

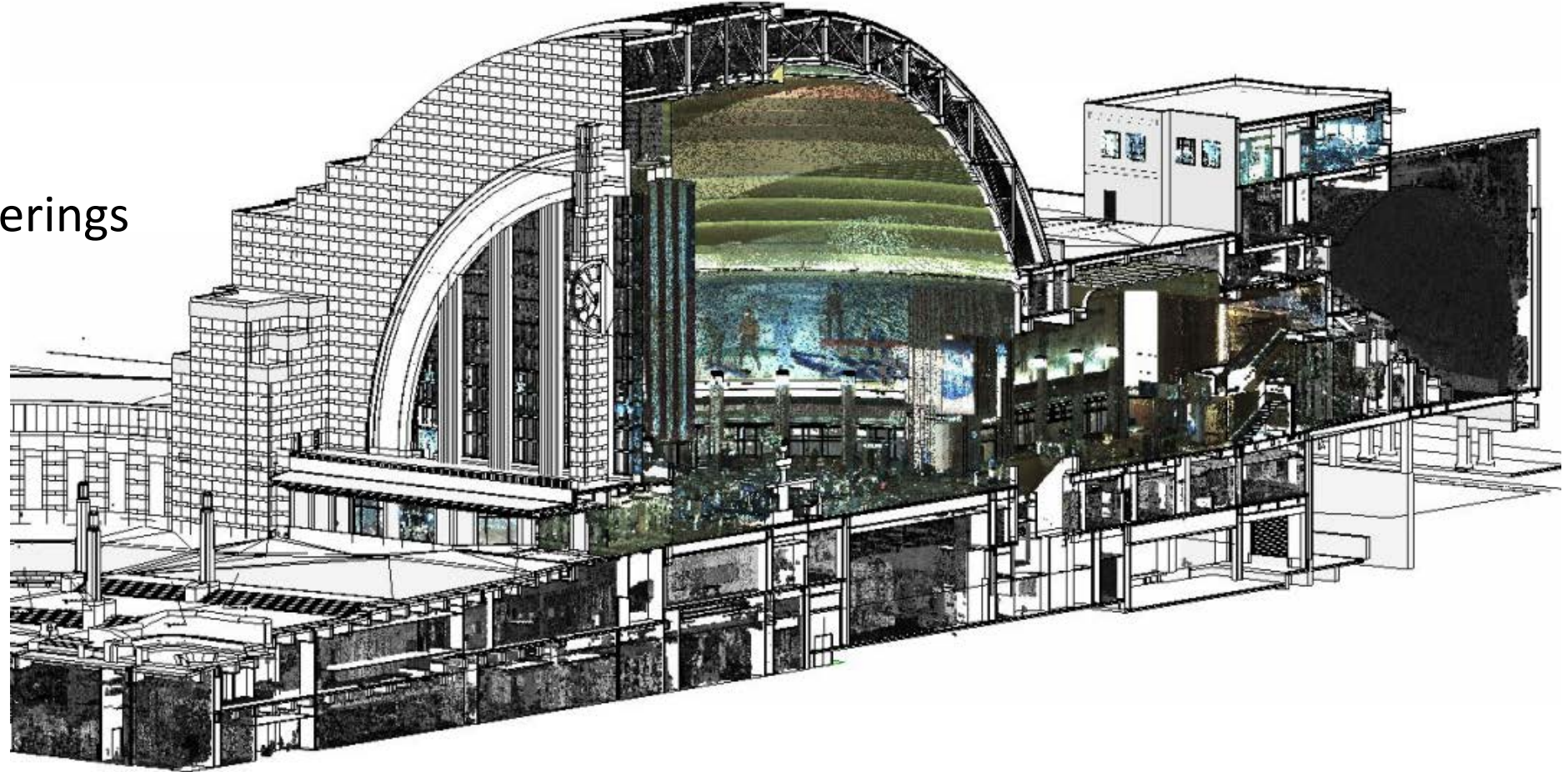
Cincinnati Union Terminal Project Update

September 2016



AGENDA

- Project Goals
- Financials
- Scope Refinement
- Presentation Renderings



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.



FINANCIALS – Sources & Uses

Project Funding Sources:

Hamilton County Sales Tax Levy Proceeds	\$175,700,000
Federal Historic Tax Credits	\$21,250,000
State Historic Tax Credits	\$3,250,000
Philanthropy	\$7,500,000
State of Ohio Capital Grant	<u>\$5,000,000</u>
Total	\$212,700,000

Original Budget

Project Uses:

Construction Costs	\$155,432,060
Architect Fees	\$17,250,000
Furniture, Fixtures & Equipment	\$4,500,000
Professional Fees	\$2,450,000
Financing Costs	\$5,600,000
Permits & Insurance	\$1,450,000
Temporary Facilities, Move Costs & Related	\$5,250,000
Preconstruction & Construction Related Expenses	\$7,500,000
UTC/UTLLC/CMC Renovation Expenses & Related	\$8,605,940
CFTF Pre-funded expenses	\$662,000
Owners Contingency	<u>\$4,000,000</u>
Total	\$212,700,000

Original Budget



FINANCIALS / GMP

BUILDING SYSTEM Scope Items & Description	TASK FORCE ESTIMATE 01/24/2014	CONCEPTUAL ESTIMATE 10/26/2015	SCHEMATIC DESIGN W/FAÇADE 3/24/16	DESIGN DEVELOPMENT 5/26/2016	FINAL GMP ESTIMATE 8/22/2016
DEMOLITION & PATCHING	\$ 6,565,808	\$ 6,694,232	\$ 7,010,607	\$ 6,453,041	\$ 3,792,011
SITWORK	\$ 13,184,081	\$ 11,131,655	\$ 10,775,372	\$ 10,462,438	\$ 10,643,330
EXCAVATION & FOUNDATIONS	\$ 861,712	\$ 129,780	\$ 512,009	\$ 786,547	\$ 799,812
STRUCTURAL FRAME	\$ 2,737,428	\$ 4,219,656	\$ 9,181,515	\$ 7,950,334	\$ 5,568,261
ROOFING AND WATERPROOFING	\$ 4,630,612	\$ 5,834,768	\$ 5,372,010	\$ 5,289,355	\$ 5,093,100
EXTERIOR WALL	\$ 22,354,006	\$ 20,407,687	\$ 19,307,200	\$ 20,515,564	\$ 29,823,692
INTERIORS	\$ 18,816,961	\$ 13,398,707	\$ 11,005,632	\$ 14,179,762	\$ 14,625,403
SPECIAL REQUIREMENTS	\$ 54,207	\$ 523,446	\$ 2,323,939	\$ 2,894,285	\$ 2,978,991
VERTICAL TRANSPORTATION	\$ 1,323,993	\$ 994,980	\$ 1,491,826	\$ 1,504,500	\$ 1,487,100
FIRE PROTECTION	\$ 2,598,496	\$ 492,083	\$ 501,512	\$ 666,541	\$ 1,221,725
PLUMBING	\$ 5,621,175	\$ 3,031,769	\$ 3,430,212	\$ 2,872,501	\$ 2,935,141
HVAC	\$ 25,379,862	\$ 24,378,918	\$ 25,669,240	\$ 27,799,225	\$ 21,632,956
ELECTRICAL	\$ 18,064,216	\$ 20,410,929	\$ 18,433,364	\$ 17,596,665	\$ 19,946,085
TECHNOLOGY	\$ 3,500,305	\$ 6,126,571	\$ 5,043,716	\$ 5,472,671	\$ 3,926,094
GENERAL REQT / SDI	\$ 6,805,150	\$ 11,023,756	\$ 10,866,481	\$ 10,927,726	\$ 10,631,705
DESIGN DEVELOPMENT CONTINGENCY	\$ -	\$ 6,363,112	\$ 6,947,054	\$ 4,300,000	\$ 1,000,000
INDIRECT COST TOTALS	\$ 22,501,660	\$ 20,270,011	\$ 20,385,062	\$ 20,537,623	\$ 20,235,314
ESTIMATE TOTAL	\$ 154,999,672	\$ 155,432,060	\$ 158,256,751	\$ 160,208,778	\$ 156,340,718

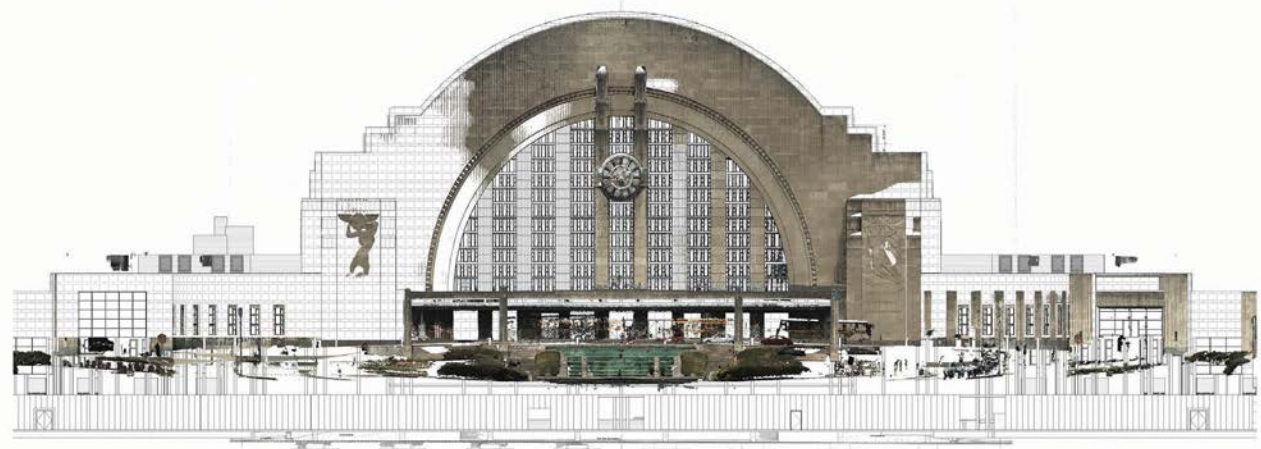
Cincinnati Union Terminal Restoration & Renovation
Final Plans Presentation



PROJECT SCOPE – Exterior

Objectives:

- Historic preservation
- Weather-tightness
- Thermal performance
- Structural integrity
- Longevity



Exterior walls: Repair, restore and clean stone and brick

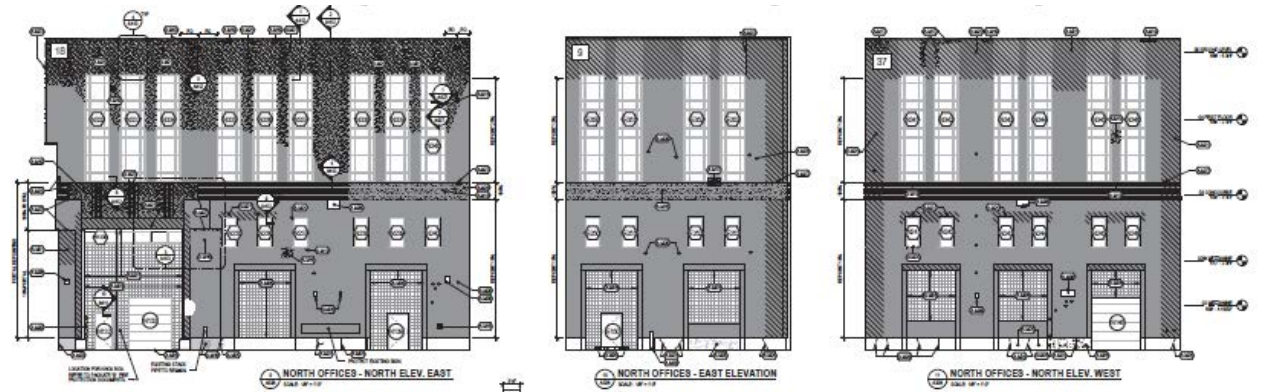
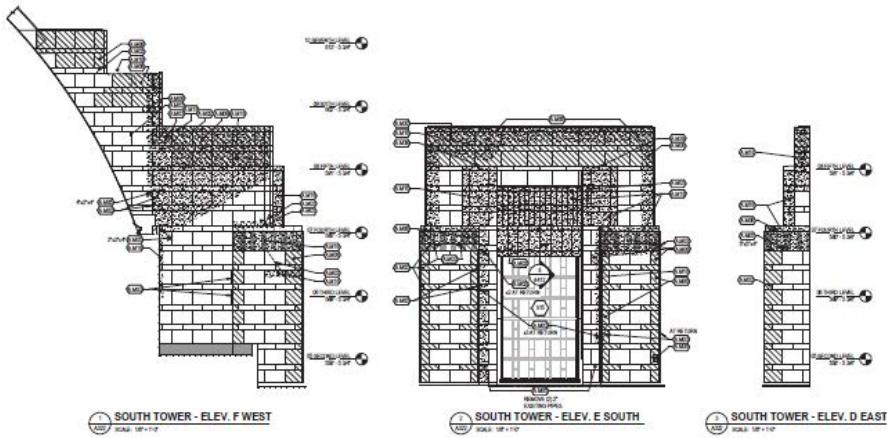
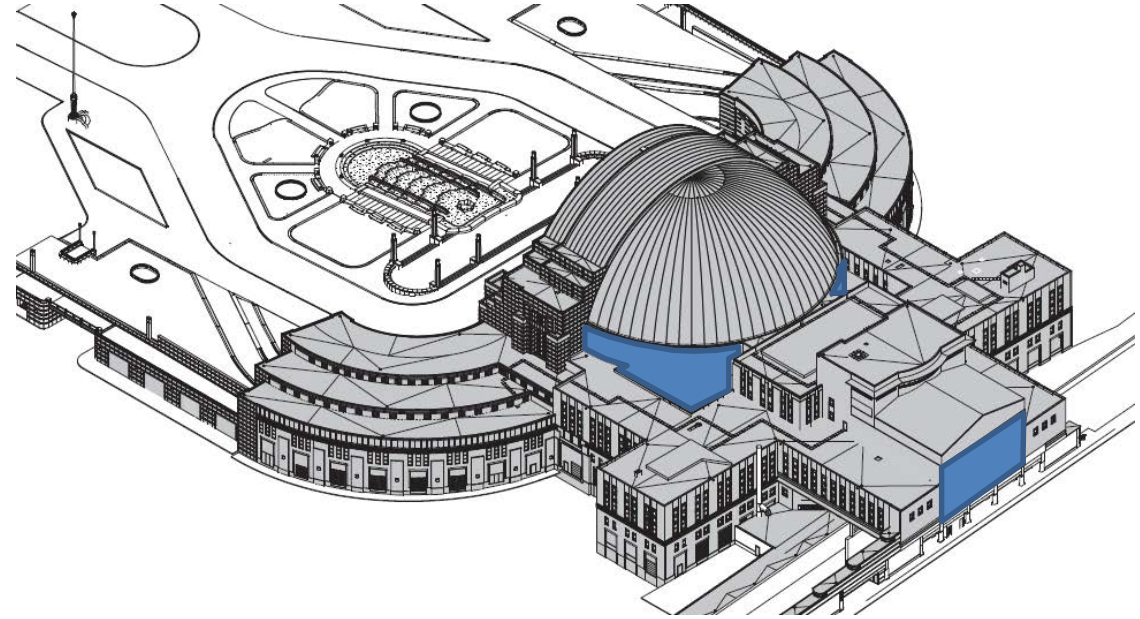
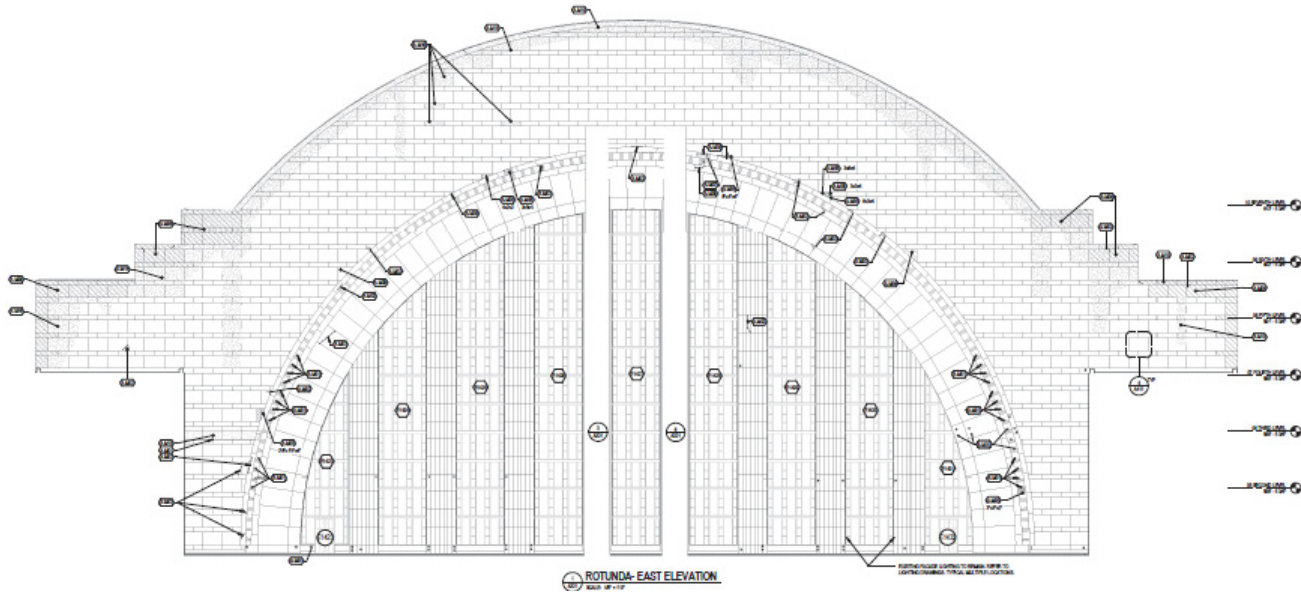
Windows: Repair and restore, provide new storm panels, new portal glazing

Roofs: Remove and replace flat roofs, repair marquee and dome

Plaza: Remove fountain and all other features, replace waterproofing, recreate fountain, drives and landscape

Additional Needs & Scope: West Wall, Drum Walls, 1989 Full Window Replacement

PROJECT SCOPE – Exterior Masonry & Windows



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PROJECT SCOPE – Interior Systems

HEATING AND AIR-CONDITIONING:

Replacing 2 chillers, adding a 3rd for improved capacity and replacing the ice storage system, replacing 3 boilers and eliminating steam for more efficient heating and effective humidification.

Simple but effective computerized controls for HVAC and lighting.

ELECTRICAL SYSTEMS:

New main panels, new emergency generator for critical systems, new fire alarm, all new LED lighting for work spaces and exhibits.

PLUMBING SYSTEMS:

New plumbing fixtures throughout, redesign existing and increasing customer restroom facilities.

TECHNOLOGY:

Extensive security camera coverage, wider use of badges to access work spaces, robust fiber IT network with Wi-Fi and cellphone coverage throughout for multiple carriers.



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ARUP



PROJECT SCOPE – Interior Preservation & Flow

Improve Visitor Experience;

Better use of Interior Space to support Museum Activities

HISTORIC PRESERVATION:

- Newsreel Theater
- Losantiville Dining Room
- Rotunda Cleaning
- Full Clean & refresh of previously restored spaces:
Rookwood, UTPO, AMTRAK, HDR, CDR, Tower A

IMPROVED CIRCULATION

- Museum entries at Rotunda & Lower Level
- “Plaza” spaces within each Museum
- Changing exhibits galleries on Mezzanine Level
- Enhanced access to Holiday Junction/Duke Energy Trains
- Enlarged Special Exhibit Gallery

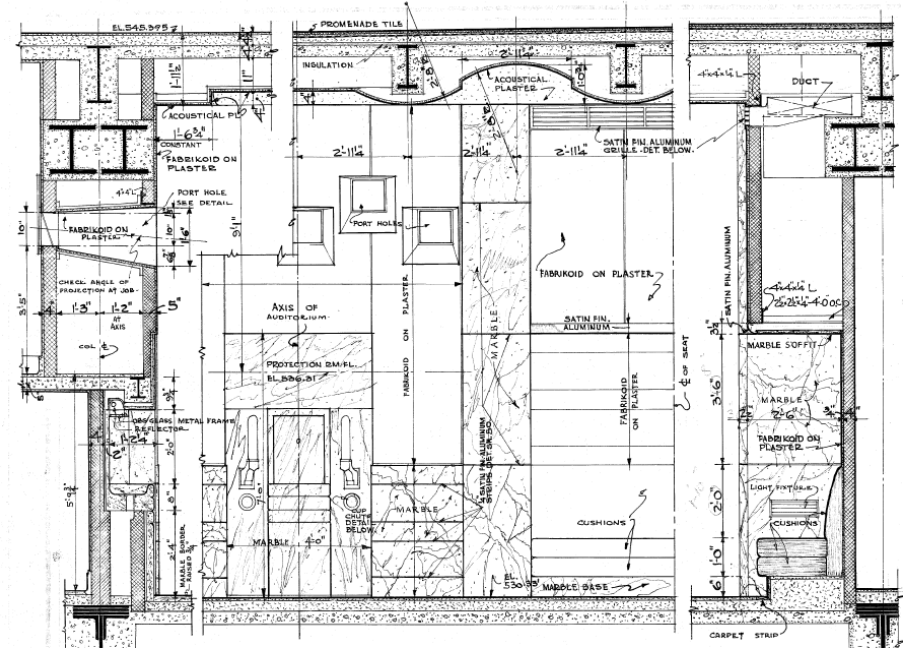
ENLARGED EXHIBIT SPACES FOR FUTURE:

- Special Exhibit Gallery
- Expanded footprint – North side of building
- Off-line spaces primed for Future
- Spaces available for Premium Experience programming

IMPROVED AMENITIES

- Restored Losantiville Dining
- New and refreshed restrooms
- Right-sized Retail

Newsreel Theater



UNION
TERMINAL
LLC

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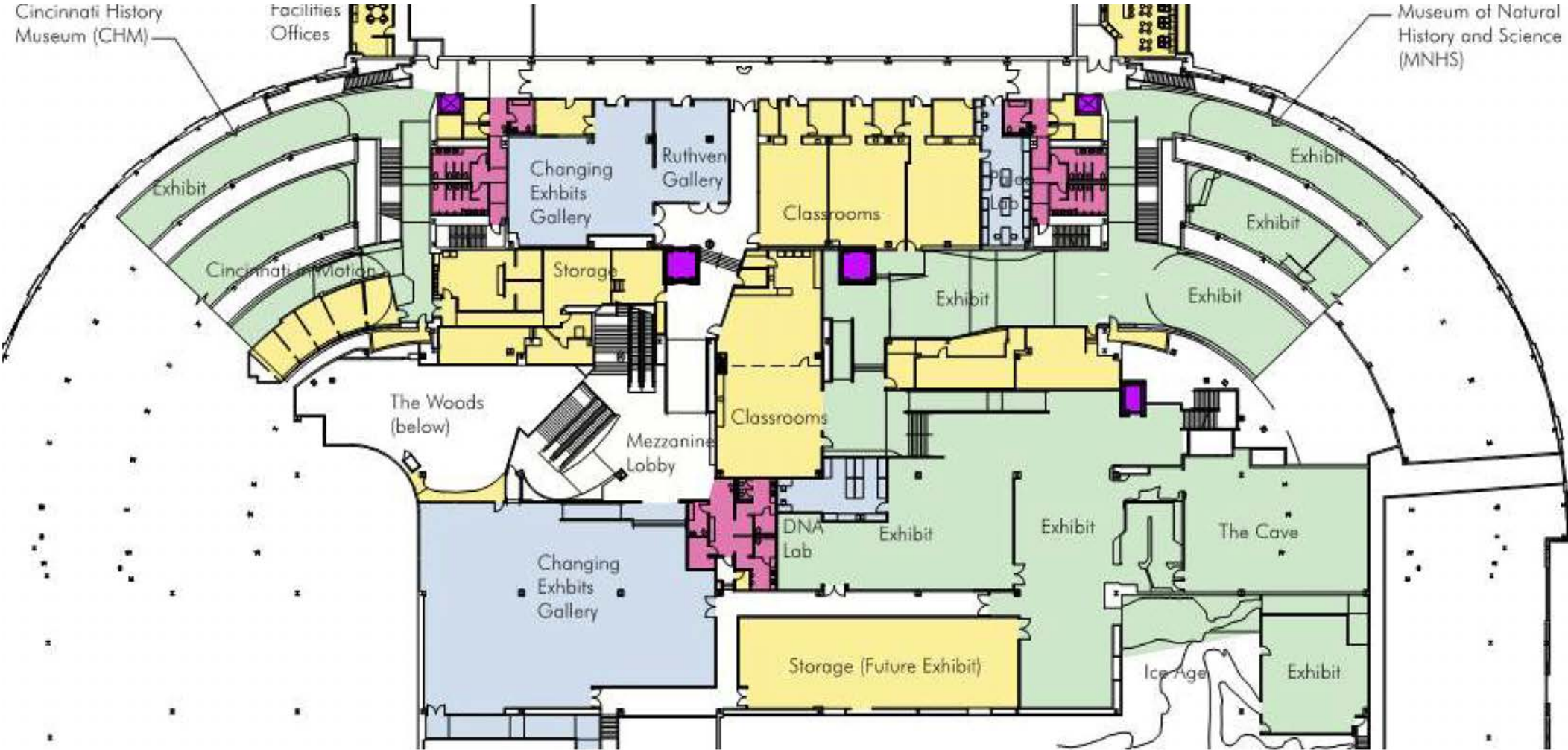
Turner



Losantiville Dining Room



Mezzanine Level Plan



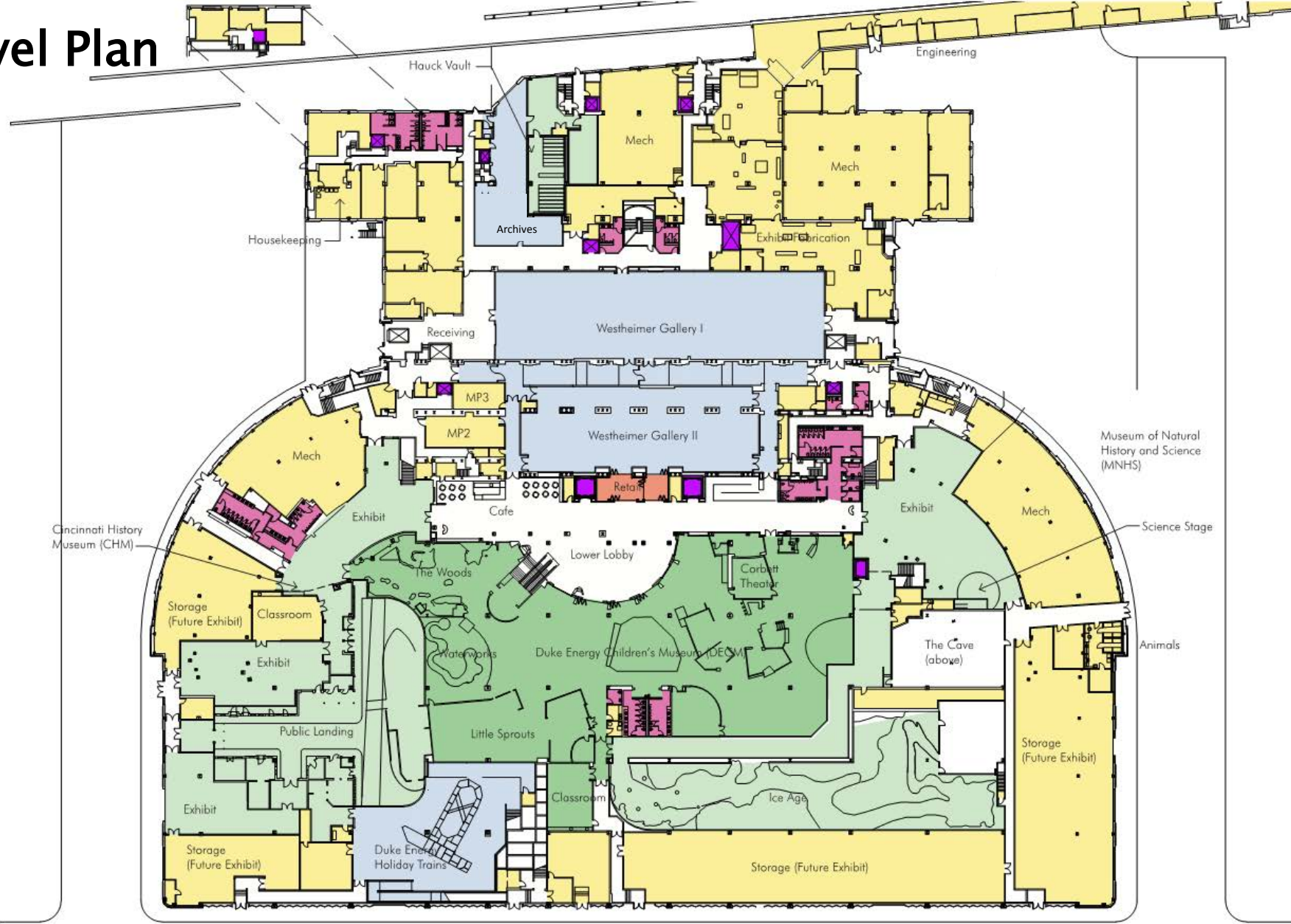
Mezzanine Level Lobby



Holiday Junction Gallery



Lower Level Plan



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Lower Level Lobby



Cincinnati Union Terminal Team



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CONSTRUCTION SCHEDULE

- Exterior Survey, Probes & Testing October/November 2015
- Interior Survey, Probes & Testing November 2015 – March 2016
- Temporary Lobby Begins July 2016
- Interior Demolition Begins July 2016
- Exterior Masonry & Roofing Begins Fall 2016
- Interior MEP work Begins Fall 2016
- Interior Finishes Begin Winter 2016
- Elevator work Begins Spring 2017
- Exterior Fountain & Plaza Work Begins Spring 2017
- Construction Complete Fall 2018

