

INDIAN WELLS GOLF RESORT

Players Course

GOLF COURSE REDESIGN & IMPROVEMENT PLAN

DECEMBER 2022



Prepared By:



JOHN FOUGHT DESIGN
GOLF COURSE ARCHITECTURE

INDIAN WELLS GOLF RESORT

Player's Course

Redesign & Improvement Plan

Prepared by:

JOHN FOUGHT, ASGCA

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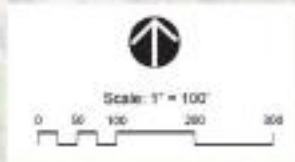
December 4, 2022

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INDIAN WELLS GOLF RESORT

Players Course Redesign Concept Plan

October 27, 2022



Card of the Revised Course

| Hole | Colored | Blue | Yellow | White | Red | Par |
|--------------|-------------|-------------|-------------|-------------|-------------|-----------|
| 1 | 020 | 584 | 545 | 479 | 412 | 5 |
| 2 | 400 | 373 | 342 | 222 | 280 | 4 |
| 3 | 337 | 312 | 200 | 299 | 241 | 4 |
| 4 | 186 | 103 | 157 | 144 | 124 | 3 |
| 5 | 457 | 424 | 391 | 351 | 327 | 4 |
| 6 | 418 | 390 | 301 | 339 | 290 | 4 |
| 7 | 177 | 130 | 141 | 132 | 100 | 3 |
| 8 | 577 | 537 | 502 | 463 | 407 | 5 |
| 9 | 223 | 202 | 189 | 165 | 137 | 3 |
| Out | 3995 | 3145 | 2210 | 2060 | 1938 | 25 |
| 10 | 333 | 310 | 293 | 290 | 230 | 4 |
| 11 | 382 | 335 | 332 | 303 | 274 | 4 |
| 12 | 180 | 170 | 159 | 148 | 124 | 3 |
| 13 | 577 | 537 | 504 | 464 | 410 | 5 |
| 14 | 407 | 437 | 390 | 354 | 327 | 4 |
| 15 | 515 | 479 | 443 | 410 | 358 | 4 |
| 16 | 461 | 414 | 370 | 346 | 290 | 4 |
| 17 | 243 | 220 | 208 | 190 | 160 | 3 |
| 18 | 331 | 316 | 283 | 244 | 200 | 3 |
| In | 3713 | 3438 | 3180 | 2921 | 2590 | 36 |
| Total | 7708 | 6583 | 5390 | 5081 | 4528 | 71 |



A watercolor illustration of a landscape. The scene is dominated by a large, vibrant green field that occupies the upper and middle portions of the frame. The field is textured with various shades of green, suggesting grass and different areas. In the lower-left corner, there is a small, simple drawing of a building with a rectangular roof and a few windows. A path or road leads from the building towards the center of the field. The right side of the image is filled with dark green, dense foliage, possibly trees or bushes. The overall style is soft and artistic, with a focus on natural elements. The text 'Plan Narrative' is overlaid on the central part of the field.

Plan Narrative

PLAN NARRATIVE

INTRODUCTION

The purpose of the plan for the **Player's Course** is to incorporate two additional holes into the main body of the golf course while preserving the overall design of the golf course. The Player's Course is a highly rated resort golf course in the center of the Coachella valley. There is no need to redesign or re-engineer the course as it is one of the best in Southern California and has been recognized by many leading golf publications as one of the best places to play golf. The new golf course will be a slight modification of the current course while improving certain infrastructure elements.



“The rebuilding of courses is often severely criticized, and in many cases such censure is deserved; but it is well to remember that the gradual and continued improvement of golf courses has been brought about not only by the natural betterment of golf construction, but because of the increased efficiency of the golf ball, the playing value of which is more perfect, particularly with regard to its distance.....There are courses which have not been properly constructed, on which the strategy is not good..... Therefore, there is good reason for changes to the existing layout.”

George C. Thomas,
Golf Architecture in America, 1927

REDESIGN

The need for a modest redesign of the Players Course is driven by the fact that the last two holes (#17 and #18) will become parts of two hotel properties. The seventeenth hole will be sold to a developer who plans to build a new property south of the current wash along Highway 111. The eighteenth hole will become part of an expansion of the current Renaissance Esmeralda Resort. This will require two new holes to be constructed inside the remaining golf envelope. However, there will be a need to make some additional adjustments to the remaining golf holes to make these holes fit seamlessly into the course design. Several holes will have to be reconfigured to make the course play properly. The first hole will be reversed so the course can be played with returning nines.

Overall, there will be seven new greens constructed and a new putting green to service for opening holes. Please see hole by hole plans for further detail.

It is important to note that I have studied the current course to apply changes that will improve maintenance practices. One of the ways this will be accomplished is to modify all of the existing bunkers to remove unnecessary bunkers while also providing a slightly simpler design motif for the remaining bunkers. This important change is not intended to make the course easier but rather to remove non-essential bunkering. The result will reduce the bunker count by 17 bunkers and approximately 40% of the sand area. This will translate into saving significant maintenance labor.

INFRASTRUCTURE

With the golf course being more than 15 years old, there are items within the golf holes which need to be improved. In order to better understand the life cycle of the critical golf course elements, attached is the results of a study undertaken by all of the major golf bodies including the USGA, the Golf Course Superintendents Association, the PGA of America, and the American Society of Golf Course Architects. The result of this study is intended to provide golf course owners with information regarding the timing of necessary infrastructure improvements.

The elements slated for improvement for The Players Course are tees (resurface), greens (replanting), bunkers as previously described and irrigation. When the golf course is closed to integrate two replacement holes, the infrastructure improvements will be installed. This is the best time to make these improvements as additional closures would negatively affect the cash flow from operations.



GOLF COURSE ITEMS

EXPECTED LIFE CYCLE

HOW LONG SHOULD PARTS OF THE GOLF COURSE LAST?

No two golf courses are alike except for one thing: deferring replacement of key items can lead to greater expense in the future, as well as a drop in conditioning and player enjoyment. The following information represents a realistic timeline for each item's longevity.

Component life spans can vary depending upon location of the golf course, quality of materials, original installation and past maintenance practices. The American Society of Golf Course Architects (ASGCA) encourages golf course leaders to work with an ASGCA member, superintendents and others to assess their course's components.

| ITEM | YEARS |
|---------------------------|---------------------------|
| Greens (1) | 15 – 30 years |
| Bunker Sand | 5 – 7 years |
| Irrigation System | 10 – 30 years |
| Irrigation Control System | 10 – 15 years |
| PVC Pipe (under pressure) | 10 – 30 years |
| H.D.P.E. Pipe | 40 – 60 years |
| Pump Station | 15 – 20 years |
| Cart Paths – asphalt (2) | 5 – 10 years (or longer) |
| Cart Paths – concrete | 15 – 30 years (or longer) |
| Practice Range Tees | 5 – 10 years |
| Tees | 15 – 20 years |
| Corrugated Metal Pipes | 15 – 30 years |
| Bunker Drainage Pipes (3) | 5 – 10 years |
| Mulch | 1 – 3 years |
| Grass (4) | Varies |

NOTES: (1) Several factors can weigh into the decision to replace greens: accumulation of layers on the surface of the original construction, the desire to convert to new grasses and response to changes in the game from an architectural standpoint (like the interaction between green speed and hole locations). (2) Assumes on-going maintenance beginning 1 - 2 years after installation. (3) Typically replaced because the sand is being changed – while the machinery is there to change sand, it's often a good time to replace the drainage pipes as well. (4) As new grasses enter the marketplace – for example, those that are more drought and disease tolerant — replanting may be appropriate, depending upon the site.

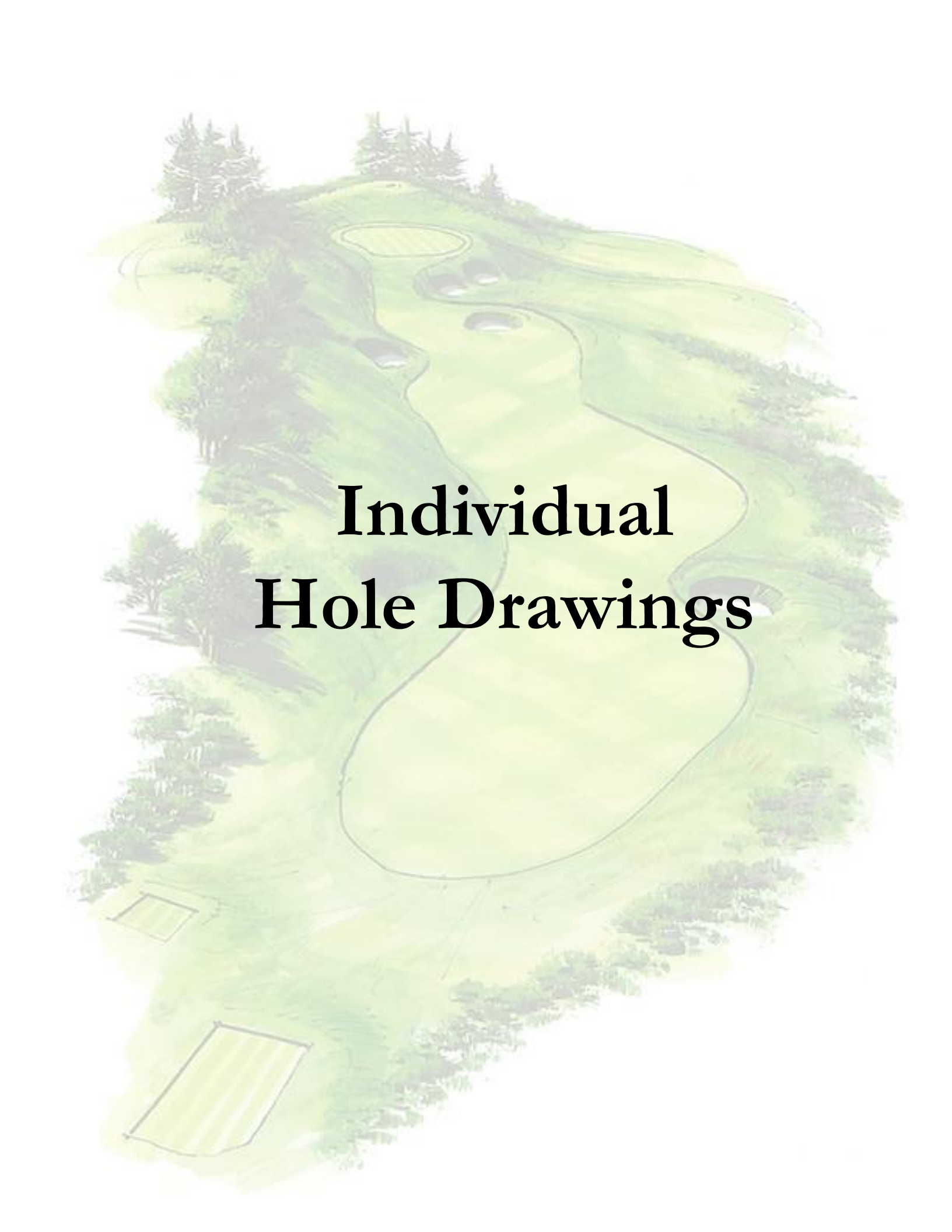
ASGCA thanks those at the USGA Green Section, Golf Course Builders Association of America, Golf Course Superintendents Association of America and various suppliers for their assistance in compiling this information.

The materials presented on this chart have been reviewed by the following Allied Associations of Golf:



For more information, contact ASGCA at (262) 786-5960 or visit www.ASGCA.org

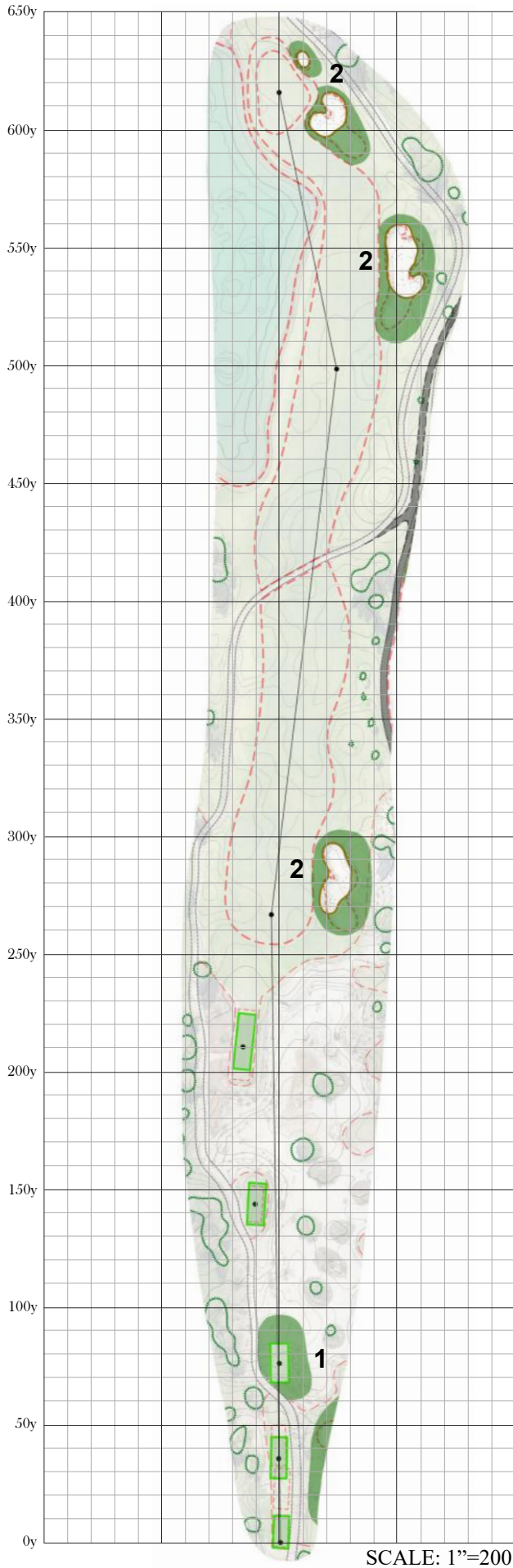
DATA COMPILED BY ASGCA, 125 NORTH EXECUTIVE DRIVE, SUITE 302, BROOKFIELD, WI 53005

An aerial, artistic rendering of a golf course. The image shows various green areas, including a large central fairway, several smaller greens, and a putting green at the bottom. A large, irregularly shaped hole drawing is overlaid on the central part of the course, showing a winding path through the terrain. The drawing is semi-transparent, allowing the underlying landscape to be seen. The overall style is soft and painterly, with a focus on the green and brown tones of the grass and earth.

Individual Hole Drawings

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Players Course

HOLE #1 Par 5
620 yds - 584 yds - 545 yds - 478 yds - 412



HOLE NOTES:

1. There is a need to add an additional middle tee (Yellow) to create the proper yardage for this par five from all tees. Some fill material will be needed to create this new tee.

The two back tees will be combined and expanded where necessary. All forward tees will be enlarged and adjusted as needed to ensure all playing locations are flat and able to handle play.

2. The current bunkering on this hole will be reshaped to be slightly smaller and easier to maintain. All other features will remain as currently constructed.

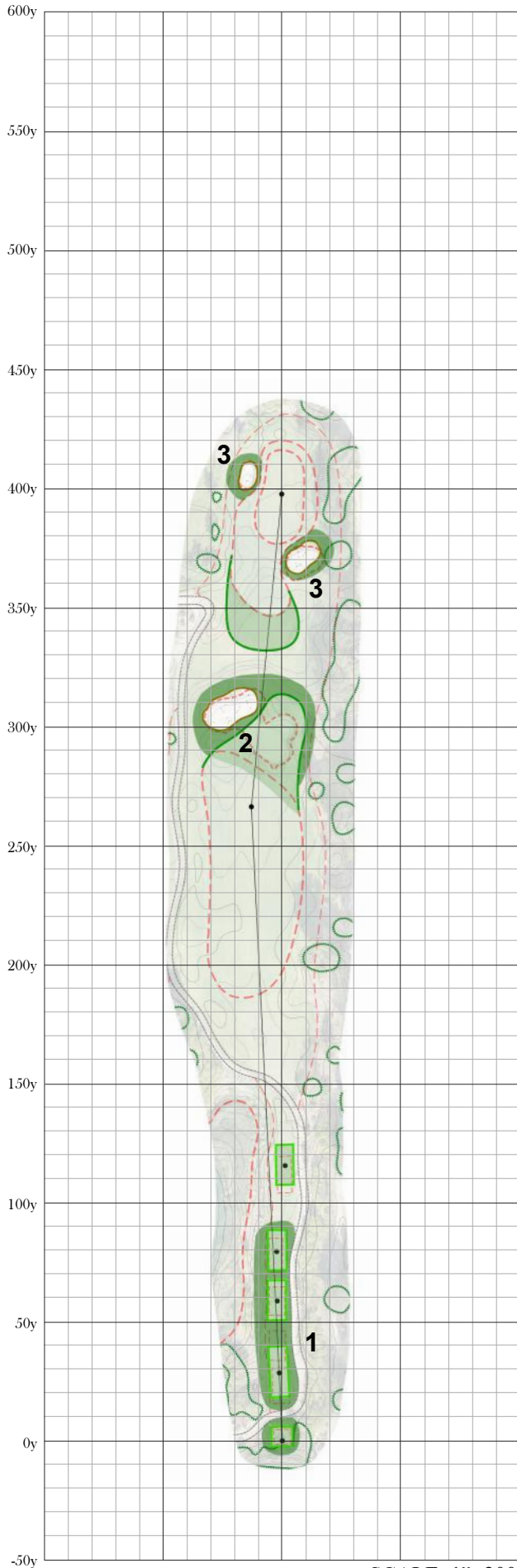
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HOLE #2 Par 4

400 yds - 373 yds - 342 yds - 322 yds - 286 yds



HOLE NOTES:

- 1.** The existing tees will be enlarged to restore the playing area of each tee that has been lost over the years. There should be five positions to play the hole. In order to achieve this we will combine several of the middle tees.
- 2.** The center crossing bunker which bisects the tee shot landing area will be significantly reduced in size. It will be reshaped to be positioned on the left side of the tee shot landing area. The fairway will also be expanded.
- 3.** All greenside bunkers will be adjusted and reshaped to be easier to maintain.

SCALE: 1"=200'

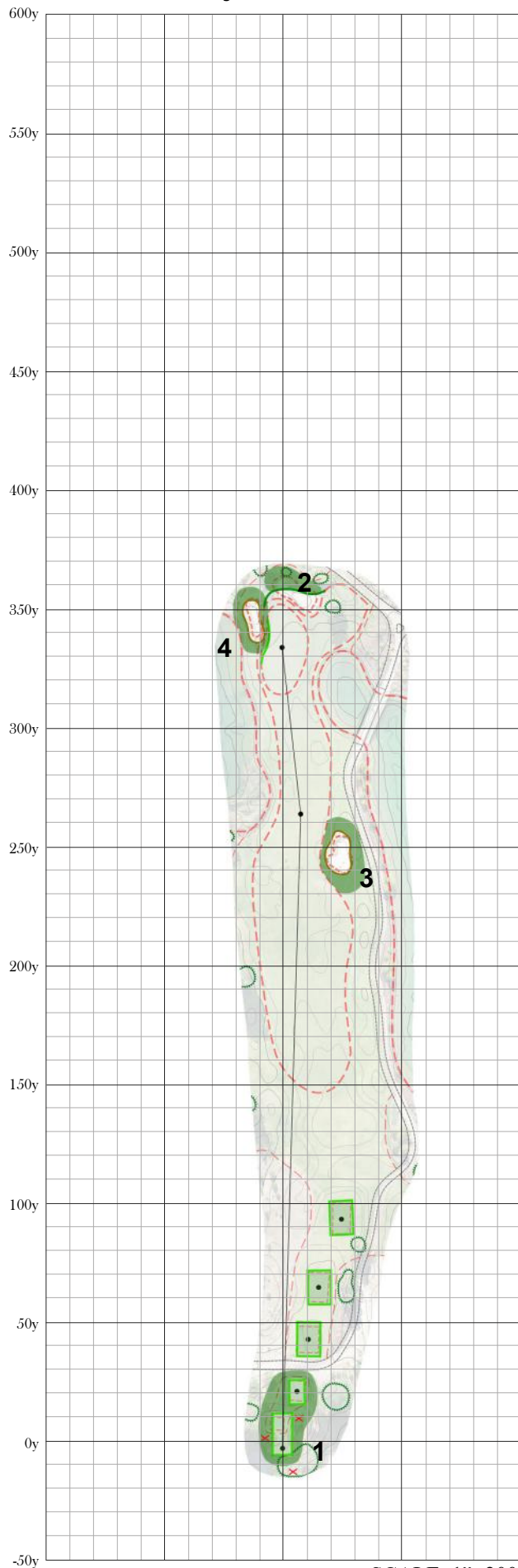
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HOLE #3 Par 4

337 yds - 312 yds - 290 yds - 269 yds - 241 yds



HOLE NOTES:

- 1.** The current back tee (Cabernet) needs to be expanded in size as it has become much too small. This tee will be expanded back adding at least 5 yards to the tee shot. Several trees will be removed to make this change.
- 2.** The current right back greenside bunker will be removed (filled in) as it is not needed strategically. There are now trees and grasses that fill this area.
- 3.** The right fairway bunker will be slightly reshaped to be simpler to maintain. However, this bunker is an important strategic feature for the tee shot and will remain.
- 4.** The left greenside bunker will be reshaped and expanded as it has shrunk over the years. It will be moved into the left edge of the green making it a better strategic feature.

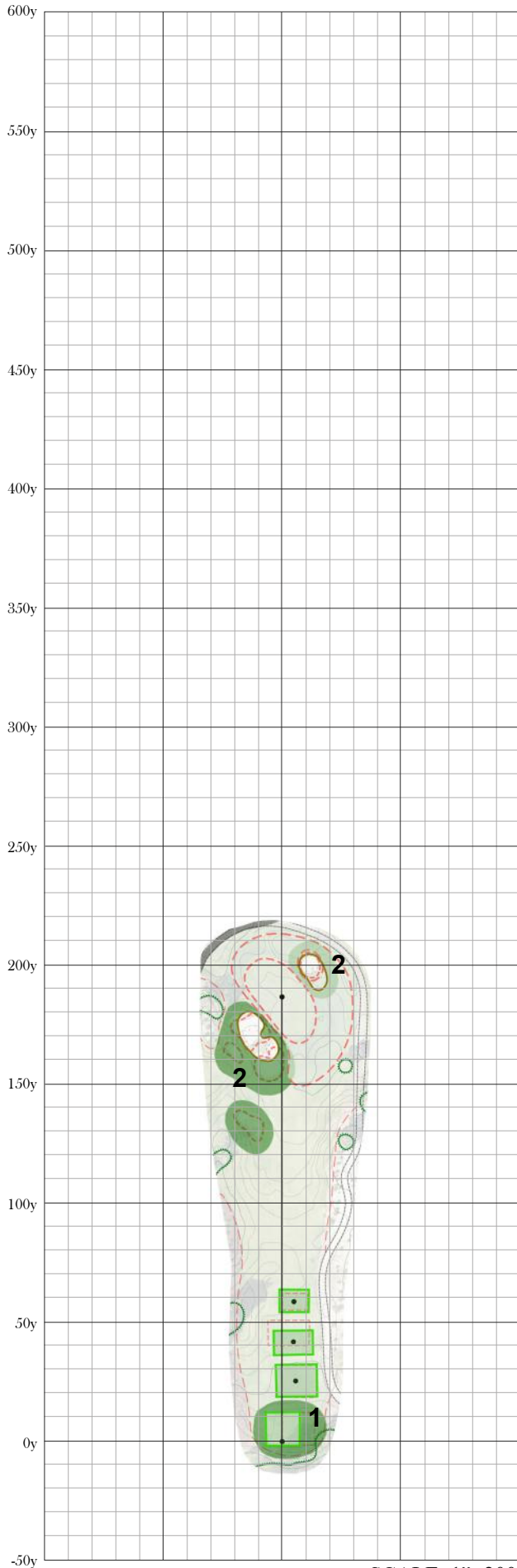
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HOLE #4 Par 3

186 yds - 163 yds - 157 yds - 144 yds - 124 yds



HOLE NOTES:

1. The current back tee (Cabernet) needs to be moved to the left to avoid the shaded area on the right side of the tee. The existing tree on the right has grown much taller in the past 15 years. This will minimize the shade from this tree and provide a better growing environment for the tee.

2. There are currently five bunkers that surround the green. We need to eliminate three of these bunkers to ensure simpler maintenance. There will be a large front bunker that will protect most of the left side of the green and there will be an expanded back bunker to catch tee shots that are hit errantly to the right. Please see diagram to review the new proposed bunkering.

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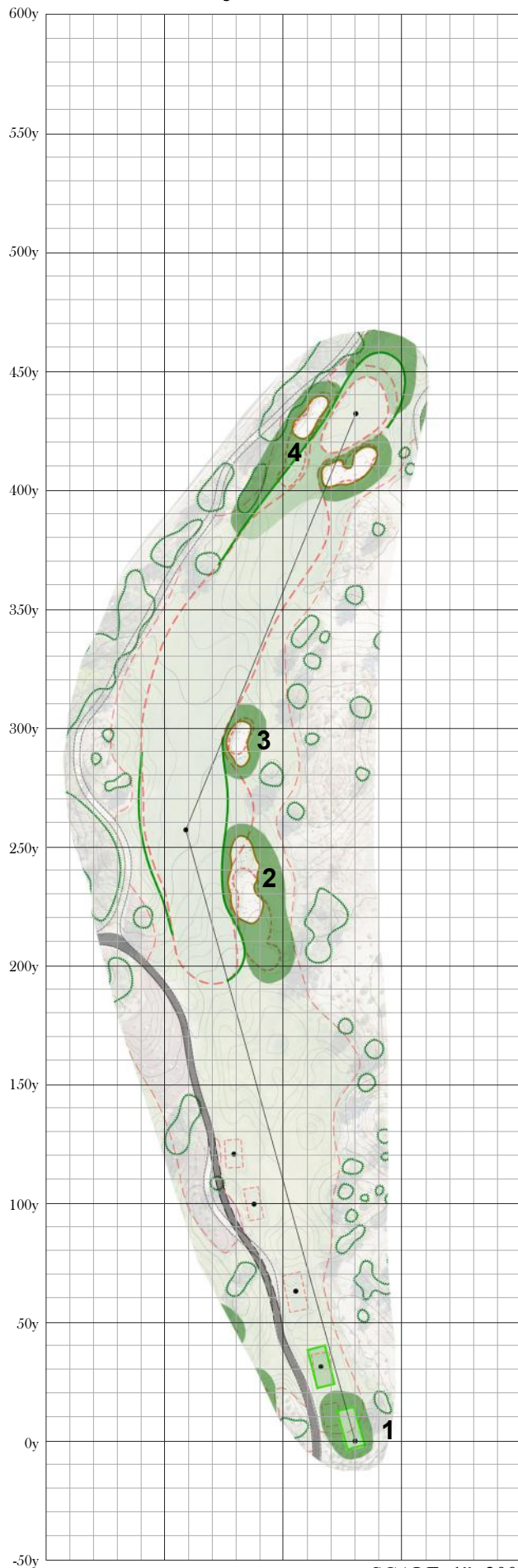
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SCALE: 1"=200'

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HOLE #5 Par 4

457 yds - 424 yds - 391 yds - 351 yds - 327 yds



HOLE NOTES:

- 1.** A new expanded back tee will be constructed to the right of the existing back tee. This new tee position will add at least 5 yards to the hole from the right location. This hole will be more challenging from the back tee.
- 2.** The large right fairway bunker will be moved up the fairway to challenge the lower handicap players. It will be reshaped to provide a simpler maintenance program.
- 3.** The second right fairway bunker will be expanded in its current position to provide easier maintenance and better visibility from the tees. This bunker marks the corner of the dogleg.
- 4.** The greenside bunkering will be renovated (smaller) to provide simpler maintenance but still maintain the original design intent. The front right bunker will be slightly reshaped in its current location. The left greenside bunker will be rebuilt to be less than half of the original size but must be expanded in width. It has become much too narrow.

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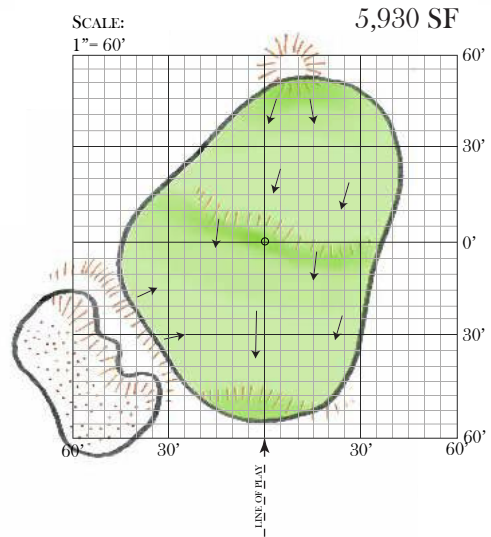
HOLE #6 Par 4

418 yds - 390 yds - 361 yds - 339 yds - 296 yds



HOLE NOTES:

1. The current sixth hole will be reconfigured to form the new sixth & seventh holes. A new back tee will be constructed behind the proposed fifth green. This tee will be elevated to provide a better view of the tee shot landing area.
2. The tees moving forward will have four additional playing locations. These tees will be similar in location to the current tees on existing hole #6 with the exception of the forward tees.
3. A new green will be constructed near the location of the current nursery on the right. The new green will be slightly elevated to provide a better view of the putting surface from the tee shot landing area.
4. There will be a new bunker constructed on a direct line of play towards the new green from the tee shot landing area. There will also be a new greenside bunker constructed on the left front of the green for strategic purposes.

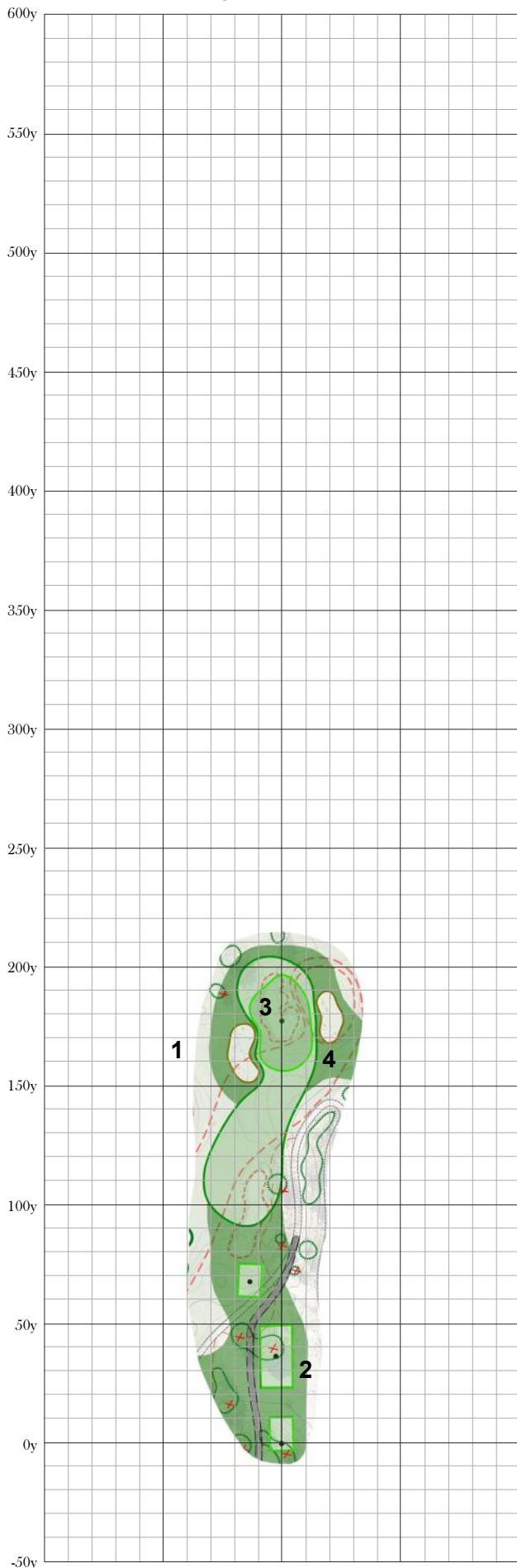


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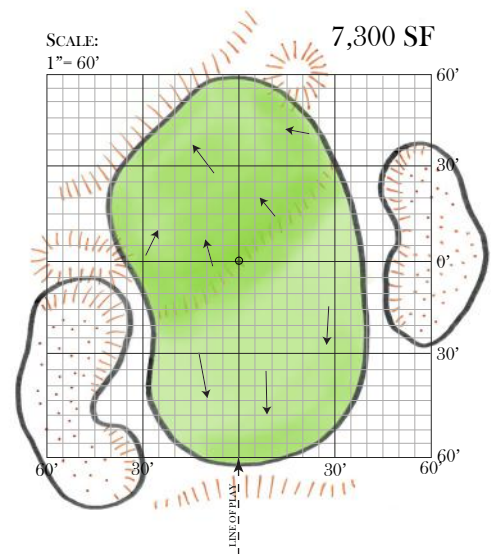


HOLE #7 Par 3

177 yds - 150 yds - 141 yds - 132 yds - 109 yds

HOLE NOTES:

1. A new par three will be constructed to add an additional hole to replace current #17 and #18. It will be a medium length hole with the tees being constructed just south of the new green on #6. The green will be constructed near the existing #6 green.
2. Three expansive tees will be constructed with five playing locations. They will be slightly elevated to provide a view of the new green.
3. The new green will be long and elevated to provide multiple hole locations.
4. Two new greenside bunkers will be positioned on the left and right side of the new green to add strategy.



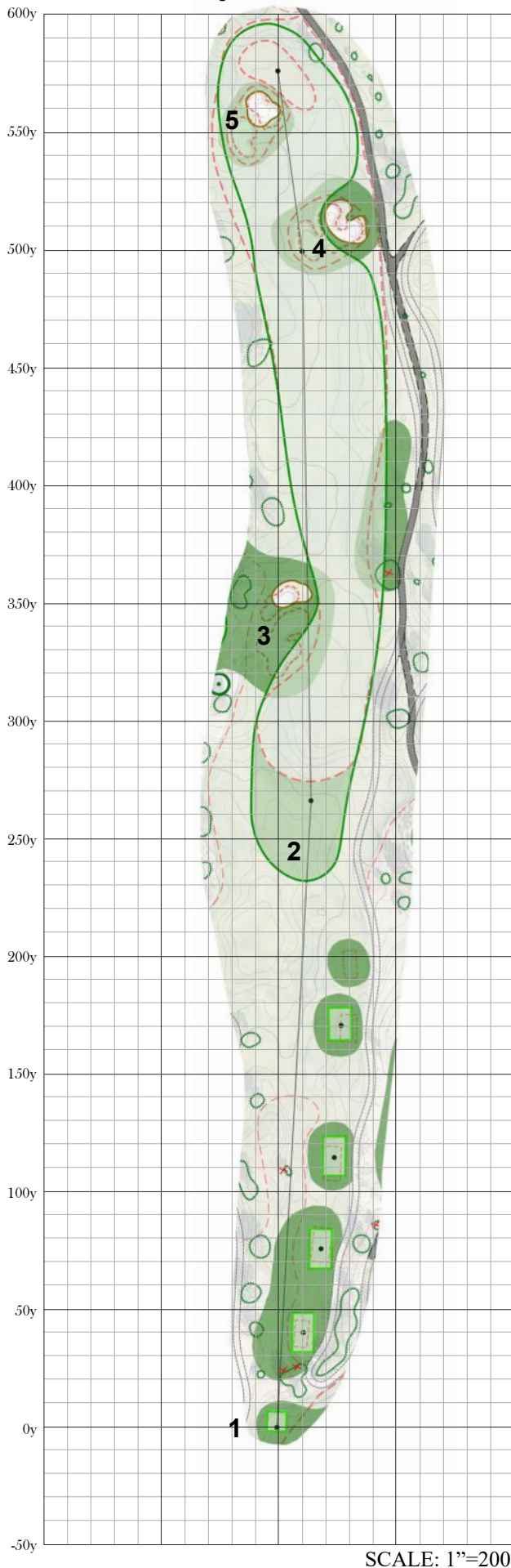
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HOLE #8 Par 5

577 yds - 537 yds - 502 yds - 463 yds - 407 yds



SCALE: 1"=200'

HOLE NOTES:

- 1.** A new back tee will be added that will be elevated well above the tee shot landing area. This tee will be built just south of the new #7 green.
- 2.** The front of the fairway will be extended back towards the tees to provide additional landing area.
- 3.** The two left fairway bunkers just past the tee shot landing zone will be removed and one smaller bunker will be constructed near the location of the existing bunkers.
- 4.** The crossing bunker that exists in the second shot landing zone will be replaced by one smaller bunker built to right of the existing bunker.
- 5.** The two greenside bunkers will be replaced by one front bunker that is near the green.

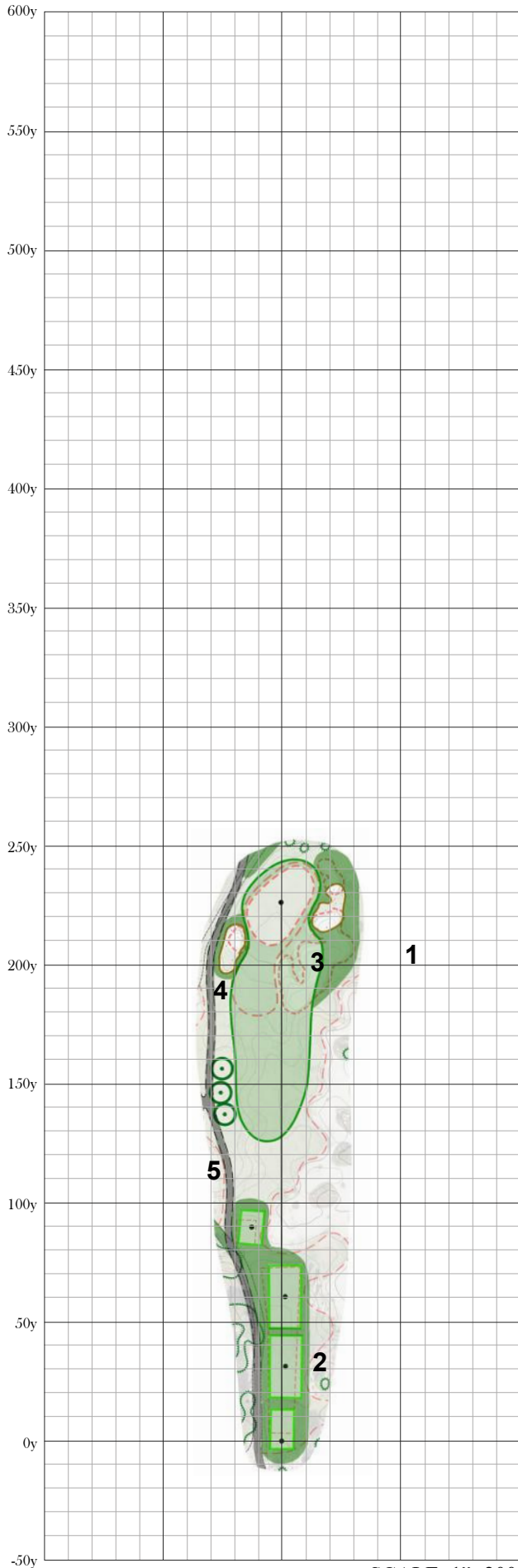
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HOLE #9 Par 3

223 yds - 202 yds - 189 yds - 165 yds - 137 yds



HOLE NOTES:

1. The existing long eighth hole will become the new ninth hole with the following adjustments:
2. The existing tees will be restored to their original size with some minor modification. There will be four tees large enough to place five tee positions.
3. The huge right front bunker and back greenside bunkers will be rebuilt into one bunker near the back portion of the green. This will provide an open front to the green that will allow approach shots to be played away from the left side of the green.
4. A larger left front bunker will direct the approach shot to the center of the putting surface.
5. The cart path will be moved closer to the fairway and trees will be planted on the left side of this hole.

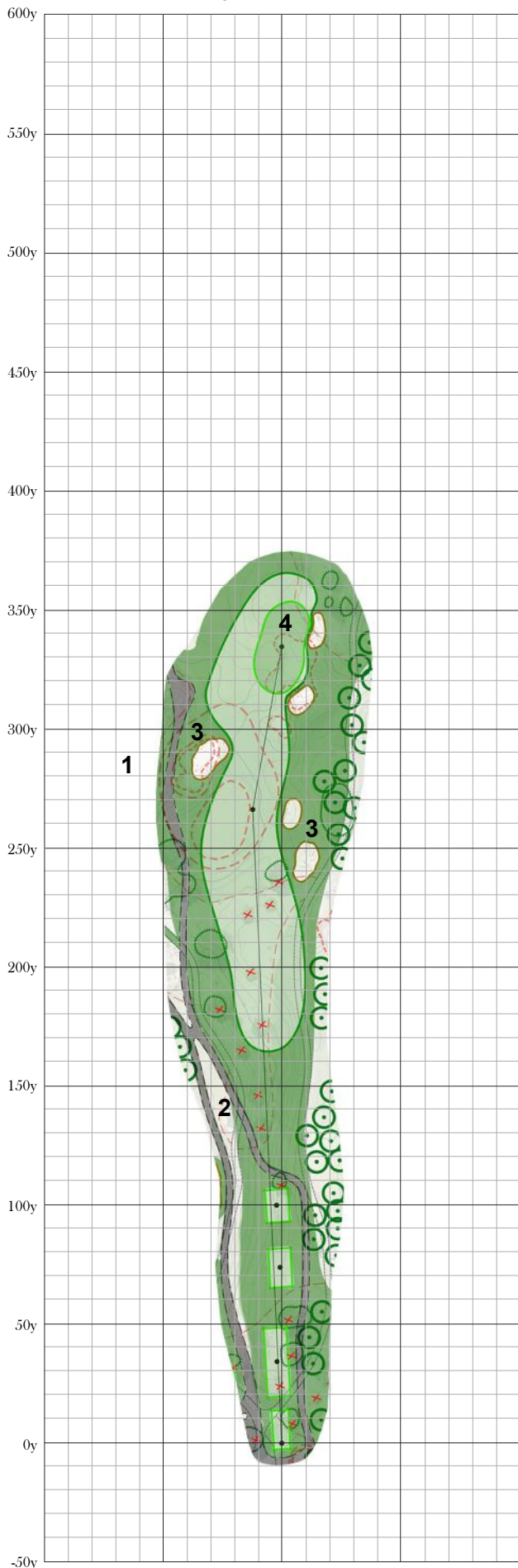
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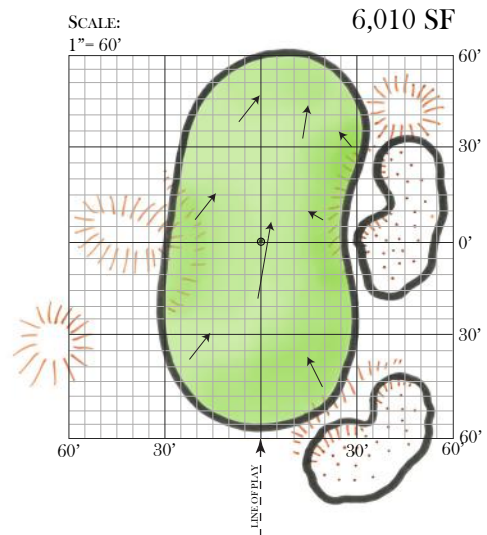


HOLE #10 Par 4

333 yds - 310 yds - 295 yds - 260 yds - 236 yds

HOLE NOTES:

1. The tenth will be a new hole that is positioned between the par three ninth and the new par five eighteenth. This new hole will be relatively short but quite interesting to play. It will be framed on the left by mature pine trees and on the right by two angled fairway bunkers.
2. There is a hump that protrudes into the fairway that will be lowered to provide the best possible view of the tee landing zone.
3. Three fairway bunkers left and right will add strategy to the drive while also creating needed definition.
4. A long narrow green that slopes away from the approach will be constructed. Two greenside bunkers placed on the right edge of the green will complete the design of this hole.



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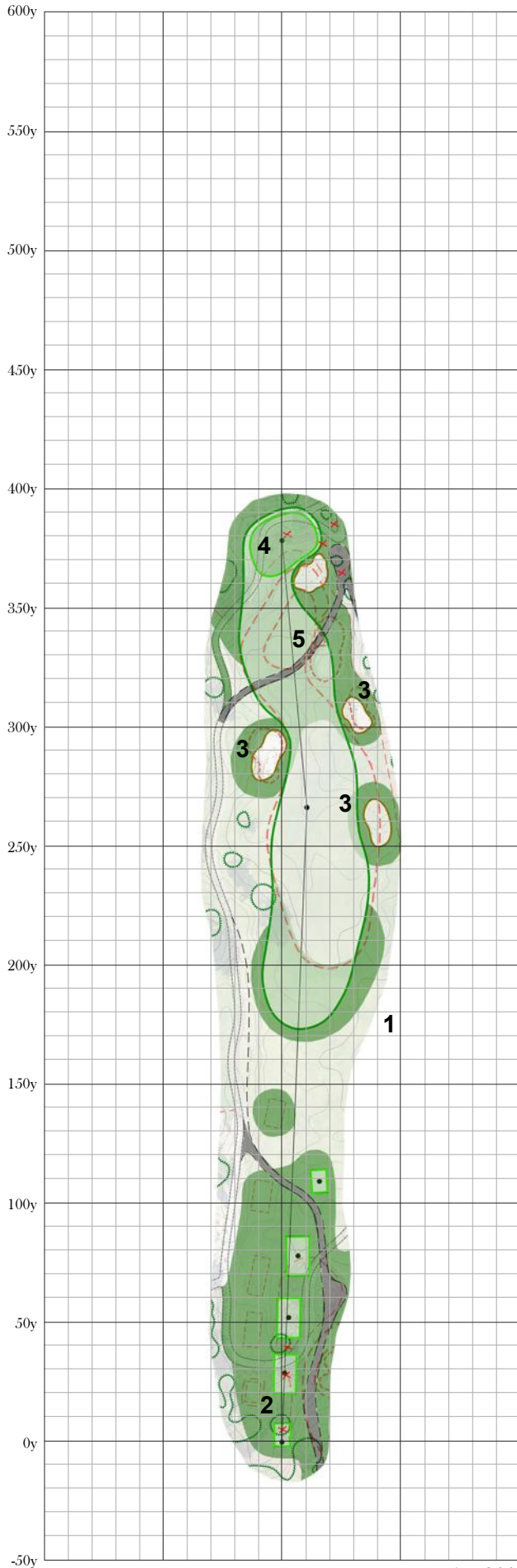
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HOLE #11 Par 4

382 yds - 355 yds - 332 yds - 305 yds - 274 yds



HOLE NOTES:

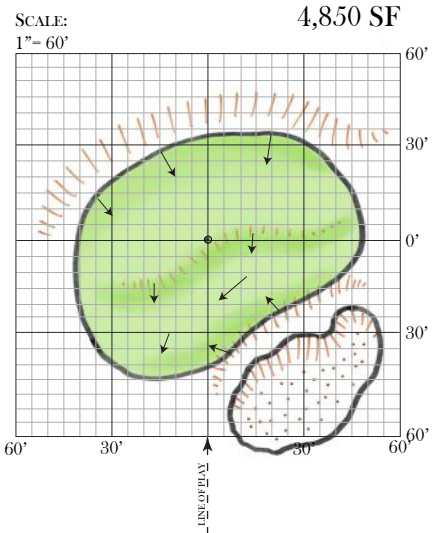
1. The eleventh hole will be developed in the general location of the existing third hole.

2. A new set of tees will be built slightly south of the existing tees on current #3. The new back tee will add some yardage to the hole.

3. Three fairway bunkers will be built to tighten the tee shot area and will add strategy to the landing zone.

4. A new green will be constructed behind the current green in the approximate location of the existing cart path. The existing trees and mounding behind the new green will provide a nice backdrop.

5. The new cart path will be routed across the fairway in-between the tees shot landing area and the green and will connect to the right.

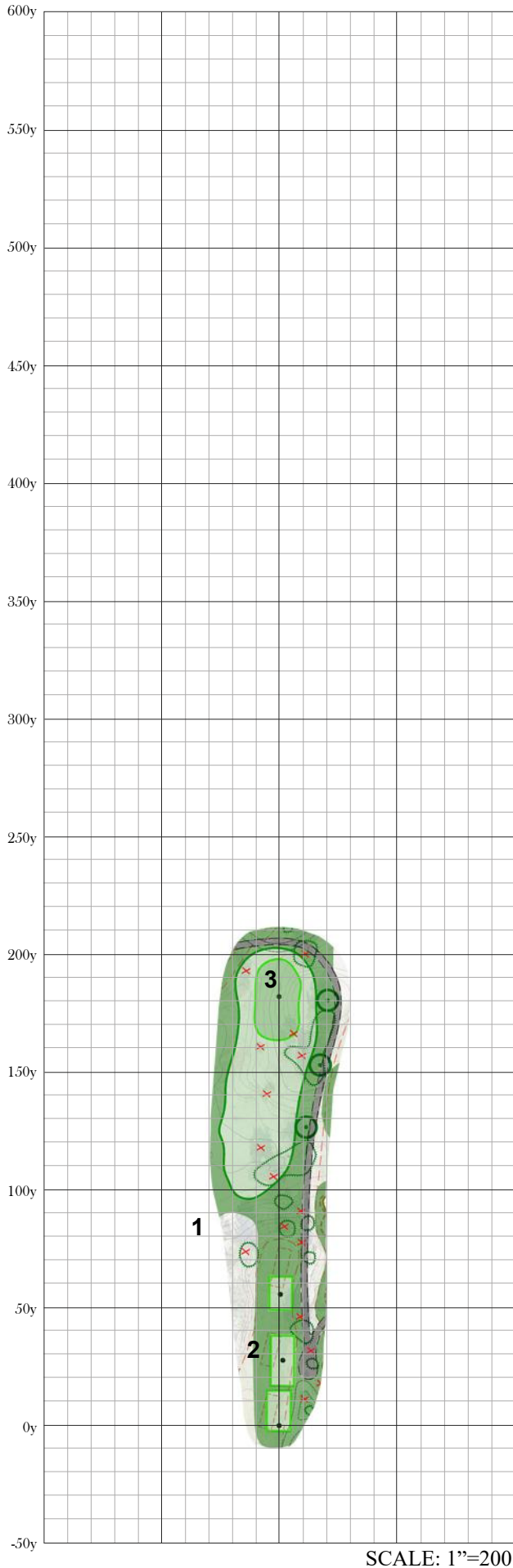


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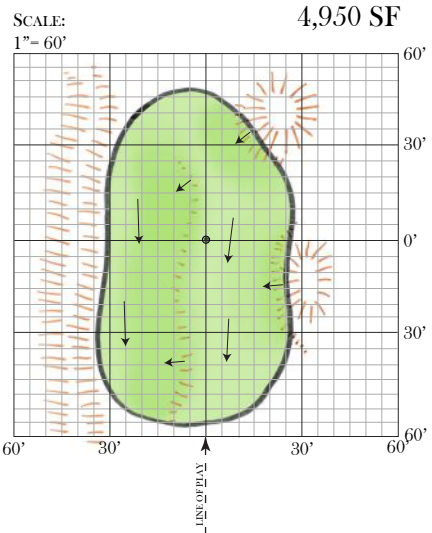


HOLE #12 Par 3

180 yds - 170 yds - 159 yds - 148 yds - 124 yds

HOLE NOTES:

1. The twelfth hole will be a new par three that plays slightly downhill to a green that is constructed on the left side of an existing sand hillock. The left edge of the green will fall away to the left.
2. There will be three large tees constructed that will provide five tee locations.
3. The green shape will be long and narrow but will provide at least six individual areas to place holes. There will be now bunkers on this hole making it different from all other holes on the golf course.



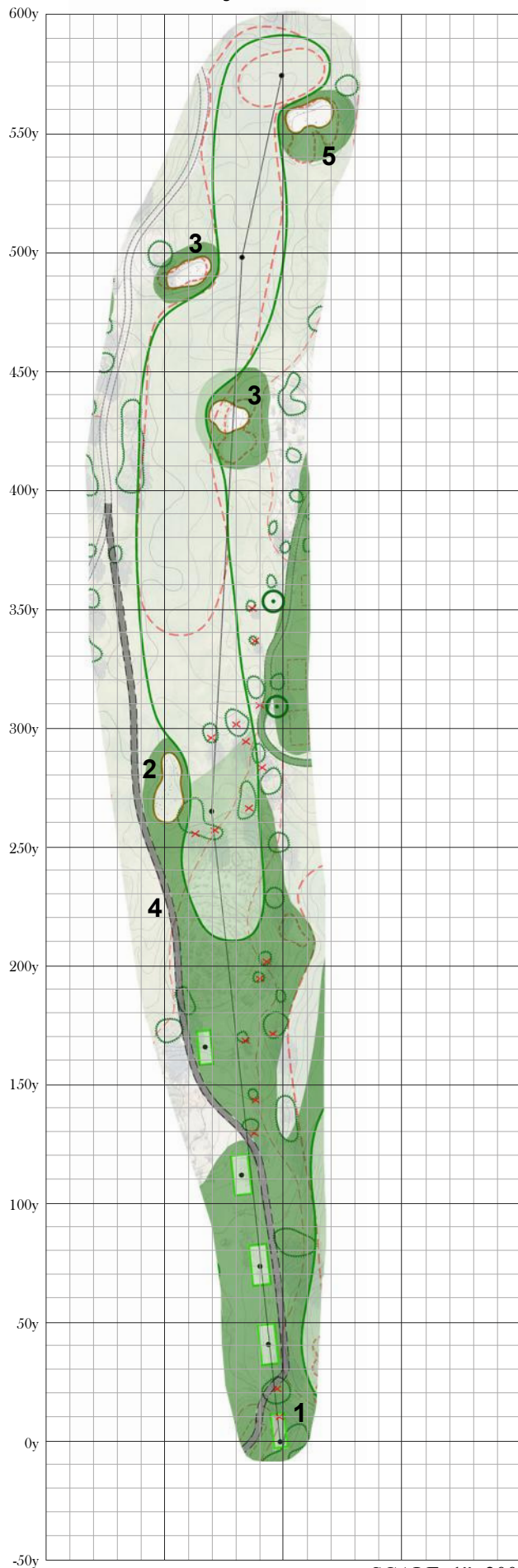
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HOLE #13 Par 5

577 yds - 537 yds - 504 yds - 464 yds - 410 yds



SCALE: 1"=200'

HOLE NOTES:

- 1.** The new par five thirteenth hole will be developed utilizing the par four fourth fairway and green. This hole will be quite long and will dogleg gently to the right. The mounds that exist just in front of the tee shot landing area will be graded down and the fill material generated pushed back towards the new tees.
- 2.** A new fairway bunker will be constructed on the left side of the of the fairway near the tee shot landing zone.
- 3.** The existing fairway bunkers near the second half of this hole will be reshaped.
- 4.** Adjustments to the cart path routing will be necessary to make this hole connect properly.
- 5.** The front greenside bunker will be reshaped smaller to protect the approach to the green from the fairway.

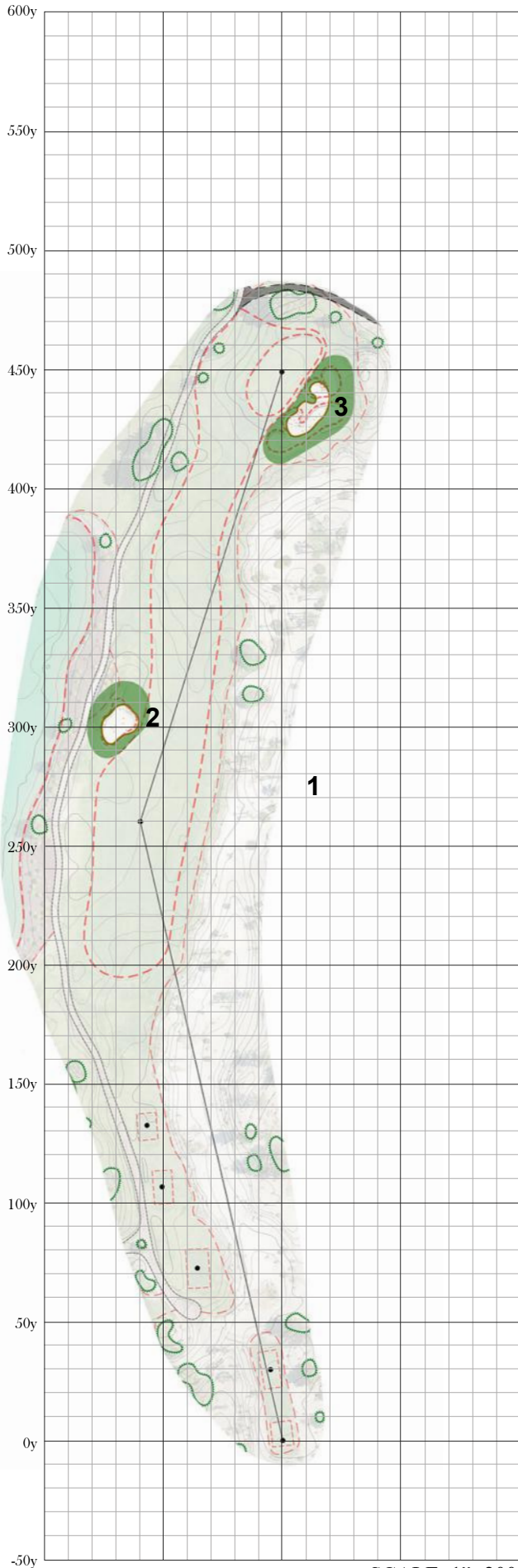
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HOLE #14 Par 4

467 yds - 437 yds - 390 yds - 354 yds - 327 yds



HOLE NOTES:

- 1.** The existing fifth hole will become the new fourteenth hole and will have only minor changes to the design.
- 2.** The current left fairway bunker will need to be reconstructed with minor modification. This will provide ease of maintenance.
- 3.** The two right existing greenside bunkers will be consolidated into one bunker that will simply maintenance.

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HOLE #15 Par 4

515 yds - 479 yds - 443 yds - 410 yds - 358 yds



HOLE NOTES:

1. The current fourteenth hole will become the new fifteenth hole but will be shortened to play as a long par four. It will play downhill from tee to green and will have several of its strategic elements adjusted.

2. With the tees moving forward, the right fairway bunker will be moved approximately 25 yards closer to the green to fit the new hole design.

3. The crossing bunker that is located 120 yards short of the green will be reshaped to a simpler design for maintenance purposes.

4. The two fore-bunkers will be replaced by a single bunker that is 35 yards short of the green on the right.

5. The existing green will be slightly expanded in its current location. The left greenside bunker will be rebuilt to provide simpler maintenance.

SCALE: 1"=200'

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HOLE #16 Par 4

461 yds - 414 yds - 370 yds - 346 yds - 299 yds



HOLE NOTES:

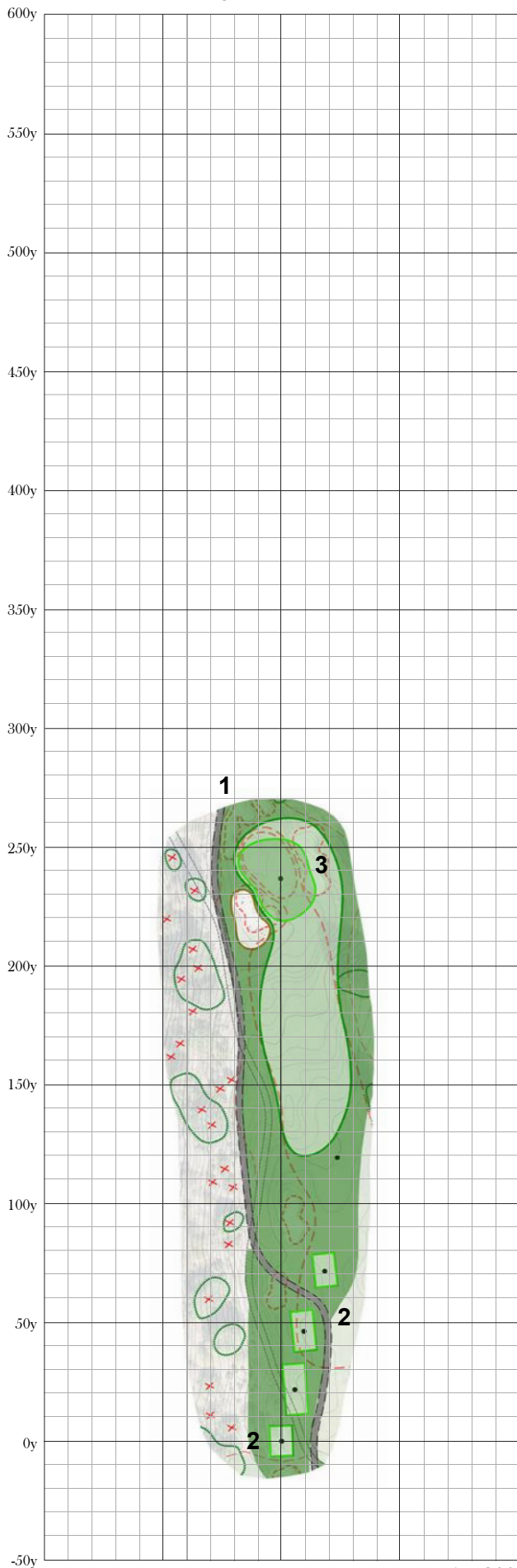
- 1.** This current fifteenth hole will become the sixteenth hole with only minor modifications.
- 2.** The back tee has become much too small and will need to be restored to its original intended size. The plant material growing around this tee needs to be thinned or removed.
- 3.** The left outside edge (outer rough) of this hole has become badly over-grown. At least 70% of the trees and bushes need to be removed.
- 4.** The right-center massive bunker needs to be reshaped much smaller. This will still provide the intended affect but will be much simpler to maintain.
- 5.** The bunkers surrounding the green area need modification. The two right bunkers need to be filled in (removed). After the over-grown trees are removed, the left greenside bunker needs to be reshaped larger and connected into the green edge better.

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HOLE #17 Par 3

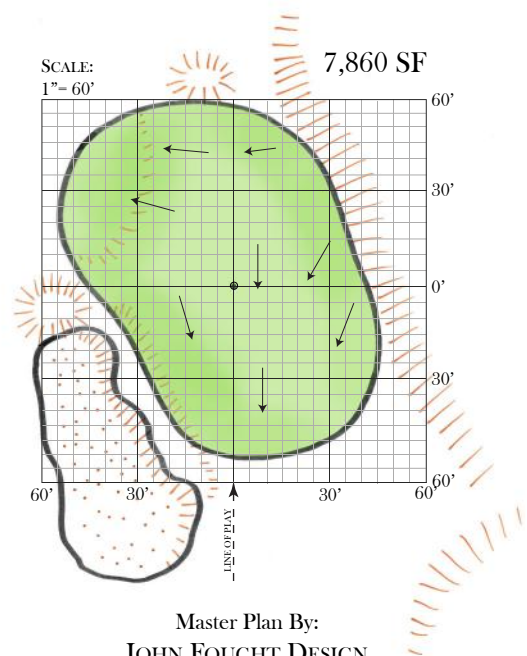
243 yds - 220 yds - 208 yds - 190 yds - 166 yds

HOLE NOTES:

1. The new seventeenth hole will be constructed utilizing the current location of the par four sixteenth. It will become a long dynamic par three that plays downhill about 20 feet. It will provide wonderful views of the clubhouse and mountains beyond.

2. New tees will be constructed on top of the ridge located above the sixteenth green. There will be five large tees constructed that will angle to the right.

3. A new large green will be built with one bunker located on the left. The hillside on the right will allow tee shots to bound to the left onto the green.



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 Golf Course Architecture
 Scottsdale, Arizona

OCTOBER 2022

INDIAN WELLS GOLF RESORT

Players Course



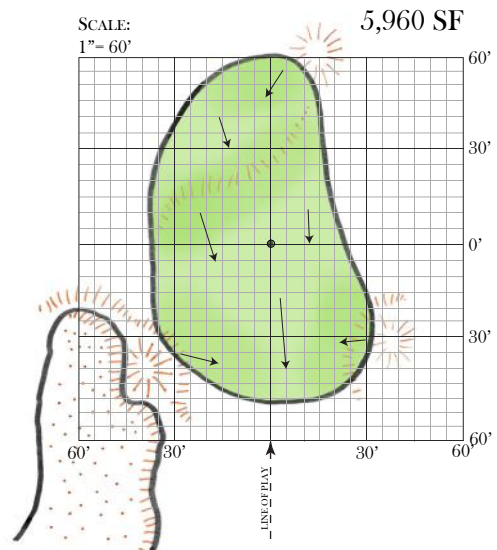
SCALE: 1"=200'

HOLE #18 Par 5

551 yds - 516 yds - 485 yds - 444 yds - 406 yds

HOLE NOTES:

1. The new par five eighteenth hole will be play in reverse of the current first hole. It will play along the top of the wash and will provide wonderful views of the clubhouse area and the mountains in the distance. The new tees will be built near the current first green.
2. The fairway grades will need to be adjusted to make this hole play properly. Certain areas in the tees shot landing zone and in front of the green will need to be lowered and softened.
3. Two large fairway bunkers will be constructed on the right in the driving zone to provide strategic elements.
4. A large fairway bunker near the second shound landing zone and another in front of the green will add important strategic elements and protect the new tees on #10.
5. A new green will be built along the top of the wash. This will be a wonderful final green location.

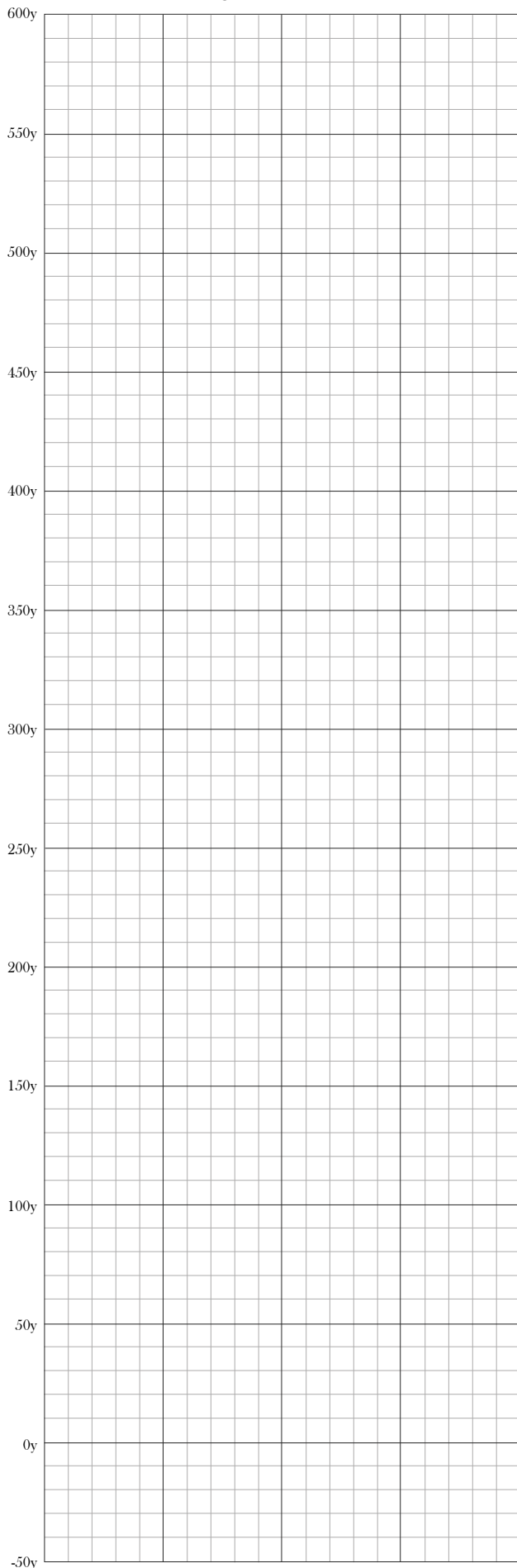


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INDIAN WELLS GOLF RESORT Players Course

PUTTING GREEN

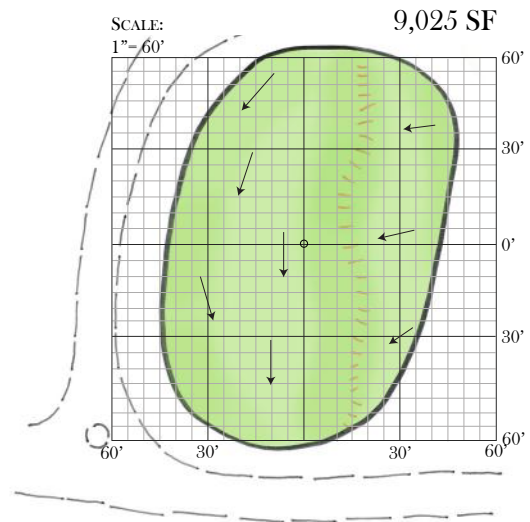


HOLE NOTES:

1. There will be a need to build a putting green since the new #18 hole will occupy the space for the existing putting green. The new green will be created behind #9 green and will be accessible from the tees on #1 and #10.

2. The new putting green will spacious and will also be realively flat. This will allow as many hole locations as possible.

3. A cart path will be constructed on three side of this green to provide easy access for players before start their rounds.



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A watercolor-style landscape rendering of a golf course. The scene is dominated by various shades of green, from light, airy greens to deep, dark forest greens. In the foreground, a clubhouse with a gabled roof and a chimney is visible, along with several rectangular green fairways or tees. A winding path or stream cuts through the middle ground. The background shows rolling hills and dense clusters of trees. The overall style is soft and painterly, with visible brushstrokes and a gentle, atmospheric quality.

Color Rendering

INDIAN WELLS GOLF RESORT

Players Course Redesign Plan

October 29, 2022



Card of the Revised Course

| Hole | Cabernet | Blue | Yellow | White | Red | Par |
|-------|----------|------|--------|-------|------|-----|
| 1 | 400 | 384 | 345 | 478 | 412 | 5 |
| 2 | 400 | 373 | 342 | 322 | 296 | 4 |
| 3 | 337 | 312 | 290 | 269 | 241 | 4 |
| 4 | 190 | 183 | 157 | 144 | 124 | 3 |
| 5 | 457 | 424 | 391 | 351 | 327 | 4 |
| 6 | 418 | 390 | 361 | 339 | 298 | 4 |
| 7 | 177 | 150 | 141 | 132 | 109 | 3 |
| 8 | 577 | 537 | 502 | 465 | 407 | 5 |
| 9 | 223 | 202 | 189 | 165 | 137 | 3 |
| Out | 3295 | 3145 | 2918 | 2923 | 2329 | 35 |
| 10 | 383 | 310 | 295 | 260 | 236 | 4 |
| 11 | 382 | 335 | 332 | 305 | 274 | 4 |
| 12 | 190 | 170 | 159 | 148 | 124 | 3 |
| 13 | 577 | 537 | 504 | 464 | 410 | 5 |
| 14 | 467 | 437 | 390 | 354 | 327 | 4 |
| 15 | 515 | 479 | 443 | 410 | 358 | 4 |
| 16 | 461 | 414 | 370 | 346 | 299 | 4 |
| 17 | 243 | 220 | 209 | 190 | 166 | 3 |
| 18 | 551 | 516 | 485 | 444 | 406 | 5 |
| In | 3715 | 3438 | 3180 | 2921 | 2599 | 36 |
| Total | 7110 | 6583 | 6104 | 5824 | 4928 | 71 |



Scale: 1" = 100'

0 10 20 30 40



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GOLF COURSE ARCHITECTURE