

RATIO



COLUMBIA CLUB ROOFTOP VENUE

ANNUAL MEETING PROGRESS REPORT

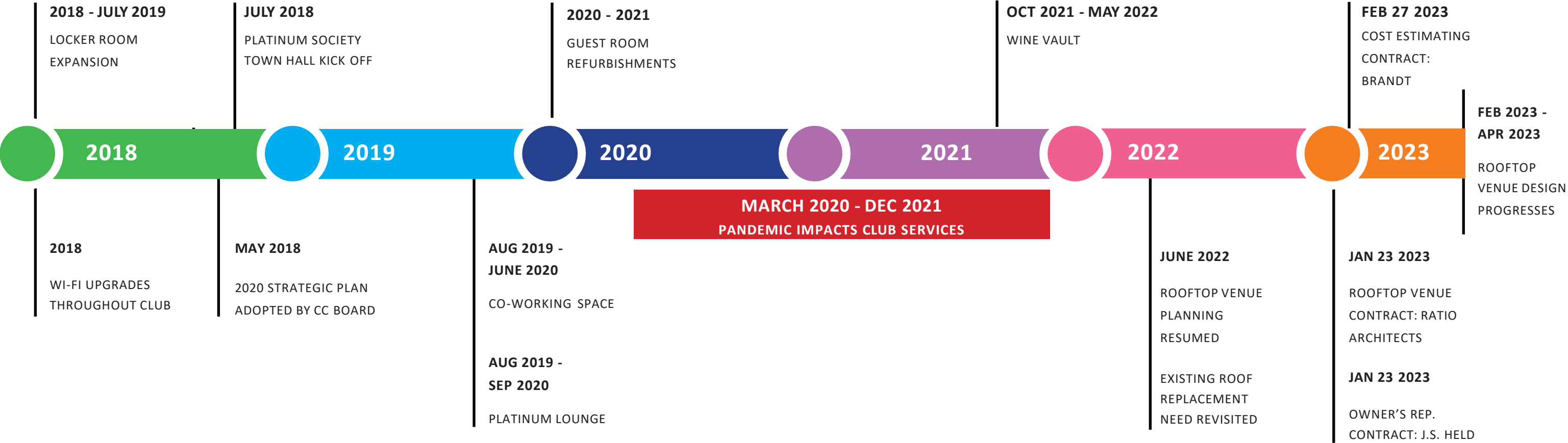
APRIL 13, 2023



AGENDA

- PLATINUM SOCIETY PROJECTS TIMELINE
- ROOFTOP PURPOSE & VISION
- DESIGN PROGRESSION
- PLANS & RENDERINGS
- COST PROJECTIONS
- QUESTIONS & NEXT STEPS

PLATINUM SOCIETY PROJECTS TIMELINE



VISION & PURPOSE

A strategic initiative of the Columbia Club is to embrace the passion of our current and future members through offering enriched personal experiences.

We will build on a new dynamic to ensure our Club remains relevant, viable, and vibrant for future Colombian generations.

Through the Rooftop Venue project, we can **enhance the member experience** & attract new members with an intimate atmosphere, comfortable dining environment, & a multi-season outdoor space that creates an **experience unlike anything else** in Indianapolis.

NEARBY DOWNTOWN ROOFTOP PROJECTS

OUR ASPIRATIONAL GOAL IS ON TRACK AS INDY'S ONLY ROOFTOP DECK FRONTING MONUMENT CIRCLE

KITE REALTY ROOFTOP LOUNGE

HILTON MOTTO HOTEL

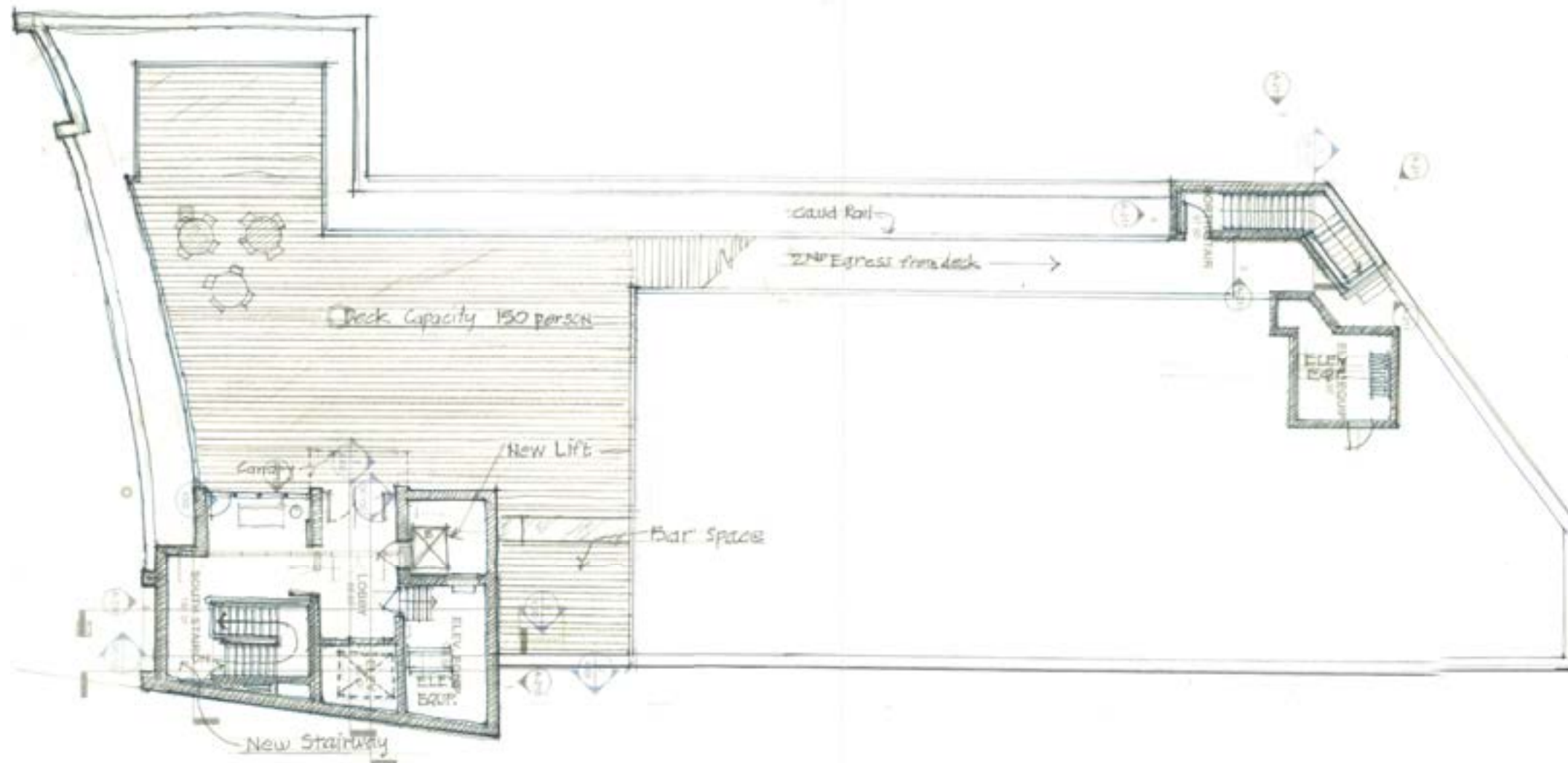
INTERCONTINENTAL HOTEL

REALTOR BUILDING

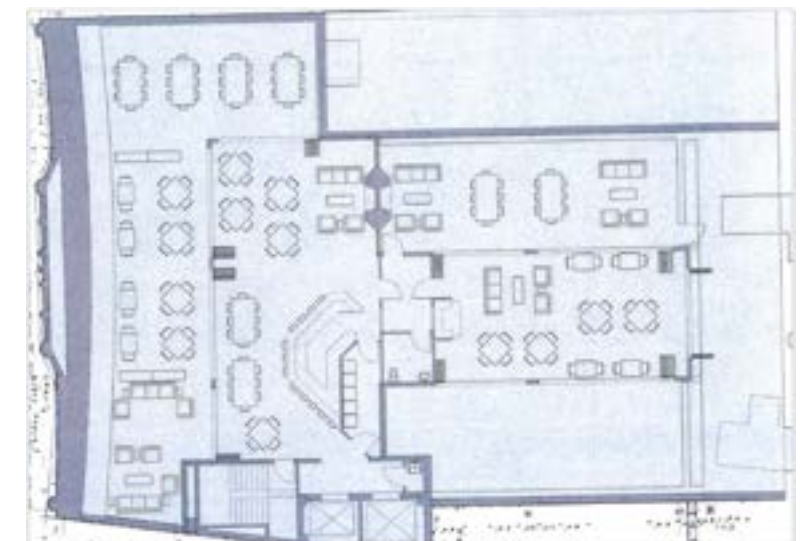
VIEW FROM COLUMBIA CLUB ROOFTOP

PREVIOUS THINKING

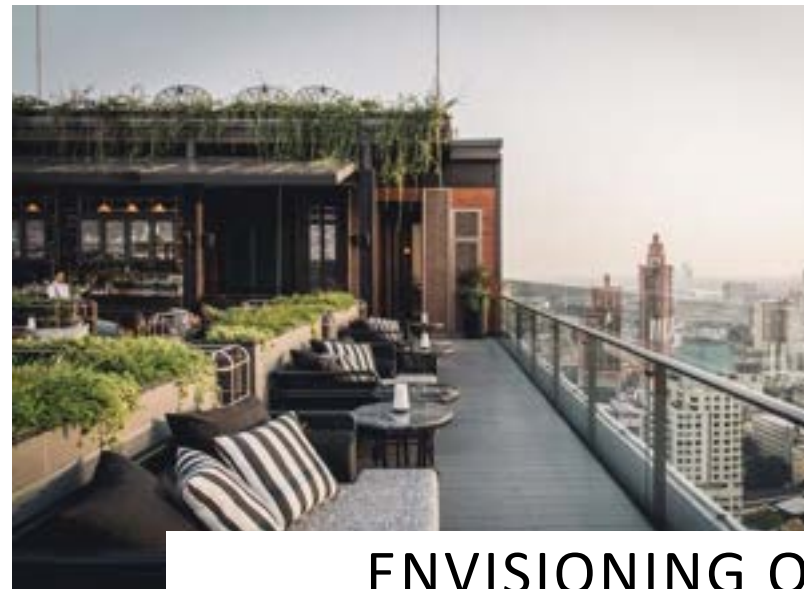
- Open roof deck only
- Two exit stairs
- One dumbwaiter lift (no elevators)
- No interior bar/dining
- No kitchen
- No restrooms
- Railing at the roof edge
- Original construction costs never verified
- Original \$2M donation withdrawn
- COVID Pandemic



2022 CONCEPTUAL DIAGRAM



PRE-2022 CONCEPTUAL DIAGRAM



ENVISIONING OUR WISH LIST &
PERFORMING DUE DILIGENCE



An aerial, high-angle view of a city street at night. The scene is dominated by tall, multi-story buildings with numerous windows glowing with warm yellow light. In the center, a large, ornate fountain with multiple tiers and water spraying upwards is brightly lit. The surrounding streets are paved and show some traffic, with streetlights casting a glow on the pavement. The overall atmosphere is vibrant and urban.

DESIGN PROGRESSION

PREVIOUSLY STUDIED OPTION FLOOR PLAN

TOTAL GSF:
5,390 SF

OUTDOOR FRONT ROOFDECK:
1,775 SF

OUTDOOR CIGAR LAZE:
325 SF

INTERIOR:
3,290 SF TOTAL

- 20' CANTILEVER OVER BALLROOM
- INDOOR CIGAR LAZE W/ PRIVATE PATIO
- SINGLE ELEVATOR UP TO LOBBY

VIEWS TO
MONUMENT
CIRCLE

VIEWS TO CHURCH

LINE OF BALLROOM BELOW



PREVIOUSLY STUDIED OPTION FLOOR PLAN

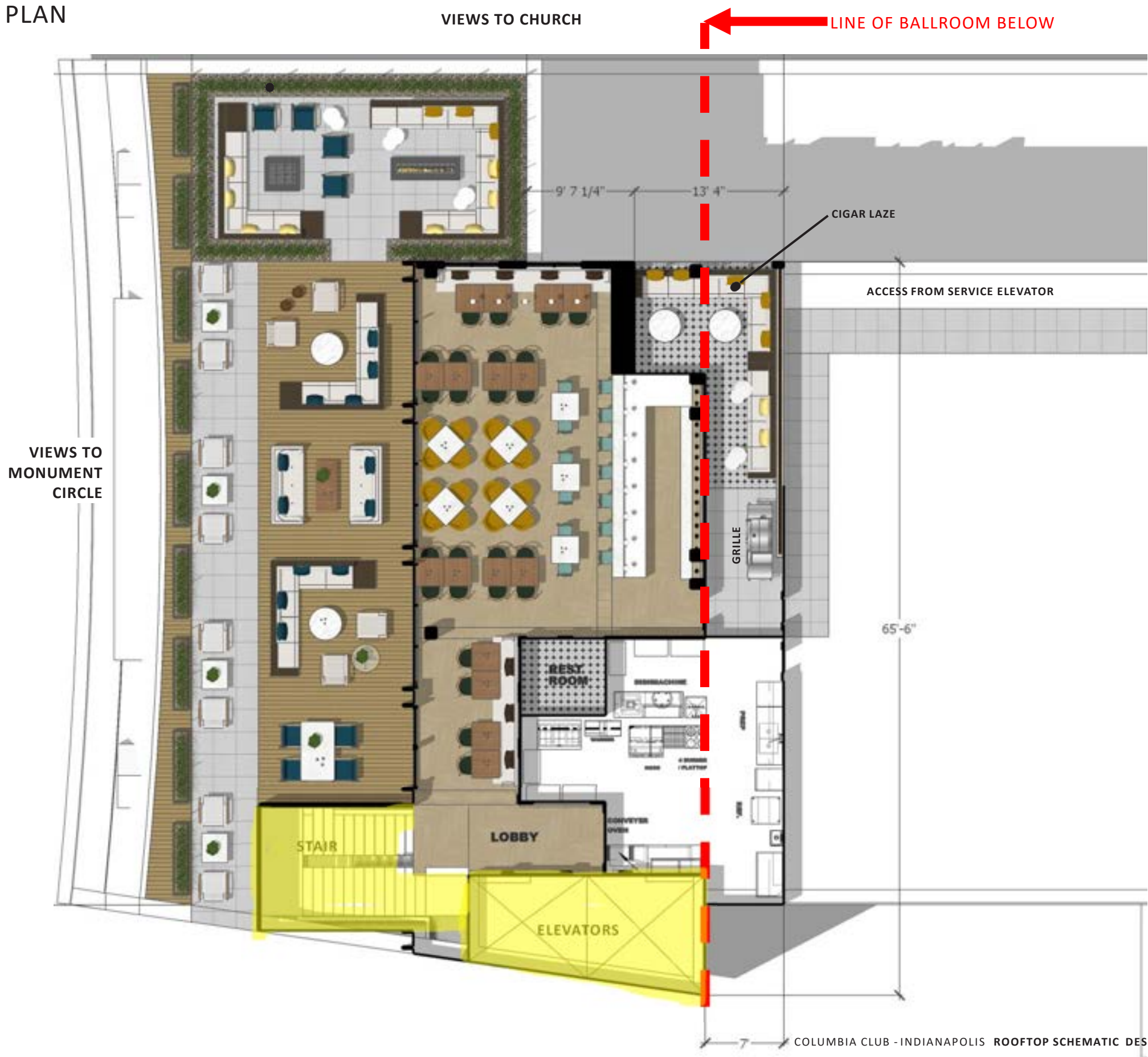
TOTAL GSF:
3,750 SF

OUTDOOR FRONT ROOFDECK:
1,535 SF

OUTDOOR CIGAR LAZE:
350 SF

INTERIOR:
1,865 SF TOTAL

- 7' CANTILEVER OVER BALLROOM
- SINGLE ELEVATOR UP TO LOBBY
- 1 SINGLE-USE RESTROOM



DESIGN OPTIONS UNDER CONSIDERATION

I. ROOF REPLACEMENT

+

II. OUTDOOR ROOF DECKS

+

III. INDOOR AREA

=

OUR WISHLIST



WISHLIST VIEW

WISHLIST OPTION FLOOR PLAN

TOTAL GSF:
3,300 SF, SEATS: 115

OUTDOOR FRONT ROOFDECK:
1,500 SF, SEATS: 55

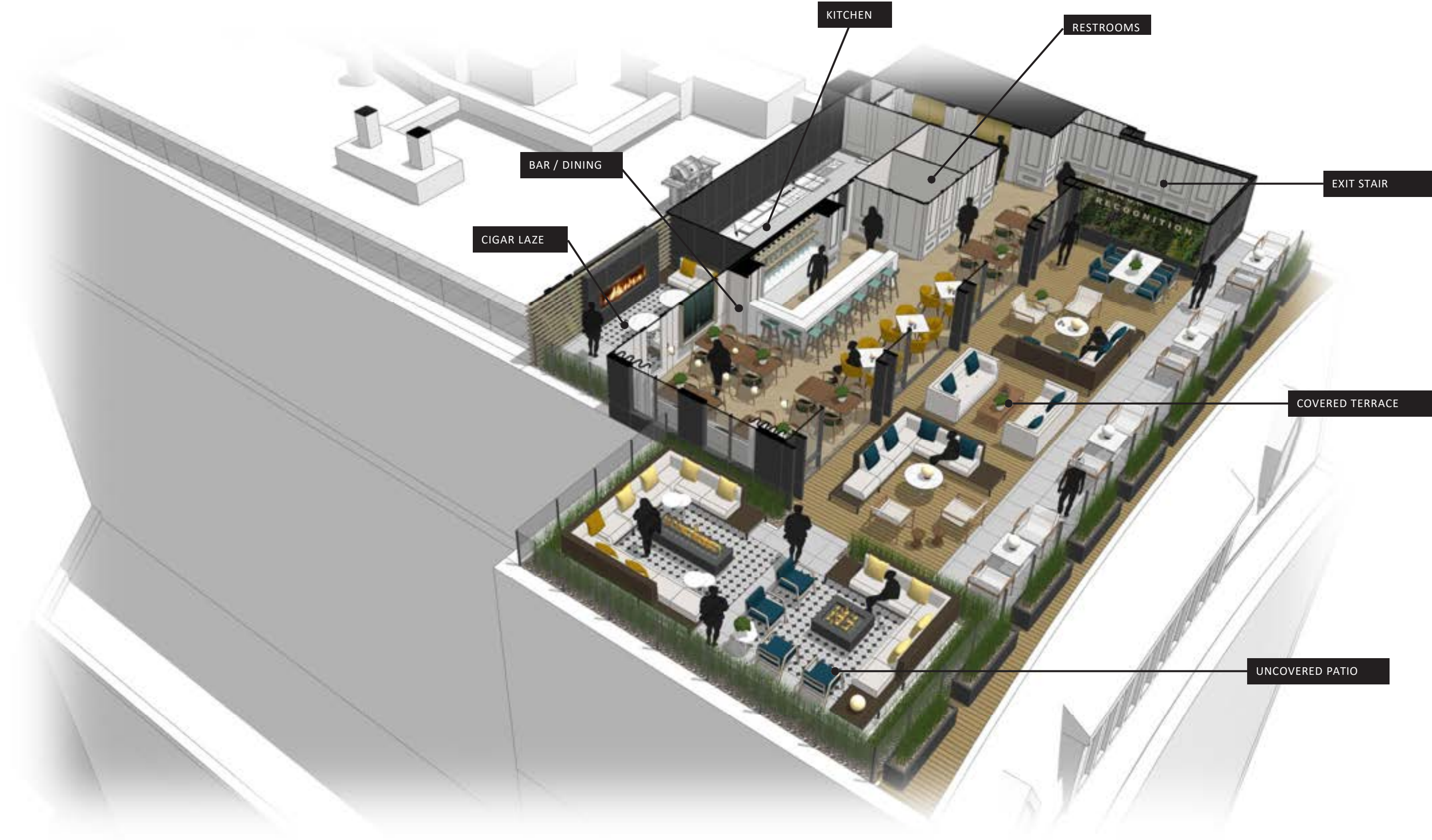
OUTDOOR CIGAR LAZE:
200 SF, SEATS: 10

INTERIOR:
1,600 SF TOTAL, SEATS: 50

- SATELLITTE KITCHEN + FULL BAR
- 2 SINGLE-USE RESTROOMS
- NO CANTILEVER OVER BALLROOM
- 2 EXIT STAIRS
- 2 PASSENGER ELEVATORS UP TO LOBBY
- 1 SERVICE ELEVATOR WITH SERVICE PATH
- RELOCATE HVAC UNIT TO ALT ROOF AREA
- LOUNGE FURNITURE
- TABLES WITH CHAIRS
- 50% OUTDOOR SEATS UNDER COVER
- FIRE PIT AREA
- WIFI & USB CHARGING
- ROOF REPLACEMENT



WISHLIST OPTION PLAN PERSPECTIVE



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WISHLIST OPTION ROOFTOP AERIAL

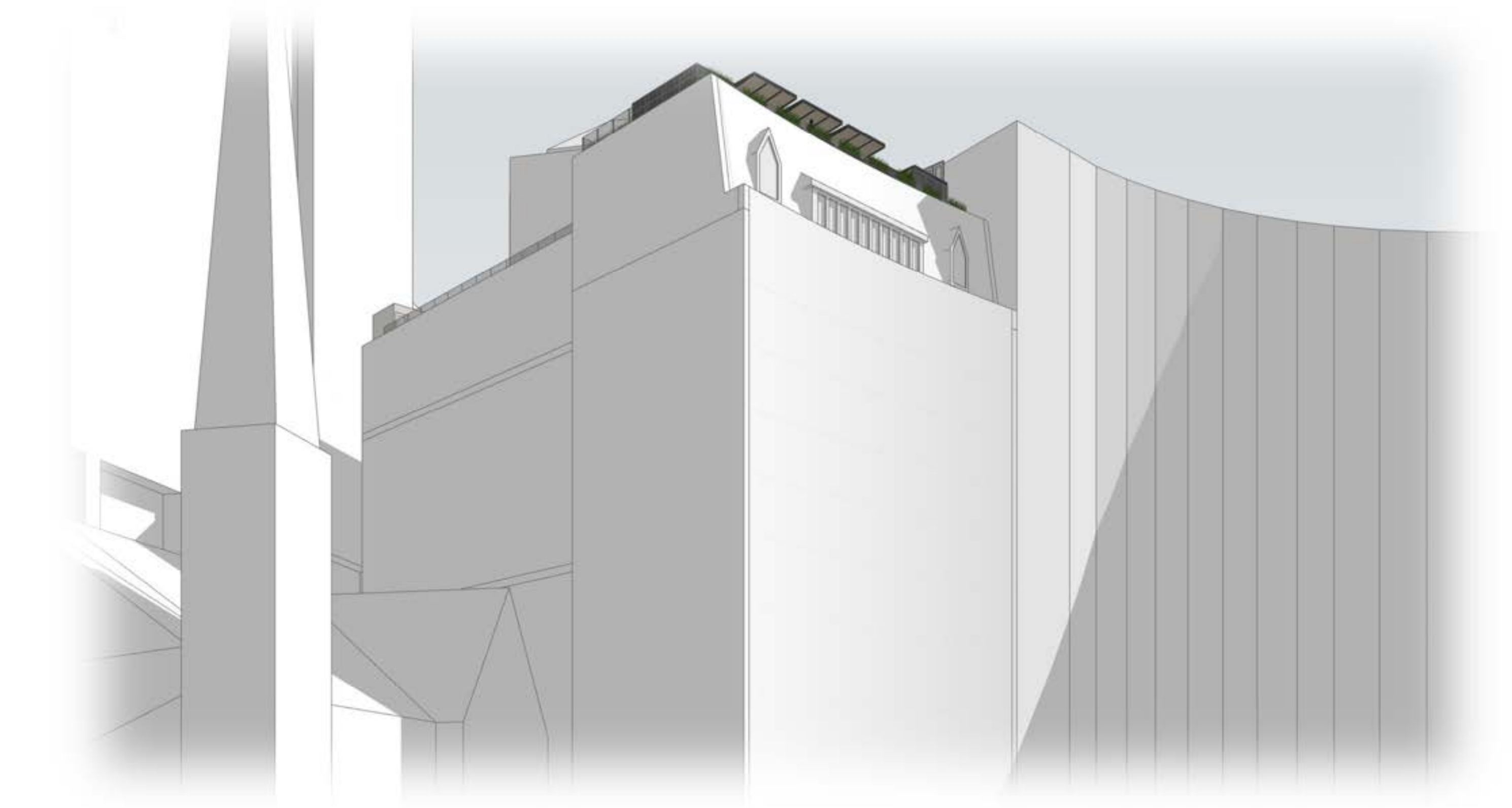


WISHLIST OPTION EXTERIOR PERSPECTIVE



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WISHLIST OPTION VIEW FROM CIRCLE



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WISHLIST OPTION VIEWS



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ARCHITECTS

WISHLIST OPTION VIEWS



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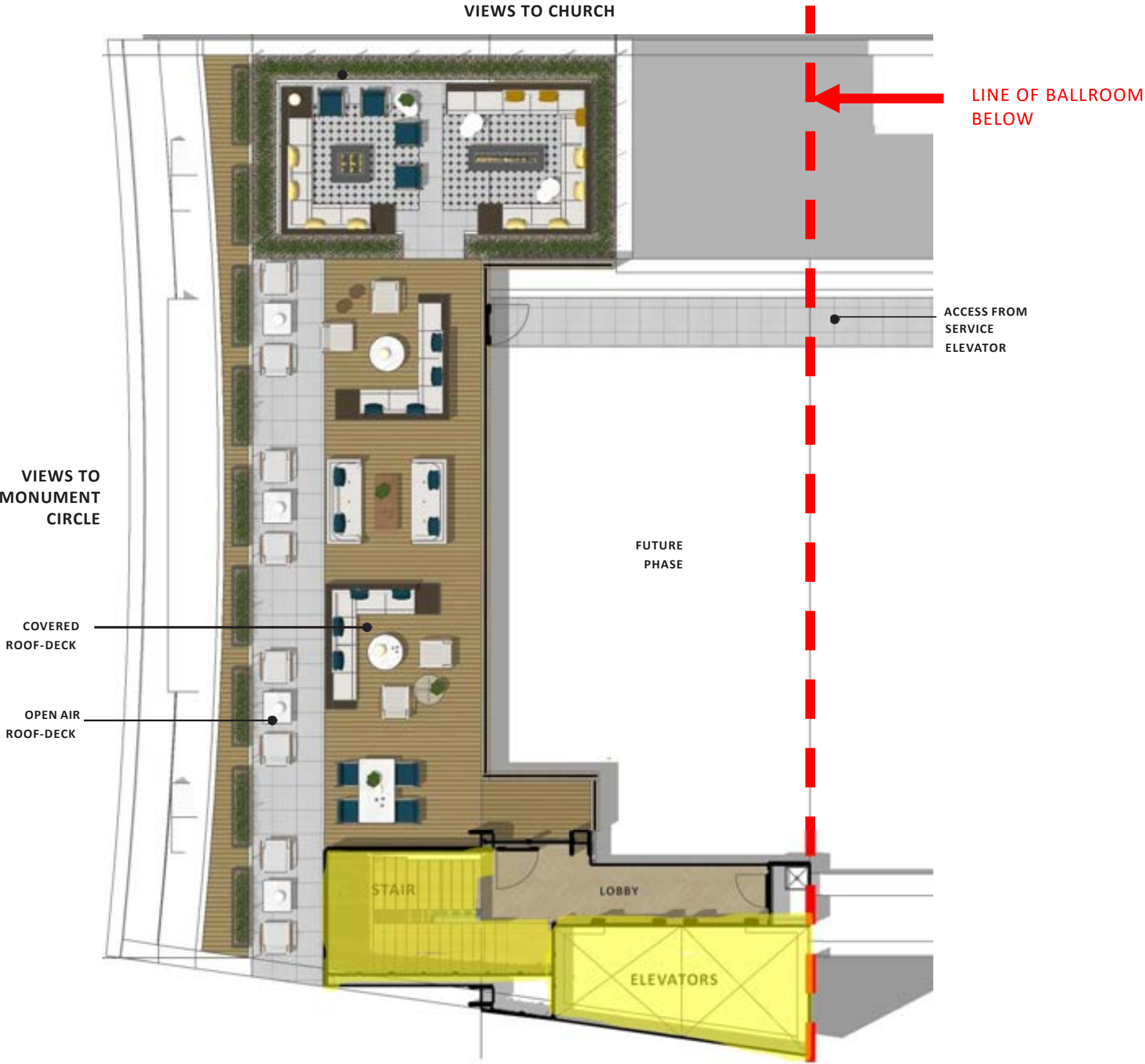
OPTION 2 FLOOR PLAN

TOTAL GSF:
2,100 SF, SEATS: 55

OUTDOOR FRONT ROOFDECK:
1,500 SF, SEATS: 55

INTERIOR:
600 SF TOTAL, SEATS: 0
(STAIR/ SERVICE)

- FOOD & BEVERAGE SERVICE AT TIMED EVENTS FROM 3RD FLOOR KITCHEN AND/OR CATERING KITCHEN AT 10TH FLOOR
- RESTROOMS AT 10TH FLOOR
- NO CANTILEVER OVER BALLROOM
- 2 EXIT STAIRS
- 1 LIFT FROM 10TH FLOOR
- 1 SERVICE ELEVATOR WITH SERVICE PATH
- RELOCATE HVAC UNIT TO ALT ROOF AREA
- LOUNGE FURNITURE
- TABLES WITH CHAIRS
- LARGE UMBRELLAS FOR SHADE
- FIRE PIT AREA
- WIFI & USB CHARGING
- ROOF REPLACEMENT



OPTION 2 PLAN PERSPECTIVE



OPTION 2 ROOFTOP AERIAL



OPTION 2 EXTERIOR PERSPECTIVE



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ORDER OF MAGNITUDE ESTIMATES

	Total Project Estimate	Construction Duration
Phase I ROOF REPLACEMENT ONLY	\$1,000,000	2-3 months
Phase II ACCESSIBLE OUTDOOR ROOF DECK	\$4,920,000	6-9 months
Phase I and II COMBINED	\$5,740,000*	
Phase III INDOOR ROOFTOP SPACE + CIGAR LAZE + PASSENGER ELEVATORS	\$6,200,000	6-9 months
Phase I, II, and III CONSTRUCTED SIMULTANEOUSLY**	\$9,600,000*	11-12 months
Phase I, II, and III CONSTRUCTED SEPARATELY	\$12,120,000	

KEY COST CONSIDERATIONS

- Includes economy of scale savings*
- Each estimate includes the following:
 - 20% design & construction contingency
 - Owner soft costs (furniture, equipment WIFI, etc, as applicable)
 - Costs incurred to date related to rooftop venue project
- Estimates exclude cell tower & monument circle lighting work as options continue to be explored.
- **If all work is constructed simultaneously****,
 - **20%** savings realized
 - **30%** of costs relate to creating roof access (stair, elevator, etc)
 - **10%** of costs relate to complexities of working on Monument Circle, 11 floors up on a roof
- Construction cost estimates developed by Brandt Construction.
- Soft cost estimates developed by J.S. Held

PHASE II



PHASE II SCOPE SUMMARY

- Develop 1,500 SF outdoor roof deck with seating for 55 people at lounge furniture and tables/chairs with umbrellas shade
- WIFI and USB charging
- Incorporate plantings and fire pits to extend seasonal use
- Create small vertical lift from 10th floor (not a full elevator)
- Utilize 10th floor restrooms
- Extend 2 exit stairs to roof
- Extend service elevator for timed event food & beverage and a roof path for carts
- Provide code compliant rails, etc
- Relocate HVAC equipment for the new deck

PHASE III



PHASE III SCOPE SUMMARY

- Develop 1,200 SF indoor roof deck venue with indoor bar, satellite kitchen, restrooms, and tables/chairs
- Dedicated outdoor cigar laze
- Overhead shade covering for outdoor seating
- 50 indoor seats
- 10 cigar laze seats
- Extend 2 guest elevators to the roof
- Relocate additional HVAC equipment

HELP ENVISION OUR FUTURE

Dialogue with us
tonight and beyond
[317.761.7528](tel:317.761.7528) (Travis Dale, GM)

Email us
ccrooftop@columbia-club.org

Participate in written
questionnaire available for 30 days
bit.ly/402lwFa

Review information online
<https://columbia-club.org/web/pages/upgrades-in-motion>