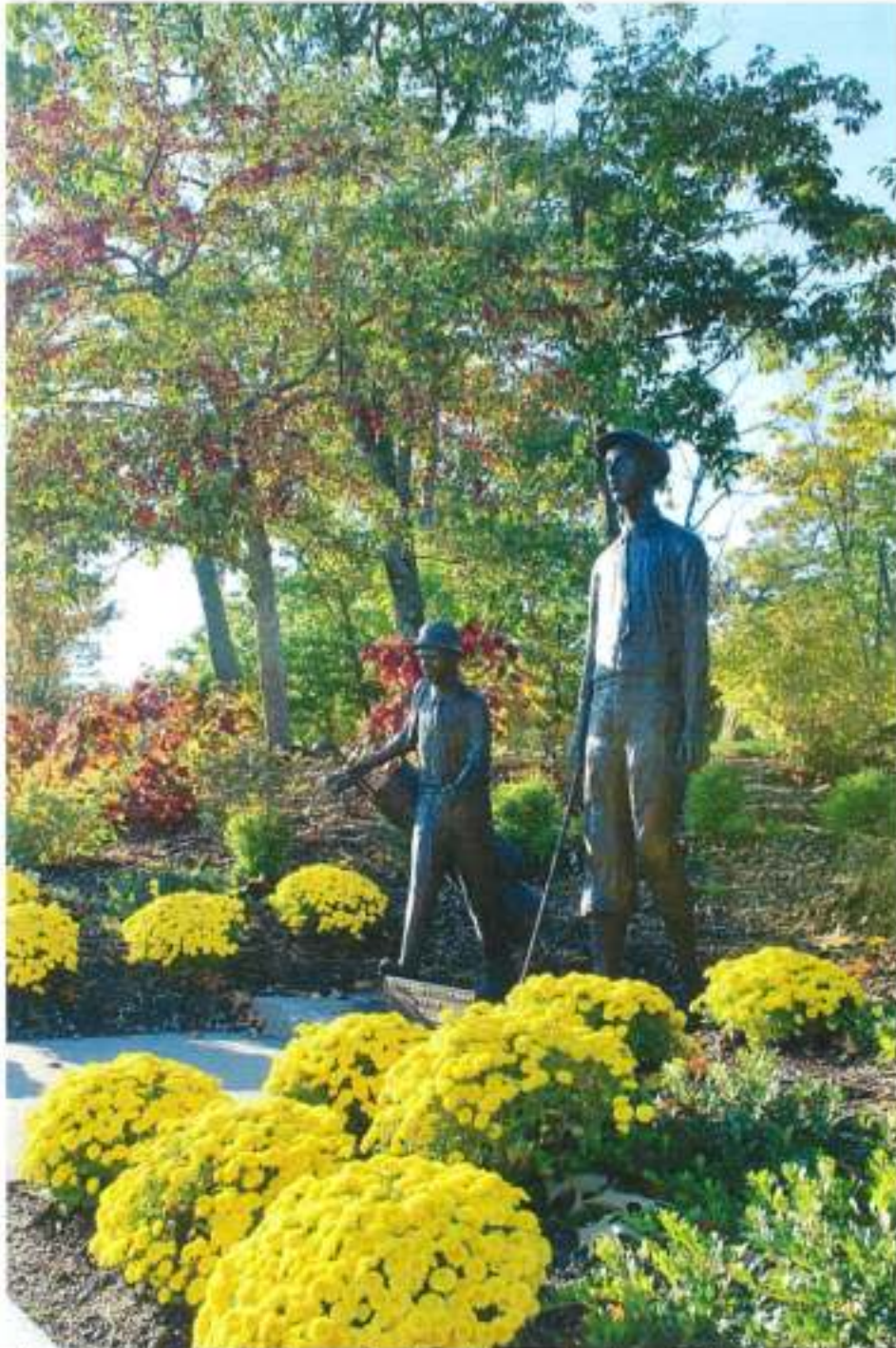


## SECTION 4

### HOLE SHEETS & DESCRIPTION OF CHANGES

---



*At the entrance to the Clubhouse is the statue of esteemed Brookline native, The Country Club caddy and 1913 US Open winner Francis Ouimet beside his caddy for the tournament, 10 year old Eddie Lowery.*



The opening hole at The Robert T. Lynch Brookline Golf Course is a mid-length par-4 that plays from elevated tees to a level fairway bordered by a stream on the left side. The landing zone is quite narrow and our survey found that it is one of the most disliked holes on the course.

As noted previously, the hole has undergone several changes, but the green complex remains as originally designed. It started out as the 11<sup>th</sup> hole which played from a tee that was within the current driving range about 100 yards left of the current tee, which was created in 2015. In the late 1950's, the tees were moved back and it became the 1<sup>st</sup> hole when the par-3 fifth was built. With lengthening, it was converted to a short par-5. The original angle of play put the stream on the inside of the slight dogleg left - much like the famous 13<sup>th</sup> hole at Augusta National, and players could dare to shorten the hole by hitting over the stream. The current tee position results in players hitting toward the stream, which is less comfortable, especially on one's first shot of the day.

Proposed Master Plan changes will attempt to improve playing conditions while what's left of the Stiles character. The teeing ground will be enlarged, and new forward tees added. Drainage will be added to the fairway to remove standing water and invasive vegetation removed along the left side of the hole to make it more playable.

The interesting green has shrunk on both sides. The lost putting surface and both greenside bunkers will be restored to their original size and shape. Landscaping will be added behind the green to shield the proposed walk path connecting Putterham Woods with Dane Park.



*The new tees on Hole 1 provide a nice view of the entire hole. The hole formerly was longer and played from the left as a slight dogleg.*

Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 1

Proposed Hole # 7

### Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- 1 RE-BUILD MAIN TEE AS PAIR (BLUE/WHITE MARKERS)
- 2 ADD ALTERNATE TEE TO RIGHT OF EXISTING BACK TEE
- 3 REMOVE TEN TREES AND STUMPS, TOPSOIL AND SEED LEDGE HILLSIDE
- 4 ADD FORWARD TEE (GREEN/RED MARKERS)
- 5 SHORTEN FAIRWAY
- 6 PLANT FOUR TREES RIGHT OF CART PATH
- 7 ADD FORWARD TEE (RED COURSE MARKER)
- 8 ENHANCE MOUNDING ON RIGHT SIDE OF HOLE
- 9 IMPROVE DRAINAGE FROM START OF FAIRWAY TO APPROACH
- 10 VEGETATION MANAGEMENT LEFT OF SIDE OF HOLE
- 11 RENOVATE RIGHT GREENSIDE BUNKER AND EXPAND APPROACH FAIRWAY
- 12 RENOVATE LEFT GREENSIDE BUNKER
- 13 RESTORE GREEN AND COLLAR
- 14 REMOVE CHAIN LINK FENCE; ADD LOW PLANTINGS; CREATE FOOT PATH CONNECTION BETWEEN PUTTERHAM WOODS AND DANE PARK

#### EXISTING SCORECARD

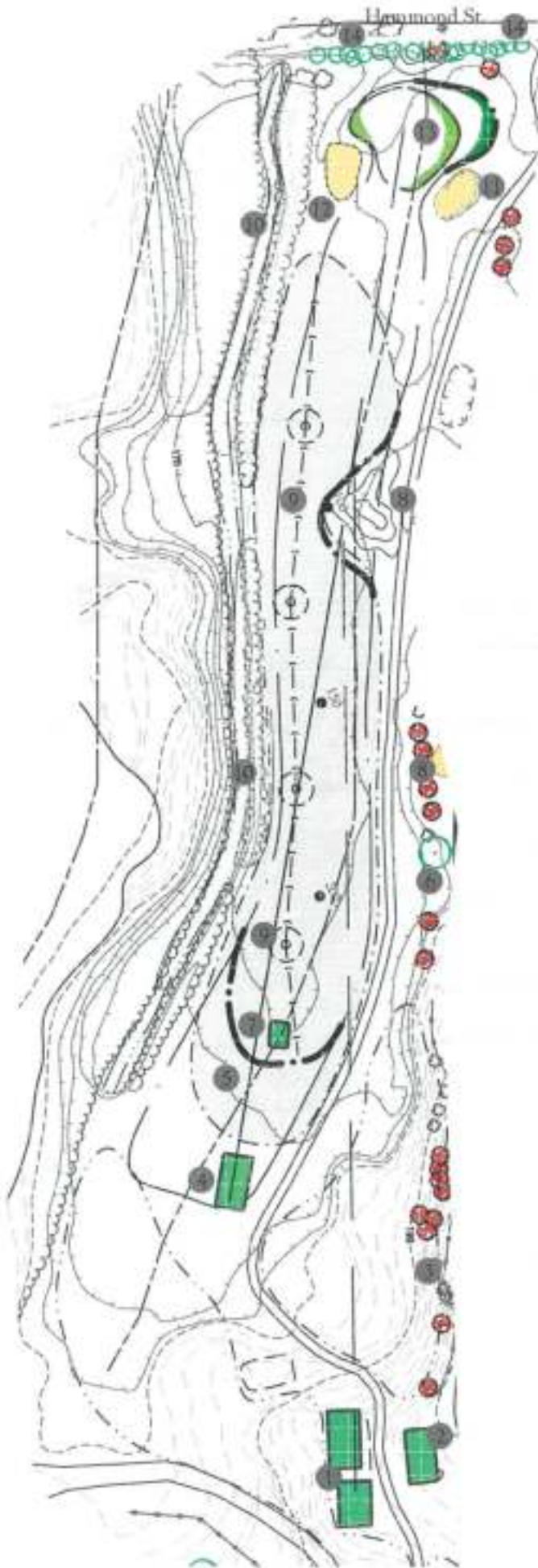
| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 372  | 361   | 345 | 4   |

#### PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 372  | 361   | 345   | 331 | 234  | 4   |



**MUNGEAM**  
GOLF DESIGN





The second is also a medium/short par four, but the distinctly uphill design and trouble on both sides (including out-of-bounds on the left for the drives and a cliff to the right at the approach and green) makes this hole play way more difficult than its length would imply. The second hole also received many mentions in the “least favorite hole category” of the survey we conducted. It will become the 8<sup>th</sup> hole in the new routing. We hope that by playing it later in the round that players will have warmed up and will play the hole better.

The existing tees at Hole 2 are good, requiring only leveling and some expansion. New forward tees are proposed to improve the tee shot position for slower swing players who now struggle to reach the top of the hill on their second shot. The hole formerly had staggered bunkers on both sides of the fairway that we propose to restore. One of our first recommendations to be implemented was to eliminate the rough from the slope by connecting the upper and lower fairways, and removal of the stockade fence from the right side of the approach and green. The fence saved some shots from going over the steep edge, but was also unattractive.



*At left is the view from Hole 2 tee. The photo at right shows the proximity of the existing cart path to the green along with existing sand bunker and steps to be removed.*

A review of the 1938 aerial photograph of the course shows that Stiles had incorporated a pair of bunkers into the right side of the approach fairway short of the putting surface. These were likely meant as “catch” bunkers to keep rolling shots from going over the edge. The Master Plan proposes restoration of a single bunker here. Tree thinning and pruning was proposed for the left side so that there is more airspace for players to start their fade and have it land in the fairway or on the green.

The existing asphalt path was sited too close to the left side of the green and should be shifted to the left so it is less in play. Shifting the path and removing the non-original greenside bunker will create additional space to create a gentler slope to access the green, as well as to improve turf health. As is common on courses of this vintage, the putting surface has shrunk in size at the left and back. It should be restored to its original width and shape, with the back collar expanded so it connects to the back tee on Hole 3.

Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 2

Proposed Hole # 8

### Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- 1 RENOVATE BACK TEE - LOWER AND EXPAND (BLUE COURSE MARKER)
- 2 LEVEL EXISTING MIDDLE AND FORWARD TEES
- 3 REMOVE THREE TREES AND STUMPS BEHIND AND LEFT OF TEES
- 4 CREATE PATH CONNECTION THROUGH DPW ENTRANCE
- 5 ADD FORWARD TEE (GREEN/RED COURSE MARKERS)
- 6 ADD FORWARD TEE (GOLD COURSE MARKER)
- 7 RESTORE RIGHT FAIRWAY BUNKER AND MODIFY FAIRWAY
- 8 SHIFT PATH LEFT; REMOVE OLD BUNKER; REMOVE TWO TREES
- 9 EXTEND SAFETY NETTING
- 10 ADD LEFT FAIRWAY BUNKER AND MODIFY FAIRWAY
- 11 RESTORE RIGHT APPROACH BUNKER
- 12 REMOVE STOCKADE AND CHAIN LINK FENCE AND REPLACE WITH WOODEN TWO LEVEL SPLIT RAIL
- 13 RESTORE GREEN LEFT
- 14 REMOVE LEFT GREENSIDE BUNKER AND ONE TREE
- 15 SHIFT PATH LEFT, EXPAND APPROACH
- 16 CONNECT GREEN COLLAR TO 3RD TEE

#### EXISTING SCORECARD

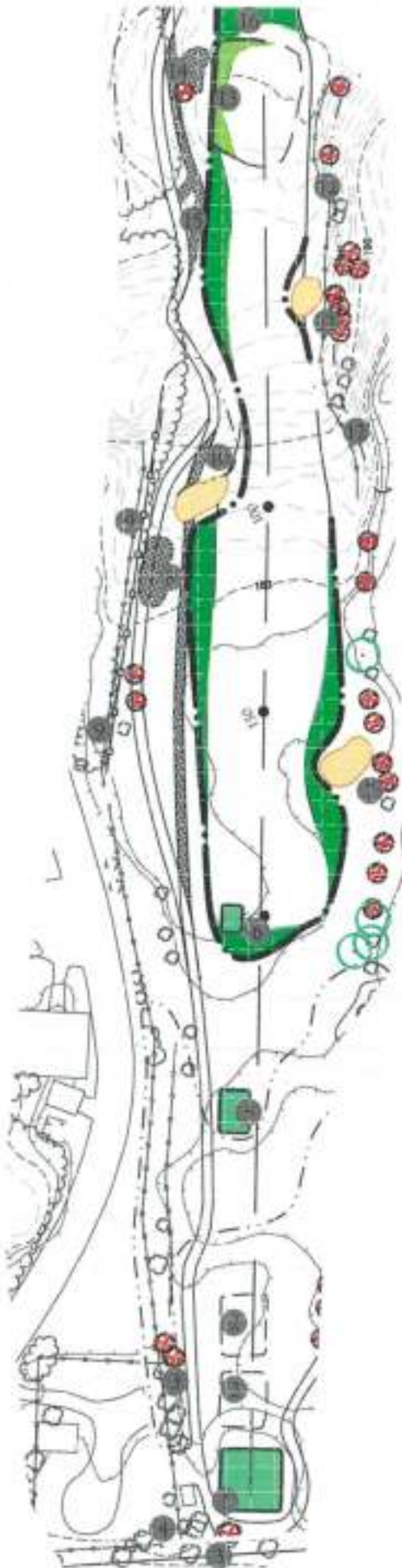
| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 341  | 335   | 316 | 4   |

#### PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 341  | 315   | 295   | 249 | 200  | 4   |



**MUNGEAM**  
GOLF DESIGN





Hole 3 is a visually attractive, downhill playing one shot hole of 114 to 175 yards in length. Play is from three distinct tee levels that step down the steep slope. The Master Plan proposes an alternate tee to the back right of Hole #2 green that could double as a longer, 195-yard tee for Hole 3 and another middle tee for Hole 1. The existing tees are small, resulting in excessive turf wear, therefore the MP suggests expansion of the back tee to the right. As with at Hole 2 green, players must currently climb steps to reach the teeing ground. To be more accessible, we have proposed elevating the path to a level closer to the tee surfaces to eliminate the need for steps.

The 3<sup>rd</sup> hole is the player's first encounter with native grass rough whose expansion is a big part of the Course Master Plan. Out of play areas such as on the steep slopes between the tees here on 3 will be minimally managed and the grass allowed to grow and dry out, providing great contrast with the managed green turf.



*The view from the back tee on the downhill 3<sup>rd</sup> Hole. This will become Hole 9 in the new routing of holes.*

The approach to the green is low lying ground with poorly drained peat soils. The fairway should be elevated or have drainage installed to remove the standing water and improve playing conditions.

The 3<sup>rd</sup> green is guarded on the left by a single bunker that was part of the original design. The putting surface has shrunk and settled over time, creating some interesting bumps and hollows. The green and bunker are to be restored, and, as with Hole #2, the back collar is to be connected to the tee area on Hole 4.

Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 3

Proposed Hole # 9

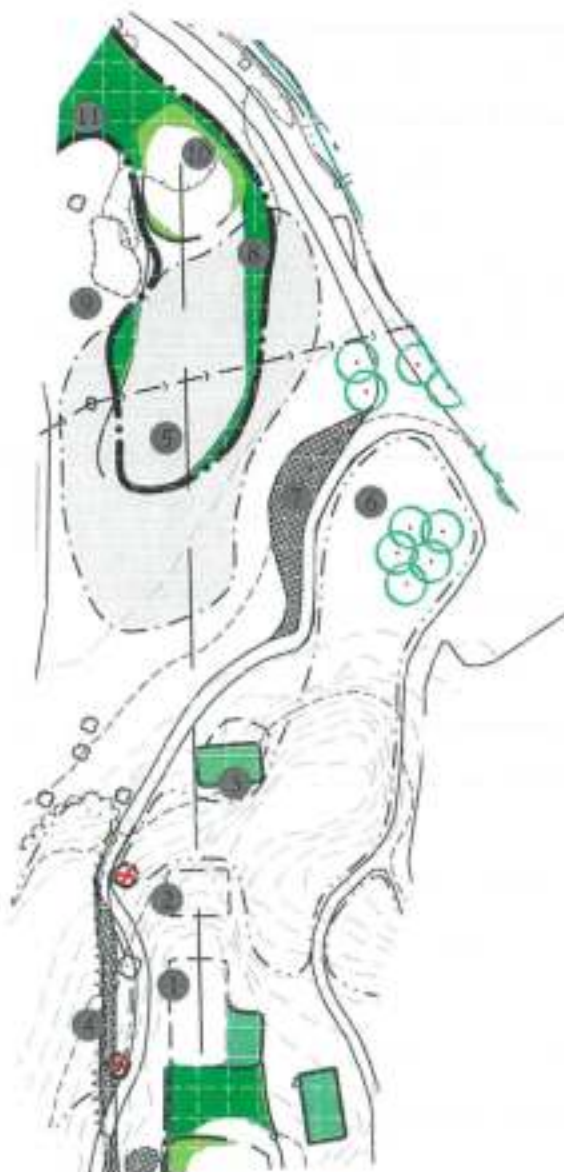
Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- 1 EXPAND BLUE/WHITE COURSE TEE
- 2 LEVEL WHITE/GREEN COURSE TEE
- 3 RENOVATE FORWARD TEE (RED/GOLD COURSE MARKERS)
- 4 REMOVE TREE LEFT OF TEES AND ADJUST PATH
- 5 ADD SAND SLIT DRAINAGE TO APPROACH AREA
- 6 PLANT SEVEN TREES RIGHT OF HOLE
- 7 REDUCE BITUMINOUS PATH AREA
- 8 EXPAND APPROACH
- 9 RE-BUILD LEFT GREENSIDE BUNKER
- 10 EXPAND GREEN
- 11 CONNECT GREEN COLLAR WITH 4TH HOLE BLUE AND WHITE COURSE TEE



### EXISTING SCORECARD

| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 175  | 148   | 140 | 3   |

### PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 175  | 148   | 140   | 140 | 114  | 3   |



**MUNGEAM**  
GOLF DESIGN





The current 4<sup>th</sup> Hole is a short par-4 of 235 to 321 yard playing from three separate small tee boxes. The new course routing will change this to the 10<sup>th</sup> hole.

The ground from tee to the landing zone is flat and very wet, often impacting use of the entire course. This hole should be one of the first to receive drainage improvements. The right side is bordered by a stagnant ditch and the left by higher ground and large trees. The fairway currently ends about 70 yards before the putting surface with two centrally located bunkers at 25 and 45 yards from the green. The combination of wet fairway that eliminates any roll on drives and the long section of rough and bunkers make it difficult and unfair for less accomplished and short hitting players. Most have to try to avoid both bunkers and play their third shot from the rough. The green at Hole 4 is bordered on three sides by large trees, including a massive oak just off the right side.



*The fairway on Hole 4 is flat and very wet. The lack of any roll on drives and the two centerline bunkers makes it a difficult hole for most players. The Master Plan proposes drainage improvement, shifting the first bunker to the left, expanding the ditch on the right and expanding/combining the small back tees to expand hole length options.*

The Master Plan calls for combining the two rear tees into a single larger tee surface. The waterway on the right should be widened toward the 4<sup>th</sup> hole and re-shaped in a more free form wetland resource area with mostly naturalized banks containing native edge plantings such as hibiscus, iris, sedge grasses and cardinal flower. The fairway should be made more playable by elevating the surface and adding sand slit drainage.

To further improve playability, the first bunker is to be shifted to the left edge of the hole and the fairway will be expanded so that it goes continues to the green going around both sides of the bunker closer to the putting surface. The new design will maintain the same challenge for good players while giving the less accomplished players an easier way to reach the green.

The large trees around the green are beautiful but their proximity negatively impacts turf health. Some tree removal and branch pruning is recommended to improve the vitality of the grass.



Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 4  
Proposed Hole #10

Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- ① COMBINE EXISTING BACK TEES INTO ONE LARGER TEE
- ② ADD FORWARD MIDDLE TEE (RED MARKER)
- ③ ADD FORWARD TEE (GOLD MARKER)
- ④ EXPAND WETLAND DITCH RIGHT OF FAIRWAY; REMOVE THREE TREES
- ⑤ ADD SAND SLIT DRAINAGE TO FAIRWAY AND ADJACENT ROUGH
- ⑥ ADD TWO FOOT BRIDGES
- ⑦ SHIFT FAIRWAY BUNKER LEFT AND MODIFY FAIRWAY
- ⑧ RE-BUILD APPROACH BUNKER AND EXPAND FAIRWAY/APPROACH
- ⑨ VEGETATION MANAGEMENT LEFT OF APPROACH AND GREEN
- ⑩ ADD COMPOSTING RESTROOM

### EXISTING SCORECARD

| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 321  | 317   | 314 | 4   |

### PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 321  | 294   | 294   | 237 | 208  | 4   |



**MUNGEAM**  
GOLF DESIGN



The current 5<sup>th</sup> hole (the proposed 11<sup>th</sup> in the new routing) is not an original hole. As noted previously, this long par-3 was added to enable elimination of the par-3 first hole and conversion of Hole 2 to #1 and its lengthening. The “new” hole plays from a pair of tees to a large level green guarded at the front right by a sand bunker. The current putting surface and bunker were not designed in the same style as the original Wayne Stiles features. The Stiles designed greens are smaller with more internal contouring and the bunker edges have less movement.

At the tee, the Master Plan calls for leveling of the main tee (which was done in 2022), and renovating of the forward tee into a pair expanded to the front, creating a 135-yard shot to the green.

The fairway is proposed to be expanded at the front left of the green, and to make the complex better match the originals, we have proposed reducing the size of the putting surface on the left side, the addition of a left side bunker to define the new green edge, and renovation of the existing front right bunker in as style more similar to the Stiles originals. The Plan also calls for the addition of a fairway expansion to the back right of the green very similar to that found at the first hole.



*The cape and bay style greenside bunker is not similar in style to the original greens so should be renovated to conform to the style of other sand bunkers.*

The Master Plan has recommended tree removal in several areas of the course. We propose that the open area to the back right of 5 green be used for planting new trees to replace those removed and to shelter the proposed Putterham Woods-Dane Park path connection.



Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 5  
Proposed Hole #11

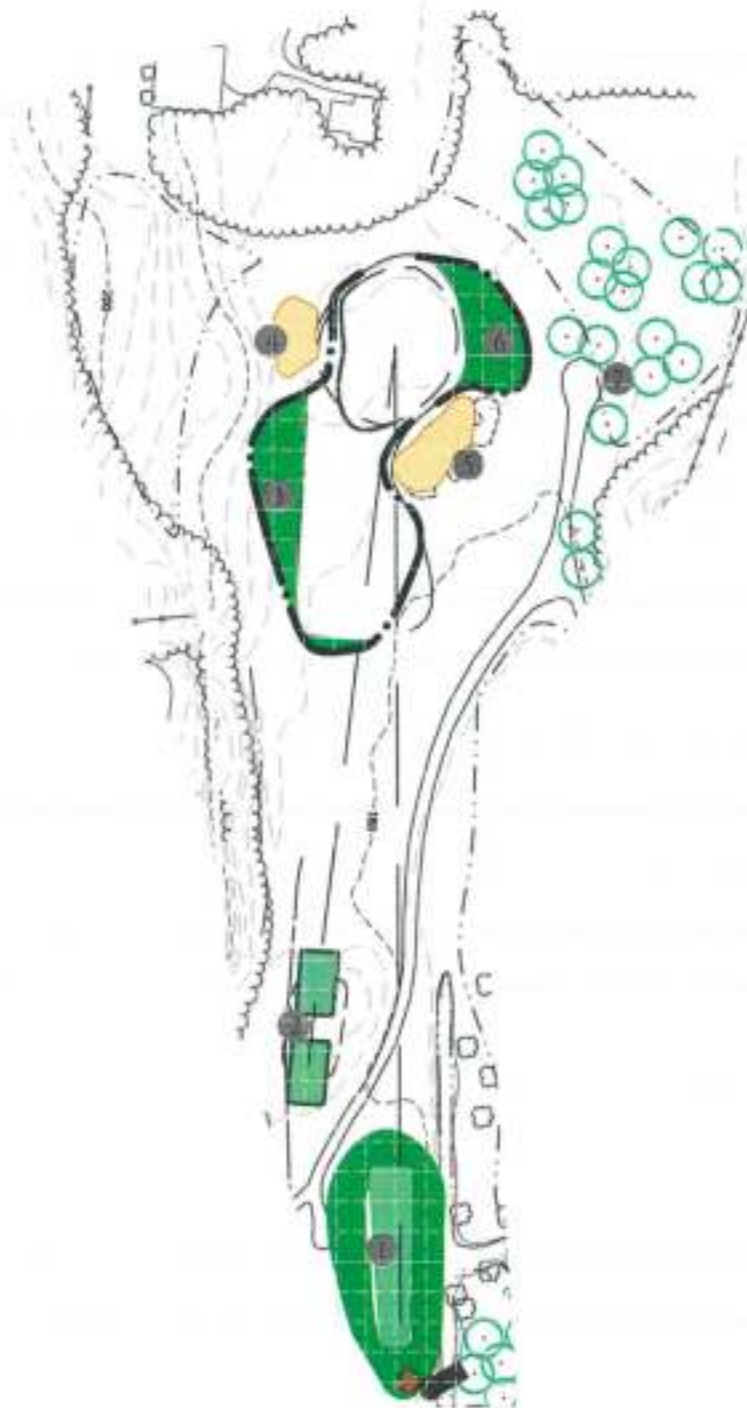
Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- ① LEVEL EXISTING BACK TEE (BLUE & WHITE MARKERS)
- ② RE-BUILD GREEN/RED/GOLD COURSE TEE AS PAIR
- ③ MODIFY FAIRWAY
- ④ ADD LEFT GREENSIDE BUNKER, REDUCE GREEN SIZE
- ⑤ REBUILD RIGHT GREENSIDE BUNKER
- ⑥ DEVELOP RIGHT SIDE CHIPPING AREA
- ⑦ PLANT TREES TO BACK RIGHT OF GREEN



### EXISTING SCORECARD

| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 208  | 177   | 157 | 3   |

### PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 208  | 182   | 157   | 157 | 135  | 3   |



**MUNGEAM**  
GOLF DESIGN



The 6<sup>th</sup> Hole is a medium length par-5 of 521 yards from the Blue markers and 375 yards from the newly built forward tee. There is space behind the current rear tee to expand it back and add another 10-15 yards to the hole. The existing multiple back tees should be combined into one larger tee at one level to improve efficiency of maintenance and to reduce the amount of unused tee area. Another forward tee is recommended at approximately the 335 yard distance.

There are few existing trees between the 4<sup>th</sup> and 6<sup>th</sup> holes other than those directly right of the tees, resulting in much interplay between the two holes. The Master Plan calls for addition of a grove of trees to just in front of the main tee area to improve separation and reduce the number of Hole 6 drives going into 4 fairway.

Similar to the 4<sup>th</sup> Hole that it abuts, the 6<sup>th</sup> fairway is low, flat and underlain by peat soils. After rains and it is pocked with puddles from the forward tee to about 125 yards from the green. It will require a grid work of sand slit drainage to improve playability and turf conditions.



*A new, Master Plan recommended forward tee which shortens the carry to the fairway was added in 2022. Future plans call for straightening of the path at the approach.*

The Master Plan calls for several fairway edge features to add interest and strategy, including a new left fairway bunker at about 150 yards from the green and enhancement of the mounding on the right edge of the hole at 100-130 yards out.

There is currently an asphalt path at the left side of the tee and fairway that ends about 175 yards from the green, and another path on the right from 75 yards out to the green. The Master Plan calls for connecting the two paths with a new path across the fairway and shifting of the path at the approach to the right so it is less in play.

The sand bunkers on both sides of the green were formerly rebuilt. They will be restored to their former shape and size with improved drainage and new sand.



Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 6  
Proposed Hole # 12

### Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- 1 RENOVA TE BLUE COURSE TEE;  
EXPAND TO REAR
- 2 LEVEL WHITE COURSE TEE
- 3 ADD GREEN/RED COURSE TEE
- 4 ADD FORWARD TEE (GOLD MARKER)
- 5 DEVELOP WETLAND AREA RIGHT  
FRONT OF TEES
- 6 ADD SAND SLIT DRAINAGE TO  
FAIRWAY AND ADJACENT ROUGH
- 7 SHIFT PATH LEFT AND ADD MOUNDS
- 8 ADD FESCUE MOUND RIGHT OF  
LANDING AREA
- 9 ADD LEFT FAIRWAY BUNKER,  
MODIFY FAIRWAY
- 10 ADD MOUND RIGHT OF SECOND  
LANDING AREA
- 11 CONNECT CART PATH FROM LEFT  
TO RIGHT SIDE OF HOLE (GRAVEL)
- 12 SHIFT PATH RIGHT AND ADD CART  
BRIDGE RIGHT OF APPROACH
- 13 EXPAND APPROACH FAIRWAY
- 14 REBUILD RIGHT GREENSIDE BUNKER
- 15 REMOVE SIX TREES RIGHT AND  
BEHIND GREEN
- 16 REBUILD LEFT GREENSIDE BUNKER

### EXISTING SCORECARD

| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 521  | 506   | 484 | 5   |

### PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 530  | 506   | 484   | 370 | 329  | 5   |



**MUNGEAM**  
GOLF DESIGN



The 7<sup>th</sup> hole is a medium/short par-4 playing from 323 to 347 yards. The left side of the hole is bordered by The Country Club property, but it is truly defined by its green complex, which is elevated twenty feet above the fairway with steep side slopes on three sides. Though not considered a true “template green” (such as the famous Redan, Short and Biarritz), the “Volcano Green” has many similar and famous examples found worldwide. The original “Volcano” was likely Hole 2 or Hole 6 at Royal Dornoch in Scotland. Famous golf architect Donald Ross, who Stiles often competed against on projects, was greatly influenced by this course and used the Volcano design often on par-3 and short par-4 holes. Good examples of this design include the long par-3 4<sup>th</sup> hole at Shennecossett in Groton, CT and LuLu Country Club in Pennsylvania, the 8<sup>th</sup> at Misquamicut in Rhode Island and the 9<sup>th</sup> at Glens Falls CC in New York. The bunkering and putting surface were changed in a 2002 renovation to make the hole more playable and less penal, which resulted in some loss of its vintage character. The Master Plan calls for a restoration of the old style.

The 7<sup>th</sup> fairway is rocky and flat with poor drainage. The Master Plan calls for improved drainage and some filling in the fairway to cover some of the exposed rock.



*The 7<sup>th</sup> green at Brookline (above) and similar style greens at Shennecossett and Glens Falls*





Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 7  
Proposed Hole # 13

### Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- ① LEVEL BLUE AND WHITE COURSE TEES
- ② EXPAND DITCH FOR FLOOD STORAGE
- ③ ADD FORWARD MIDDLE TEE BEYOND STREAM CROSSING (RED MARKER)
- ④ ADD FORWARD TEE (GOLD MARKER)
- ⑤ IMPROVE DRAINAGE WITH SAND SLOPE DRAINS & IMPROVE FAIRWAY TURF
- ⑥ MODIFY FAIRWAY EDGE
- ⑦ RENOVATE RIGHT GREENSIDE BUNKER
- ⑧ REMOVE LEFT GREENSIDE BUNKER
- ⑨ REMOVE THREE TREES TO REAR AND BACK RIGHT OF GREEN
- ⑩ VEGETATION MANAGEMENT AT LEFT SIDE AND BEHIND GREEN

### EXISTING SCORECARD

| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 347  | 340   | 323 | 4   |

### PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 347  | 325   | 325   | 240 | 200  | 4   |



**MUNGEAM**  
GOLF DESIGN



The existing teeing grounds on Hole 8, a dogleg right par-4 of 370 to 401 yards, were rebuilt about 20 years ago and could use re-leveling and the addition of forward tees to shorten the hole for slow swing speed users.

When originally designed and opened, the 8<sup>th</sup> was bordered on the right side by a ditch similar to the one between Holes 4 and 6 that diagonally crossed the hole at the approach. The ditch was piped sometime between 1938 and 1955. That concrete culvert is now in disrepair, no longer is functional and negatively impacts movement of water off of the 7<sup>th</sup> and 8<sup>th</sup> holes. The Master Plan recommends removal of the culvert and daylighting of the waterway as before. This will require relocation of the cart path to the left side of the hole and installation of several bridge type crossings for walkers and cart traffic. The left side of the hole is framed by a few single trees in poor condition. The Plan calls for removal of the weakest ones and replacement with soft mounding and clusters of new trees.

Both greenside bunkers will be restored to their original design using the 1938 aerial photograph as a guide to their position and shape.



*The left photo shows the existing tee shot from Hole 8 tee. We have proposed shifting the cart path to the left side of the hole so that the ditch can be restored on the right side of the hole. The unnatural, even spaced, single trees on the left side of the fairway will augmented by additional plantings and the concrete culvert crossing the fairway removed.*



Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 8  
Proposed Hole #14

Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- 1 LEVEL ALL THREE (3) EXISTING TEES
- 2 DEVELOP SOFT MOUND & REMOVE SEVEN TREES LEFT OF FAIRWAY
- 3 ADD FORWARD MIDDLE TEE (GREEN COURSE)
- 4 ADD FORWARD TEE (RED COURSE)
- 5 REMOVE CULVERT, RIGHT SIDE & CROSSING FAIRWAY, DEVELOP DITCH
- 6 REMOVE EXISTING PATH, DEVELOP NEW PATH ON LEFT SIDE OF HOLE
- 7 DEVELOP SOFT MOUND LEFT OF LANDING AREA
- 8 PLANT TREES LEFT OF FAIRWAY
- 9 REMOVE FOUR TREES AND PLANT TEN LEFT OF APPROACH
- 10 ADD SAND SLIT DRAINAGE TO FAIRWAY AND ADJACENT ROUGH
- 11 MODIFY FAIRWAY EDGE
- 12 ADD TWO (2) CART BRIDGES AND ONE (1) FOOT BRIDGE ACROSS DITCH
- 13 REBUILD BOTH GREENSIDE BUNKERS
- 14 CONNECT GREEN COLLAR TO 11TH BLUE TEE

### EXISTING SCORECARD

| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 401  | 390   | 370 | 4   |

### PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 401  | 382   | 370   | 298 | 250  | 4   |



**MUNGEAM**  
GOLF DESIGN



On Hole 9 most players are faced with a blind tee shot over a ridge of ledge to a wide, flat and often very wet fairway. The fairway is the low point of Holes 4 through 18. Surface water exits Hole 9 through a pipe that goes under the driving range. Hole 9 and adjacent Hole 4 are generally the first holes to flood and the last holes to dry out. The 9<sup>th</sup> hole was formerly equipped with a pump system to assist removal of standing water, but the pump hasn't worked for many years. Repair of the pump and installation of subsurface drainage in the fairway should be one of high priority tasks of the Master Plan.

Once beyond the ledge, the hole doglegs left to a beautiful two-level putting surface guarded by a single left bunker and three bunkers on the slope to the right.

At the tees, the Master Plan proposes re-alignment and leveling of the back tee surfaces to help new players with their aim. The existing tee alignment results in players hitting too far to the right and endangering users of the path from the clubhouse to the first tee. An additional aiming assist being proposed is a new right side fairway bunker that's visible from the tee at about 120 yards from the green. A new forward tee was added in 2022 that allows the hole to be played as a par-3 when flooding occurs.

A major change proposed is the addition of a pond on the left side of the hole between the landing zone and green within the current floodzone. The pond will serve multiple purposes, including flood storage, diversification of habitat, irrigation storage and additional recreation possibilities such as skating and fishing.

At the green, the Master Plan shows restoration of bunkers and putting surface to their original shape and size. The pair of bunkers at the right front may become a single bunker with the fairway widened in front of the hazard to give shots that land short a friendly kick toward the green.



*View from the rear tees on Hole 9 showing the blind tee shot and the tees aiming to the right of the landing zone. The photo at right shows the flooding which routinely occurs.*



Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 9

Proposed Hole # 6

Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- 1 EXPAND BACK TEE AND IMPROVE ALIGNMENT
- 2 EXPAND EXISTING MIDDLE TEE AND IMPROVE ALIGNMENT
- 3 ADD FORWARD TEE (GREEN/RED TEE MARKER USE)
- 4 VEGETATION MANAGEMENT LEFT OF TEES
- 5 MODIFY FAIRWAY EDGE. EXPAND TOWARDS TEES AND TO RIGHT
- 6 ADD SAND SLIT DRAINAGE TO FAIRWAY AND ADJACENT ROUGH
- 7 ADD RIGHT FAIRWAY TARGET BUNKER
- 8 MODIFY FAIRWAY EDGE AT APPROACH
- 9 ADD POND AT LEFT SIDE OF APPROACH
- 10 REBUILD FRONT RIGHT GREENSIDE BUNKERS AS ONE
- 11 REBUILD LEFT AND BACK RIGHT GREENSIDE BUNKERS

### EXISTING SCORECARD

| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 395  | 365   | 330 | 4   |

### PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 395  | 365   | 330   | 275 | 210  | 4   |



**MUNGEAM**  
GOLF DESIGN



The original Wayne Stiles layout had this as the first Hole, which made sense based on its proximity to the Clubhouse, but the blind tee shot made it a poor starting hole, so it was changed to Hole 10. The new Master Plan has the hole becoming the 5<sup>th</sup>, so no longer a starting Hole for either nine.

The back tee is located on top of a high area of ledge. The small tee is fit into the rock outcrops and surrounded by trees, making turf health an issue, so expansion of the tee and pruning of trees is included in the Master Plan. The middle tee is of good size but the low height requires players to lift their tee shot over the high ridge between the tee and fairway. Once on top of the ridge, players get a view of the attractive hole which angles to the left around another high mound. A new forward tee has been located on top of this ridge.



*The fairway isn't visible from either of the back tees on Hole 10 due to a ridge of ledge crossing the hole. A pond is planned for the low area at the front left of the tee.*

The cart path for Hole 10 ends in the center of the hole, then resumes again left of the approach fairway. The abrupt path end results in excessive turf wear, so we propose extending the path to the right side of the fairway. The fairway should be expanded closer to the big mound on the left so that it becomes more integral to strategy.

The Master Plan further calls for the removal of some trees between Holes 10 and 11 and the addition of mounding and "waste" bunkers to separate the two holes. The additional elevation change will add visual character and mimic the existing mounds on the right near the start of the 10<sup>th</sup> fairway.

As occurs at all old courses, the classic Stiles putting surface has shrunk and should be restored to its original shape at the right side and back.



Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 10

Proposed Hole # 5

Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- 1 ADD NEW BACK TEE, REMOVE FOUR (4) TREES
- 2 LEVEL AND EXPAND EXISTING BACK TEE
- 3 ADD CART TURN AROUND AT BACK TEE AREA
- 4 EXPAND EXISTING FORWARD / MIDDLE TEE AREA
- 5 ADD FORWARD TEE (RED / GOLD MARKERS) WITH VISIBILITY OF FAIRWAY
- 6 MODIFY FAIRWAY EDGE, BOTH SIDES AND EXPAND BACK TOWARD TEE
- 7 VEGETATION MANAGEMENT RIGHT OF TEES AND LEFT OF FAIRWAY
- 8 ADD RIGHT FAIRWAY BUNKER AT ABOUT 100-80 YARDS FROM GREEN
- 9 EXTEND PATH TOWARDS LANDING AREA
- 10 ADD SAND SLIT DRAINAGE TO FAIRWAY AND ADJACENT ROUGH
- 11 MODIFY APPROACH FAIRWAY AND COLLAR EDGE
- 12 REBUILD BOTH GREENSIDE BUNKERS
- 13 RESTORE GREEN TO ORIGINAL SIZE AT RIGHT SIDE AND BACK
- 14 REVISE CART PATH BEHIND GREEN

#### EXISTING SCORECARD

| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 338  | 330   | 311 | 4   |

#### PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 300  | 330   | 310   | 210 | 210  | 4   |



**MUNGEAM**  
GOLF DESIGN



The 11<sup>th</sup> hole plays parallel to the 10<sup>th</sup> in the opposite direction. The hole has a classic New England look. Tees and fairway are on the low ground, then the hole climbs steeply uphill over the last 70 yards to the “plateau” green guarded by bunkers at the left side and back. The short hole length tempts long hitters to try and drive the raised green guarded by large trees. Many of those trees have been weakened by disease, pests or climate change. The hemlock trees are slowly dying from the affects of the “hemlock wooly adelgid” insect and unfortunately will soon have to be removed.

Until being recently expanded, the hole had a single small tee. The Master Plan proposes the addition of three new tee boxes to spread turf wear and add variety to the holes length. The alignment of the path at the tee will be adjusted to reduce visibility of the asphalt from the tee area.

Soon after the course was built rows of trees were planted along both sides of Hole 11. The trees provided a bit of separation, but the trees on the right awkwardly hide what could be a nice view of the 11<sup>th</sup> green from the teeing ground. As noted in the narrative for Hole 10, we are recommending the few remaining trees between those holes be replaced by mounding and bunkers that will create separation between the holes while also hiding the cart path between the tees and approach.



The three greenside bunkers should be restored/renovated in the original Stiles character and the putting surface expanded to its former shape and size at the front right.



Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 11

Proposed Hole # 15

Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- 1 LEVEL AND ROOT PRUNE EXISTING BACK TEE
- 2 REMOVE CULVERT & CREATE DITCH; ELIMINATE PATH, ADD CART BRIDGE
- 3 ADD MIDDLE TEEING AREA JUST BEYOND PROPOSED DITCH
- 4 SHIFT PATH FROM FRONT OF TEE TO LANDING ZONE
- 5 ADD FORWARD MIDDLE TEE (GREEN COURSE)
- 6 ADD FORWARD TEE (RED COURSE)
- 7 ADD MOUNDING TO FRONT RIGHT OF EXISTING TEEING GROUND
- 8 ADD SAND SLIT DRAINAGE TO FAIRWAY AND ADJACENT ROUGH
- 9 ADD RIGHT FAIRWAY WASTE STYLE BUNKER WITH FESCUE MOUNDS
- 10 REMOVE FIVE (5) TREES RIGHT OF FAIRWAY AT 80 YARDS FROM GREEN
- 11 MODIFY FAIRWAY EDGE, BOTH SIDES AND EXPAND TOWARD GREEN
- 12 REMOVE SIX (6) TREES LEFT OF FAIRWAY AT 70-100 YARDS FROM GREEN
- 13 EXPAND APPROACH FAIRWAY
- 14 REBUILD ALL THREE (3) GREENSIDE BUNKERS
- 15 RESTORE GREEN TO ORIGINAL SIZE AT FRONT RIGHTS

EXISTING SCORECARD

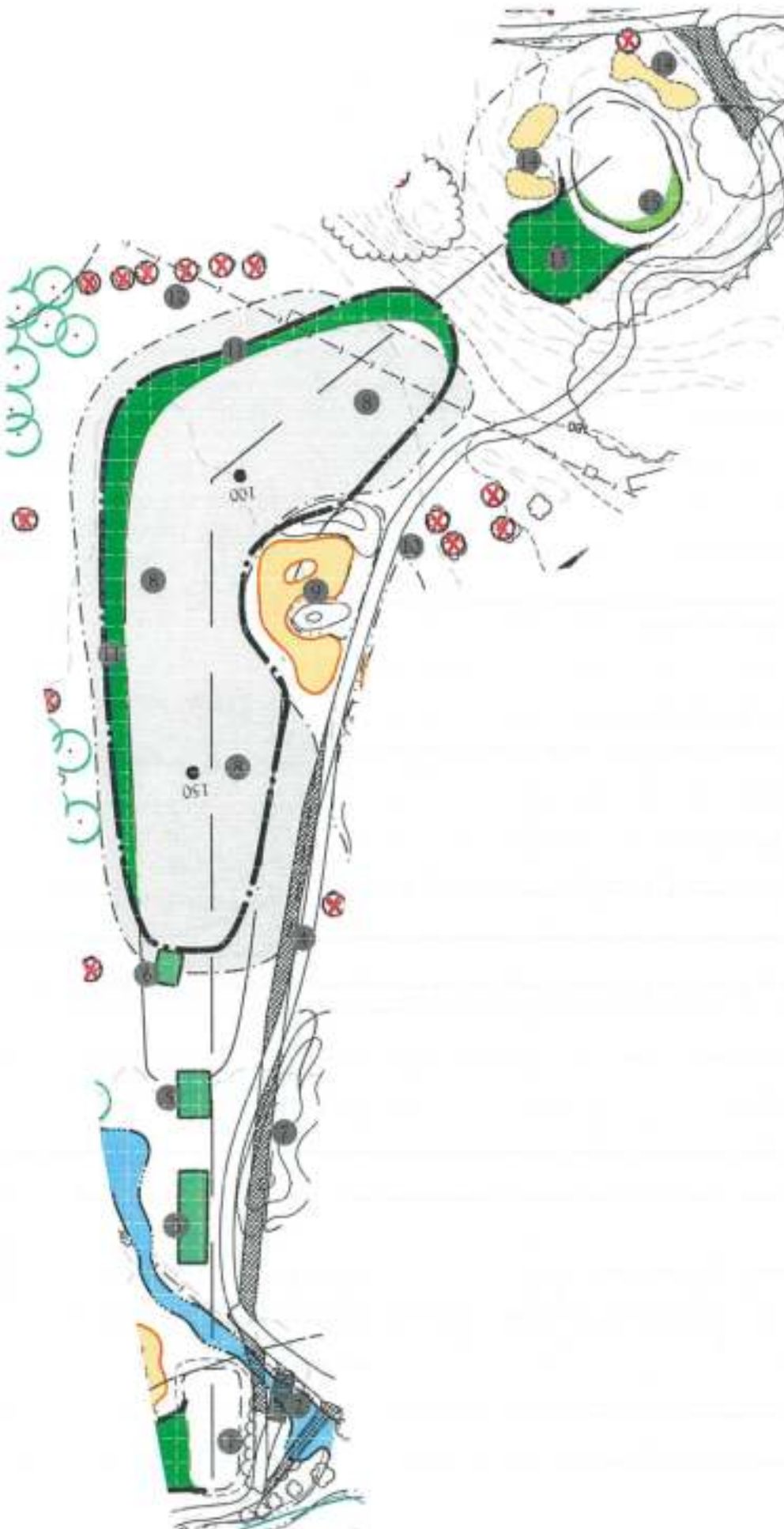
| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 301  | 290   | 287 | 4   |

PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 301  | 290   | 263   | 228 | 200  | 4   |



**MUNGEAM**  
GOLF DESIGN



The delightfully short and pretty par-3 12<sup>th</sup> may be the most memorable hole at Brookline Golf Course. The hole is located in a dramatic setting of large trees and ledge outcrops and offers players a long view of the clubhouse behind the green. Tee shots are played from raised tees that were expanded and leveled in 2022 as part of this Master Plan implementation. The left to right sloping green is tucked between a rock cliff at the back and a pair of rustic looking bunkers at the front right. The entire hole is set into the forested area that was mostly preserved by the Stiles layout.

Vegetation on both sides and behind the green has become overgrown in the 90 years since the course was built and severely impacts turf health and vitality. Many of the trees are hemlock, which are in poor health. During development of the Master Plan, thinning and pruning of the weak and shade impacting trees, and underbrushing, was begun.

This will become the 4<sup>th</sup> hole in the revised routing. Players will be coming to the tee from the current 15<sup>th</sup> green, and then going to the current 10<sup>th</sup> hole from here, therefore a new path system will need to be established along the right side of the 12<sup>th</sup> tee and to the right of the 12<sup>th</sup> green to facilitate the new hole sequencing. There will also need to be a new path developed from the current 11<sup>th</sup> green to the existing 16<sup>th</sup> tee. The path on the left side of existing Hole 12 will be removed.



*This is the view of the picturesque 12<sup>th</sup> Green from the right side tee. Note the ledge outcroppings and clubhouse framing the green.*



Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 12

Proposed Hole # 4

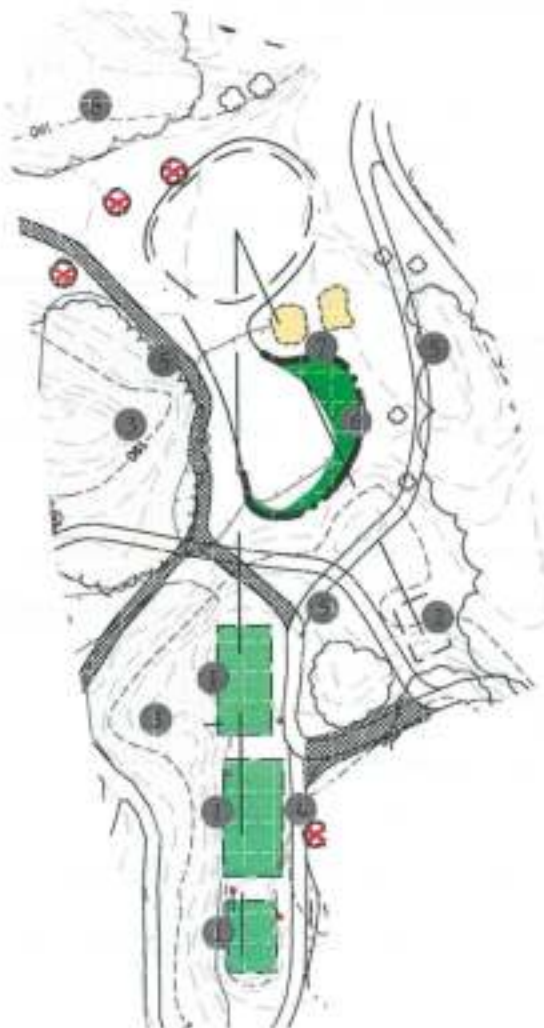
### Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- 1 RENOVATE AND EXPAND THE THREE (3) LEFT SIDE TEES
- 2 LEVEL RIGHT SIDE TEE (RED COURSE)
- 3 VEGETATION MANAGEMENT LEFT OF TEES
- 4 REMOVE DYING HEMLOCK TO RIGHT OF MAIN TEE AREA
- 5 DEVELOP NEW CART PATHS, RIGHT OF AND TO FRONT RIGHT OF MAIN TEE
- 6 EXPAND APPROACH FAIRWAY
- 7 REBUILD BOTH (2) GREENSIDE BUNKERS.
- 8 VEGETATION MANAGEMENT BEHIND GREEN



#### EXISTING SCORECARD

| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 132  | 119   | 99  | 3   |

#### PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 132  | 119   | 108   | 108 | 96   | 3   |



**MUNGEAM**  
GOLF DESIGN



The 13<sup>th</sup> hole has tees just beyond the putting green and proposed short game practice area with visibility of the tee from the Pro-Shop, making this the logical starting hole in the proposed new routing.

Until recently, there was one very long, narrow and unlevel tee box for this medium length par-4. A new forward tee at 284 yards was added in 2022. Additional tee improvements included in the Master Plan include a new rear tee that adds 35 yards to the holes length, another forward tee and leveling of the original tee.

The flat and poorly drained fairway is crossed by two separate ditches, one at 185 yards and the other about 100 yards from the green center. The first ditch crossing greatly impacts the tee shots of a majority of the course users, slowing play. In changing this to Hole #1, it is vital that the first ditch be eliminated and fairway drainage improvements be made from the start to the second ditch crossing.

Many trees that formerly framed both sides of the fairway have died and some of the remaining trees are in poor health. The Master Plan proposes new trees be planted in groupings on both sides of the fairway to bolster the separation between the parallel holes.

The Hole has a wonderful, though challenging to hit, 2-level green distinctly raised ten feet above the approach fairway, which does not connect to the green. The view from the fairway of the green is one of the highlights of the course. Changing this hole from #13 to #1 will make for a stellar introduction to the round. In changing this to Hole 1, we have proposed softening the right front slope up to the green to make the access easier for walkers, and shifting of the path away from the left side of the green so it is less in play on wayward shots and safer for players from Hole 16 using the path. Shifting the path will make space for some fairway expansion at the base of the slope at the left front of the green.



*The left photo is of the start of the fairway in the fall of 2021. Drainage improvements and removal of the first ditch crossing are included in the Master Plan. At right is the view of the wonderful, raised green from the 2<sup>nd</sup> ditch crossing.*



Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 13

Proposed Hole # 1

Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- 1 ADD BACK TEE (BLUE COURSE)
- 2 LEVEL EXISTING BACK TEE (CURRENT BLUE/WHITE MARKERS)
- 3 ADD FORWARD TEE (GREEN/RED MARKER USE)
- 4 ADD FORWARD TEE (GOLD COURSE)
- 5 EXPAND FAIRWAY, PIPE FIRST DITCH
- 6 PLANT TREES LEFT AND RIGHT OF FAIRWAY
- 7 ADD SAND SLIT DRAINAGE TO FAIRWAY AND ADJACENT ROUGH BEFORE DITCH
- 8 REMOVE CULVERT AND ADD CART BRIDGE
- 9 SHIFT PATH LEFT & ADD CART BRIDGE AT APPROACH & LEFT OF GREEN
- 10 EXPAND APPROACH FAIRWAY TO RIGHT AND CLOSER TO GREEN
- 11 SOFTEN SLOPE AT APPROACH UP TO GREEN
- 12 EXPAND GREEN FRONT AND BACK

### EXISTING SCORECARD

| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 400  | 380   | 356 | 4   |

### PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 435  | 380   | 356   | 354 | 238  | 4   |



**MUNGEAM**  
GOLF DESIGN



The 14<sup>th</sup> Hole is one of the more memorable (and disliked) holes at Brookline Golf Course. It plays over heavily contoured terrain to a large putting surface set close to trees on the right and a wetland to the left. With plans to change this to the second hole, the Master Plan improvements lean strongly toward improving playability and making it easier for the average player. Doing so will make it a better hole.

The hole was formerly shorter and straighter. The green was shifted to the right in the 1950's which created the current dogleg right hole.

The teeing ground is tightly located between the 13<sup>th</sup> green and 17<sup>th</sup> tee boxes. A new forward tee was added in 2022 that shortened the Red marker distance to 290 yards. Additional tees are proposed in the Master Plan at about 330 and 230 yards to expand the teeing options available. We have proposed that the seldom used back part of the tee be converted to a combination tee that can be used for Hole 17 play as well as Hole 14.



*Vegetation management on the right side of Hole 14 is included in the Master Plan and this work was begun in 2023. The right photo shows the decaying metal culvert crossing the 14<sup>th</sup> hole at the start of the fairway.*

The downhill view from the tee is fantastic and highlighted by a huge rock ridge that juts into the right side of the hole just short of the landing zone. The Master Plan called for removal of vegetation off this ridge and much of this work has been done. With the addition of drainage and fairway expansion to the right behind the ridge, players can choose to risk hitting over the rock to shorten the hole.

Vegetation management should continue along the right side of the hole from the ridge to the green, which is overly shaded by trees to its right. Currently, players are forced to hit approach shots to the left, where many are swallowed up by the small pond or wetland area left of the green.

The Master Plan is proposing that the ditch crossing the approach and along the right side of the Hole be relocated onto Hole 15 along the left side of the tee area. This would make Hole 14 (future Hole 2) more playable while creating a nice wetland habitat area on Hole 15, but it will require extensive permitting to accomplish.



Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 14

Proposed Hole # 2

Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- 1 RE-BUILD EXISTING REAR TEES WITH BACK TO BE USED FOR HOLE 17
- 2 LEVEL EXISTING MIDDLE TEE (WHITE MARKER TEE)
- 3 ADD ALTERNATE MIDDLE TEE FOR WHITE/GREEN MARKER USE
- 4 ADD FORWARD TEE FOR GREEN/RED MARKER USE
- 5 ADD FORWARD TEE (GOLD MARKER)
- 6 EXPAND FAIRWAY TO THE RIGHT FROM START TO STREAM CROSSING
- 7 IMPROVE FAIRWAY DRAINAGE. REPLACE CULVERT. ADD SLIT DRAINAGE.
- 8 MOVE DITCH FROM RIGHT SIDE TO LEFT. REMOVE POND AT APPROACH.
- 9 ADD RIGHT APPROACH BUNKER
- 10 VEGETATION MANAGEMENT RIGHT OF FAIRWAY AND GREEN
- 11 ADD LEFT APPROACH MOUND AND WIDEN APPROACH FAIRWAY
- 12 REDUCE GREEN SIZE BY ELIMINATING RIGHT SIDE. RESTORE BACK LEFT.
- 13 SHIFT PATH AND ADD NEW CART BRIDGE TO FRONT LEFT OF GREEN
- 14 EXPAND DITCH LEFT OF GREEN FOR FLOOD STORAGE

### EXISTING SCORECARD

| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 426  | 400   | 382 | 4   |

### PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 426  | 400   | 382   | 290 | 230  | 4   |



**MUNGEAM**  
GOLF DESIGN



The slight dogleg right 15<sup>th</sup> is the longest hole at Brookline. A new rear tee is proposed that will add about ten yards to the maximum length. The existing tees are in good condition and the only tee change is the proposed shifting of the forward tee from the right to the left side of the hole corridor so it plays more directly up the fairway. An additional forward tee is proposed at 335 yards.

As noted in the narrative for Hole 14, we are proposing development of a waterway to the left of the 15<sup>th</sup> tees that connects to the stream on the left side of Hole 15 fairway. This is the main discharge ditch for the course. Water flows (slowly) from 14 green across the entire course before exiting to the left of existing Hole 1 green. 15 tee area will become a diverse natural environment with wet meadow and pollinator plants.

Though not an original Stiles designed feature, the Master Plan proposes renovation of the ghost sand bunker behind the 8<sup>th</sup> tees and the addition of a second right fairway bunker to help push play away from that tee. The fairway in this location is in poor condition so is to be refurbished with improved soil and subdrainage. Fairway turf health will be further improved by connecting the tee and fairway paths. Another former original bunker to the right of the green is also to be restored.

Additional tree removal is proposed on both sides of the hole, with a group tree planting suggested in the rough to the right front of the green.

The putting surface at Hole 15 is hated by most players because of its steep slope and difficulty to putt. When built mowing heights were higher and much of the green was used, but at current mowing heights there are only a few usable cupping locations. The green appears to have been patterned after the famous "Sitwell Park" green in England which was designed by Alister MacKenzie. That green was enormous in size and also descended a steep slope in wavelike steps. Slope reduction is proposed at the front and back thirds of Brooklines's green to make it more usable and fair.

With the Hole numbering change from 15 to 3, the cart path will need to be reconfigured to access the current 12<sup>th</sup> hole.



*The area left of existing 15 tee and an example of another stream relocation project.*



Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 15

Proposed Hole # 3

Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

1. ESTABLISH NEW WATERWAY AT TEE W/ PLANTINGS; ADD FOOT BRIDGE
2. VEGETATION MANAGEMENT AT MOUND TO LEFT FRONT OF TEES
3. ADD NEW BACK TEE (BLUE COURSE)
4. LEVEL EXISTING BACK AND MIDDLE TEES
5. ELIMINATE EXISTING FORWARD TEE, DEVELOP NEW (GREEN/RED) TEE
6. ADD FORWARD TEE (RED COURSE)
7. IMPROVE DRAINAGE, SOIL CONDITION AND TURF AT 1ST LANDING ZONE
8. RENOVATE/RESTORE FORMER RIGHT FAIRWAY BUNKER
9. ADD SECOND RIGHT FAIRWAY BUNKER
10. CONNECT CART PATH ON LEFT SIDE ADJACENT TO 1ST LANDING ZONE
11. ADD SAND SLIT DRAINAGE TO FAIRWAY FROM 170 YDS TO GREEN
12. PIPE DITCH AT 50 YARDS. CONNECT APPROACH FAIRWAY & ADD MOUND
13. REMOVE FOUR TREES LEFT OF GREEN
14. RESTORE FORMERLY REMOVED RIGHT GREENSIDE BUNKER
15. SOFTEN SLOPE AT FRONT OF GREEN SURFACE, RESTORE TO REAR
16. DEVELOP IMPROVED ACCESS TO GREEN FROM PATH
17. DEVELOP NEW PATH CONNECTING GREEN TO FORMER HOLE 12 TEE

EXISTING SCORECARD

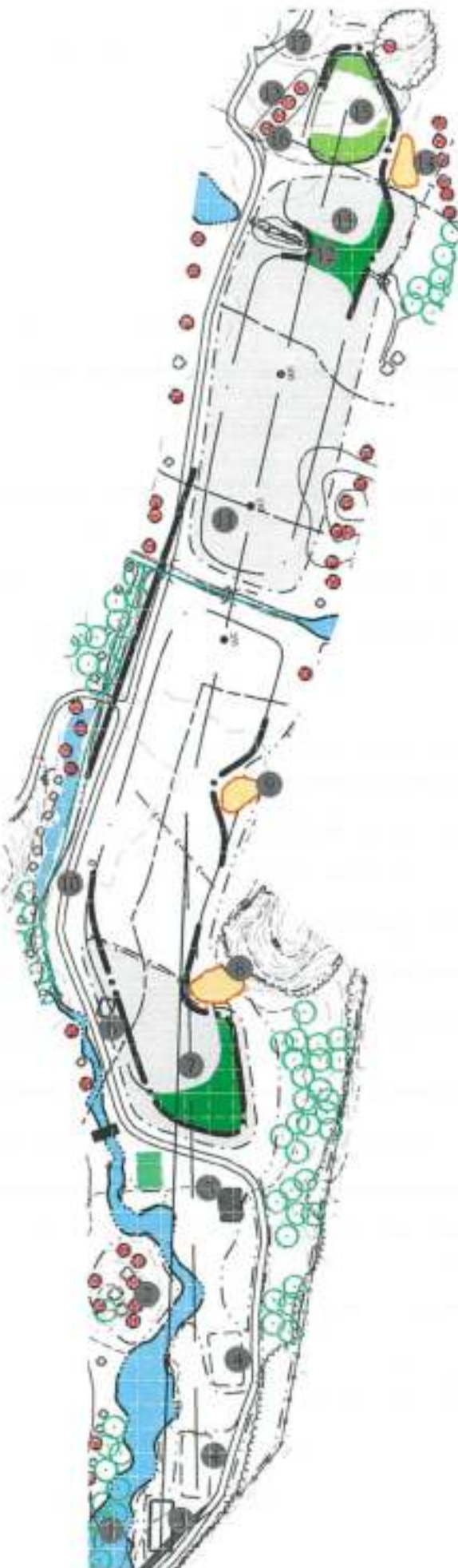
| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 547  | 520   | 460 | 5   |

PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 550  | 520   | 460   | 390 | 335  | 5   |



**MUNGEAM**  
GOLF DESIGN



On the medium length 16<sup>th</sup> hole, which will remain as Hole 16 with the course renumbering, players hit out of the woods into more open, level ground, then are faced with an uphill shot to an infinity green complex.

A new rear tee was added in 2022 that increased the Blue marker length from 356 to 387 yards, as well as a new forward tee that enabled the Red marker distance to change from 323 to 269 yards. Placement of the original tee is good, but the surface is uneven and should be leveled as was done at Hole 5.

The first half of the fairway exhibits the same puddling and wetness issues as most other holes and is proposed to receive for similar drainage improvements. Once beyond the ditch crossing at 100 yards from the green, drainage conditions are better.

Weak tree removal and group re-planting of new trees is proposed for the right side of the hole between the start of the fairway and the ditch, and for the left side left of the approach.

There was formerly a pair of sand bunkers to the left front of the green, but they were grassed over. The Master Plan calls for restoration of these original hazards, restoration of putting surface at the front and back, and the addition of a new sand bunker directly behind the green.



*The infinity style 16<sup>th</sup> green was formerly bordered by two bunkers at the front left (the upper one has been marked in white), both of which are proposed for restoration. The bunkers guard the green and catch poor shots that otherwise would have gone over the steep embankment and left the player with a more difficult recovery shot.*



Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 16

Proposed Hole #16

Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- 1 ADD BACK TEE (FOR BLUE MARKER)
- 2 DEVELOP NEW PATH FROM EXISTING HOLE 11 GREEN
- 3 RENOVATE AND LEVEL EXISTING TEE AREA (BLUE/WHITE MARKERS)
- 4 ADD FORWARD TEE FOR GREEN/RED MARKERS
- 5 ADD FORWARD TEE (GOLD COURSE)
- 6 EXTEND PATH AT TEE TO START OF FAIRWAY
- 7 EXPAND FAIRWAY AT LEFT SIDE OF LANDING ZONE
- 8 REMOVE PIPE, LEFT SIDE AT START OF FAIRWAY; DEVELOP FLOOD STORAGE
- 9 IMPROVE DRAINAGE UP TO DITCH CROSSING. ADD SAND SLIT DRAINS.
- 10 REMOVE (7) TREES LEFT SIDE. PLANT NEW TREES LEFT SIDE AFTER DITCH.
- 11 REMOVE CULVERT, ADD CART BRIDGE AND EXTEND PATH
- 12 RESTORE BOTH FORMER BUNKERS AT LEFT SIDE OF APPROACH
- 13 RESTORE FORMER BACK GREENSIDE BUNKER
- 14 EXPAND GREEN AT FRONT AND BACK

### EXISTING SCORECARD

| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 355  | 320   | 323 | 4   |

### PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 387  | 345   | 323   | 289 | 330  | 4   |



**MUNGEAM**  
GOLF DESIGN



The penultimate hole at Brookline is a wonderful drop-shot par-3 of 146 to 179 yards. The two tee boxes are too small, resulting in excessive turf wear, and don't provide enough shorter distance options. The rear tee was leveled and re-sodded in 2022, but the Master Plan calls for significant expansion of the existing forward tee (to the left) and development of a new forward tee that shortens the hole from the Red and Gold markers. The tee expansion will require tree and brush removal left of the existing tees. The existing vegetation will be replaced by a new planting of trees and shrubs closer to Newton Street. We also propose to remove some of the chain link fence beside the tee so that the back portion of 14 tee can be accessed as a tee for Hole 17.



*Trees and brush to the front left of the existing tee should be removed to enable expansion of the teeing ground and to add diversity by shortening the hole.*

The left side of Hole 17 receives a large amount of runoff from Newton Street, adjacent residences and the West Roxbury Parkway which greatly contributes to the wetness of the Hole. The Master Plan calls for the creation of a drainage forebay and associated drainage improvements to better handle stormwater runoff.

Similar to the 3<sup>rd</sup> green, the putting surface at Hole 17 has settled in areas, resulting in an overly uneven surface and poor drainage. The Master Plan calls for elevating and reconstruction of the green complex to improve conditioning and playability. The new green will match the existing one in size and shape, including replacement of the left greenside bunker that was formerly removed.

Aging trees to the right of the green will be bolstered with young ones to help protect players at 17 green from sliced shots from current Hole 13 (which is to become Hole 1).



Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 17

Proposed Hole # 17

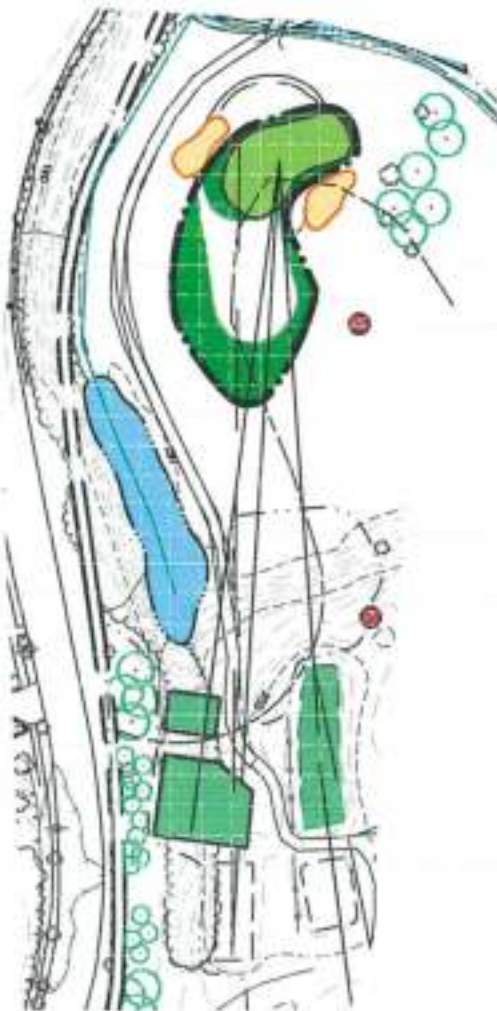
Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- 1 REMOVE PORTION OF SAFETY FENCE. PLANT VINE TO HIDE REMAINING
- 2 VEGETATION MANAGEMENT LEFT OF TEES
- 3 LEVEL EXISTING BACK TEE (BLUE AND WHITE MARKERS)
- 4 ADD TEE PAIR TO FRONT LEFT OF CURRENT TEES (WHITE, GREEN & RED)
- 5 ADD WETLAND FOREBAY TO FRONT LEFT OF TEE
- 6 MODIFY/EXPAND APPROACH FAIRWAY
- 7 VEGETATION MANAGEMENT LEFT OF APPROACH
- 8 REBUILD GREEN COMPLEX. RAISE ELEVATION AND RESTORE LEFT BUNKER
- 9 REMOVE ONE TREE AND PLANT 6 TO THE RIGHT OF THE GREEN



### EXISTING SCORECARD

| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 179  | 160   | 146 | 3   |

### PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 179  | 150   | 138   | 138 | 123  | 3   |



**MUNGEAM**  
GOLF DESIGN



The final hole parallels the West Roxbury Parkway and finishes directly behind the beautiful clubhouse, providing a wonderful setting for the completion of play. The 420-yard back tee distance and contoured putting surface proves a good challenge for players.

The Hole is currently played as a par-4 by men and a par-5 of 392 yards by women. The Master Plan proposes to combine the current middle and forward tees into one large tee surface and the addition of two new forward tees that will reduce the women's course par to four.

The fairway is flat and prone to be wet. Drainage improvements are recommended, as is vegetation removal and restoration of the ditch along the left side of the hole that is meant to control runoff from the adjacent street. A new fairway bunker and some rugged fescue topped mounding is proposed for the right side of the hole at 100 to 170 yards from the green that will help in protecting the new 1<sup>st</sup> tee area from wayward shots, as will the proposed shifting/expansion of the fairway to the left.

The existing cart path is located left of the tees and right of the approach and green with none along the fairway. We have proposed adding path on the left side and across the fairway at about 125 yards from the green so it is continuous.

Additional vegetation management is proposed along the left side of the hole and beside the green to improve playability and turf health.



*The course is blessed to have this wonderful clubhouse view looking back down the 18<sup>th</sup> hole and up the future 1<sup>st</sup> hole.*



Robert T. Lynch



## BROOKLINE GOLF COURSE

Existing Hole # 18

Proposed Hole #18

Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- 1 EXPAND DITCH, DEVELOP WETLAND STORMWATER FOREBAY NEAR TEES
- 2 RENOVATE AND COMBINE EXISTING MIDDLE AND FORWARD TEES
- 3 REMOVE EXISTING RIGHT TEE, DEVELOP NEW ALTERNATE TEE
- 4 REMOVE EXISTING PIPE & DEVELOP WETLAND DITCH BETWEEN TEES
- 5 VEGETATION MANAGEMENT LEFT OF TEES
- 6 ADD FORWARD TEE FOR GREEN AND/OR RED MARKERS
- 7 ADD FORWARD TEE FOR RED MARKERS, SHORTEN FAIRWAY
- 8 PLANT TREES BETWEEN HOLES 18 & 1
- 9 SHIFT PATH AT TEE
- 10 IMPROVE FAIRWAY DRAINAGE, TEE TO APPROACH. ADD SAND SLIT DRAINS
- 11 WIDEN FAIRWAY TO BOTH SIDES
- 12 ADD RIGHT FAIRWAY BUNKER BACKED WITH FESCUE TOPPED MOUNDS
- 13 VEGETATION MANAGEMENT LEFT OF FAIRWAY
- 14 CONNECT PATH FROM LEFT SIDE TO RIGHT ACROSS FAIRWAY
- 15 DEVELOP STORMWATER WETLAND WATER QUALITY FOREBAY NEAR GREEN
- 16 VEGETATION MANAGEMENT LEFT OF GREEN
- 17 RENOVATE RIGHT GREENSIDE BUNKER
- 18 RESTORE GREEN BACK AND RIGHT
- 19 EXTEND COLLAR TO PRACTICE GREEN

### EXISTING SCORECARD

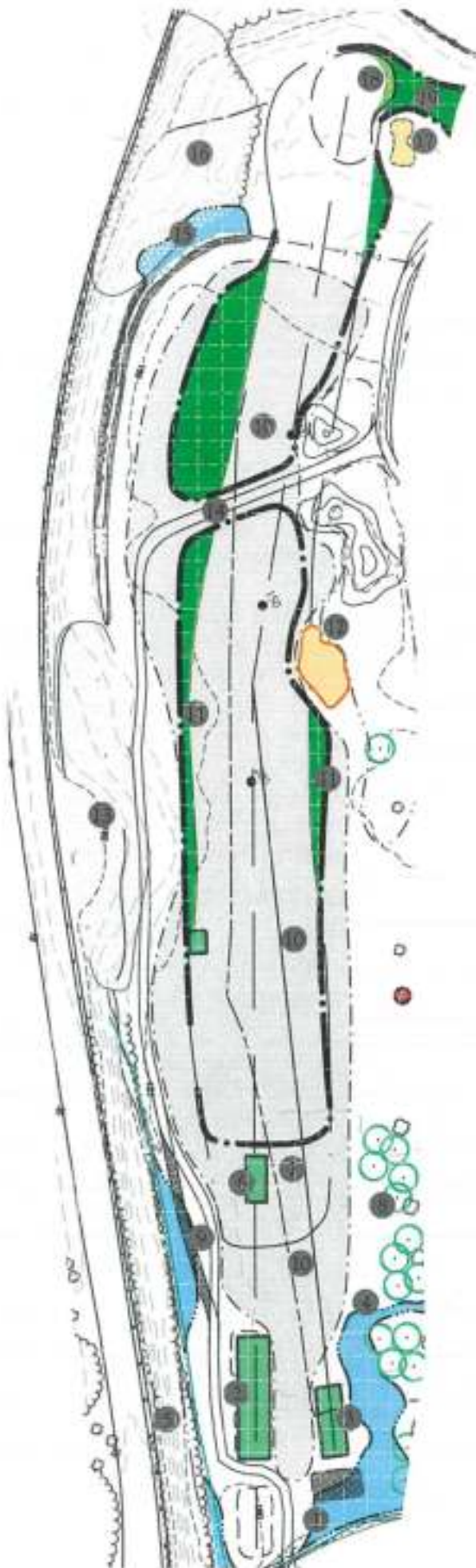
| BLUE | WHITE | RED | PAR |
|------|-------|-----|-----|
| 420  | 391   | 392 | 4   |

### PROPOSED SCORECARD

| BLUE | WHITE | GREEN | RED | GOLD | PAR |
|------|-------|-------|-----|------|-----|
| 420  | 391   | 370   | 315 | 354  | 4   |



**MUNGEAM**  
GOLF DESIGN



## PRACTICE FACILITY:

The driving range is a stand-alone facility that was added to the course in 2015. It is located in a former forested area and the location of the original par-3 first Hole and more recently the first tee area and starter building. The Range has both synthetic turf and grass tees which can be used by as many as twenty (20) players at one time. The hitting area is almost completely surrounded by netting to retain shots and protect course users and the maintenance facility. The Range has been a great revenue source for the Town and the Master Plan recommends few changes, other than planting of some trees within the range to screen the netting and possible raising of the net height at the back and right side to reduce the number of balls going over the net.

The course also includes a 5,800 square foot practice putting green located to the right of the 18<sup>th</sup> green. Although smaller than what would be preferred for a public course, the entire green is usable and adequate for the course. Expansion would be desirable so that more people could use the green at one time and so that turf wear would be better distributed, but not if it required reconstruction of the current green. The Master Plan recommends connecting the collars of the 18<sup>th</sup> green and practice green.

There are currently a pair of bocce courts next to the practice green which are rarely used. The Master Plan committee had a lot of discussion about the best use of this underutilized space. Some felt it should be a function area with pavilion, but it was decided the addition of a short game practice area with chipping green, approach fairway and sand bunker was more appropriate. No chipping is allowed at the putting green, and the short game area will be a new amenity for everyone. The location next to the putting green and proposed first tee provides great flow. Players coming to the course, can move sequentially from the Range, to the putting green and then the tee, with the putting green, short game area and tee within visibility of the Golf Shop.



*The driving range is a busy place on a beautiful summer evening.*



Robert T. Lynch



## BROOKLINE GOLF COURSE

### Plan View of Hole

SCALE: N.T.S.

DRAWN: 24 FEBRUARY 2023

### Project Notes:

- 1 CLUBHOUSE
- 2 CART STORAGE
- 3 18TH GREEN
- 4 CONNECT 18TH GREEN COLLAR TO PUTTING GREEN
- 5 9TH GREEN
- 6 SHIFT PATH CLOSER TO PUTTING GREEN
- 7 REMOVE BOCCE COURTS, REPLACE WITH CHIPPING GREEN & BUNKER
- 8 10TH TEES
- 9 CONNECT PRACTICE APPROACH AREA TO NEW 13TH/1ST TEE



**MUNGEAM**  
GOLF DESIGN



## SECTION 5

### LIST OF TASKS WITH COST ESTIMATES & PHASING

---



*Above is Alister MacKenzie's famous "Sitwell Park" Green with extreme contours.*



*The 15<sup>th</sup> at Brookline is similar in style and character to the MacKenzie green.*



**LIST OF TASKS FROM FINAL MASTER PLAN  
BROOKLINE GOLF COURSE**

| HOLE                | Task | Description of Work  | Phase | Estimated Cost |
|---------------------|------|--|-------|----------------|
| CURRENT<br>HOLE #1  | 1    | Re-build main tee as pair (Blue/White markers)               | 3     | \$ 45,000.00   |
|                     | 2    | Add alternate tee to right of existing back tee              | 5     | \$ 18,000.00   |
|                     | 3    | Remove ten trees and stumps, topsoil and seed ledge hillside | 1     | COMPLETED      |
| PROPOSED<br>HOLE #7 | 4    | Add Forward Tee (Green/Red markers)                          | 3     | \$ 17,500.00   |
|                     | 5    | Shorten fairway  | 2     | \$ 1,500.00    |
|                     | 6    | Plant four trees right of cart path                          | 3     | \$ 6,000.00    |
|                     | 7    | Add Forward Tee (Red Course marker)                          | 3     | \$ 10,000.00   |
|                     | 8    | Enhance mounding on right side of hole                       | 3     | \$ 17,500.00   |
|                     | 9    | Improve drainage from start of fairway to approach           | 4     | \$ 43,500.00   |
|                     | 10   | Vegetation management on left side of hole                   | 3     | \$ 15,000.00   |
|                     | 11   | Renovate right greenside bunker and expand approach fairway  | 2     | \$ 18,500.00   |
|                     | 12   | Renovate left greenside bunker                               | 2     | \$ 15,000.00   |
|                     | 13   | Remove fence, add low landscaping, develop path behind green | 5     | \$ 37,000.00   |
|                     | 14   | Restore green and collar at back left and right side         | 2     | \$ 2,500.00    |
| Hole #1 TOTAL       |      |  |       | \$ 247,000.00  |

|                     |    |   |   |               |
|---------------------|----|---|---|---------------|
| CURRENT<br>HOLE #2  | 1  | Renovate Back Tee - Lower and expand (Blue Course marker)         | 3 | \$ 17,500.00  |
|                     | 2  | Level existing middle and forward tees                            | 3 | \$ 15,000.00  |
|                     | 3  | Remove three trees and stumps behind and left of tees             | 3 | \$ 1,800.00   |
| PROPOSED<br>HOLE #8 | 4  | Create path connection through DPW entrance                       | 5 | \$ 15,000.00  |
|                     | 5  | Add Forward Tee (Green/Red Course markers)                        | 2 | \$ 15,000.00  |
|                     | 6  | Add Forward Tee (Gold Course marker)                              | 2 | \$ 10,000.00  |
|                     | 7  | Restore right fairway bunker and modify fairway                   | 4 | \$ 13,500.00  |
|                     | 8  | Shift path left; remove old bunker; remove two trees              | 3 | \$ 20,000.00  |
|                     | 9  | Extend safety netting on left side of hole                        | 5 | \$ 75,000.00  |
|                     | 10 | Add left fairway bunker and modify fairway                        | 3 | \$ 15,500.00  |
|                     | 11 | Restore right approach bunker                                     | 4 | \$ 12,500.00  |
|                     | 12 | Remove existing fence on right, replace with two level split rail | 1 | COMPLETED     |
|                     | 13 | Restore green to left   | 2 | \$ 2,500.00   |
|                     | 14 | Remove left greenside bunker and one tree                         | 2 | \$ 11,000.00  |
|                     | 15 | Shift path left, expand approach                                  | 2 | \$ 18,500.00  |
|                     | 16 | Connect green collar to 3rd tee                                   | 2 | \$ 2,700.00   |
| Hole #2 TOTAL       |    |   |   | \$ 245,500.00 |

|                     |   |  |   |              |
|---------------------|---|--|---|--------------|
| CURRENT<br>HOLE #3  | 1 | Expand Blue/White Course tee                   | 3 | \$ 10,500.00 |
|                     | 2 | Level White/Green Course tee                   | 5 | \$ 6,500.00  |
|                     | 3 | Renovate Forward Tee (Red/Gold Course markers) | 5 | \$ 14,500.00 |
| PROPOSED<br>HOLE #9 | 4 | Remove tree left of tees and adjust path       | 2 | \$ 11,300.00 |
|                     | 5 | Add sand slit drainage to approach area        | 4 | \$ 40,000.00 |
|                     | 6 | Plant seven trees right of hole                | 3 | \$ 11,000.00 |
|                     | 7 | Reduce bituminous path area                    | 5 | \$ 5,000.00  |
|                     | 8 | Expand approach                                | 1 | COMPLETED    |

**LIST OF TASKS FROM FINAL MASTER PLAN  
BROOKLINE GOLF COURSE**

| HOLE                 | Task          | Description of Work  | Phase | Estimated Cost |
|----------------------|---------------|--|-------|----------------|
| CURRENT<br>HOLE #3   | 9             | Re-build left greenside bunker                               | 3     | \$ 16,500.00   |
|                      | 10            | Expand green   | 3     | \$ 6,000.00    |
|                      | 11            | Connect green collar with 4th hole Blue and White Course tee | 3     | \$ 2,800.00    |
|                      | Hole #3 TOTAL |  |       | \$ 124,100.00  |
| CURRENT<br>HOLE #4   | 1             | Combine existing back tees into one larger tee               | 3     | \$ 62,400.00   |
|                      | 2             | Add Forward Middle Tee (Red Marker)                          | 1     | COMPLETED      |
|                      | 3             | Add Forward Tee (Gold marker)                                | 3     | \$ 8,500.00    |
|                      | 4             | Expand wetland ditch right of fairway; remove three trees    | 2     | \$ 105,000.00  |
| PROPOSED<br>HOLE #10 | 5             | Add sand slit drainage to fairway and adjacent rough         | 2     | \$ 85,000.00   |
|                      | 6             | Add two foot bridges   | 2     | \$ 40,000.00   |
|                      | 7             | Shift fairway bunker left and modify fairway                 | 4     | \$ 45,000.00   |
|                      | 8             | Re-build approach bunker and expand fairway/approach         | 4     | \$ 18,000.00   |
|                      | 9             | Vegetation management left of approach and green             | 1     | COMPLETED      |
| Hole #4 TOTAL        |               |  |       | \$ 363,900.00  |
| CURRENT<br>HOLE #5   | 1             | Level existing Back Tee (Blue & White markers)               | 1     | COMPLETED      |
|                      | 2             | Re-build Green/Red/Gold Course tee as pair                   | 3     | \$ 40,500.00   |
|                      | 3             | Modify fairway   | 3     | \$ 2,000.00    |
|                      | 4             | Add left greenside bunker, reduce green size                 | 3     | \$ 19,000.00   |
| PROPOSED<br>HOLE #11 | 5             | Re-build right greenside bunker                              | 3     | \$ 22,500.00   |
|                      | 6             | Develop right side chipping area                             | 3     | \$ 4,500.00    |
|                      | 7             | Plant trees to back right of green                           | 3     | \$ 26,000.00   |
| Hole #5              |               |  |       | \$ 114,500.00  |
| CURRENT<br>HOLE #6   | 1             | Renovate Blue Course tee; expand to rear                     | 3     | \$ 48,000.00   |
|                      | 2             | Level White Course tee                                       | 3     | \$ 7,500.00    |
|                      | 3             | Add Green/Red Course tee                                     | 1     | COMPLETED      |
|                      | 4             | Add Forward Tee (Gold marker)                                | 3     | \$ 8,500.00    |
| PROPOSED<br>HOLE #12 | 5             | Develop wetland area right front of tees                     | 4     | \$ 22,500.00   |
|                      | 6             | Add sand slit drainage to fairway and adjacent rough         | 4     | \$ 135,000.00  |
|                      | 7             | Shift path left and add mounds                               | 3     | \$ 29,000.00   |
|                      | 8             | Add fescue mound right of landing area                       | 2     | \$ 3,500.00    |
|                      | 9             | Add left fairway bunker, modify fairway                      | 4     | \$ 28,000.00   |
|                      | 10            | Add mounding right of second landing area                    | 3     | \$ 8,000.00    |
|                      | 11            | Connect cart path from left to right side of hole (Gravel)   | 2     | \$ 11,500.00   |
|                      | 12            | Shift path right and add cart bridge right of approach       | 5     | \$ 43,000.00   |
|                      | 13            | Expand approach fairway                                      | 1     | COMPLETED      |
|                      | 14            | Remove six trees right of and behind green                   | 3     | \$ 3,600.00    |
|                      | 15            | Rebuild both greenside bunkers                               | 3     | \$ 37,500.00   |
| Hole #6 TOTAL        |               |  |       | \$ 385,600.00  |



**LIST OF TASKS FROM FINAL MASTER PLAN  
BROOKLINE GOLF COURSE**

| HOLE                 | Task | Description of Work   | Phase | Estimated Cost |
|----------------------|------|---|-------|----------------|
| CURRENT<br>HOLE #7   | 1    | Level Blue and White Course tees                                | 5     | \$ 18,000.00   |
|                      | 2    | Expand ditch for flood storage                                  | 2     | \$ 5,000.00    |
|                      | 3    | Add Forward Middle tee beyond stream crossing (Red marker)      | 1     | COMPLETED      |
| PROPOSED<br>HOLE #13 | 4    | Add Forward Tee (Gold marker)                                   | 4     | \$ 8,500.00    |
|                      | 5    | Improve drainage with sand slit drains and improve fairway turf | 4     | \$ 120,000.00  |
|                      | 6    | Modify fairway edge   | 1     | COMPLETED      |
|                      | 7    | Renovate right greenside bunker                                 | 3     | \$ 19,000.00   |
|                      | 8    | Remove left greenside bunker                                    | 3     | \$ 10,000.00   |
|                      | 9    | Remove three trees to rear and back right of green              | 3     | \$ 2,500.00    |
|                      | 10   | Vegetation management at left side and behind green             | 2     | \$ 6,700.00    |
| Hole #7 TOTAL        |      |   |       | \$ 189,700.00  |
| CURRENT<br>HOLE #8   | 1    | Level all three (3) existing tees                               | 5     | \$ 21,000.00   |
|                      | 2    | Develop soft mound and remove seven trees left of fairway start | 2     | \$ 22,000.00   |
|                      | 3    | Add Forward Middle Tee (Green Course)                           | 2     | \$ 16,500.00   |
| PROPOSED<br>HOLE #14 | 4    | Add Forward Tee (Red Course)                                    | 2     | \$ 8,500.00    |
|                      | 5    | Remove culvert, right side and crossing fairway, develop ditch  | 2     | \$ 137,000.00  |
|                      | 6    | Remove existing path, develop new path on left side of hole     | 2     | \$ 48,000.00   |
|                      | 7    | Develop soft mound left of landing area                         | 3     | \$ 15,000.00   |
|                      | 8    | Plant trees left of fairway                                     | 3     | \$ 30,000.00   |
|                      | 9    | Remove four trees and plant ten left of approach                | 3     | \$ 17,500.00   |
|                      | 10   | Add sand slit drainage to fairway and adjacent rough            | 4     | \$ 155,000.00  |
|                      | 11   | Modify fairway edge   | 2     | \$ 3,000.00    |
|                      | 12   | Add two (2) cart bridges and one (1) foot bridge across ditch   | 2     | \$ 68,000.00   |
|                      | 13   | Rebuild both greenside bunkers                                  | 3     | \$ 30,000.00   |
|                      | 14   | Connect green collar to 11th Blue tee                           | 3     | \$ 3,700.00    |
| Hole #8 TOTAL        |      |   |       | \$ 575,200.00  |
| CURRENT<br>HOLE #9   | 1    | Expand Back Tee and improve alignment                           | 3     | \$ 35,000.00   |
|                      | 2    | Expand existing Middle Tee and improve alignment                | 3     | \$ 29,000.00   |
|                      | 3    | Add Forward Tee (Green/Red tee marker use)                      | 1     | COMPLETED      |
| PROPOSED<br>HOLE #6  | 4    | Vegetation management left of tees                              | 4     | \$ 15,000.00   |
|                      | 5    | Modify fairway edge. Expand towards tees and to right           | 1     | COMPLETED      |
|                      | 6    | Add sand slit drainage to fairway and adjacent rough            | 4     | \$ 175,000.00  |
|                      | 7    | Repair sump pump at right side of fairway                       | 1     | \$ 10,000.00   |
|                      | 8    | Add right fairway target bunker                                 | 4     | \$ 17,500.00   |
|                      | 9    | Modify fairway edge at approach                                 | 1     | COMPLETED      |
|                      | 10   | Add Pond at left side of approach                               | 4     | \$ 500,000.00  |
|                      | 11   | Rebuild front right greenside bunkers as one                    | 4     | \$ 19,000.00   |
|                      | 12   | Rebuild left and back right greenside bunkers                   | 4     | \$ 18,000.00   |
| Hole #9 TOTAL        |      |   |       | \$ 818,500.00  |

**LIST OF TASKS FROM FINAL MASTER PLAN  
BROOKLINE GOLF COURSE**

| HOLE                 | Task | Description of Work   | Phase | Estimated Cost |
|----------------------|------|---|-------|----------------|
| CURRENT<br>HOLE #10  | 1    | Add new Back Tee, Remove four(4) trees                          | 3     | \$ 23,000.00   |
|                      | 2    | Level and expand existing Back tee                              | 3     | \$ 14,500.00   |
|                      | 3    | Add cart turn around at Back Tee area                           | 3     | \$ 11,700.00   |
| PROPOSED<br>HOLE #5  | 4    | Expand existing Forward/Middle Tee Area                         | 4     | \$ 28,000.00   |
|                      | 5    | Add Forward Tee (Red/Gold markers) with visibility of fairway   | 1     | COMPLETED      |
|                      | 6    | Modify Fairway edge, both sides and expand back toward tee      | 1     | COMPLETED      |
|                      | 7    | Vegetation management right of tees and left of fairway         | 4     | \$ 10,000.00   |
|                      | 8    | Add right fairway bunker at about 100-80 yards from green       | 4     | \$ 25,000.00   |
|                      | 9    | Extend path towards landing area                                | 3     | \$ 12,800.00   |
|                      | 10   | Add sand slit drainage to fairway and adjacent rough            | 5     | \$ 85,000.00   |
|                      | 11   | Modify approach fairway and collar edge                         | 1     | COMPLETED      |
|                      | 12   | Rebuild both greenside bunkers                                  | 3     | \$ 33,000.00   |
|                      | 13   | Restore green to original size at right side and back           | 3     | \$ 7,500.00    |
|                      | 14   | Revise cart path behind green                                   | 3     | \$ 8,200.00    |
| Hole #10 TOTAL       |      |   |       | \$ 258,700.00  |
| CURRENT<br>HOLE #11  | 1    | Level and root prune existing Back tee                          | 3     | \$ 13,000.00   |
|                      | 2    | Remove culvert & create ditch; eliminate path, add cart bridge  | 2     | \$ 40,000.00   |
|                      | 3    | Add Middle teeing area just beyond proposed ditch               | 2     | \$ 15,000.00   |
| PROPOSED<br>HOLE #15 | 4    | Shift path from front of tee to landing zone                    | 3     | \$ 29,000.00   |
|                      | 5    | Add Forward Middle tee (Green Course)                           | 2     | \$ 12,000.00   |
|                      | 6    | Add Forward tee (Red Course)                                    | 3     | \$ 8,500.00    |
|                      | 7    | Add mounding to front right of existing teeing ground           | 3     | \$ 8,000.00    |
|                      | 8    | Add sand slit drainage to fairway and adjacent rough            | 5     | \$ 85,000.00   |
|                      | 9    | Add right fairway waste style bunker with fescue mounds         | 3     | \$ 32,000.00   |
|                      | 10   | Remove five (5) trees right of fairway at 80 yards from green   | 1     | COMPLETED      |
|                      | 11   | Modify fairway edge, both sides, and expand toward green        | 1     | COMPLETED      |
|                      | 12   | Remove six (6) trees left of fairway at 70-100 yards from green | 3     | \$ 3,600.00    |
|                      | 13   | Expand approach fairway   | 1     | COMPLETED      |
|                      | 14   | Rebuild all three (3) greenside bunkers                         | 3     | \$ 35,700.00   |
|                      | 15   | Restore green to original size at front right                   | 3     | \$ 2,000.00    |
| Hole #11 TOTAL       |      |   |       | \$ 283,800.00  |
| CURRENT<br>HOLE #12  | 1    | Renovate and expand the three (3) left side tees                | 1     | COMPLETED      |
|                      | 2    | Level right side Tee (Red Course)                               | 3     | \$ 6,000.00    |
|                      | 3    | Vegetation management left of tees                              | 1     | COMPLETED      |
| PROPOSED<br>HOLE #4  | 4    | Remove dying Hemlock to right of main tee area                  | 2     | \$ 2,000.00    |
|                      | 5    | Develop new cart paths, right of and to front right of main tee | 2     | \$ 38,000.00   |
|                      | 6    | Expand approach fairway   | 1     | COMPLETED      |
|                      | 7    | Rebuild both (2) greenside bunkers.                             | 2     | \$ 23,000.00   |
|                      | 8    | Vegetation management behind green                              | 1     | COMPLETED      |
| Hole #12 TOTAL       |      |   |       | \$ 69,000.00   |



**LIST OF TASKS FROM FINAL MASTER PLAN  
BROOKLINE GOLF COURSE**

| HOLE                             | Task           | Description of Work   | Phase | Estimated Cost |
|----------------------------------|----------------|---|-------|----------------|
| CURRENT<br>HOLE #13              | 1              | Add Back Tee (Blue Course)  | 2     | \$ 18,500.00   |
|                                  | 2              | Level existing back tee (current Blue/White markers)              | 2     | \$ 29,300.00   |
|                                  | 3              | Add forward tee (Green/Red marker use)                            | 1     | COMPLETED      |
| PROPOSED<br>HOLE #1              | 4              | Add forward tee (Gold course)                                     | 3     | \$ 8,500.00    |
|                                  | 5              | Expand fairway; pipe first ditch                                  | 2     | \$ 16,000.00   |
|                                  | 6              | Plant trees left and right of fairway                             | 5     | \$ 37,500.00   |
|                                  | 7              | Add sand slit drainage to fairway and adjacent rough before ditch | 4     | \$ 85,000.00   |
|                                  | 8              | Remove culvert and add cart bridge                                | 5     | \$ 28,000.00   |
|                                  | 9              | Shift path left and add cart bridge at approach & left of green   | 5     | \$ 51,000.00   |
|                                  | 10             | Expand approach fairway to left and closer to green               | 5     | \$ 5,000.00    |
|                                  | 11             | Soften slope at approach up to green                              | 3     | \$ 12,000.00   |
|                                  | 12             | Expand green front and back                                       | 5     | \$ 3,000.00    |
|                                  | Hole #13 TOTAL |   |       | \$ 293,800.00  |
| CURRENT<br>HOLE #14              | 1              | Re-build existing rear tees with back to be used for Hole 17      | 3     | \$ 19,300.00   |
|                                  | 2              | Level existing middle tee (White marker tee)                      | 3     | \$ 8,100.00    |
|                                  | 3              | Add Alternate middle tee for White/Green marker use               | 2     | \$ 18,000.00   |
| PROPOSED<br>HOLE #2              | 4              | Add Forward Tee for Green/Red marker use                          | 1     | COMPLETED      |
|                                  | 5              | Add Forward Tee (Gold marker)                                     | 2     | \$ 8,500.00    |
|                                  | 6              | Expand fairway to the right from start to stream crossing         | 2     | \$ 2,500.00    |
|                                  | 7              | Improve fairway drainage. Replace culvert. Add slit drainage.     | 2     | \$ 100,000.00  |
| CURRENT<br>HOLE #14              | 8              | Move ditch from right side to left. Remove pond at approach.      | 4     | \$ 20,000.00   |
|                                  | 9              | Add right approach bunker   | 4     | \$ 18,000.00   |
|                                  | 10             | Vegetation management right of fairway and green                  | 1     | COMPLETED      |
| PROPOSED<br>HOLE #2<br>continued | 11             | Add left approach mound and widen approach fairway                | 4     | \$ 21,500.00   |
|                                  | 12             | Reduce green size by eliminating right side. Restore back left.   | 3     | \$ 4,000.00    |
|                                  | 13             | Shift path and add new cart bridge to front left of green         | 5     | \$ 28,000.00   |
|                                  | 14             | Expand ditch left of green for flood storage                      | 5     | \$ 23,000.00   |
|                                  | Hole #14 TOTAL |   |       | \$ 270,900.00  |
| CURRENT<br>HOLE #15              | 1              | Establish new waterway at tee with plantings; add foot bridge     | 4     | \$ 175,000.00  |
|                                  | 2              | Vegetation management at mound to left front of tees              | 3     | \$ 9,000.00    |
|                                  | 3              | Add new back tee (Blue Course)                                    | 3     | \$ 33,800.00   |
| PROPOSED<br>HOLE #3              | 4              | Level existing Back and Middle tees                               | 5     | \$ 25,200.00   |
|                                  | 5              | Eliminate existing Forward Tee, develop new (Green/Red) Tee       | 3     | \$ 16,500.00   |
|                                  | 6              | Add Forward Tee (Red Course)                                      | 3     | \$ 8,500.00    |
|                                  | 7              | Improve drainage, soil condition and turf at 1st landing zone     | 2     | \$ 58,000.00   |
|                                  | 8              | Renovate/Restore former right fairway bunker                      | 4     | \$ 22,500.00   |
|                                  | 9              | Add second right fairway bunker                                   | 4     | \$ 14,400.00   |
|                                  | 10             | Connect cart path on left side adjacent to 1st landing zone       | 2     | \$ 15,000.00   |

**LIST OF TASKS FROM FINAL MASTER PLAN  
BROOKLINE GOLF COURSE**

| HOLE                | Task | Description of Work   | Phase | Estimated Cost |
|---------------------|------|---|-------|----------------|
| CURRENT<br>HOLE #15 | 11   | Add sand slit drainage to fairway from 170 yards out to green   | 4     | \$ 94,000.00   |
|                     | 12   | Pipe ditch at 50 yards. Connect approach fairway and add mound  | 5     | \$ 30,000.00   |
|                     | 13   | Remove four trees left of green                                 | 2     | \$ 5,000.00    |
| PROPOSED<br>HOLE #3 | 14   | Restore formerly removed right greenside bunker                 | 3     | \$ 15,000.00   |
|                     | 15   | Soften slope at front portion of green surface, restore to rear | 2     | \$ 27,500.00   |
|                     | 16   | Develop improved access to green from path                      | 2     | \$ 3,000.00    |
|                     | 17   | Develop new path connecting this green to former Hole 12 tee    | 2     | \$ 17,000.00   |
| Hole #15 TOTAL      |      |   |       | \$ 569,400.00  |

|                      |    |  |   |               |
|----------------------|----|--|---|---------------|
| CURRENT<br>HOLE #16  | 1  | Add Back tee (for Blue marker)                                     | 1 | COMPLETED     |
|                      | 2  | Develop new path from existing Hole 11 Green                       | 2 | \$ 27,200.00  |
|                      | 3  | Renovate and level existing tee area (Blue/White markers)          | 5 | \$ 14,500.00  |
| PROPOSED<br>HOLE #16 | 4  | Add Forward tee for Green/Red markers                              | 1 | COMPLETED     |
|                      | 5  | Add Forward Tee (Gold Course)                                      | 4 | \$ 8,500.00   |
|                      | 6  | Extend path at tee to start of fairway                             | 4 | \$ 8,000.00   |
|                      | 7  | Expand fairway at left side of landing zone                        | 1 | COMPLETED     |
|                      | 8  | Remove pipe, left side at start of fairway; develop flood storage  | 2 | \$ 5,700.00   |
|                      | 9  | Improve drainage up to ditch crossing. Add sand slit drains.       | 5 | \$ 95,000.00  |
|                      | 10 | Remove (7) trees left side. Plant new trees left side after ditch. | 3 | \$ 23,700.00  |
|                      | 11 | Remove culvert, add cart bridge and extend path                    | 5 | \$ 32,500.00  |
|                      | 12 | Restore both former bunkers at left side of approach               | 2 | \$ 23,500.00  |
|                      | 13 | Restore former back greenside bunker                               | 2 | \$ 14,000.00  |
|                      | 14 | Expand green at front and back                                     | 1 | COMPLETED     |
| Hole #16 TOTAL       |    |  |   | \$ 252,600.00 |

|                      |   |   |   |               |
|----------------------|---|---|---|---------------|
| CURRENT<br>HOLE #17  | 1 | Remove portion of safety fence. Plant vine to hide remaining    | 3 | \$ 9,300.00   |
|                      | 2 | Vegetation management left of tees                              | 3 | \$ 16,500.00  |
|                      | 3 | Level existing back tee (Blue and White markers)                | 1 | COMPLETED     |
| PROPOSED<br>HOLE #17 | 4 | Add Tee pair to front left of current tees (White, Green & Red) | 4 | \$ 60,000.00  |
|                      | 5 | Add wetland forebay to front left of tee                        | 4 | \$ 27,500.00  |
|                      | 6 | Modify/Expand approach fairway                                  | 1 | COMPLETED     |
|                      | 7 | Vegetation management left of approach                          | 3 | \$ 6,000.00   |
|                      | 8 | Rebuild green complex. Raise elevation and restore left bunker  | 4 | \$ 140,000.00 |
|                      | 9 | Remove one tree and plant 6 to the right of the green           | 4 | \$ 9,600.00   |
| Hole #17 TOTAL       |   |   |   | \$ 268,900.00 |

|                      |   |   |   |              |
|----------------------|---|---|---|--------------|
| CURRENT<br>HOLE #18  | 1 | Expand ditch, develop wetland stormwater forebay near tees  | 2 | \$ 21,500.00 |
|                      | 2 | Renovate and combine existing middle and forward tees       | 5 | \$ 42,500.00 |
|                      | 3 | Remove existing right tee, develop new alternate tee        | 5 | \$ 20,000.00 |
| PROPOSED<br>HOLE #18 | 4 | Remove existing pipe and develop wetland ditch between tees | 2 | \$ 11,200.00 |
|                      | 5 | Vegetation management left of tees                          | 4 | \$ 6,500.00  |
|                      | 6 | Add forward tee for Green and/or Red markers                | 3 | \$ 19,000.00 |



**LIST OF TASKS FROM FINAL MASTER PLAN  
BROOKLINE GOLF COURSE**

| <b>HOLE</b>                    | <b>Task</b> | <b>Description of Work</b>   | <b>Phase</b> | <b>Estimated Cost</b>  |
|--------------------------------|-------------|--|--------------|------------------------|
| <b>CURRENT<br/>HOLE #18</b>    | 7           | Add forward tee for Red markers, shorten fairway                     | 3            | \$ 8,500.00            |
|                                | 8           | Plant trees between Holes 18 and 1                                   | 5            | \$ 10,500.00           |
|                                | 9           | Shift path at tee  | 3            | \$ 21,000.00           |
| <b>PROPOSED<br/>HOLE #18</b>   | 10          | Improve fairway drainage, tee to approach. Add sand slit drains      | 4            | \$ 135,000.00          |
|                                | 11          | Widen fairway to both sides  | 1            | COMPLETED              |
|                                | 12          | Add right fairway bunker backed with fescue topped mounds            | 4            | \$ 41,000.00           |
|                                | 13          | Vegetation management left of fairway                                | 4            | \$ 13,500.00           |
|                                | 14          | Connect path from left side to right across fairway                  | 3            | \$ 16,000.00           |
|                                | 15          | Develop stormwater wetland water quality forebay near green          | 4            | \$ 20,000.00           |
|                                | 16          | Vegetation management left of green                                  | 4            | \$ 15,000.00           |
|                                | 17          | Renovate right greenside bunker                                      | 3            | \$ 15,000.00           |
|                                | 18          | Restore green back and right   | 3            | \$ 2,000.00            |
|                                | 19          | Extend collar to practice green                                      | 3            | \$ 3,500.00            |
| <b>Hole #18 TOTAL</b>          |             |  |              | <b>\$ 421,700.00</b>   |
| <b>PRACTICE<br/>FACILITY</b>   | 1           | Remove bocce courts, replace with chipping green & bunker            | 3            | \$ 125,000.00          |
|                                | 2           | Shift path closer to putting green                                   | 3            | \$ 12,000.00           |
|                                | 3           | Raise netting at back right section of Driving Range                 | 4            | \$ 170,000.00          |
| <b>Practice Facility TOTAL</b> |             |  |              | <b>\$ 307,000.00</b>   |
| <b>IRRIGATION<br/>SYSTEM</b>   | 1           | New golf course irrigation system                                    | 4            | \$ 2,350,000.00        |
|                                | 2           | Upgrade pump station with VFD drive to increase water pressure       | 4            | \$ 325,000.00          |
|                                | 3           | Increase water supply to reduce time required to water course        | 4            | \$ 325,000.00          |
| <b>Irrigation System TOTAL</b> |             |  |              | <b>\$ 3,000,000.00</b> |
| <b>OTHER<br/>ITEMS</b>         | 4           | Add cart storage structure adjacent to clubhouse                     |              | \$ 350,000.00          |
|                                | 5           | Add sidewalk from car park to clubhouse                              |              | \$ 85,000.00           |
|                                | 6           | Establish a marked trail/walkpath for public use when course is Open |              | \$ 2,500.00            |
|                                | 8           | Vegetation Mangement in Putterham Woods to allow re-opening          |              | \$ 200,000.00          |
|                                | 9           | Establish marked and improved foot paths in Putterham woods          |              | \$ 5,000.00            |
|                                | 10          | Establish a foot path between Putterham Woods & Dane Park            |              | \$ 40,000.00           |
|                                | 10          | Add fenced in dog park within Putterham Woods                        |              | \$ 350,000.00          |
|                                | 11          | Connect sidewalk from Firestation to Course Entrance                 |              | \$ 175,000.00          |
|                                | 12          | Remove invasives and enhance vegetation mix at ditches and streams   |              | \$ 25,000.00           |
|                                | 13          | Establish marked and improved Closed Course foot paths               |              | \$ 5,000.00            |
|                                | 14          | Upgrade Closed Course foot path crossings for handicap accessibility |              | \$ 7,500.00            |
|                                | 15          | Transform mown rough to naturalized meadow in out-of-play areas      |              | \$ 20,000.00           |
|                                | 16          | Add pollinator plant areas within course                             |              | \$ 10,000.00           |
|                                | 17          | Add additional tree planting on course and practice facility range   |              | \$ 35,000.00           |

LIST OF TASKS FROM FINAL MASTER PLAN  
BROOKLINE GOLF COURSE

| HOLE        | Task   | Description of Work | Phase        | Estimated Cost         |
|-------------|--|---------------------|--------------|------------------------|
| 18          | Revise Hole Sequencing - Change Hole 13 to Hole 1, etc.        |                     |              | \$ 10,000.00           |
| 19          | Expand car park and add stormwater features and tree plantings |                     |              | \$ 200,000.00          |
| 20          | Create pickle ball court center with parking                   |                     |              | \$ 1,500,000.00        |
| 21          | Add function/education pavilion in Putterham Woods             |                     |              | \$ 500,000.00          |
| Other Items |  |                     | <b>TOTAL</b> | <b>\$ 3,520,000.00</b> |

MASTER PLAN - COST SUMMARY

|   |                         |
|---|-------------------------|
| TOTAL - GOLF HOLES & PRACTICE FACILITY        | \$ 6,059,800.00         |
| TOTAL - IRRIGATION UPGRADES                   | \$ 3,000,000.00         |
| TOTAL - OTHER ITEMS                           | \$ 3,827,000.00         |
| 10% Contingency                               | \$ 988,680.00           |
| Soft Costs (Design, Engineering & Permitting) | \$ 1,186,416.00         |
| <b>GRAND TOTAL</b>                            | <b>\$ 15,061,896.00</b> |

MASTER PLAN - COST PER PHASE SUMMARY

|                    |                        |
|--------------------|------------------------|
| <b>PHASE ONE</b>   | <b>COMPLETED</b>       |
| <b>PHASE TWO</b>   | <b>\$ 1,219,600.00</b> |
| <b>PHASE THREE</b> | <b>\$ 1,407,500.00</b> |
| <b>PHASE FOUR</b>  | <b>\$ 5,564,000.00</b> |
| <b>PHASE FIVE</b>  | <b>\$ 850,700.00</b>   |