



PAVILION PROJECT

A PERMANENT SOLUTION
FOR TODAY — DESIGNED WITH THE FUTURE IN MIND

For many years, the tent at Quail Run provided covered event space for approximately 120 guests and played an important role in golf outings, tournaments, meals, awards and community events.

After replacing multiple tents over the years, the loss of the most recent structure has created an opportunity to pursue a permanent pavilion rather than another temporary solution.

THE OPPORTUNITY

CGA would like to work with the City of Columbus to develop a permanent covered pavilion that:



RESTORES EVENT CAPACITY
for approximately 120 people



FUNDED PRIMARILY THROUGH PRIVATE
donations, sponsorships and grant opportunities



LONG-TERM IMPROVEMENT
to Quail Run and the Columbus community



COMPLEMENTS FUTURE PLANS
and works congruently with the City's facility design



GIVES DONORS CONFIDENCE
that their investment will remain at Quail Run for years to come



**Our goal is not to choose between a pavilion today
and a new clubhouse tomorrow.**

Our goal is to make today's investment part of Quail Run's future.

TODAY'S DISCUSSION:

Identify a location and direction that allows CGA to confidently move forward with design, fundraising and construction planning.



IMMEDIATE NEED

PAVILION / EVENT SPACE



WHAT WE NEED NOW

A permanent, covered pavilion to restore the event capacity we previously had with the tent (approximately 120 people).

- ✓ Covered seating for ~120 guests
- ✓ Supports tournaments, outings, meals and awards
- ✓ Improved experience for players and guests
- ✓ Funded primarily through private donations, sponsorships and grants
- ✓ A long-term improvement for Quail Run



FUTURE VISION

NEW CLUBHOUSE FACILITY



A LONG-TERM PLAN

The City has a future clubhouse facility plan that would modernize and expand golf operations. This larger project includes a new clubhouse, banquet space, bar, pro shop and expanded amenities.

- ✓ Comprehensive facility for the future
- ✓ Expanded clubhouse, banquet and pro shop
- ✓ Improved overall guest experience
- ✓ Estimated project cost in the millions
- ✓ Timing to be determined based on City priorities and available funding



COMPLEMENTARY, NOT COMPETING

The pavilion can meet a critical need today and be designed to complement the future clubhouse facility, becoming part of the long-term Quail Run campus.

TODAY'S PAVILION

FUTURE CLUBHOUSE FACILITY



SHARED GOAL

Create a permanent pavilion now that enhances events at Quail Run, supports the community, and can integrate with the future clubhouse facility for a complete, cohesive campus.



WHY PERMANENCE MATTERS

PRIVATE INVESTMENT BUILDS THE FUTURE

CGA believes there is an opportunity to fund a significant portion of the pavilion through private donations, sponsorships, in-kind contributions and grant opportunities.

Before beginning that campaign, we need to be able to answer one important question for potential donors:

“Will the pavilion I am helping build still be here in the future?”



PERMANENT LOCATION

STRONGER FUNDRAISING OPPORTUNITY

- ✓ Stronger fundraising message
- ✓ Greater donor confidence
- ✓ Naming and recognition opportunities
- ✓ Businesses more willing to donate materials and labor
- ✓ Better opportunity for grants
- ✓ Investment becomes part of Quail Run's long-term infrastructure



POSSIBLE FUTURE RELOCATION

MORE CHALLENGING TO RAISE FUNDS

- ? Donors may hesitate to make larger contributions
- ? Harder to pursue major gifts and sponsorships
- ? Potential additional moving or rebuilding costs
- ? Improvements may not transfer easily
- ? Difficult to explain the project's long-term value
- ? Less interest from grant programs
- ? Creates uncertainty for businesses considering in-kind donations



CGA isn't asking the City to guarantee what Quail Run will look like 10 or 20 years from now. *We're asking for enough certainty to confidently tell donors that this pavilion is intended to remain a permanent part of Quail Run.*

PATH FORWARD

Once a location is agreed upon, CGA can move forward with design, fundraising and construction.



**CITY + CGA
AGREE ON LOCATION**

Confidence to move forward



FINAL DESIGN & COST
Refine concept and
confirm budget



FUNDRAISING CAMPAIGN
Donations, sponsorships,
grants and in-kind support



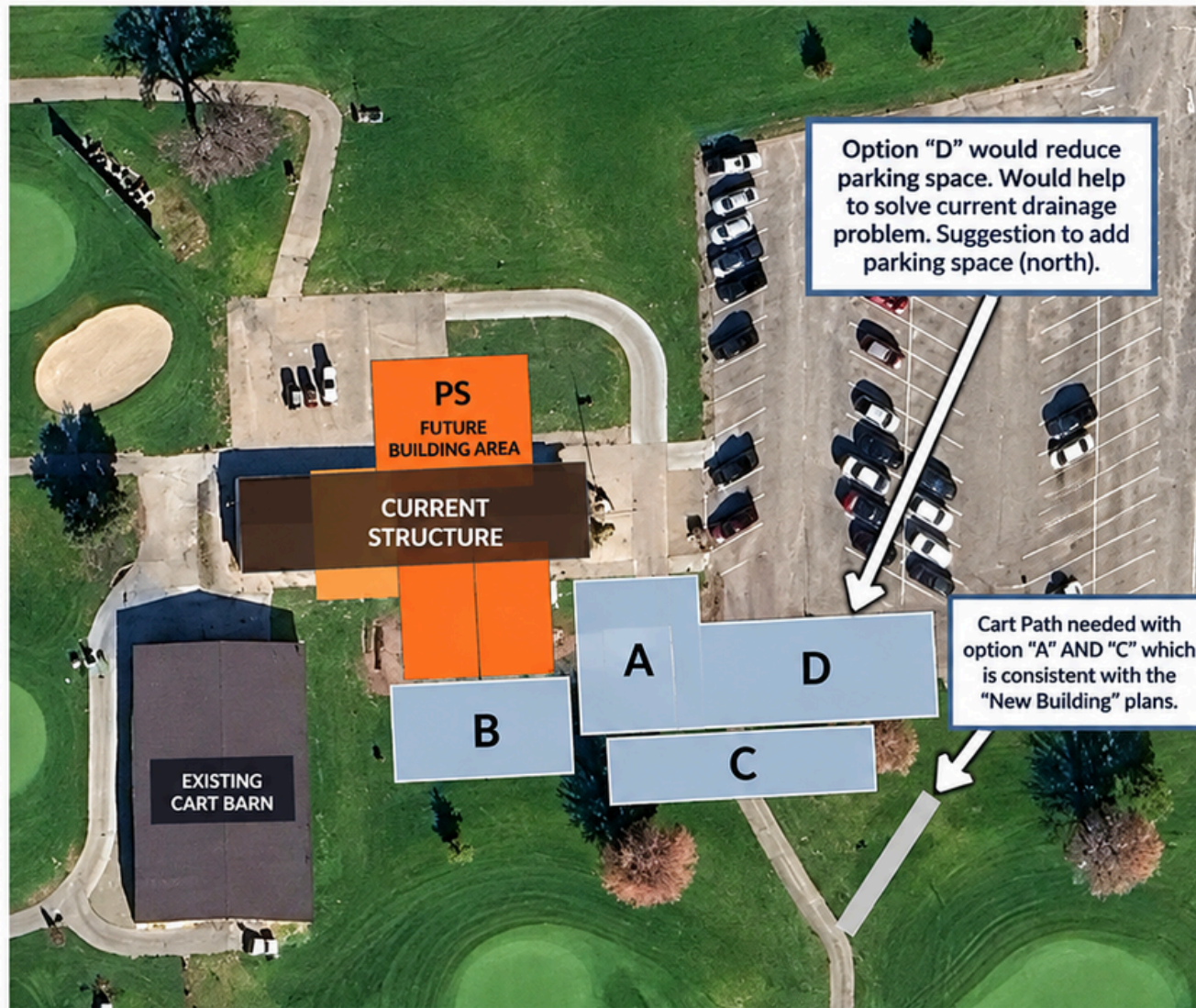
CONSTRUCTION
Build the pavilion



**PERMANENT
COMMUNITY ASSET**
Part of Quail Run's
long-term future

PAVILION SITE OPTIONS

EXISTING CONDITIONS & POTENTIAL LOCATIONS



KEY CONSIDERATIONS

- Capacity for approximately 120 people
- Compatibility with future clubhouse plans
- Impact on parking, cart flow and golf operations
- Utilities, drainage and construction costs
- Long-term fundraising confidence

NEXT STEPS

- Discuss site options and identify preferred location
- Confirm compatibility with future clubhouse plans
- Develop final concept and cost estimate
- Begin fundraising
- Move toward construction

A OPTION A

POTENTIAL ADVANTAGES

- Close to future building
- Can be designed to match new facility
- Convenient to existing building
- Good access for events
- Part of long-term campus

POTENTIAL CONCERNS / QUESTIONS

- Must confirm no conflict with future building footprint
- Utilities and access
- Construction staging in future
- Sight lines and golf activity

B OPTION B

POTENTIAL ADVANTAGES

- Close connection to existing building
- Convenient for operations
- Easy guest access
- Shorter utility runs

POTENTIAL CONCERNS / QUESTIONS

- May conflict with future building area
- Could interfere with demolition or construction
- Limited expansion space
- Need confirmation on long-term viability

C OPTION C

POTENTIAL ADVANTAGES

- Extends facility toward golf course
- Consistent with future building plans
- Good event space and access
- Works with cart path relocation
- Can be designed to complement future facility

POTENTIAL CONCERNS / QUESTIONS

- Must confirm no conflict with future expansion
- Cart path relocation required
- Utilities
- Sight lines and golf activity
- Construction access in future

D OPTION D

POTENTIAL ADVANTAGES

- Farther from future building area
- Could remain permanently
- Helps address current drainage issue
- Good access to parking
- May be more independent of future construction

POTENTIAL CONCERNS / QUESTIONS

- Reduces current parking space
- Need solution for additional parking (north)
- Greater utility and site work costs
- Further from existing building
- Find balance with tournament flow and guest convenience

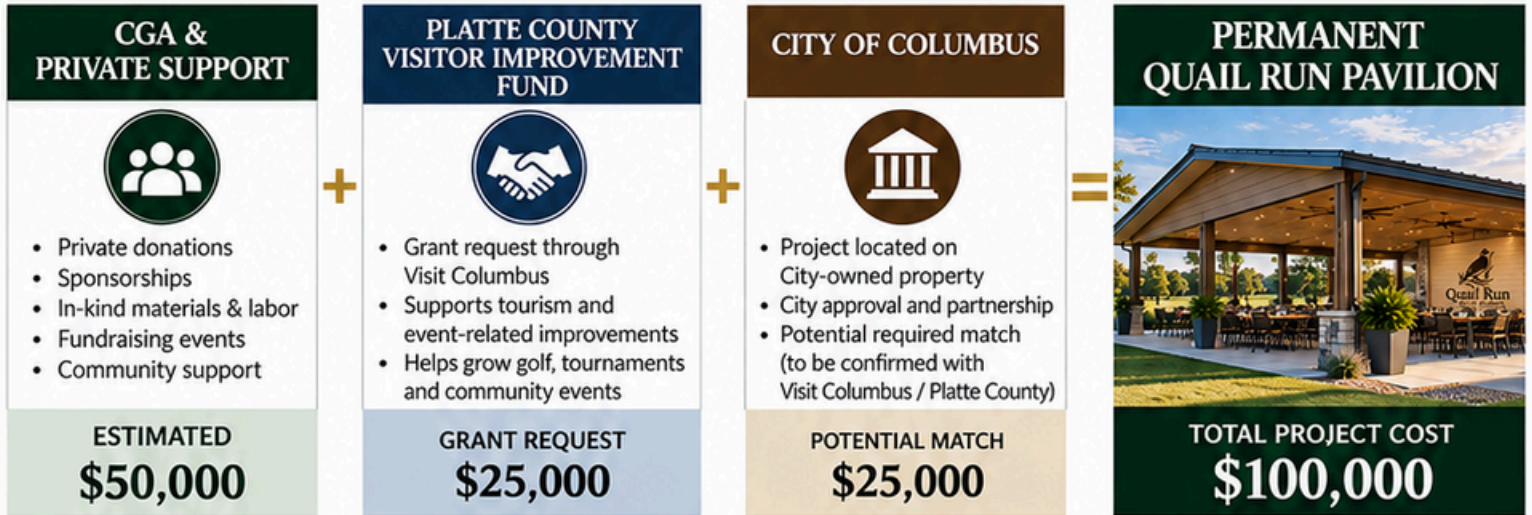


A FUNDING PARTNERSHIP

LEVERAGING PRIVATE SUPPORT
TO IMPROVE A PUBLIC FACILITY



The Quail Run pavilion is a community project that can be achieved through a partnership between CGA, private supporters, the Platte County Visitor Improvement Fund and the City of Columbus. By leveraging multiple funding sources, we can create a permanent, high-quality facility without placing a significant burden on the City.



AN OPPORTUNITY TO SOLVE THE MATCH

If City participation is required as part of the Visitor Improvement Fund grant, could CGA-raised private funds be donated to the City and used toward the City's required project match?



ALTERNATIVE TO EXPLORE

If a future City appropriation is preferred, could the City budget its participation in a future fiscal year while CGA helps provide interim project funding through an arrangement approved by the City?



*The goal is not to shift the cost to the City.
The goal is to find a structure that allows private fundraising
and grant dollars to be leveraged for a permanent improvement to City property.*

KEY QUESTIONS FOR TODAY'S DISCUSSION

We appreciate the opportunity to discuss the pavilion project and work together on a path forward.
Today, we hope to clarify the following key items:

1



PAVILION LOCATION

Can we identify a preferred location for the pavilion that:

- Works with existing site conditions
- Does not conflict with future building plans
- Provides good access for events and operations
- Allows CGA to confidently move forward with design, fundraising and permits

2



PARTNERSHIP & FUNDING

Can we confirm a partnership approach that allows us to:

- Pursue the Platte County Visitor Improvement Fund grant
- Fulfill the required City match (through City funds and/or donated private funds)
- Raise private donations, sponsorships and in-kind support
- Move forward with final design and cost estimates

3



PROJECT TIMELINE

Once location and partnership are confirmed, can we:

- Finalize the design and budget
- Begin fundraising efforts
- Submit and pursue the Improvement Fund grant
- Develop a construction timeline
- Keep the project aligned with the City's long-term facility plans



A STRONGER GOLF EXPERIENCE

Improves events, tournaments and community use.



A SMART INVESTMENT

Leverages private support, grant dollars and partnerships for long-term value.



A BRIGHTER FUTURE

Enhances Quail Run and complements the City's long-term vision.

Thank you for your time, consideration and continued support

WE LOOK FORWARD TO WORKING TOGETHER TO MAKE THE QUAIL RUN PAVILION A REALITY.



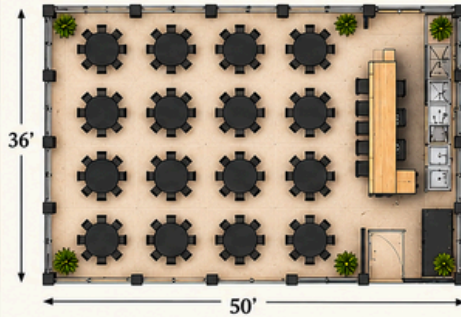


36' x 50' Pavilion (1,800 sq. ft.)

Simple, Functional Design
with Bar Area

- ✓ Seats 120+ people comfortably (10-60" round tables)
- ✓ Open-air design
- ✓ Integrated bar area
- ✓ Ceiling fans and LED lighting
- ✓ Removable/relocatable structure
- ✓ Clean, modern look to match clubhouse
- ✓ Designed to stay under \$90,000

FLOOR PLAN – 36' x 50' (1,800 sq. ft.)



SEATING LAYOUT EXAMPLE

- 15 round tables (60") with 8 chairs each = 120 seats
- Open space for circulation
- Bar area with counter, refrigeration, and storage
- Room for buffet, band, or presentation area

ESTIMATED COST BREAKDOWN

Item	Description	Estimated Cost
1. Site Preparation	Excavation, grading, compaction, and haul-off	\$ 2,000 – \$3,000
2. Gravel Base	4" compacted aggregate base	\$ 2,000 – \$3,000
3. Concrete Slab	1,800 sq. ft., 5-6" reinforced with fiber mesh, finish, drains	\$14,000 – \$19,000
4. Pavilion Structure	36' x 50' aluminum or steel frame with metal roof (open-air)	\$24,000 – \$32,000
5. Lighting & Electrical	LED lighting, 6-8 ceiling fans, outlets, electrical panel	\$ 5,000 – \$7,000
6. Bar Area	Freestanding/modular counter, cabinets, refrigeration, sink, electrical, finishes	\$ 8,000 – \$12,000
7. Miscellaneous	Planters, furnishings (partial), drainage, tie-ins, contingency	\$ 3,000 – \$5,000
Estimated Total		\$58,000 – \$81,000

Final cost will vary based on site conditions, selected materials, bar design, and optional side enclosures.

MATERIALS & KEY DETAILS



METAL ROOF
Durable, low maintenance, multiple color options to match clubhouse.



STRUCTURE
Powder-coated aluminum or steel frame (removable/relocatable).



CEILING
LED lighting and ceiling fans for comfort and evening events.



BAR AREA
Freestanding or modular counter with refrigeration, sink, and storage.

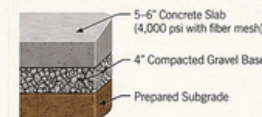


OPEN-AIR DESIGN
Spacious, flexible layout with clear-span design (no center poles).



CONCRETE SLAB
5-6" reinforced slab with proper base and drainage for long-term performance.

CONCRETE SLAB DETAIL (Typical Section)



INCLUDES:

- Site preparation and grading
- Reinforced concrete slab
- Drainage (as needed)
- Designed for removable pavilion with bolted base plates
- Electrical tie-ins
- Ready for pavilion installation



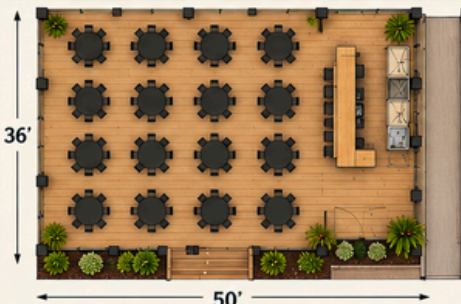
36' x 50' Pavilion (1,800 sq. ft. – Raised Wood Floor)

Open-Air Design with Bar Area

Seating Capacity: 120+ people
(10-60" round tables)

- ✓ 24" elevated wood floor
- ✓ Wood post construction on concrete piers
- ✓ Open-air design
- ✓ Integrated bar area
- ✓ Ceiling fans and LED lighting
- ✓ Removable/relocatable structure
- ✓ Simple, functional design
- ✓ Designed to stay under \$90,000

FLOOR PLAN – 36' x 50' (1,800 sq. ft.)



SEATING LAYOUT EXAMPLE

- 15 round tables (60") with 8 chairs each = 120 seats
- Open space for circulation
- Bar area with counter, refrigeration, and storage
- Wide stairs at main entrance
- Accessible ramp on side
- Planters and landscaping around deck

ESTIMATED COST BREAKDOWN

Item	Description	Estimated Cost
1. Concrete Piers	Concrete piers for posts (frost depth, ~10-14 total)	\$5,000 – \$7,000
2. Wood Floor Structure	Treated lumber framing, joists, beams, decking (1,800 sq. ft.)	\$15,000 – \$25,000
3. Pavilion Structure	Pressure treated or engineered wood posts, beams, trusses, metal roof	\$25,000 – \$32,000
4. Bar Area	Counter, cabinets, refrigeration, sink, electrical, finishes (simple design)	\$5,000 – \$8,000
5. Lighting & Fans	LED lighting, 6-8 ceiling fans, outlets, electrical panel	\$5,000 – \$8,000
6. Stairs, Ramp & Railings	Wide entry stairs, ADA ramp, railings	\$4,000 – \$7,000
7. Miscellaneous	Site work, planters, fasteners, contingency	\$3,000 – \$5,000
Estimated Total		\$62,000 – \$88,000

Final cost will vary based on site conditions, selected materials, bar design, and optional features.

CONSTRUCTION & MATERIAL DETAILS



POST ON CONCRETE PIER
Treated wood posts with engineered post base on concrete pier (above grade).



RAISED WOOD FLOOR
24" elevated deck with treated framing and composite or treated wood decking.



CEILING & LIGHTING
Exposed wood ceiling with ceiling fans and LED or string lighting.



BAR AREA (SIMPLE)
Freestanding or built-in counter with refrigeration, sink, storage and electrical.



WIDE ENTRY STAIRS
Welcoming stairs with lighting and planters.



ACCESSIBLE RAMP
ADA compliant ramp with railing (location can be adjusted to site).