



Square Links Golf Course
Frankfort, Illinois

MASTER PLAN



AUGUST 24, 2007



August 24, 2007

Mr. Jim Randall
Frankfort Square Park District
7540 West Braemar Lane
Frankfort, IL 60423

Dear Jim:

Thank you for the opportunity to work with you, Ray and Bob on the Master Plan we have recently completed. Square Links is a quality facility with the potential to become even greater over time. We hope the improvements to the golf course increase the enjoyment for all who play at Square Links.

The following Master Plan Report represents the final product of the process we began this past spring and includes our initial goals, final Master Plan, hole-by-hole descriptions, cost estimates and before and after images of two proposed projects. It should be noted that the cost estimates are based on contractor pricing in the year 2007 and are subject to inflation in later years.

Our concept for the Master Plan was to improve the overall playability for all levels while creating an interesting and fun experience. To improve playability we have proposed fairway and green expansions throughout while also building new tee complexes for better angles and greater interest. Adjustments to the practice facility are also necessary to enhance the overall value of Square Links Golf Course.

We are more than happy to assist you in any way possible to see that the goals of the Master Plan help fulfill the needs of Square Links and the Frankfort Square Park District. Thank you again for the opportunity to work with you and we look forward to continuing our business relationship.

Sincerely,

LOHMANN GOLF DESIGNS, INC.

Robert M. Lohmann, ASGCA
President

Jeffrey A. Danner
Staff Architect

Enclosures

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June 20, 2007
Revised June 28, 2007
Finalized August 14, 2007

MASTER PLAN GOALS FOR SQUARE LINKS GOLF COURSE

The following summary includes a listing of the master plan issues and opportunities discussed during the recent meeting with the Frankfort Square Park District at Square Links Golf Course this past May, 2007, as well as significant observations made during our various site walks. This summary is to be used as a guide for the schematic process that will ultimately determine the Master Plan recommendations.

Benefits of Existing Golf Course

- Well conditioned.
- Caters to beginners, juniors, seniors and women.
- Great place to learn the game.
- Price, time factor and customer service are current strengths.

Golf Course Yardage / Multiple Tees

- Increase area of tees to provide variety of yardages and more surface area to minimize divot areas.
- Re-level existing tees to provide a level playing surface.
- Re-orient tees to address safety issues.
- Eliminate unneeded tees.

Fairway Bunkers / Landing Areas

- Address safety issues on Hole 1 in relation to housing.
- Convert hole 8 and 9 into a par 4, incorporating existing fairway.
- Expand fairways where possible to improve playability and enhance strategy.

Greens and Green Surrounds

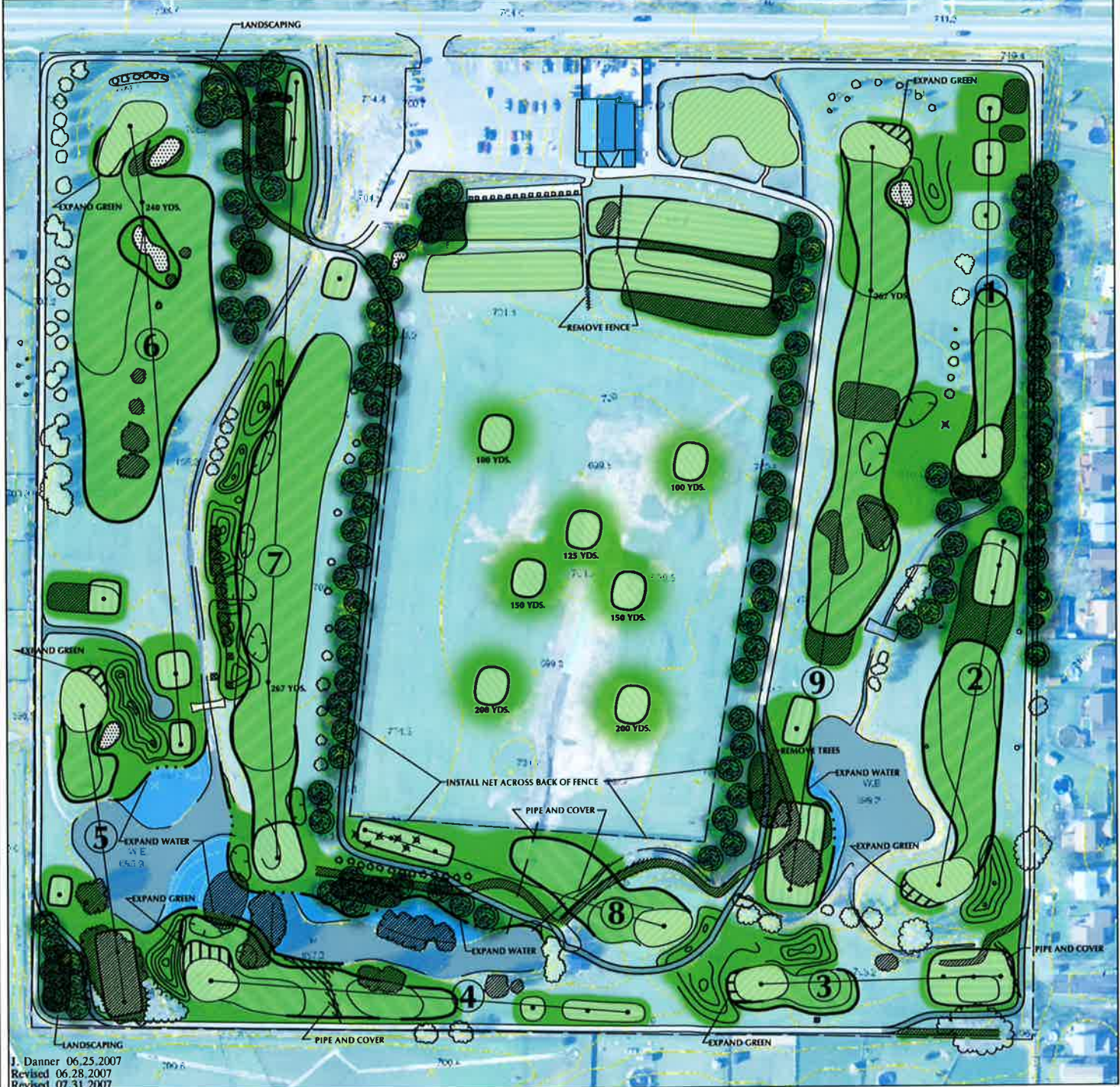
- Existing greens are in good condition, classic push-up composition. Top dressed every other week.
- Enlarging some greens would provide more hole placement options.
- Minimize new bunkering except where aesthetically pleasing and where playability can be enhanced.

Miscellaneous

- Remove and replace trees where necessary, taking into account safety along tight corridors around the course.
- New tree planting along hole 6 and West side of the practice area. Also replace tree plantings along hole 1.
- Phase master plan to be cost effective, with implementation over the next 10 years.
- Make ponds deeper, with more carrying capacity.

Practice Facility

- Address safety issues with adjacent golf holes and back of practice area.
- Maximize number of practice stations.
- Improve quality of practice, adding features found on the golf course.



J. Danner 06.25.2007
 Revised 06.28.2007
 Revised 07.31.2007



NOT TO SCALE

CARD OF THE COURSE

HOLE	PAR	Back Middle-Forward		
		Yds	Yds	Yds
1	3	153	131	206
2	3	155	141	131
3	3	105	94	80
4	3	183	166	142
5	3	133	110	85
6	4	272	242	209
7	4	341	317	257
8	3	138	125	108
9	4	328	311	258
Total	30	1,804	1,639	1,379



SQUARE LINKS GOLF COURSE
 FRANKFORT, ILLINOIS
Final Master Plan

- INDICATES PROPOSED REMOVALS
- INDICATES PROPOSED FILL AREAS
- INDICATES PROPOSED MOUNDS
- INDICATES PROPOSED DEPRESSIONS



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June 26, 2007
Revised June 28, 2007
Finalized August 14, 2007

HOLE BY HOLE DESCRIPTIONS
FOR
SQUARE LINKS GOLF COURSE

The following is a list of hole by hole changes Lohmann Golf Designs is proposing for Square Links Golf Course. The plan is dated June 20, 2007. Please refer to the plan for additional notes.

Projects Not Disrupting Play

- Fairway expansion areas
 - Aerate, over seed with rye and mow areas to match existing fairway style.
 - Extend fairway expansions so that they measure no longer than 100' from forward tees.
- Green expansion areas
 - Expand specified areas under gradual mowing practices.
- Tree clearing, replacement and new planting.

Holes 1 and 2

- Build new green short of creek, changing Hole 1 into a par 3. Add subtle rolling behind and in front of new green.
- Implement selective tree clearing and replacement along left side. Plant new trees behind new green to buffer from new 2nd tee and existing 8th hole.
- Build new 2nd tee across creek to create new par 3 second hole.
- Lower and expand tees on new Hole 1.
- Expand fairway landing area right.
- Add mounding on left side of green to buffer and create interest.
- Expand and square-off back right portion of green to increase pin-able area.

Hole 2 New Hole 3

- Pipe and cover creek making room to expand tee box on all sides for a variety of tee placements.
- Re-route path along property line to go around back of newly expanded tee.
- Expand mounding behind green.
- Expand fairway front and along left side.
- Expand back portion of green to show more depth.

Hole 3 New Hole 4

- Remove all trees on right side by pond bank to improve visibility and angle of play.
- Pipe and cover existing discharge area into pond.
- Expand and widen fairway to increase forgiveness of errant shots.
- Expand green right to create additional pin placements.
- Remove 3 trees by pond and establish connection between two ponds.
- Expand fairway chipping bay right of green and create buffer mounding behind green.

Hole 4 New Hole 5

- Remove tree massing all along pond to create new main and forward tee complex.
- Re-route path closer to new tees.
- Add tree planting and landscape area left of new path.
- Expand pond on far side to increase irrigation storage.
- Add bunker on right side of green and expand fairway.
- Expand back right portion of green.
- Add protection mounding right side of green.

Hole 5 New Hole 6

- Build new back and middle tees with back tee against water to add yardage to hole and enhance picturesque view.
- Extend path to new teeing areas with turn around.
- Reduce forward tee and expand forward.
- Remove trees down center of the hole.
- Expand fairway far right and add bunker down the center to create risk reward opportunity.
- Rebuild existing greenside bunker and reduce in size.
- Add tree planting right to buffer from new Hole 7.

Hole 6 New Hole 7

- Move teeing area back, left and expand.
- Re-route path behind new Hole 7 tee.
- Add new tree planting right of tee.
- Move forward tee left in front of path.
- Add tree planting left of fairway.
- Expand fairway on right side.

- Create strategic mounding and depression features on right side.
- Extend new path all along left side between fence and new tree planting to connect new path on new Hole 8.
- Fill in part of existing pond and build new green. Expand fairway collar and create expanded chipping area.

Hole 7 New Hole 8

- Remove existing tee. Build new tee left of the tree planting for better angle to the green.
- Build new forward tee.
- Remove cart path and re-route along new pond bank, right around back of green between new mounds.
- Expand pond to increase irrigation storage.
- Add new tree planting to buffer tees from new Hole 4.
- Remove wood fence.
- Pipe and cover wet area and extend fairway closer to front of tees.
- Extend mounding behind green.

Holes 8 and 9

- Remove trees and create large teeing area.
- Cut back pond bank right of tee.
- Create new forward teeing area in front of pond.
- Create new tree planting left along path and practice area fence.
- Combine fairway from 8 and 9 to create new par 4 9th Hole.
- Bring mounding from New Hole 1 into fairway of new Hole 9. Create rolling terrain with mounding and depression features.
- Add bunker short and right of green. Expand mounding around bunker to create interest.
- Expand back right portion of green.

Practice Area

- Remove shorter fence and existing chipping green.
- Re-orient teeing areas to direct players at targets.
- Relocate practice bunker farther left of Practice tees and add tree planting for protection.
- Add target greens.
- Install 40' protection net along back of practice facility.

**COST ESTIMATES
FOR
SQUARE LINKS GOLF COURSE
August 22, 2007**

Phase 1 - New Hole 1, New Hole 2 Tees, Hole 8 Forward Tees, Range Tree Planting

Item	Units	Unit Price	Item Cost
General Conditions, Mobilization, & Supervision	2.5 weeks	\$7,500.00	\$18,750
Tree Removal	29.0 trees		By Owner
Tree Planting	93 trees		By Owner
Roto-till Work Areas	49,290 sf	\$0.03	\$1,479
6" Topsoil Strip and Replace	1,350 cy	\$4.00	\$5,400
3" Pulverized Soil for Tee Construction	92 cy	\$25.00	\$2,300
Haul Fill for Feature Construction	930 cy	\$8.00	\$7,440
Finish Shaping	2 days	\$1,500.00	\$3,000
4" Drain Tile	160 lf	\$7.50	\$1,200
Catch Basins	2 each	\$250.00	\$500
Irrigation	16 heads	\$1,100.00	\$17,600
Bluegrass Rough Sod	400 sy	\$3.50	\$1,400
Blugrass Tee Sod	885 sy	\$3.50	\$3,098
Bluegrass Rough Sod	3,350 sy	\$3.50	<u>\$11,725</u>
			Subtotal
			\$73,891
			10 % Job contingency
			<u>\$7,389</u>
			Total
			\$81,280
			Architectural Fees
			<u>\$8,128</u>
			Grand Total
			\$89,408

**COST ESTIMATES
FOR
SQUARE LINKS GOLF COURSE
August 22, 2007**

Phase 2 - New Hole 5

Item	Units	Unit Price	Item Cost
General Conditions, Mobilization, & Supervision	2.5 weeks	\$7,500.00	\$18,750
Tree Removal	11.0 trees		By Owner
Tree Planting	7.0 trees		By Owner
Roto-till Work Areas	49,290 sf	\$0.03	\$1,479
6" Topsoil Strip and Replace	915 cy	\$4.00	\$3,660
3" Pulverized Soil for Tee Construction	60 cy	\$25.00	\$1,500
Haul Fill for Feature Construction	365 cy	\$8.00	\$2,920
Finish Shaping	2 days	\$1,500.00	\$3,000
Irrigation	8 heads	\$1,100.00	\$8,800
Bunker Sand at 6" depth	19 tons	\$28.00	\$532
Bluegrass Rough Sod	1,515 sy	\$3.50	\$5,303
Bluegrass Tee Sod	725 sy	\$3.50	\$2,538
Asphalt Cartpath	1,800 sf	\$1.65	<u>\$2,970</u>
Subtotal			\$51,451
10 % Job contingency			<u>\$5,145</u>
Total			\$56,596
Architectural Fees			<u>\$5,660</u>
Grand Total			\$62,255

**COST ESTIMATES
FOR
SQUARE LINKS GOLF COURSE
August 22, 2007**

Phase 3 - Practice Facility

Item	Units	Unit Price	Item Cost
General Conditions, Mobilization, & Supervision	2.5 weeks	\$7,500.00	\$18,750
Roto-till Work Areas	5,760 sf	\$0.03	\$173
6" Topsoil Strip and Replace	7 cy	\$4.00	\$26
Haul Fill for Feature Construction	1,400 cy	\$8.00	\$11,200
Finish Shaping	3 days	\$1,500.00	\$3,750
4" Drain Tile	60 lf	\$7.50	\$450
Bunker Sand at 6"	9 tons	\$28.00	\$252
Bluegrass Rough Sod	5,445 sy	\$3.50	<u>\$19,058</u>

Subtotal \$53,658

10 % Job contingency \$5,366

Total **\$59,024**

Architectural Fees \$5,902

Grand Total **\$64,927**

**COST ESTIMATES
FOR
SQUARE LINKS GOLF COURSE
August 22, 2007**

Phase 4 - New Hole 6

Item	Units	Unit Price	Item Cost
General Conditions, Mobilization, & Supervision	2.5 weeks	\$7,500.00	\$18,750
Tree Removal	7.0 trees		By Owner
Tree Planting	12.0 trees		By Owner
Roto-till Work Areas	45,875 sf	\$0.03	\$1,376
6" Topsoil Strip and Replace	1,760 cy	\$4.00	\$7,040
3" Pulverized Soil for Tee Construction	44 cy	\$25.00	\$1,100
Haul Fill for Feature Construction	445 cy	\$8.00	\$3,560
Finish Shaping	4 days	\$1,500.00	\$6,000
4" Drain Tile	160 lf	\$7.50	\$1,200
Catch Basins	2 each	\$250.00	\$500
Irrigation	20 heads	\$1,100.00	\$22,000
Bunker Sand at 6"	9 tons	\$28.00	\$252
Bluegrass Rough Sod	3,280 sy	\$3.50	\$11,480
Bluegrass Tee Sod	540 sy	\$3.50	\$1,890
Asphalt Cartpath	2,340 sf	\$1.65	<u>\$3,861</u>
			Subtotal
			\$79,009
			10 % Job contingency
			<u>\$7,901</u>
			Total
			\$86,910
			Architectural Fees
			<u>\$8,691</u>
			Grand Total
			\$95,601

**COST ESTIMATES
FOR
SQUARE LINKS GOLF COURSE
August 22, 2007**

Phase 5 - New Hole 3

Item	Units	Unit Price	Item Cost
General Conditions, Mobilization, & Supervision	2.5 weeks	\$7,500.00	\$18,750
Tree Removal	2.0 trees		By Owner
Roto-till Work Areas	34,270 sf	\$0.03	\$1,028
6" Topsoil Strip and Replace	635 cy	\$4.00	\$2,540
3" Pulverized Soil for Tee Construction	40 cy	\$25.00	\$1,000
Haul Fill for Feature Construction	1,840 cy	\$8.00	\$14,720
Finish Shaping	5 days	\$1,500.00	\$7,500
4" Drain Tile	80 lf	\$7.50	\$600
Irrigation	5 heads	\$1,100.00	\$5,500
Bluegrass Rough Sod	3,025 sy	\$3.50	\$10,588
Bluegrass Tee Sod	480 sy	\$3.50	\$1,680
Asphalt Removal	2,240 sf	\$0.25	\$560
Asphalt Carpath	2,760 sf	\$1.65	<u>\$4,554</u>
			Subtotal
			\$69,020
			10 % Job contingency
			<u>\$6,902</u>
			Total
			\$75,922
			Architectural Fees
			<u>\$7,592</u>
			Grand Total
			\$83,514

**COST ESTIMATES
FOR
SQUARE LINKS GOLF COURSE
August 22, 2007**

Phase 6 - New Hole 8

Item	Units	Unit Price	Item Cost
General Conditions, Mobilization, & Supervision	2.5 weeks	\$7,500.00	\$18,750
Tree Removal	20.0 trees		By Owner
Tree Planting	8.0 trees		By Owner
Roto-till Work Areas	51,495 sf	\$0.03	\$1,545
6" Topsoil Strip and Replace	953 cy	\$4.00	\$3,812
3" Pulverized Soil for Tee Construction	38 cy	\$25.00	\$950
Haul Fill for Feature Construction	760 cy	\$8.00	\$6,080
Finish Shaping	4 days	\$1,500.00	\$6,000
4" Drain Tile	300 lf	\$7.50	\$2,250
Irrigation	11 heads	\$1,100.00	\$12,100
Bluegrass Rough Sod	3,350 sy	\$3.50	\$11,725
Bluegrass Tee Sod	460 sy	\$3.50	\$1,610
Asphalt Removal	5,120 sf	\$0.25	\$1,280
Asphalt Cartpath	6,440 sf	\$1.65	<u>\$10,626</u>
			Subtotal
			\$76,728
			10 % Job contingency
			<u>\$7,673</u>
			Total
			\$84,401
			Architectural Fees
			<u>\$8,440</u>
			Grand Total
			\$92,841

**COST ESTIMATES
FOR
SQUARE LINKS GOLF COURSE
August 22, 2007**

Phase 7 - New Hole 7

Item	Units	Unit Price	Item Cost
General Conditions, Mobilization, & Supervision	2.5 weeks	\$7,500.00	\$18,750
Tree Removal	17.0 trees		By Owner
Tree Planting	7.0 trees		By Owner
Roto-till Work Areas	78,856 sf	\$0.03	\$2,366
6" Topsoil Strip and Replace	1,460 cy	\$4.00	\$5,840
3" Pulverized Soil for Tee Construction	46 cy	\$25.00	\$1,150
Haul Fill for Feature Construction	2,200 cy	\$8.00	\$17,600
Finish Shaping	11 days	\$1,500.00	\$16,500
4" Drain Tile	140 lf	\$7.50	\$1,050
Catch Basins	2 each	\$250.00	\$500
Irrigation	20 heads	\$1,100.00	\$22,000
Bluegrass Rough Sod	6,405 sy	\$3.50	\$22,418
Bluegrass Tee Sod	560 sy	\$3.50	\$1,960
Asphalt Removal	2,400 sf	\$0.25	\$600
Asphalt Cartpath	9,760 sf	\$1.65	<u>\$16,104</u>
			Subtotal
			\$126,837
			10 % Job contingency
			<u>\$12,684</u>
			Total
			\$139,521
			Architectural Fees
			<u>\$13,952</u>
			Grand Total
			\$153,473

**COST ESTIMATES
FOR
SQUARE LINKS GOLF COURSE
August 22, 2007**

Phase 8 - New Hole 4

Item	Units	Unit Price	Item Cost
General Conditions, Mobilization, & Supervision	2.5 weeks	\$7,500.00	\$18,750
Tree Removal	8.0 trees		By Owner
Roto-till Work Areas	21,435 sf	\$0.03	\$643
6" Topsoil Strip and Replace	480 cy	\$4.00	\$1,920
Finish Shaping	4 days	\$1,500.00	\$6,000
4" Drain Tile	80 lf	\$7.50	\$600
Catch Basins	2 each	\$250.00	\$500
Bluegrass Rough Sod	800 sy	\$3.50	<u>\$2,800</u>
			Subtotal
			\$31,213
			10 % Job contingency
			<u>\$3,121</u>
			Total
			\$34,334
			Architectural Fees
			<u>\$3,433</u>
			Grand Total
			\$37,768

**COST ESTIMATES
FOR
SQUARE LINKS GOLF COURSE
August 22, 2007**

Phase 9 - New Hole 9 Tee

Item	Units	Unit Price	Item Cost
General Conditions, Mobilization, & Supervision	2.5 weeks	\$7,500.00	\$18,750
Tree Removal	8.0 trees		By Owner
Roto-till Work Areas	19,395 sf	\$0.03	\$582
6" Topsoil Strip and Replace	431 cy	\$4.00	\$1,724
3" Pulverized Soil for Tee Construction	72 cy	\$25.00	\$1,800
Haul Fill for Feature Construction	1,005 cy	\$8.00	\$8,040
Finish Shaping	4 days	\$1,500.00	\$6,000
Irrigation	6 heads	\$1,100.00	\$6,600
Bluegrass Rough Sod	1,105 sy	\$3.50	\$3,868
Bluegrass Tee Sod	865 sy	\$3.50	\$3,028
Asphalt Removal	1,880 sf	\$0.25	\$470
Asphalt Cartpath	1,680 sf	\$1.65	<u>\$2,772</u>
			Subtotal
			\$53,633
			10 % Job contingency
			<u>\$5,363</u>
			Total
			\$58,996
			Architectural Fees
			<u>\$5,900</u>
			Grand Total
			\$64,896

**COST ESTIMATES
FOR
SQUARE LINKS GOLF COURSE
August 22, 2007**

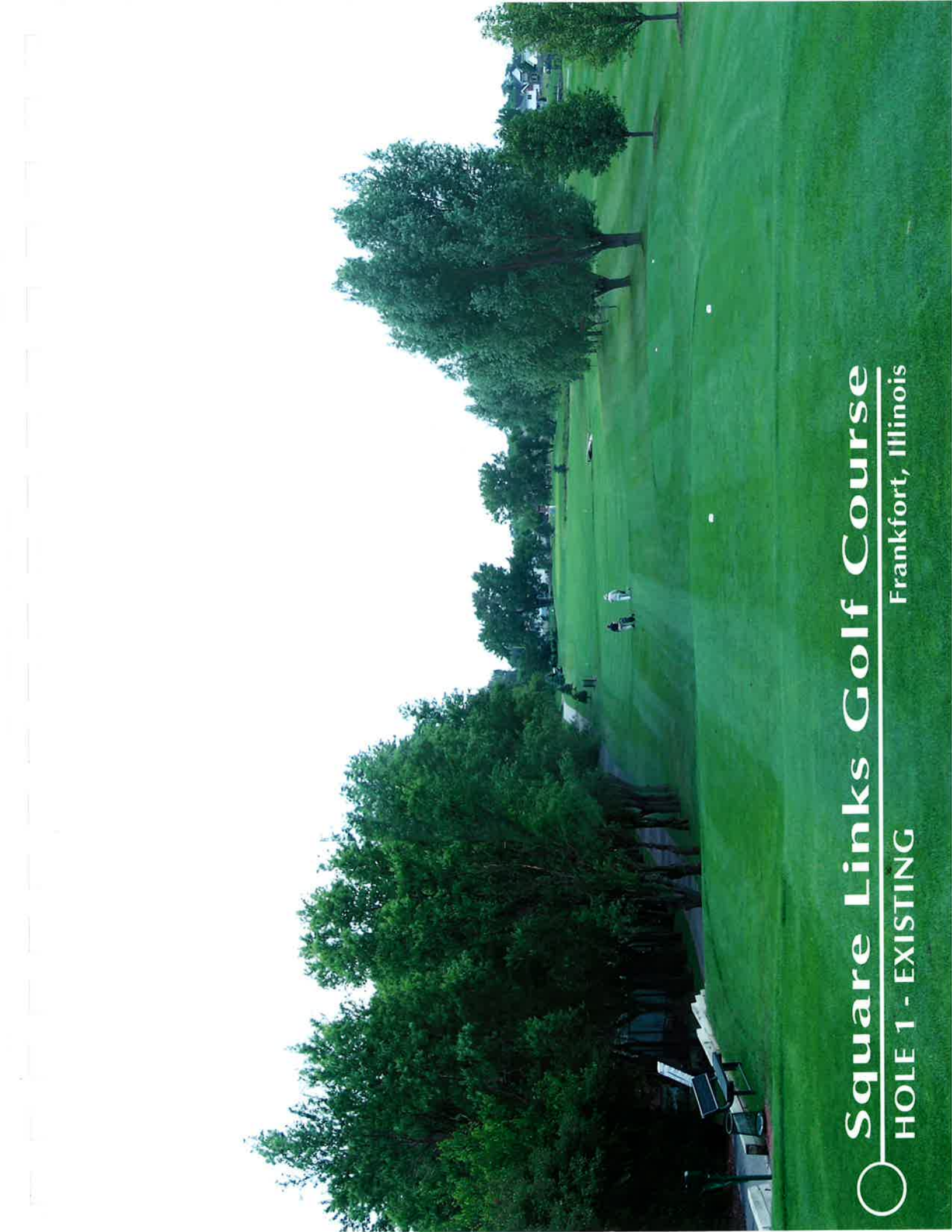
Phase 10 - New Hole 9 Green Approach

Item	Units	Unit Price	Item Cost
General Conditions, Mobilization, & Supervision	2.5 weeks	\$7,500.00	\$18,750
Roto-till Work Areas	17,305 sf	\$0.03	\$519
6" Topsoil Strip and Replace	320 cy	\$4.00	\$1,280
Haul Fill for Feature Construction	500 cy	\$8.00	\$4,000
Finish Shaping	3 days	\$1,500.00	\$3,750
4" Drain Tile	180 lf	\$7.50	\$1,350
Catch Basins	2 each	\$250.00	\$500
Bunker Sand at 6"	24 tons	\$28.00	\$672
Bluegrass Rough Sod	765 sy	\$3.50	<u>\$2,678</u>
Subtotal			\$33,499
10 % Job contingency			<u>\$3,350</u>
Total			\$36,849
Architectural Fees			<u>\$3,685</u>
Grand Total			\$40,533

**COST ESTIMATES
FOR
SQUARE LINKS GOLF COURSE
August 22, 2007**

Phase 11 - New Hole 9 Fairway

Item	Units	Unit Price	Item Cost
General Conditions, Mobilization, & Supervision	2.5 weeks	\$7,500.00	\$18,750
Roto-till Work Areas	31,170 sf	\$0.03	\$935
6" Topsoil Strip and Replace	580 cy	\$4.00	\$2,320
Haul Fill for Feature Construction	880 cy	\$8.00	\$7,040
Finish Shaping	5 days	\$1,500.00	\$7,500
Irrigation	14 heads	\$1,100.00	\$15,400
Bunker Sand at 6"	24 tons	\$28.00	\$672
Bluegrass Rough Sod	1,186 sy	\$3.50	<u>\$4,151</u>
			Subtotal
			\$56,768
			10 % Job contingency
			<u>\$5,677</u>
			Total
			\$62,445
			Architectural Fees
			<u>\$6,244</u>
			Grand Total
			\$68,689

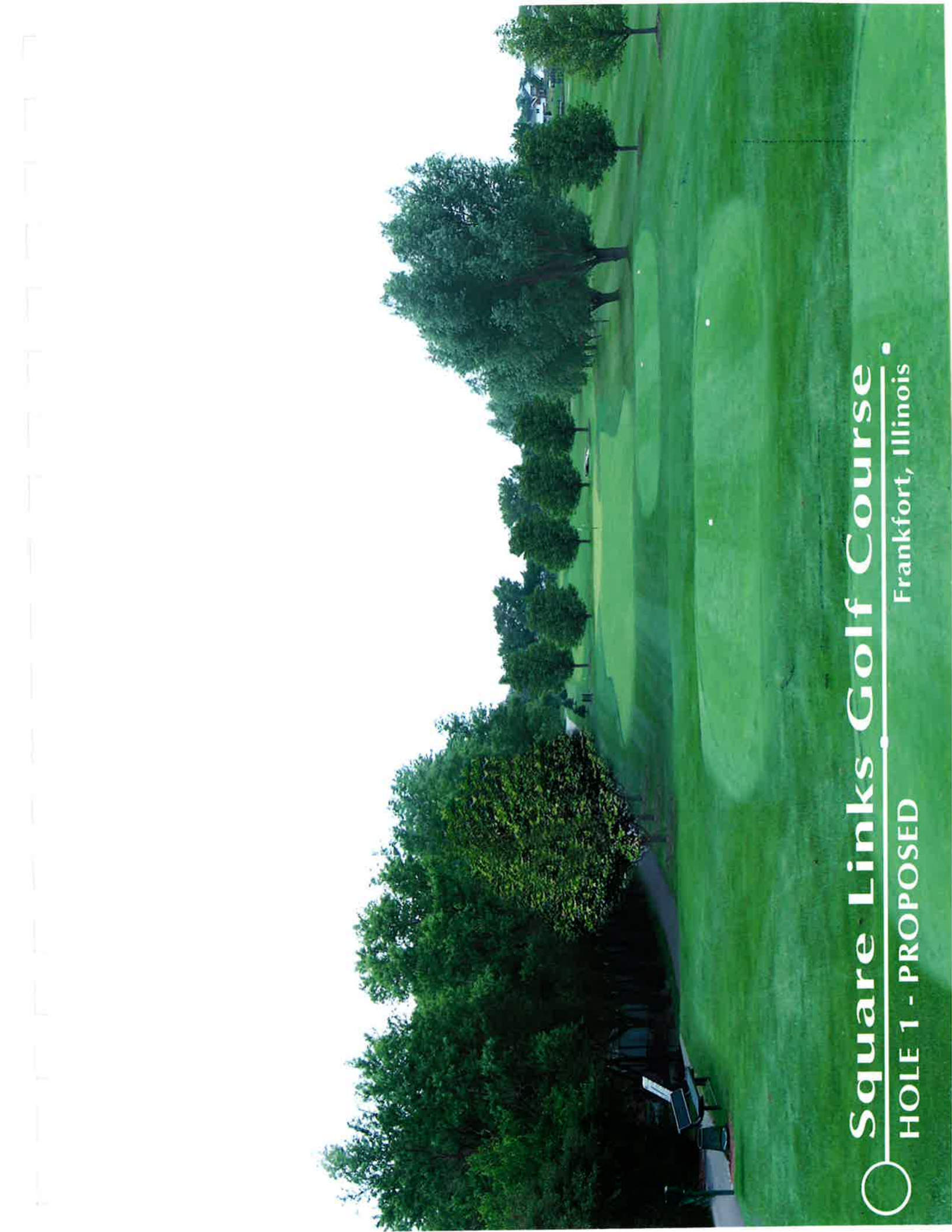


Square Links Golf Course

Frankfort, Illinois

HOLE 1 - EXISTING





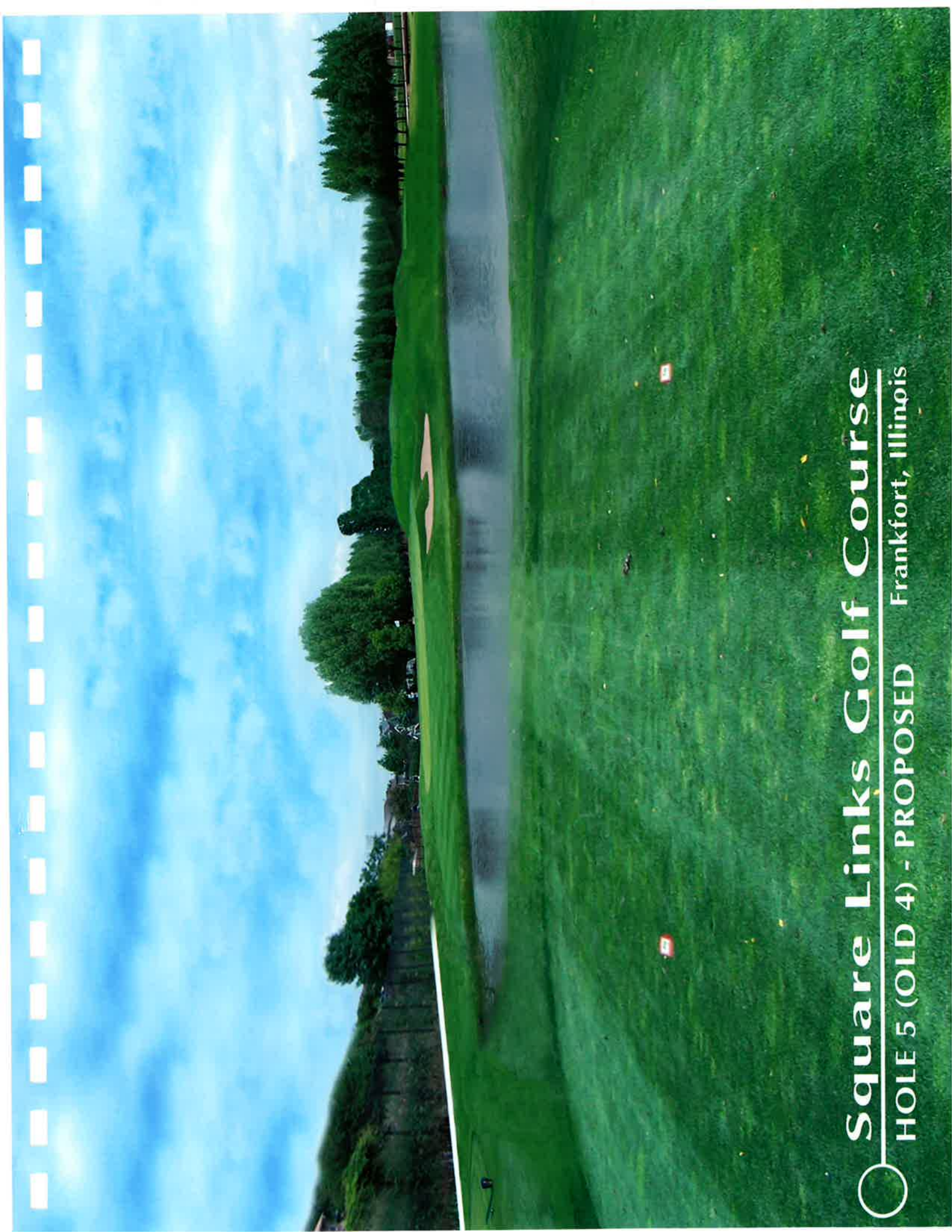
Square Links Golf Course •
HOLE 1 - PROPOSED
Frankfort, Illinois



Square Links Golf Course

HOLE 5 (OLD 4) - EXISTING

Frankfort, Illinois



Square Links Golf Course
HOLE 5 (OLD 4) - PROPOSED **Frankfort, Illinois**