

CHAD H/O 6/11

DUS Financing Schedule as of 06/11/09

Federal Project			
Anticipated amount	Step	Status	Due Date/Goal
RRIF Loan \$175-225 M	Hire independent financial adviser.		Week of 6/15
	Complete formal review process	90 days maximum	
	S&P Rating on RRIF loan	Ready to begin once IFA hired	
	Office of Budget & Management Review	Simultaneous to IFA review but may follow formal review process slightly	
	Credit Council Review	Follows formal review process	
TIFIA Loan Up to \$155 M	Approval		Sep-09
	Term sheet negotiations & loan closing		Nov. 09
	Submit revised TIFIA LOI	In progress	Week of 6/8
	Submit TIFIA loan application	Must be submitted simultaneously with TIGER grant application and must have initial credit assessment complete	Sept. 15, 2009
	Submit TIGER grant application	See above	Sept. 15, 2009
ARRA (stimulus) Funds \$28.4 M	Review and approval process	DOT will announce grant award recipients no later than Feb. 17, 2010	
	Loan approval & closing		Q1-Q2 2010
RTD Annual Payment \$12 M/year	Awarded and being used as part of the \$40 M early action NTP	RTD early action NTP agreement completed	
FTA Grant Funds \$9.3 M total	RTD/DUSPA note	Not yet drafted, but most terms negotiated	Final draft due by RRIF loan closing
	Full amount appropriated & some funds already obligated		
FHWA PNRS Grant Funds \$45 M	Need approved Plan of Finance (RRIF approval) to draw down full amount		Sep-09
	Full amount appropriated & \$4 M available for RTD reimbursement		
	CDOT/DUSPA agreement	In progress	
SB-1 Grant Funds \$17.3 M	Need approved Plan of Finance (RRIF approval) to draw down full amount		Sep-09
	CDOT/DUSPA agreement		
Tax-Increment, Met District & Lodger's Tax Grows to \$34 M in 2024 and up to \$50 M by 2038	Full amount awarded but need approved Plan of Finance to draw down full amount	In progress	Sep-09
	DDA & Met Districts creation	Completed	
	DDA/City Cooperatino Agreement	Completed	
	CCD/Met District Service Plan	Completed	
	DDA/Met District Agreements	Completed	
	CCD/Met District IGA	In progress	
	DDA/DUSPA Pledge Agreement	In progress	Due by RRIF loan closing
	CCD/DUSPA Lodger's Tax appropriation agreement	Not yet started	
Non-Federal Project			
Anticipated amount	Step	Status	Due Date/Goal
RTD Contribution in lieu of Property Sale Proceeds \$38.5 M			
	S. Wing, N. Wing & Triangle purchase and sale agreements	In progress, but need RRIF approval prior to closing on 1st parcel	Sep-09
	A Block & B Block purchase and sale agreements	Not yet started	
	Market St Station (CCD acquisition) purchase and sale agreement	Not yet started	

DENVER UNION STATION PROJECT AUTHORITY
ORGANIZATIONAL BUDGET
(JANUARY 1, 2009 THROUGH DECEMBER 31, 2009)

Uses	Rationale		Amount
<u>Financing Fees</u>			
- TIFIA Application Fee			\$30,000
- TIFIA Program Fees			
Transaction Fee	300,000	}	426,000
Processing Fee	75,000		
Project Monitoring Fee	40,000		
Annual Service Fee	11,000		
- RRIF Applicaiton Fee			200,000
- S&P Rating Fee			100,000
			<hr/> 756,000
Financial Advisor	8,750/mth	12 mths	105,000
Directors & Officers Insurance		1 year	60,000
<u>Legal Fees</u>			
- through April 30, 2009			500,000
- May, 2009			100,000
			<hr/> 600,000
<u>Owner's Representative</u>			
- January through April 30, 2009	50,000/mth	4 mths	200,000
- May, 2009	75,000/mth	1 mths	75,000
			<hr/> 275,000
<u>Developer Fee</u>			
- January through April 30, 2009	175,000/mth	4 mths	700,000
<u>Miscellaneous</u>			
- Peer Design Review	\$250/person/mtg, 5 people/mtg, 10 meetings		12,500
- Match Historic Assessment Grant			30,000
Contingency			461,500
TOTAL			\$3,000,000

Sources	Amount
RTD Loan	\$1,500,000
City Loan	1,500,000
TOTAL	<hr/> \$3,000,000

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As Of 6/11/09

**DENVER UNION STATION PROJECT AUTHORITY
PUBLIC INVOLVEMENT AND PEER DESIGN REVIEW PLAN
June 11, 2009**

The Denver Union Station Project Authority (DUSPA) will coordinate with the Master Developer, the Design-Build Contractor, the City and County of Denver's Community Planning and Development (CPD), RTD's FasTracks Team and interested stakeholders to provide public input and peer design review of the transit architecture and public spaces to assure that the community vision conveyed in the Denver Union Station Master Plan and Master Plan Supplement is realized as the project moves into final design.

Peer reviews of major projects such as the Justice Center, Invesco Field at Mile High, the Colorado Convention Center Expansion, Hyatt Regency Convention Center Hotel, and Coors Field have resulted in higher quality design that better reflects Denver's architectural aesthetic, improves the quality of architectural detailing, and coordinates the relationship between architecture and landscape design.

Given the regional significance of the Denver Union Station project, DUSPA is committed to being responsive, accessible, proactive, honest, and forthright to stakeholder groups in all communications about the project and will coordinate periodic public workshops and forums to provide all stakeholders with an opportunity to provide feedback as the project's design moves forward.

The initial emphasis of DUSPA's peer review and public involvement efforts will be on finalizing the architecture of the vertical transportation elements, including the train shed and the various passenger canopies. It is anticipated that the public space elements surrounding the historic Station will require a separate cooperative design effort with Union Station Neighborhood Company (USNC) to assure the appropriate relationships between the public spaces and USNC's proposed Wing Buildings. This effort will also be subject to the Peer Review Panel's deliberations, along with appropriate public review and input. A third area of emphasis will be the public space elements along 17th Street that connect Wynkoop Plaza and the historic Station with the underground bus facility and light rail platform west of Chestnut Street along the CML.

Peer Design Review Panel

The Peer Design Review Panel will be appointed by DUSPA in cooperation with the City's Community Planning and Development (CPD) staff. The Panel's recommendations are advisory only. The project's design will remain subject to RTD approval and the City's applicable regulatory processes, including design review and approval through the Landmark Preservation Commission or Planning Board.

The Panel will be organized as follows:

- **Facilitation:** The Owner's Representative for DUSPA and representatives of the City's Community Planning & Development staff will support the Panel. The design teams for the project's design builder and for USNC's proposed Wing Buildings will meet with the Panel.

Owner's Representative:	Bill Mosher
City Community Planning & Development:	Tyler Gibbs and Ellen Ittelson

- **Members:** The Panel's members will include five (5) design professionals from the fields of architecture, landscape architecture, and structural engineering.

Panel Members: David Tryba, Architect
 Dick Farley, Urban Design
 Ann Mullins, Landscape Architect
 TBD, Landscape Architect
 Charles Keyes, Structural Engineer

- **Stipend:** DUSPA will pay Panel members a \$250 per meeting stipend for their participation.
- **Schedule:** The Panel will meet monthly, though initially more frequently as required, through the completion of design. Reviews will influence and be coordinated with the 30%, 60% and 90% design packages.
- **Topics:** The first meeting will be an overview of the DUS project and plan vision. Subsequent meetings will focus on i) transit-related architecture, ii) the historic Station Zone, and iii) public space design.
- **Reports:** The Peer Design Review Panel will report to the DUSPA board on a quarterly basis.

Public Workshops

A series of Public Workshops will be held concurrently with the Peer Design Review Panel process. DUSPA will convene the Public Workshops in cooperation with the City's CPD and USNC staffs. Panel members will be present at the Workshops to facilitate communication. Input from the public will be considered by the Panel as it advises DUSPA. The Workshops will be organized as follows:

- **Facilitation:** DUSPA's Owner's Representative and City CPD staff, with support from project consultants and USNC staff as required.
- **Schedule:** Public workshops will be scheduled every other month, or as required, and will correspond to the 30%, 60% and 90% design packages.
- The initial workshops will address the details of the transit architecture.

Initial Schedule

The first phase of the Public Involvement and Peer Design Review Plan will be Urban Design Package #1, which includes the western end of the project from the Light Rail to Wewatta Street. This package includes the design of the transit architecture elements for the light rail and Mall shuttle platforms and other vertical elements for the bus facility including the exhaust stack, sky lights, and entrance pavilions. Future urban design packages will include the Commuter Rail Train Hall and public space design.

<h3>Proposed Schedule for Peer Design Review Panel and Urban Design Package #1</h3>

Peer Design Review mtg #1	Introduction to DUS	Wk of 6/22
Peer Design Review mtg #2	Train Hall, Urban Design vocabulary, and transit architecture	Wk of 6/29 or 7/6
Public meeting	Train Hall and Urban Design vocabulary for transit architecture	Wk of 6/29 or 7/6
Urban Design Package #1		
Revised Urban Design Package #1	Incorporates CPD comments on Mar. 31 submittal (Schematic design phase)	July 1
	Notice to RNOs of submittal	July 1 – 5
Peer Design Review mtg #3	Review UD Package #1	Wk of 7/13
Comments to Design Team	Client and CPD/PW	7/17
Urban Design Package #1 (60% design)	Design Development Package UD #1 Submit for formal review	July 24
Public notice	Notice to RNOs of public hearing at Planning Board	No later than 8-4
Planning Board hearing	Urban Design Package #1	Aug. 19
Transmittal of recommendation	Recommendation to Manager of CPD and Manager of PW	Aug. 21