



Georgia World
Congress Center
Authority

BOARD OF GOVERNORS MEETING

June 29, 2021

Approval of Minutes May 18, 2021

FINANCIAL

Financial Update

Terrence Coleman
Director of Accounting, GWCCA

Financial Snapshot: May 2021

FINANCIAL



Month	Budget	Actual	Variance
Revenue	\$3,476,560	\$2,350,857	↓ \$1.1M 32.4%
Expense	\$3,719,267	\$2,419,308	↓ \$1.3M 35.0%
Net (Loss)	(\$242,707)	(\$68,452)	↓ \$174K

Financial Snapshot: Thru May 2021

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YTD	Budget	Actual	Variance
Revenue	\$33,595,270	\$19,898,795	↓ \$13.7M 40.8%
Expense	\$43,108,457	\$26,607,369	↓ \$16.5M 38.3%
Net Loss	(\$9,513,187)	(\$6,708,574)	↓ \$2.8M 29.5%

Questions?

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Hotel Development Update

Kevin Duvall

Chief Operating Officer, GWCCA

Theonie Alicandro

COO and General Counsel, Drew Co.

Scott Cannon

Executive Vice President, Skanska

Agenda

- Development Budget
 - Review Change Order No. 1
 - Subcontractor Update (Scott Cannon, Skanska)
 - Strategy to Manage Future Escalation (Scott Cannon, Skanska)
 - Sales and Marketing Center Update
 - FF&E/OS&E
- EBO Plan Recap
- Schedule: 30-day/6-month look ahead
- Staff Recommendation

Development Budget: June 2021

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	Development Budget as of 5/6/2021	Development Budget as of 6/23/2021
GMP Hard Cost 30% Permit Drawings	\$308,252,440	\$308,252,440
AYIB	\$9,509,695	\$9,135,494
Marketing & Sales Center	\$1,200,000	\$1,134,251
Reconciliation IFC & Permit Drawings*	\$8,267,986	\$8,081,641
Preconstruction Fee (not in GMP)	\$394,170	\$394,170
Total Hard Cost	\$327,624,290	\$326,997,996
Owner Direct Hard Cost	\$3,280,805	\$3,282,525
Hard Cost Contingency	\$7,303,433	\$7,862,259
Total Soft Cost	\$106,549,994	\$106,238,372
Soft Cost Contingency	\$5,664,167	\$6,041,537
Total Project Cost	\$450,422,689	\$450,422,689
Total Hard & Soft Cost Contingency	\$12,967,600	\$13,903,796

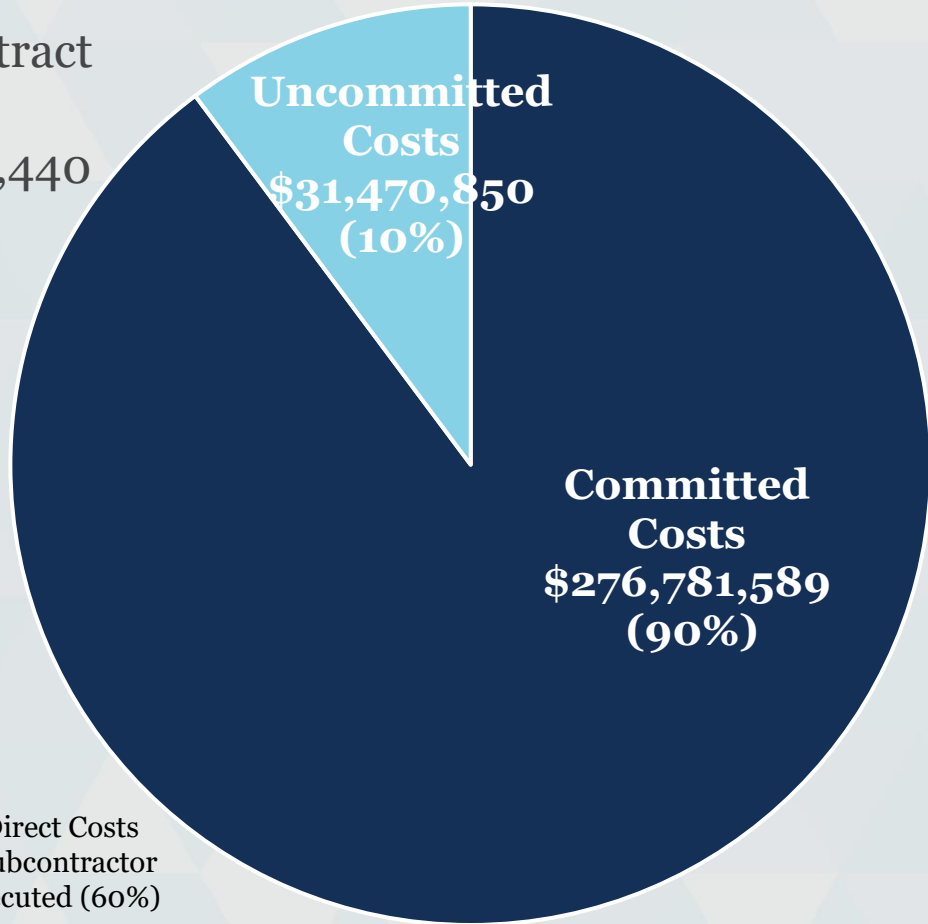
Change Order No. 1 Summary

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	Current Development Budget	Proposed GMP
GMP 30% Permit Drawings	\$308,252,440	\$308,252,440
AYIB (previously separate line-item allowance in budget; now incorporated into the GMP)	\$9,509,695	\$9,135,494
Sales & Marketing Center (previously separate line-item allowance in pre- opening expense in budget; now incorporated into the GMP)	\$1,200,000	\$1,134,251
05/04/2020 Permit Set and 100% IFC Drawings Incorporated in the GMP		\$8,081,641
Change Order No. 1		\$18,351,386
Revised GMP		\$326,603,826

Subcontractor Update

GMP Contract Value
\$308,252,440



\$262,964,466 Direct Costs
\$156,663,981 Subcontractor Agreements Executed (60%)

■ Committed Costs ■ Uncommitted Costs

TRADE	TOP UNCOMMITTED COSTS
Tower Drywall	\$11,000,000
Hardscapes	\$3,650,322
Painting	\$2,613,336
Roofing	\$2,177,599
Operable Walls	\$2,074,505
Interior Glazing	\$1,738,656
Precast Concrete	\$694,750

Sales & Marketing Center / Hotel Costs

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Sales & Marketing Center

- Budget \$1,200,000
- Confirmed Market Pricing \$1,134,251
- Completion September/October 2021

Other Hotel Costs

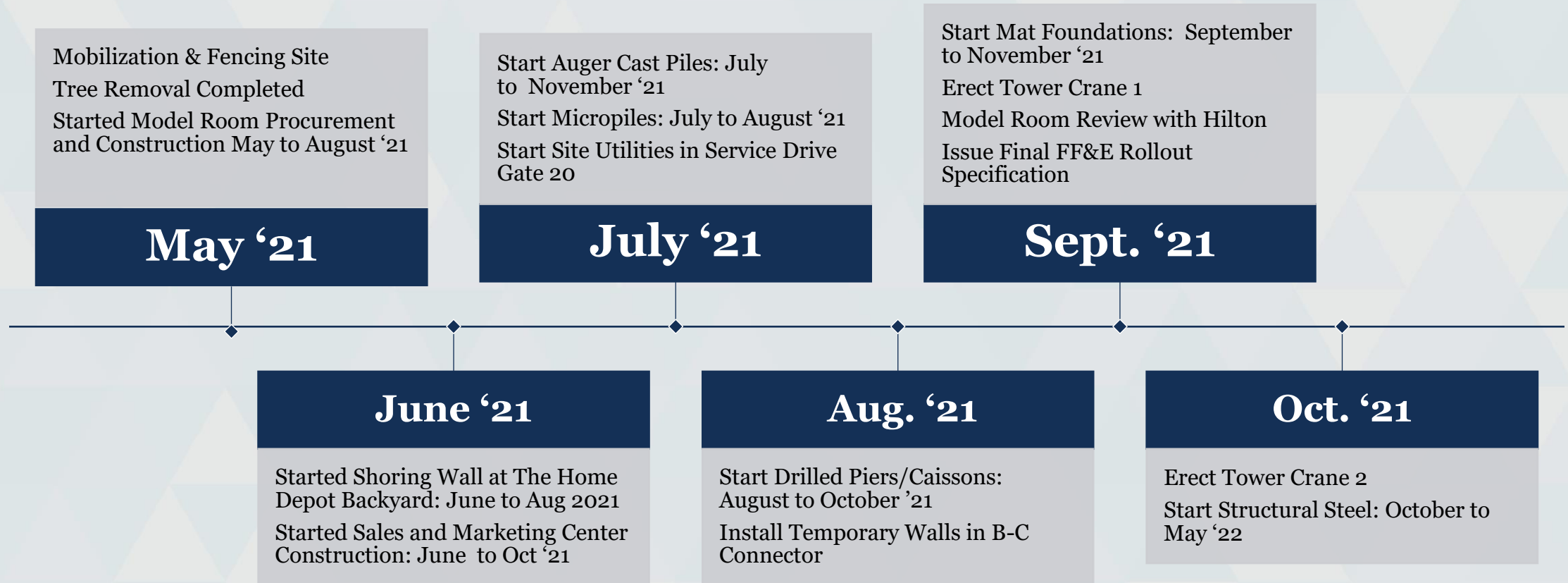
- FF&E \$40,830,422
- OS&E (including IT) \$18,684,605

EBO Plan Recap

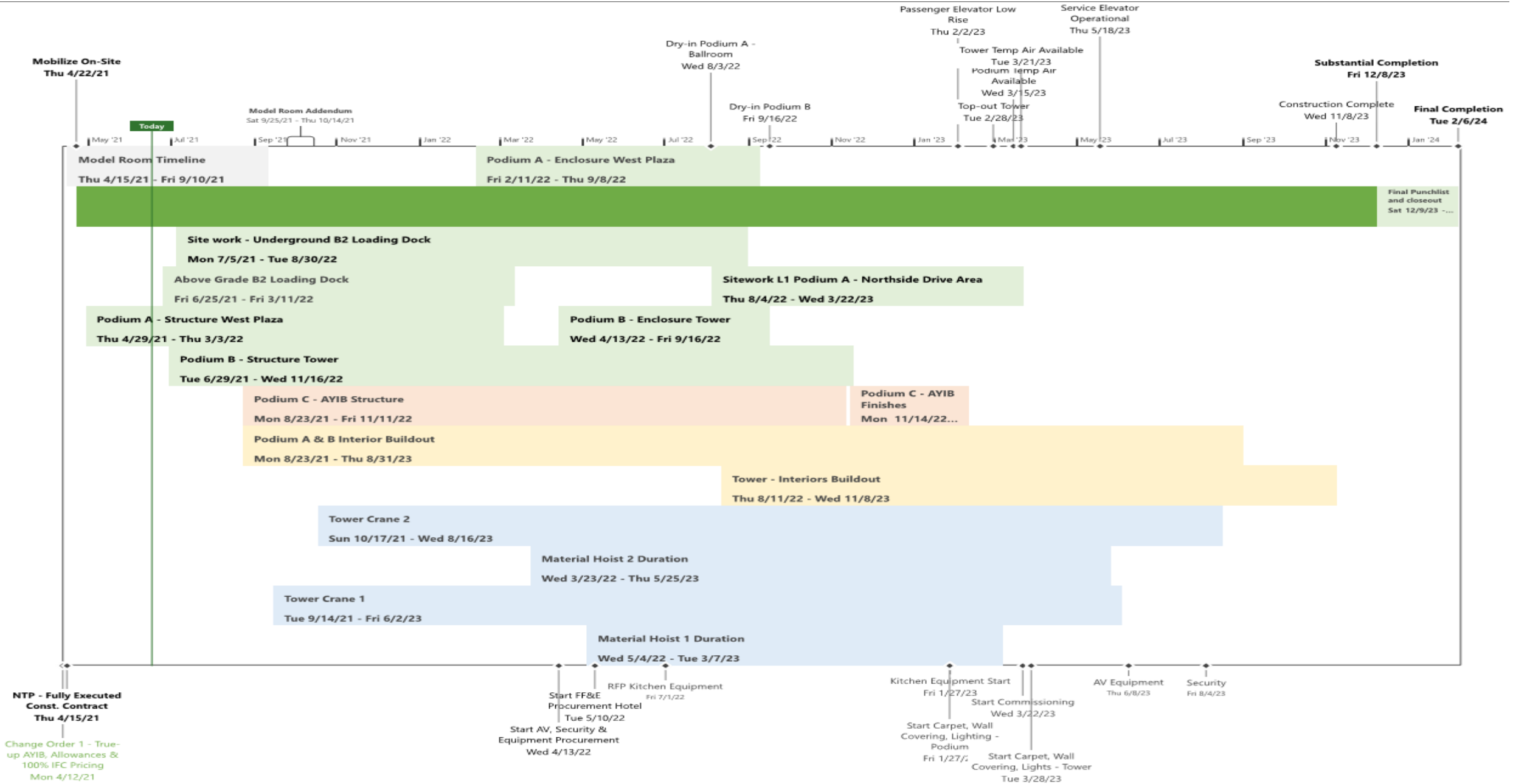
- Governing contracts for Skanska, Gensler, Drew, and Hilton all contain EBO Plan requirements similar to what GWCCA developed for the Mercedes-Benz Stadium project and is compliant with duties GWCCA owes to City of Atlanta
- Plan contains requirements of commercially reasonable efforts to develop and implement an equal business opportunity plan for enlisting and monitoring participation of minority and women business enterprises in all business opportunities that relate to the design, construction, and operation of the Hotel
 - TARGET: 31% participation of M/WBE firms
- Information will be included in monthly progress reports to GWCCA
- Current status

30-Day / 6-Month Look Ahead

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GWCCA Signia by Hilton Atlanta Development Timeline



Questions?

Resolution

NOW THEREFORE BE IT RESOLVED by the Board of Governors of the Geo. L. Smith II Georgia World Congress Center Authority that the Executive Director expressly is authorized, though not required, to take such actions and to execute and deliver such documents as may be necessary or appropriate to effect the execution of the proposed Change Order 1 (which proposed Change Order 1 substantially would be in the form attached (to the Resolution) as Exhibit A), but only so long as such proposed Change Order 1 complies with the terms and conditions of the Agreement and applicable law and, in the judgment of the Executive Director, is consistent with the corporate purposes and mission of the Authority and the Authority's sound business practices.

Recommendation

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Board of Governors approval of Change Order No. 1 as presented and approved by the Development Committee on June 23, 2021.

Staff Recommends Approval.

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Next Scheduled Board Meeting

July 27, 2021