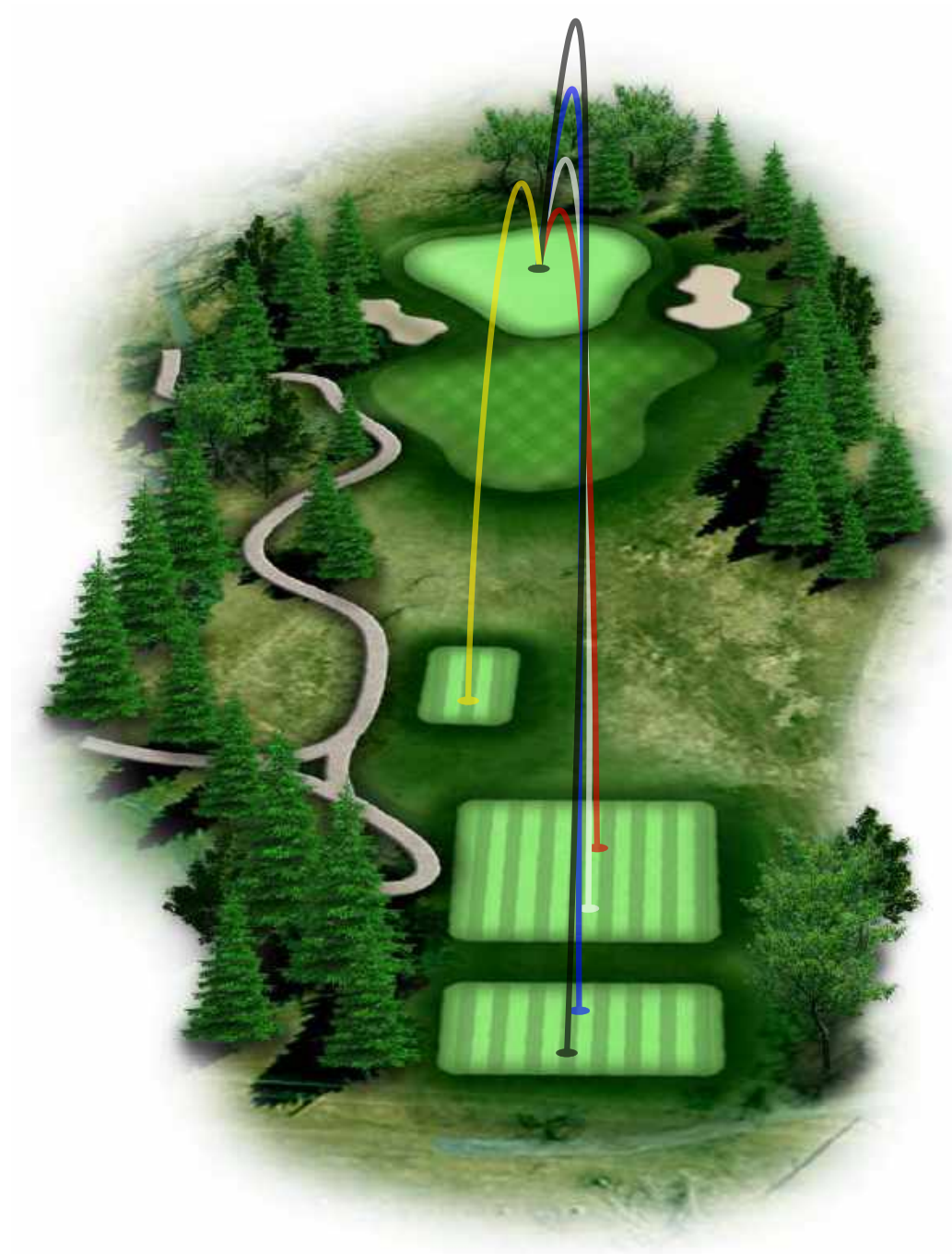
SURFACE AREA m² (ft²):
EXISTING - 480 (5,167)
PROPOSED - 710 (7,642)

HOLE 17

PAR 3

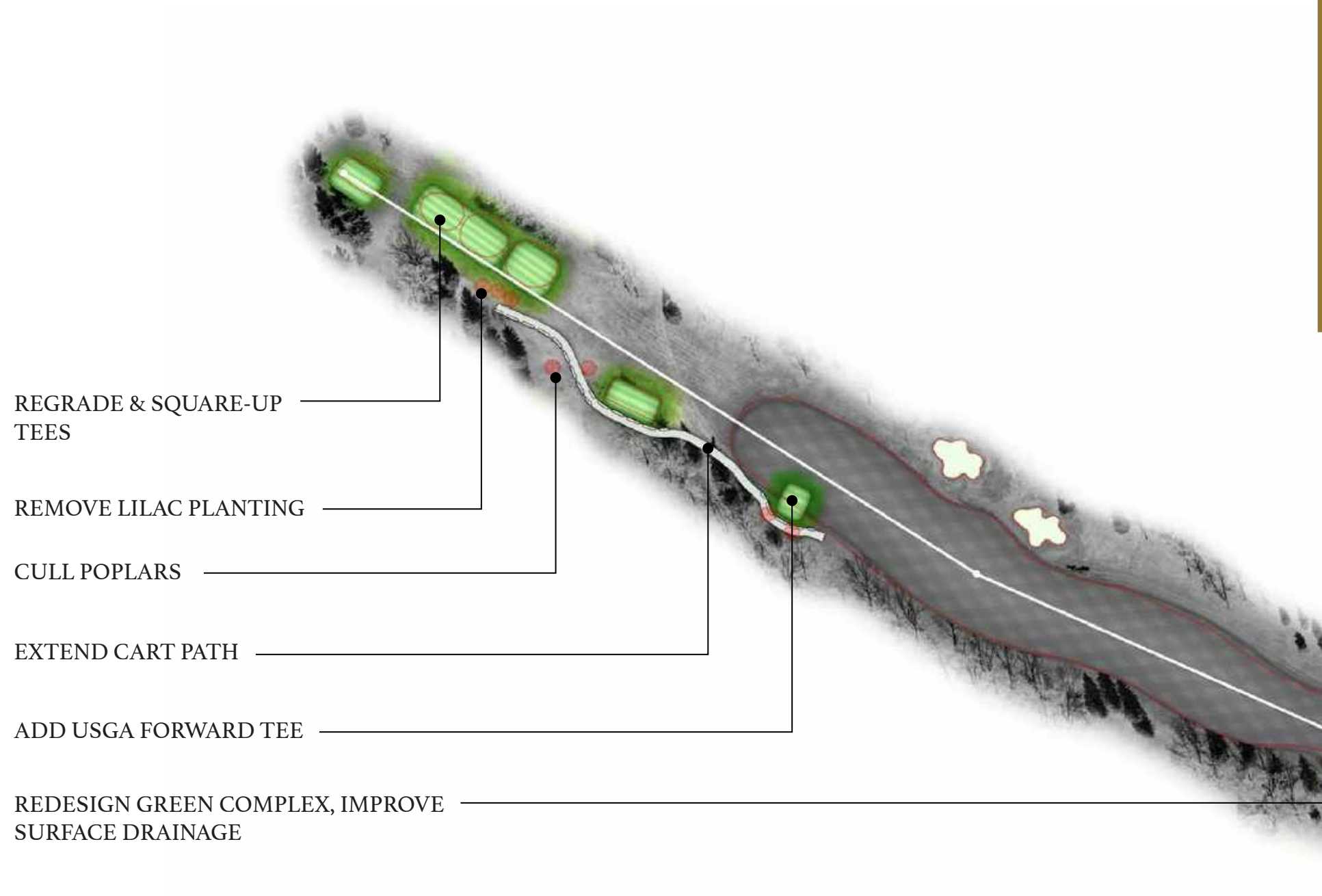
■	174
■	156
■	143
■	132
■	118

A final elevated par-3 tee site to close out the round. New expanded tees play to a new green shifted back and left. Bunkers left and right frame this picturesque, down-hill shot. No magic here, proper club selection and accuracy will ensure par.



HOLE 18

PAR 4



REGRADE & SQUARE-UP TEES

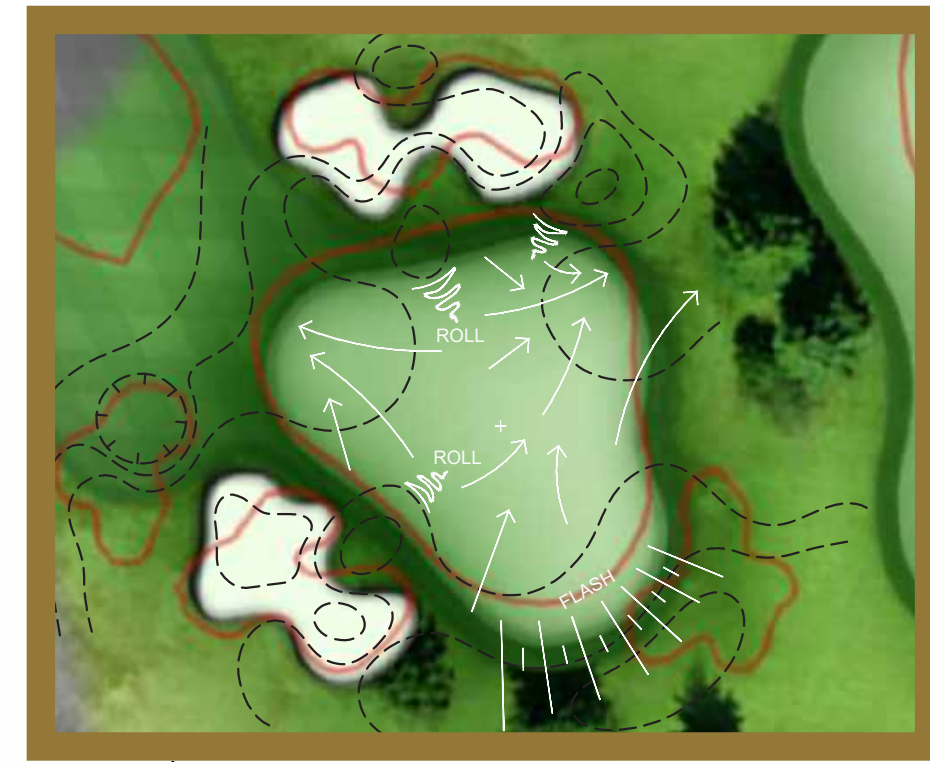
REMOVE LILAC PLANTING

CULL POPLARS

EXTEND CART PATH

ADD USGA FORWARD TEE

REDESIGN GREEN COMPLEX, IMPROVE SURFACE DRAINAGE



GREEN REDEVELOPMENT:

- RE-CONTOUR PUTTING SURFACE FLASHED IN THE BACK
- BACK BUNKER REMOVED
- FRONT RIGHT BUNKER REPLACED WITH COLLECTION AREA
- SURFACE DRAINAGE IMPROVED

SURFACE AREA m² (ft²):
 EXISTING - 633 (6,814)
 PROPOSED - 629 (6,771)



HOLE 18

PAR 4

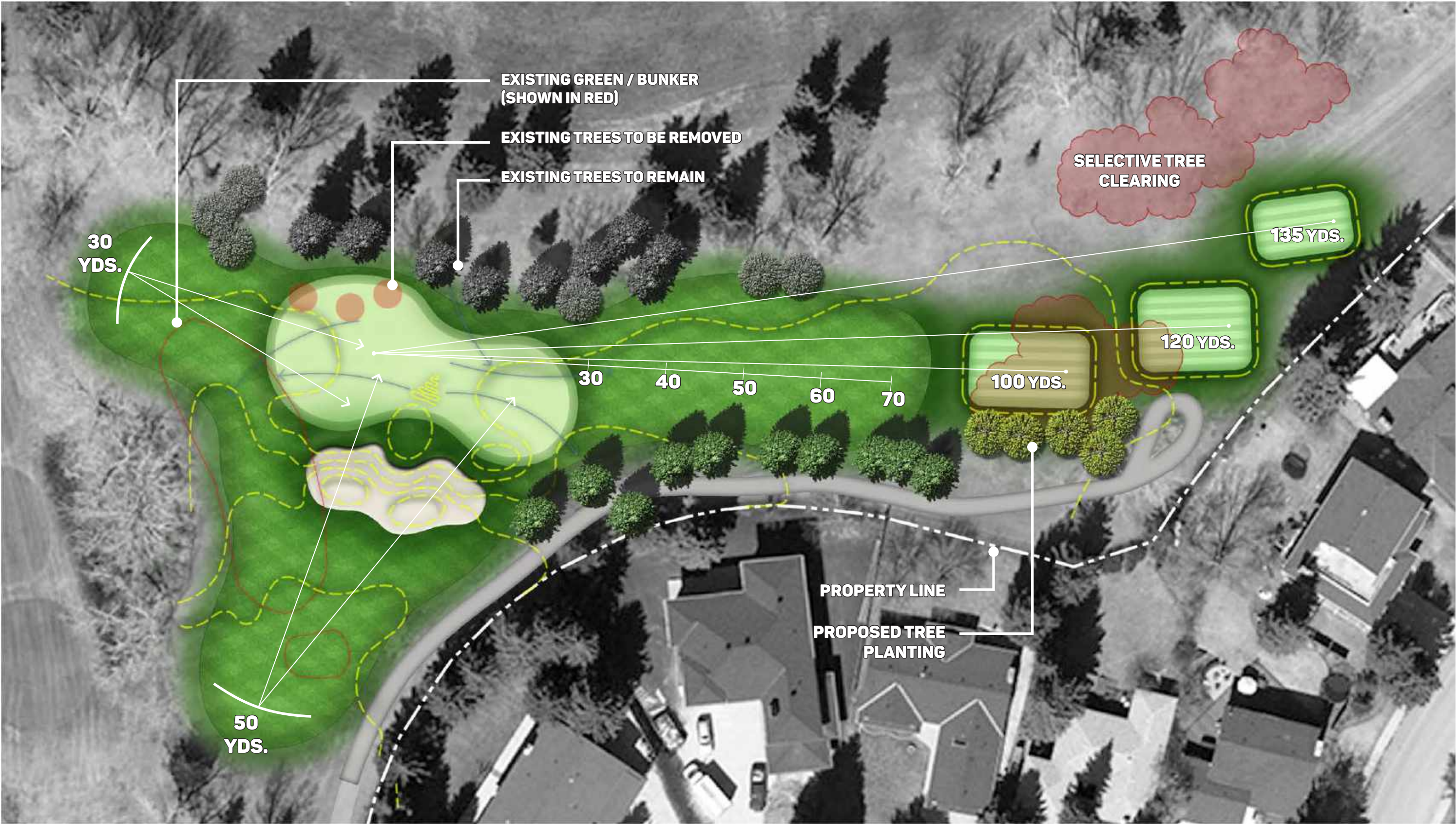
- 469
- 436
- 398
- 342
- 269

Maybe the prettiest finishing hole in golf with a Clubhouse backdrop. Length and accuracy have been a common refrain through the round and are emphasized again as you finish your round. The new elevated green offers less bunkering but devious undulations demanding an accurate and deft approach.

Play golf.....Enjoy Life.



SHORT GAME AREA CONCEPT



STAGING AREA CONCEPT



DRIVING RANGE CONCEPT



TEACHING CENTRE CONCEPT

ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

GREENS

A good routing plan is the backbone of every great golf course. Silver Springs benefited from utilizing the services of Phelps in the early stages of development to ensure a solid routing plan. Likewise, well designed greens are fundamental to a quality golf course. Silver Springs greens have stood the test of time and provide much of the unique character of the golf course. They have, however, reached a point in their life cycle where replacement/redesign needs to be considered.

Each year increased maintenance inputs (top dressing, aerating, etc.) are necessary to ensure the survivability and quality of the putting surface. The greens at Silver Springs average 5578 square feet in area which is an appropriate and considered average size. Despite this, several greens are considered undersized, #1, #4, #5, #7, #11, #15, and # 17 all being near or less than 5000 square feet. More pressing issues, beyond size, associated with greens can be summarized, as follows:

- Minimal available pinnable area, often related to excessive gradients/slopes
- Minimal or restricted access/egress options
- Excessive poa annua infestation
- Poor surface drainage (slow) and generally only in one direction, ideally 2 or 3 surface drainage exits should be designed into any putting surface
- Not built to USGA specifications ie: poor root zone material, little or no gravel layer and no sub-surface drainage
- Many suffering from tree encroachment issues that contribute to poor turf quality, excessive shade that robs the turf of critical morning sunlight

Based on our overall assessment, and corroborated by the turf care staff, the greens at Silver Springs can be generally ranked as follows, in terms of overall turf quality and green design:

Best - #7, #8, #18

Moderate - #3, #6, #9, #12, #15

Marginal - #5, #10, #13, #14, #16

Poorest - #1, #2, #4, #11, #17

The construction of new greens at Silver Springs is imminent. The existing greens have served the Club well but have reached a point where rebuilding needs to be planned and budgeted for. When this occurs, the following fundamental keys need to be considered to ensure that the putting surfaces remain of highest quality:

- Positive surface drainage in several directions (minimum 2 directions)
- Maximum sun exposure, particularly morning sunlight
- Sized appropriately to provide adequate pinnable area and access/egress options
- Built to USGA specifications (ie: proper sub-surface drainage, sub-grade contouring, 100mm pea stone gravel layer and 300mm sand/peat greens mix)
- Removal of all tree encroachment near the putting surfaces

GREENS CONT'D

The Masterplan provides conceptual sketches depicting the redesign of all 18 greens at Silver Springs. These concepts are to be considered a conceptual representation only of how the greens could be redeveloped. More detailed representations would obviously occur during the detailed design phase of renovation where the green style, nuances and character would be more accurately presented.

Silver Springs greens are what sets it apart from many other clubs. That distinguishing character would not be lost in re-design, rather it would be embraced and enhanced with gently contoured, subtle putting surfaces that drain well and provide variety and interest and seamlessly blend with their surroundings. The addition of collection/chipping areas that blend harmoniously with the green will only add to the variety of shot options required to negotiate the new putting surfaces.



HOLE 2



HOLE 4



HOLE 7



HOLE 10



HOLE 14



HOLE 16

TEES

Silver Springs, in its inception, was one of a handful of Clubs in the Calgary marketplace that offered bentgrass teeing surfaces to its members. At the time, this was considered quite a luxury and provided high quality, visually striking, perfectly flat teeing surfaces with no irregularities for all tee boxes. The aesthetics and quality of this teeing surface, however, came at a cost, in that all tee boxes had to be considerably larger (bentgrass does not withstand the wear and does not regenerate as well as bluegrass) and there was a need for higher maintenance inputs similar to greens (herbicide, fungicide applications, verti-cutting, aerating, topdressing etc.).

Since then, there have been major research advancements in the turfgrass industry in the development of dwarf bluegrass varieties that allow for much lower/tighter height of cut. Given these advancements, tee boxes with dwarf bluegrass can now have the appearance and quality of bentgrass while providing all the benefits that bluegrass offers:

- **Much hardier and disease resistant**
- **No significant maintenance inputs or agronomic practices required (ie: fungicides)**
- **More resistant and durable to wear and traffic**
- **Increased healing regenerative capability**
- **Tight, upright stand of turfgrass perfectly suited for teeing surface**

It is recommended that Silver Springs consider, over the next several seasons, converting all tee boxes to dwarf blue grass for all of the above reasons and since the bentgrass has been largely overtaken by poa annua. It is our opinion that golfers will be equally satisfied with the teeing surface and in many cases would find it difficult to differentiate between bent or bluegrass.

The Club has indicated a desire to also gradually convert the style of all tee boxes to a ‘traditional’ square/rectangular tee as exists on holes #5 and #7 specifically. As the Club’s architect we fully endorse this position and feel that the look fits very well with Silver Springs as a ‘classic’ parkland golf course. Not only does this style of tee box offer a very ‘classic’ look, it is also much more efficient in terms of usable teeing area. The Club should be aware, however, that the square mowing pattern is more maintenance intensive and requires a little more attention to detail and is consequently more time consuming.

As part of this conversion program, it is recommended that the Club initially consider the renovation of all par-3 tee boxes. A minimum size of 8-10,000 square feet of teeing surface is considered ideal for all par-3’s. This sometimes may be unachievable, but the goal should be to always make the par-3 tees as large as site conditions allow. The existing par-3 tees (holes #2, #13 and #17 specifically) are all undersized and in need of improvement. Hole #7 is the exception, having ample tee surface and the square/rectangular, traditional look.

TEES CONT'D

The Master Plan shows the tee improvement program with all tees shown as square/rectangular, many expanded for additional tee surface, tee realignment to those that suffer misalignment, and the addition of 'forward' tees based on USGA recommendations to enhance the playing experience and enjoyment for those players with reduced clubhead speeds. These forward tee locations are intended to improve pace of play and increase the element of 'fun' for those wishing to explore that opportunity and experience the enjoyment of a shorter golf experience.

In general, tee box improvements can be summarized to include:

- Squaring of all tee complexes
- Expanding tee surfaces, particularly on par-3's
- Correcting misalignment
- Shifting tee boxes to offer better angles to the fairway
- Lowering some tee boxes (eg: #2 & #14) to allow expanded surface area
- Adding forward tees to coincide more closely with USGA recommendations
- Converting from bentgrass turf to dwarf bluegrass surface



HOLE 2



HOLE 10



HOLE 17



HOLE 13

BUNKERS

Silver Springs boasts sixty (60) fairway and greenside bunkers to challenge all golfers. This represents an average number of bunkers on a private club facility. The ‘cape & bay’ style is representative of the architectural style at the time the golf course was built, and the character that Phelps had intended. Over the years bunkers have been removed, added and re-edged, new sand added, all to remain current.

A well bunkered course that shows careful bunker design consideration should accomplish the following:

- **Add strategic interest to the golf hole and provide a challenge to the golfer**
- **Provide directional benefit, guide the golfer**
- **Provide some measure of safety, capture errant shots from a worse fate or O.B.**
- **Exact a penalty for risky/missed shots**
- **Add a strong visual/aesthetic element to the golf course, add ‘eye-candy’**
- **Often frame the golf hole and landing zones from the tee and dictate what the golfer should do**

Given that the Master Plan proposes all Silver Springs greens to be ultimately redesigned and redeveloped, that too would include all green side bunkers. The proposed greenside bunkers are designed to be tighter and better engaged with the putting surface and are designed in combination with ‘grassy-low’ catchment areas, or collection/chipping areas, for more strategic interest and a variety of shot-making options. A similar bunker style will be emulated with slightly less movement and possibly more flashes to improve visibility. The exact motif would be

determined in the future, more detailed design phases of the project.

Fairway bunkering at Silver Springs is generally well placed with good strategic interest. There are a few locations, not uncommon for courses of this age, where bunkers are misplaced relative to today’s technology and modern driving distances. For example, closest left bunker on fairway I and closest right fairway bunker on hole II. In each of these cases it is proposed that these bunkers be eliminated, and a bunker added that is more engaged for the longer hitters.

We have also proposed the addition of fairway bunkering on holes #1, #5, #6, #8, #10, #11 and #12. The Master Plan contemplates a total of 55 bunkers, a reduction of 5 from the existing total number of 60.

Recent advancements in bunker construction have seen different initiatives in construction techniques specific to bunker floors and drainage. Two ‘trademark’ products currently being touted are:

1. **‘BUNKER SOLUTION’**: an artificial turf type mat that is stapled to the bunker floor.
2. **‘BETTER BILLY BUNKER’**: a pea gravel layer on the bunker floor above the drain tile that is coated with a polymer spray.

Either product works satisfactorily, and we have had experience with both. It is our professional opinion that ‘Better Billy Bunker’ is superior in its ability to hold sand in place and provide excellent drainage characteristics with little or no wash-outs during major rain events. Our recommendation would be to install ‘Better Billy Bunker’ on any new or redeveloped bunkers in the future.

BUNKERS

CONT'D



HOLE 2



HOLE 6



HOLE 5

FAIRWAYS

Fairways at Silver Springs can generally be described in good condition with healthy Kentucky bluegrass turf conditions. Poa annua infestations are typical for turf of this age and where drainage problems persist. Regrading and drainage improvements over the years has led to current, improved conditions but there still remains work to be done:

- Regrading to improve surface drainage and uneven conditions (holes #3, #4, #11)
- Regrading to widen playing corridors and improve visibility to the green (holes #1, #8, #12, #14 & #17)
- Treeremoval to allow fairwaywideningand improved turfconditions (holes #1, #3, #4, #5, #6, #8, #11, #12, #14, #15, #16)
- With the proposed improvements to Silver Springs irrigation system, the fairway conditions can only be expected to improve with enhanced, expanded coverage and a more consistent watering

regime. The reduction of poa annua will follow improved irrigation and watering practices from the new system that will allow spot watering, controlled coverage and water conservation strategies.

Ideal turf conditions thrive when there is:

- Consistent and uniform irrigation coverage
- No tree encroachment
- Good sun exposure
- Good surface drainage

These conditions minimize the potential for winter ice build up and damage and promotes less turf desiccation and loss leading to an earlier Spring opening.



HOLE 8



HOLE 12



HOLE 14



HOLE 15



HOLE 18

CART PATHS

Silver Springs is generally considered to be a walkable golf course but with an aging demographic cart paths become an inevitable requirement. Cart path repairs at Silver Springs are an ongoing annual issue. Some areas of the course have excellent cart path conditions while still others, mostly those closely adjacent to trees, suffer from significant root damage and cracking. Ongoing asphalt replacement or removal needs to continue in those areas.

The Masterplan provides some rerouting options for cart paths, some removal and cart path extensions in certain other areas to better disperse traffic. On hole 4, it is recommended that the continuous cart path down the left side of the fairway be removed to not be directly in play and to allow regrading of the fairway. To allow unfettered access to green 4, by

maintenance personnel during winter months and inclement conditions, a continuous asphalt path down the right side of hole 5 is proposed that is slightly upslope and hidden in the native grass. It is also recommended that the asphalt cart path down the right side of fairway 10 be removed entirely to allow for placement of a fairway bunker. This will take the cart path out of play on hole 10 and improve the aesthetics from the tee. Other cart path modifications are shown on the individual hole graphics shown in this document.

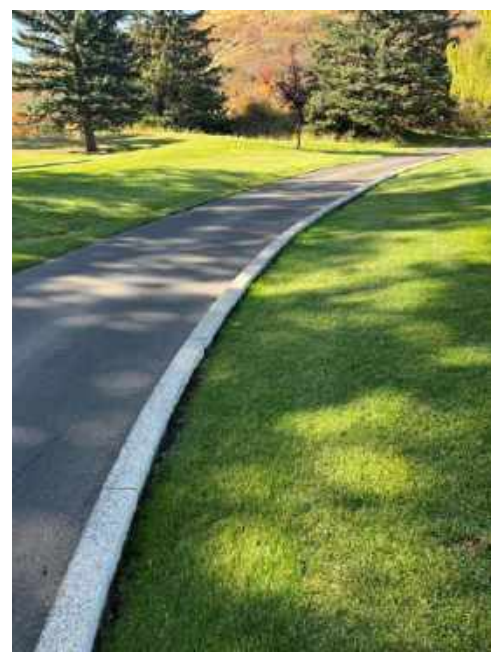
Some golf holes have well placed, exposed aggregate curbing along the cart path at tees and greens while others do not. Ideally, over time, it is recommended that a consistent look/theme be achieved at all tees and greens with the exposed aggregate curbing.



HOLE 3



HOLE 3



HOLE 4



HOLE 13

TREES / VEGETATION

As Silver Springs enters its 53rd year it has matured into a classic, stately parkland golf course. The trees surrounding each golf hole provide natural beauty, challenge, safety and character that evolves further each year. The large trees at Silver Springs play a significant role in the course's playability and reputation as a stern and honest 'test of golf'.

During development in the 1970's, as a residential golf community, poplars were the tree of choice in the land development industry because of their aesthetic look and particular fast-growing habit. They defined the golf holes and quickly provided safety buffers to the adjacent residential. As a result, Silver Springs finds itself with an abundance of large, mature poplars that are at, or near, end of life. Over the years, ambitious planting programs added to the landscape diversity with the addition of various other tree species, the predominant being spruce. This helped shape the look of Silver Springs and today the mature, diverse landscape, although quite majestic, creates its own host of problems. For example:

- **Poplars nearing the end of life create serious safety concerns from falling limbs and dead-fall.**
- **Tree debris from aging poplars after any major wind (which Calgary frequently gets) creates a litter and maintenance problem, notwithstanding the ongoing poplar fluff litter problem.**
- **Root problems from mature trees create poor quality turf conditions, safety issues for golfers potentially striking a tree root, cart path damage and general ground irregularities.**
- **Well intentioned but overzealous planting programs have resulted in trees to close to tees and greens and overcrowding of the playing**

corridor. Shade issues, root issues and playability issues all ensue.

- **Trees planted with all the best intentions 20+ years ago are now encroaching on playing corridors, blocking views into bunkers and out of bunkers, creating a double hazard scenario.**
- **Shade and root problems are insidious; problems manifest themselves over time. If shade doesn't inhibit turf growth, then roots extracting water and precious nutrients does. It is difficult to grow high quality turf in and around trees.**

Recognizing that trees play such a significant role at the Silver Springs golf course, a Master Tree Management and Planting Plan was developed. The Club must be commended on taking a progressive and conscientious approach to dealing with tree removal and additions. Often, emotion needs to be taken out of the equation when it comes to tree removal. The Tree Management Plan does that. Safety and playability take priority over all else. When trees are removed, which this Master Plan recommends, additional planting is also recommended in areas that are less impacted by mature tree growth that would negatively impact the turf quality and playability. With any succession planting plan a careful, professional approach must be taken to ensure that all factors are considered and that trees planted today are not problem trees in the future.

Trees are, and always will be, the core of the Silver Springs character. It is not the intent of this document to dispute that, rather embrace it and continue a well conceived, selective removal and replacement planting program.

TREES / VEGETATION CONT'D

HOLE 3



BEFORE



AFTER



HOLE 4



HOLE 18



HOLE 2



HOLE 14

PRACTICE FACILITIES

PRACTICE PUTTING GREEN / CLUBHOUSE STAGING AREA

The clubhouse staging area and two practice greens generally serve the needs of the golfers well. The overall area, however, suffers from some fundamental flaws:

- Area is criss-crossed and carved-up by numerous paved paths
- Chipping green is small and inappropriately placed with high volumes of golfer traffic surrounding it
- The ‘Event Lawn’ area is undersized for most activities
- The practice putting green at 8,500 square feet is adequate but could be made bigger
- The cart staging area(s) are not adequately sized, particularly for tournament days, when the area can aptly be described as “organized chaos”

The proposed redesign of the staging area attempts to address and remedy these issues. Eliminating the network of paths and rerouting golfers from 18 green allows for an enlarged practice green (from 8,500 to 11,000 square feet). Expanded paving area behind the range tee and on the north side of the clubhouse (improving access to 10), and the elimination of the chipping green to allow an expanded event lawn area are all seen as positive improvements to this area. Selective tree clearing in the event lawn area will also open up striking views down the 10th fairway from the lounge/deck above. The addition of an iconic clock tower and outdoor kitchen are proposed as final embellishments that complete the clubhouse staging area.

Finally, relocation of the starter shack allows room for addition of the new teaching centre and small outdoor seating/lounge area.



PRACTICE FACILITIES

DRIVING RANGE

The driving range at Silver Springs should more appropriately be called a 'warm-up' range. Use of drivers are restricted simply because the range is too short and too tight. Protective netting surrounds the range but balls still escape and create potential liability. For all the positives surrounding Silver Springs as a premier golf club and outstanding golf experience, the range leaves players wanting.

In an effort to provide a better experience at the range, the Masterplan proposes regrading of the entirety of the area to create definitive targets

from 50 yards to over 200 yards. The intent is to encourage players to practice with shorter irons and not drivers. A covered teaching centre with 3 hitting bays is proposed for the far left side of the range tee to replace the existing covered station. This building will host all the modern teaching technology (video analysis, 'trackman' etc.) and will have an artificial practice putting area for winter lessons. It would be recommended that drivers, on the range, be restricted to that location only.

SHORT GAME PRACTICE AREA

The existing short game practice area is seen as an opportunity to provide the Club with an enhanced practice facility while also providing an alternate, 19th hole, a challenging 135 yard par-3, that doubles as a short game practice area. The hole will have 3 defined tee boxes ranging from 100 -135 yards and a large, elongated green (7,000-7,500 square feet) flanked on the left by a large practice bunker suitable for multiple hitting/teaching locations. The green will be built to the same exacting USGA standards as will each of the proposed new greens on the golf course. Extended fairway areas behind the green and to the left of the bunkers will provide additional short game hitting areas that give different angles and approach shots to the green.

Additional planting on the residential side of the property will be added as a safety precaution.

When an existing hole on the golf course is out-of-play for maintenance or renovation work, this par-3, 19th hole, will substitute to provide golfers with a complete 18-hole round.

IRRIGATION

The Silver Springs irrigation system is at or beyond its life expectancy of 30 plus years. An antiquated pump station was replaced in the fall of 2021 and commissioned the following Spring. The irrigation system, however, continues to fail and burdens the turf management team with increased labour inputs and added costs. Further, the existing system offers poor coverage and uniformity exhibited by parched areas throughout the course (see photo).

If there is a single vital component that could be replaced and would immediately contribute to a noticeable improvement to the golf course and playing conditions, it would be the irrigation system. It is our belief that this is the highest priority replacement item. Recognizing this, the Club hired Daniel Designs/Frank Russel to provide irrigation system design upgrade options. Frank also was the irrigation consultant responsible for the pump station replacement.

The Club now has a ‘state-of-the-art’ pump station operating an aging, obsolete irrigation system. Any improvements recommended by your golf course architect are only as good as the irrigation system in place to provide uniform and consistent water distribution. It is time for irrigation replacement, in the interest of protecting and maintaining Silver Spring’s most vital asset, the golf course. The Club will recognize benefits including but not limited to:

- Improved golfer/member experience
- Improved and consistent playing/turf conditions

- Uniform and expanded system coverage
- Increased water conservation
- Cost savings on labour inputs needed to continually repair and maintain an aging system
- Better turf health and condition
- Better system control (ie: ability to spot water different areas independently)
- ‘State-of-the-Art’ user friendly system

It is not the intent of this document to opine on the irrigation system pros and cons. A proposed new system has been designed by Frank Russell and presented to the membership along with current construction costs. It would seem imminent that the next logical step would be to determine how to move forward and implement the installation of the new system.

HOLE 8



BEFORE



AFTER

FIT & FINISH

It may seem like a small item, but ‘fit & finish’ go a long way toward the overall look of the golf course. Silver Springs would see a marked improvement to overall aesthetics if there were a concerted effort to achieve a consistency in hard landscape features such as:

- **Site furnishings**
- **Exposed aggregate curbing at tees and greens**
- **Landscape rock work, rock features, pond edges**
- **Specialty Paving**

Currently, the golf course site furnishings (benches, trash receptacles, ball washers, etc.) are all dated and weathered. A modernization of these elements would certainly improve the look, but there also exists a ‘minimalist’ philosophy that suggests these furnishings can be confined to the golf cart leaving the course less cluttered and reducing on-course maintenance requirements (ie: garbage collection). This would give the course a more ‘traditional’ look which I fully support.

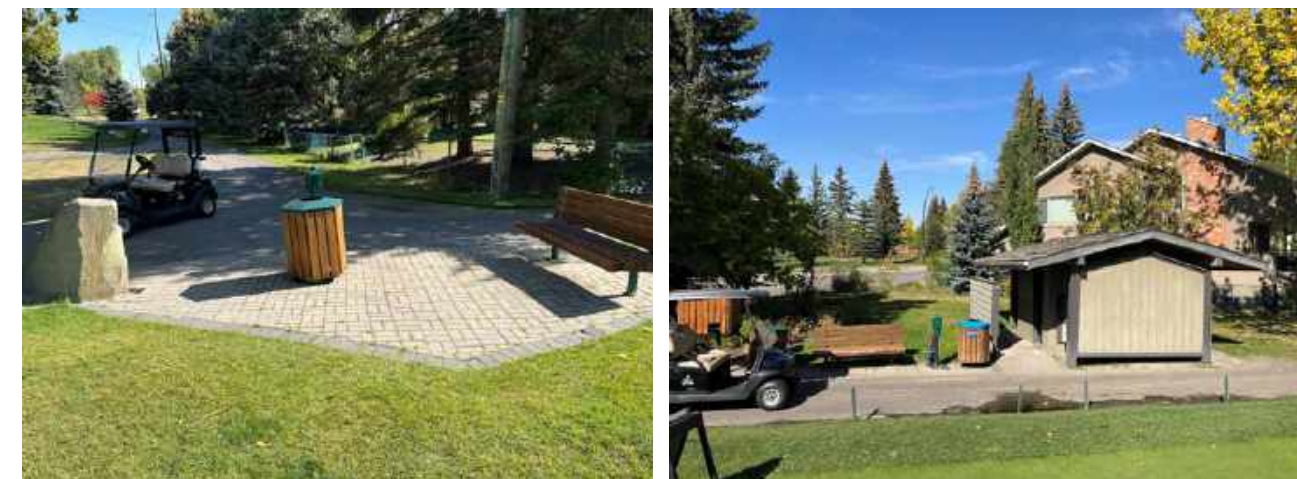
Exposed aggregate curbing at tees and greens is in place on some holes (eg: 3 & 4). This provides a clean, finished look and prevents cart traffic from pulling off the cart path at these locations and promoting turf wear. It never fails to amaze why golfers pull the cart off the path whenever they stop. A continuation of this exposed aggregate curbing throughout the course is highly recommended.

Consistent theming of the landscape and rock work throughout the golf

course will provide continuity to the look and character of the Silver Springs landscape program (ie: shrubbery and rocks). Pond edging now is primarily naturalized apart from hole 4. This hole can probably be considered a ‘signature’ type par 4, so the use of unique rock work is specific to that hole only. It is recommended that future pond work should have a more naturalized landscape theme.

Specialty paving is expensive. If there is a desire to improve some of the hard surface areas around the Clubhouse and Staging Area with specialty paving (eg: exposed aggregate or paving stone) it could be incorporated very aesthetically, otherwise it is recommended that the paving material of choice be asphalt.

Attention to detail on the little things will improve the ‘Fit & Finish’ and instantly improve the overall aesthetics around the golf course that often give golfers and guests that vital first impression.



CONSTRUCTION COST ESTIMATES

	<u>Total</u>
Hole 1	
Tee Redevelopment Area	\$ 86,308.99
Fairway Redevelopment Area	\$ 38,449.02
Green Redevelopment Area	\$ 92,689.65
	<u>\$ 217,447.66</u>
Hole 2	
Tee Redevelopment Area	\$ 106,478.92
Green Redevelopment Area	\$ 134,557.29
	<u>\$ 241,036.21</u>
Hole 3	
Tee Redevelopment Area	\$ 98,451.56
Fairway Redevelopment Area	\$ 20,887.32
Green Redevelopment Area	\$ 94,207.16
	<u>\$ 213,546.04</u>
Hole 4	
Tee Redevelopment Area	\$ 102,727.89
Fairway Redevelopment Area	\$ 61,345.30
Green Redevelopment Area	\$ 90,897.81
	<u>\$ 254,971.00</u>
Hole 5	
Tee Redevelopment Area	\$ 6,210.18
Fairway Redevelopment Area	\$ 116,773.96
Green Redevelopment Area	\$ 127,617.02
	<u>\$ 250,601.16</u>
Hole 6	
Tee Redevelopment Area	\$ 261,689.94
Fairway Redevelopment Area	\$ 97,587.96
Green Redevelopment Area	\$ 100,680.43
	<u>\$ 459,958.33</u>
Hole 7	
Tee Redevelopment Area	\$ 9,042.90
Green Redevelopment Area	\$ 118,476.35
	<u>\$ 127,519.25</u>
Hole 8	
Tee Redevelopment Area	\$ 80,821.60
Fairway Redevelopment Area	\$ 90,429.18
Green Redevelopment Area	\$ 133,867.00
	<u>\$ 305,117.78</u>
Hole 9	
Tee Redevelopment Area	\$ 122,149.13
Fairway Redevelopment Area	\$ 34,445.32
Green Redevelopment Area	\$ 161,585.41
	<u>\$ 318,179.86</u>
Hole 10	
Tee Redevelopment Area	\$ 57,293.54
Fairway Redevelopment Area	\$ 99,919.10
Green Redevelopment Area	\$ 106,739.74
	<u>\$ 263,952.38</u>
Hole 11	
Tee Redevelopment Area	\$ 186,512.40
Fairway Redevelopment Area	\$ 35,210.90
Green Redevelopment Area	\$ 99,528.56
	<u>\$ 321,251.86</u>

Hole 12	
Tee Redevelopment Area	\$ 122,749.00
Fairway Redevelopment Area	\$ 133,326.04
Green Redevelopment Area	\$ 121,244.20
	<u>\$ 377,319.24</u>
Hole 13	
Tee Redevelopment Area	\$ 68,257.80
Green Redevelopment Area	\$ 110,125.70
	<u>\$ 178,383.50</u>
Hole 14	
Tee Redevelopment Area	\$ 85,807.80
Fairway Redevelopment Area	\$ 55,046.62
Green Redevelopment Area	\$ 112,296.55
	<u>\$ 253,150.97</u>
Hole 15	
Tee Redevelopment Area	\$ 82,485.20
Fairway Redevelopment Area	\$ 48,970.04
Green Redevelopment Area	\$ 120,934.56
	<u>\$ 252,389.80</u>
Hole 16	
Tee Redevelopment Area	\$ 57,667.22
Fairway Redevelopment Area	\$ 41,565.48
Green Redevelopment Area	\$ 109,160.30
	<u>\$ 208,393.00</u>
Hole 17	
Tee Redevelopment Area	\$ 71,993.55
Green Redevelopment Area	\$ 135,747.67
	<u>\$ 207,741.22</u>
Hole 18	
Tee Redevelopment Area	\$ 65,755.73
Green Redevelopment Area	\$ 122,466.55
	<u>\$ 188,222.28</u>
Staging Area & Practice Green	
Soft Landscape / Practice Green	\$ 156,102.76
Hard Landscape / Paving	\$ 208,056.00
Miscellaneous / Site Amenities	\$ 104,500.00
	<u>\$ 468,658.76</u>
Driving Range	
Range Redevelopment	\$ 242,025.02
Teaching Center (building only)	\$ 250,000.00
	<u>\$ 492,025.02</u>
Short Game Area	
	<u>\$ 220,894.51</u>
Subtotal	\$ 5,820,759.83
10% Construction Contingency	\$ 582,075.98
GRAND TOTAL:	<u><u>\$ 6,402,835.81</u></u>

Notes:

- 1.0 This preliminary estimate is for budgeting purposes only and is subject to change with further detailed design.
- 2.0 Does not include GST, professional design fees, irrigation, subconsultants or project management.

SUMMARY

Silver Springs is to be commended for their forward thinking and commitment to its foundational principles as set forth in the Club’s vision and mission statements.

Our Vision:

“To be the club of choice by enriching our members lives through exceptional service, outstanding golf course conditions and a culture of inclusion and continuous improvement”

Our Mission:

“Be a trusted member-owned club with a dedication to fiscal responsibility and providing a sense of belonging and enjoyment for all”

As the Club enters the 2024 season, there will be some major decisions to be made relating to golf course capital expenditures, most specifically the irrigation system replacement. The inclusion of any golf course redevelopment plans to happen concurrently with the irrigation replacement is subject to membership approval and the long-term direction by the Club as expressed in their vision, mission and values.

The Club’s mantra “Play Golf. Enjoy Life.” describes perfectly the philosophy we embrace. If we could add a few more, they might include:





“Golf is not your father’s game anymore.”

“Golf is hip.”

“Music on the golf course is encouraged.”

“Golf teaches positive life building skills.”

“Golf can be humbling, but is worth the humility.”

“Play it forward.”

“Par is irrelevant.”

“You will have more fun playing from 6,300 yards than 6,800 yards, trust us.”

“No judgement on the golf course, ever!”

“Play more.”

...and one of my favourites,

“Embrace the shank.”

...and perhaps most appropriate for Silver Springs,

“A round of golf should not take 5 hours to play, 3 is plenty, 4 max!”

These are all truisms edited and adapted from a colleague of mine Todd Schoeder, ASGCA, and endorsed fully by Browning Design.

It is our sincere hope that contents of this Master Plan will be thoughtfully considered in any future renovation and redesign plans contemplated by the Club. It has been a genuine pleasure to participate in preparing this guide to help set the future, strategic direction for Silver Springs.

Gary Browning, ASGCA



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