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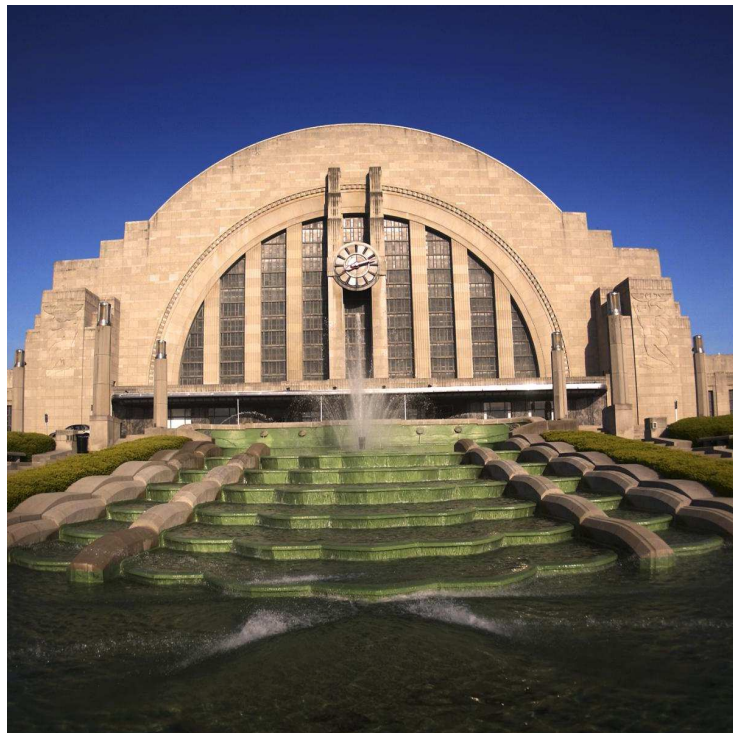
Cincinnati Cultural Facilities Task Force

Union Terminal Restoration

19 June 2014



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Cincinnati Cultural Facilities Task Force

Union Terminal Restoration

Cost Estimates from Previous Master Plans

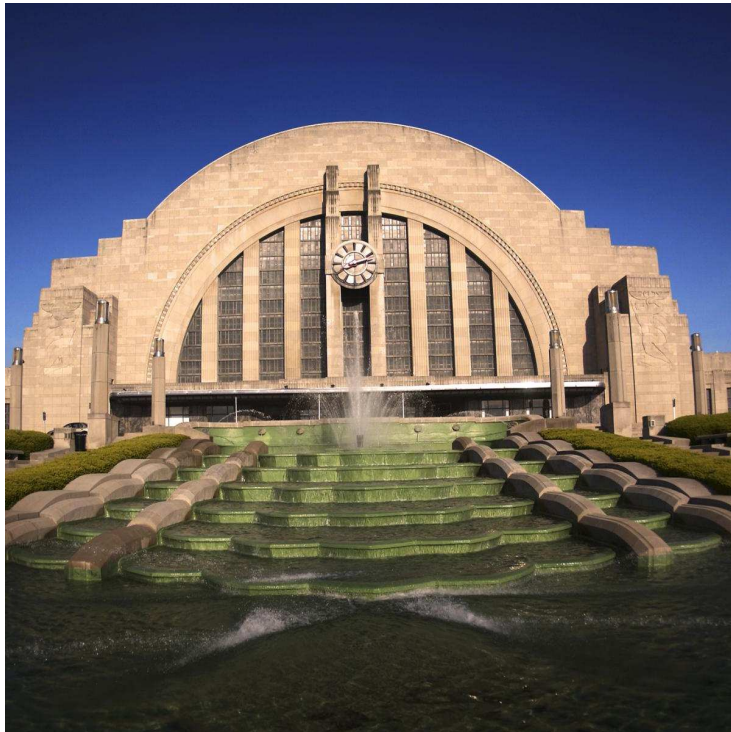
Restoration of Union Terminal	\$141 to \$214 million
Science Center & Exhibits	\$50 million
Park / Green Space	\$5 to \$25 million
Parking Structures	\$55 million
Endowment Growth	\$50 million
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Total Estimated Cost	\$301 to \$394 million

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Union Terminal Restoration



Recommended Renovation Scope

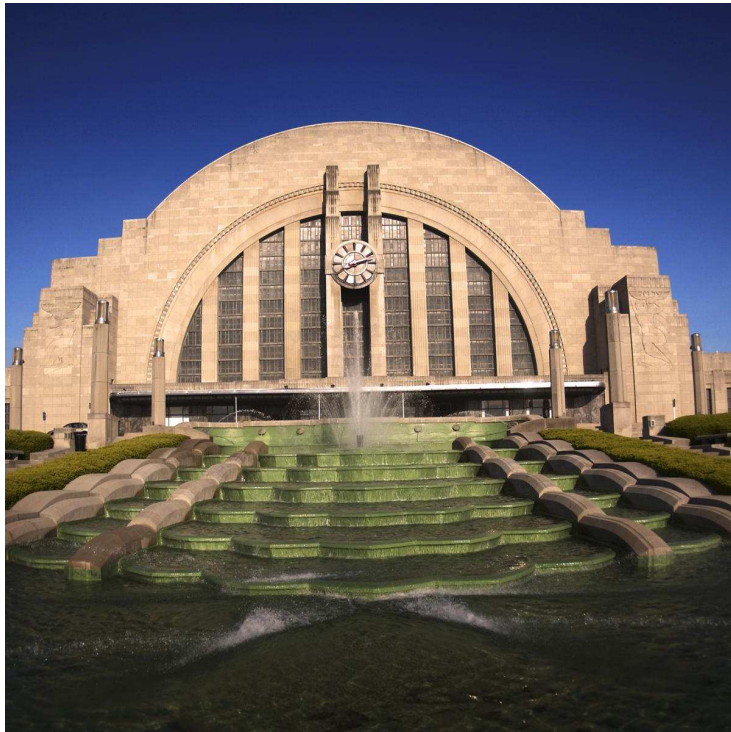
- Exterior Restoration and Preservation
- Mechanical Equipment Replacement
- Replacement of Lighting and Electrical Systems
- Fountain Restoration and Dalton Street Work
- Site & Parking Lot
- Historic Restoration of Canopy and Rotunda
- Life Safety improvements

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GBBN
architects

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Union Terminal Restoration



Reduced Scope – Value Engineering

- Reduced renovation scope in areas of Children's Museum, Omnimax, & large exhibit spaces
- Reduced Mechanical, Electrical and Plumbing Scopes
- Refurbish existing historic windows in Concourses
- Reduced Office Renovation & Rotunda corridor finishes
- Remove 'Tower A' renovation and elevator access
- Eliminate proposed green roof



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Cincinnati Museum Center Relocation Options

	Union Terminal Renov	Replacement Facility	Alternative Facility
	500,000 SF	450,000 SF	350,000 SF
Building & Renovation	\$174,200,000	\$265,000,000	\$102,625,000
Addition	\$0	\$0	\$53,295,000
Design / Engineering	\$13,500,000	\$22,500,000	\$12,200,000
Additional Exhibit Costs	\$0	\$55,000,000	\$55,000,000
Building / Site Acquisition	\$0	\$0	\$10,000,000
Structured Parking (Land NIC)	\$0	\$0	\$20 - \$38,000,000
Union Terminal Demolition	Not necessary	\$11,000,000	Not incl
TOTAL Project Cost	\$187,700,000	\$353,500,000	\$260,000,000

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Cincinnati Cultural Facilities Task Force CMC Relocation Study: Additional Cost Impacts

SPECIALTY CONSTRUCTION

Specialty Exhibits	Total by Type	Cost/Sq. Ft	Cost for Exhibits per Museum
History Museum	45,000 SF	\$400-600/SF	\$18,000,000 – 27,000,000
Natural History/Science	42,100 SF	\$500-800/SF	\$21,050,000 – 33,680,000
Children`s Museum	28,800 SF	\$250-450/SF	\$7,200,000 – 12,960,000
EXHIBIT TOTALS	115,900 SF		\$46,250,000 – 73,640,000

STRUCTURED PARKING	660 Cars	\$20,000,000 - \$38,000,000 (Above vs Below-Grade Garage)
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TOTAL ADDITIONAL COSTS	\$66,250,000 – \$111,640,000
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Cincinnati Cultural Facilities Task Force Cincinnati Museum Center Relocation Options

Options Costs Summary

1. Invest in Existing Building: 187,700,000
Assumes 18mo Design starts Fall 2014 / Constr Start Fall 2015
2. Cost if Constr deferred by 1 year (2017 start ilo 2016) \$198,962,000
Forecasted 6% Annual Compounding Premium of Inflation &
Accelerated Deterioration of building envelope.
3. Relocate Museums to New Facilities (Western Ave) : \$353,500,000
4. Relocate Museums to Alternate Downtown Facility: \$260,000,000

