

Cincinnati Union Terminal Project Update

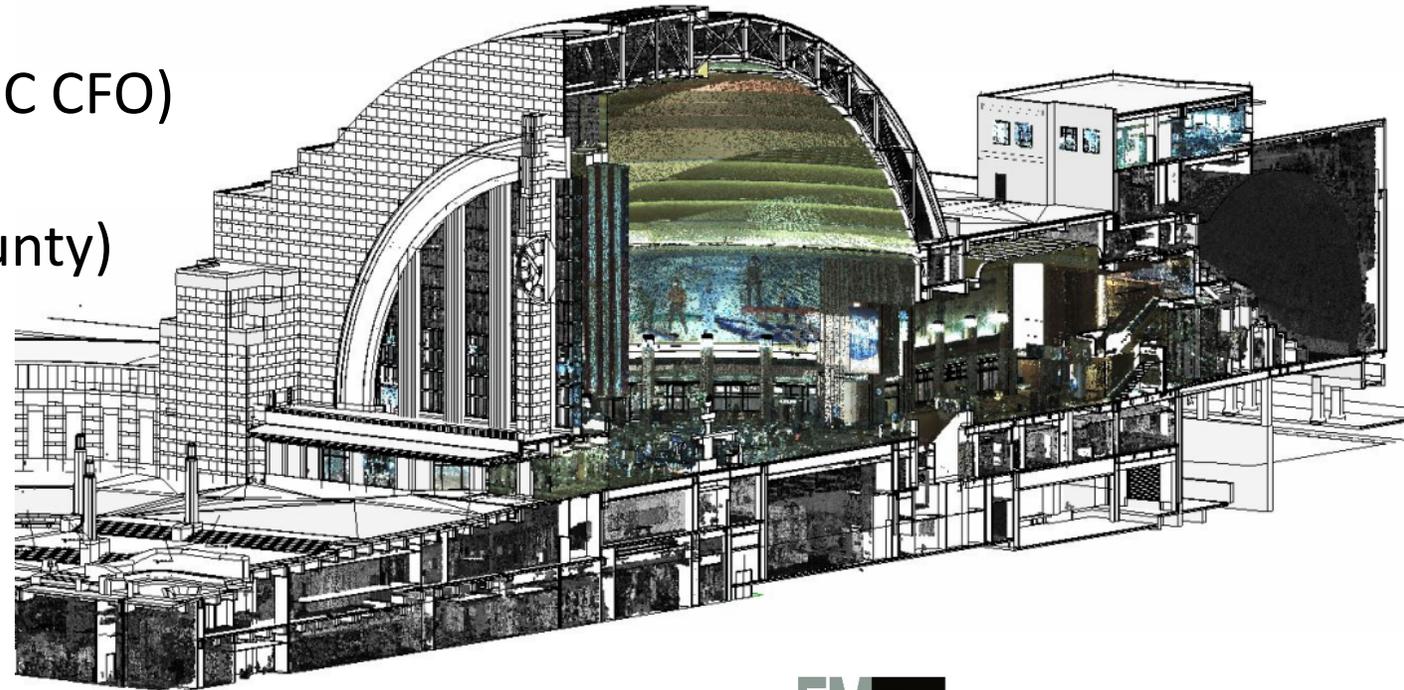
August 2017



AGENDA



- Welcome (John Silverman, UTRAC Chair)
- Project Goals (Elizabeth Pierce, CMC CEO)
- Construction Update (Michael Burson, Owner's Rep)
- Financial Update (Jill Berkemeier, CMC CFO)
- Sales Tax Review (Jeff Weckbach, County)
- Closing (John Silverman)



UNION TERMINAL LLC
1301 Western Avenue, Cincinnati, Ohio 45203



PROJECT GOALS



1. Preserve the Cincinnati Union Terminal building.
2. Maintain the building's landmark status & maximize historic tax credit resources.
3. Enhance the CMC guest experience.
4. Increase operational efficiency of building systems and CMC staff.
5. Stabilize and increase CMC revenue.
6. Provide for long-term flexibility.
7. Communicate with and engage the regional community.
8. Provide for long-term protection of artifacts and collections.
9. Maintain safety and security during construction.
10. Enhance CMC's standing as an internationally-renowned institution.
11. Provide maximum value within the limits of a fixed budget.



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CONSTRUCTION SCHEDULE



- Interior Demolition Begins Substantially Complete
- New HVAC Plant Operational Fall 2017, On Schedule
- Exterior Masonry & Roofing Fall 2018, On Schedule
- Interior Renovations On Schedule, Substantial Progress Upper Floors
- Exterior Fountain & Plaza Work Fall 2018, On Schedule, Waterproofing in progress
- Construction Complete November 2018, On Schedule



Construction Update



- **Progress**

- New heating/cooling plant scheduled for completion in October
- Masonry repair, restoration is 60% complete
- Drum wall replacement is 75% complete
- Roofing is 16% complete
- Plaza demolition and exposure of deck is 60% complete, new waterproofing in progress
- Construction of the new mezzanine lobby, visitor amenities and improved access to mezzanine galleries and educational spaces is well underway
- New partitions being erected in office areas

- **Complexities**

- Amtrak moving to temporary facilities
- Work on West Hall has been delayed due to intersection with CSX and related protocols
- Reconstruction of the historic fountain & plaza deck



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Financial Update



- \$5M in Ohio Historic Preservation Tax Credits were Awarded to the project in Round 18
- Positive trend on Hamilton County sales tax proceeds
- Process with banks (PNC, 5/3rd and BANA) underway



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Financial Update – Sources



Project Funding Sources Confirmed:

	<u>ORIGINAL</u>	<u>REVISION 2/23/17</u>	<u>REVISION 8/1/17</u>	<u>REVISED</u>
Hamilton County Sales Tax Levy Proceeds	\$175,700,000	\$0	\$0	\$175,700,000
Federal Historic Tax Credits (HTC)	\$21,250,000	\$9,820,167	\$0	\$31,070,167
OHPTC - State Historic Tax Credits	\$3,250,000	(\$3,250,000)	\$5,000,000	\$5,000,000
Philanthropy	\$7,500,000	\$80,024	\$0	\$7,580,024
State of Ohio Capital Grant	<u>\$5,000,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$5,000,000</u>
Total	\$212,700,000	\$6,650,191	\$5,000,000	\$224,350,191



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Financial Update – Uses



Project Uses:	<u>ORIGINAL</u>	<u>REVISION 2/23/17</u>	<u>REVISION 8/1/17</u>	<u>REVISED</u>
Construction Costs	\$155,432,060	\$908,658	\$2,987,922	\$159,328,640
Architect Fees & Design Investigations	\$17,250,000	\$1,131,176	\$892,692	\$19,273,868
Furniture, Fixtures & Equipment	\$4,500,000	\$1,500,000		\$6,000,000
Professional Fees	\$2,450,000	\$250,000		\$2,700,000
Financing Costs	\$5,600,000	\$548,005		\$6,148,005
Permits & Insurance	\$1,450,000	\$425,000		\$1,875,000
Temporary Facilities, Move Costs & Related	\$5,250,000	\$1,500,000		\$6,750,000
Preconstruction & Construction Related Expenses	\$7,500,000	\$550,000		\$8,050,000
UTC/UTLLC/CMC Renovation Expenses & Related	\$8,605,940	(\$162,648)		\$8,443,292
CFTF Pre-funded expenses	\$662,000	\$0		\$662,000
Owners Contingency	<u>\$4,000,000</u>	<u>\$0</u>	<u>\$1,119,386</u>	<u>\$5,119,386</u>
Total	\$212,700,000	\$6,650,191	\$5,000,000	\$224,350,191

Incurred to date of \$75,916,375 with \$148,433,816 balance to draw



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Financial Update – Contingencies & Allowances



	<u>Budget</u>	<u>Utilized</u>	<u>Balance</u>
<u>Contingencies</u>			
Design Contingency	\$1,000,000	\$1,000,000	\$0
Construction Contingency	\$4,323,656	\$0	\$4,323,656
Owner's Contingency	\$5,119,386	\$0	\$5,119,386
Total Contingency	\$10,443,042	\$1,000,000	\$9,443,042

	<u>GMP Allowance</u>	<u>Committed</u>	<u>Balance</u>
Total Allowance	\$6,664,000	\$2,617,823	\$4,046,177



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