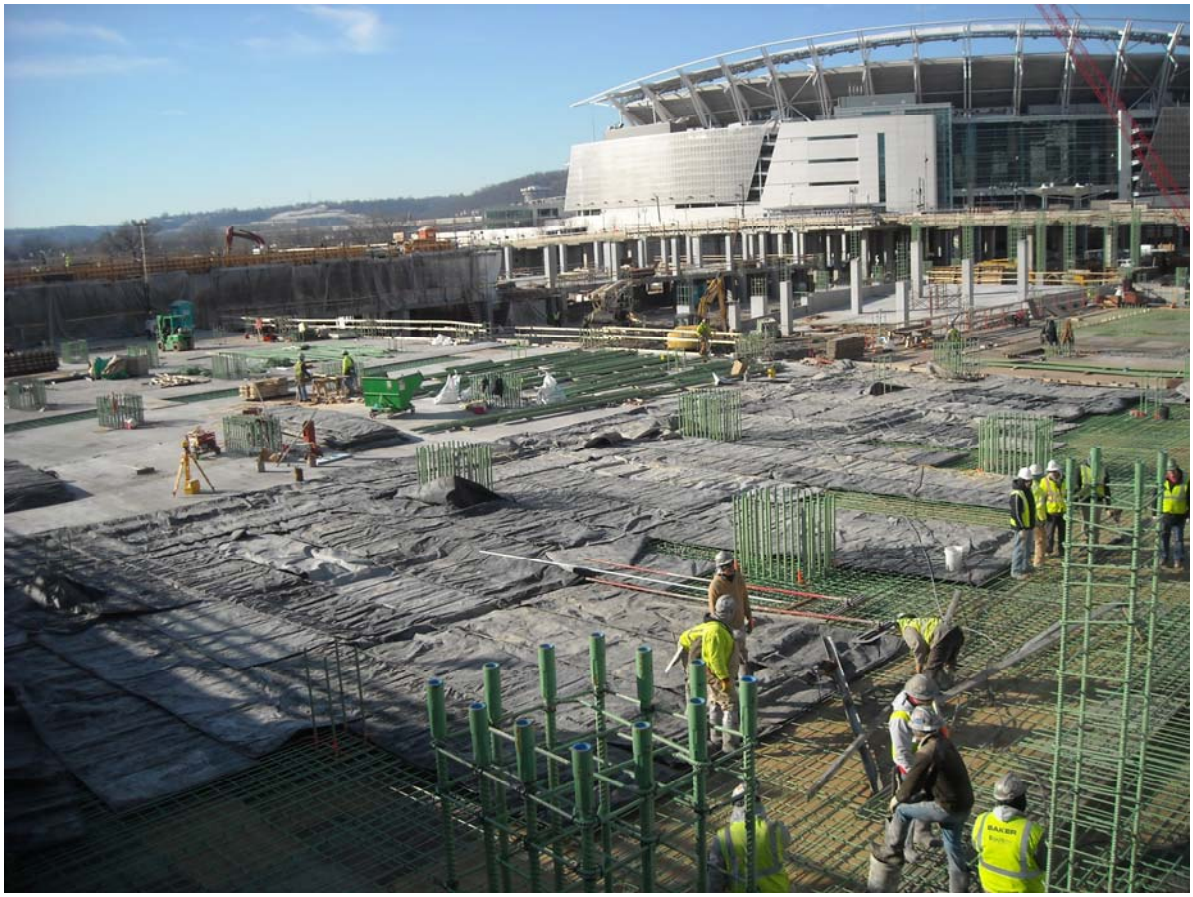
THE BANKS
Public Partnership

Monthly Progress Report for February 2011

Issued: March 20, 2011



city of CINCINNATI

HAMILTON COUNTY STATE OF OHIO

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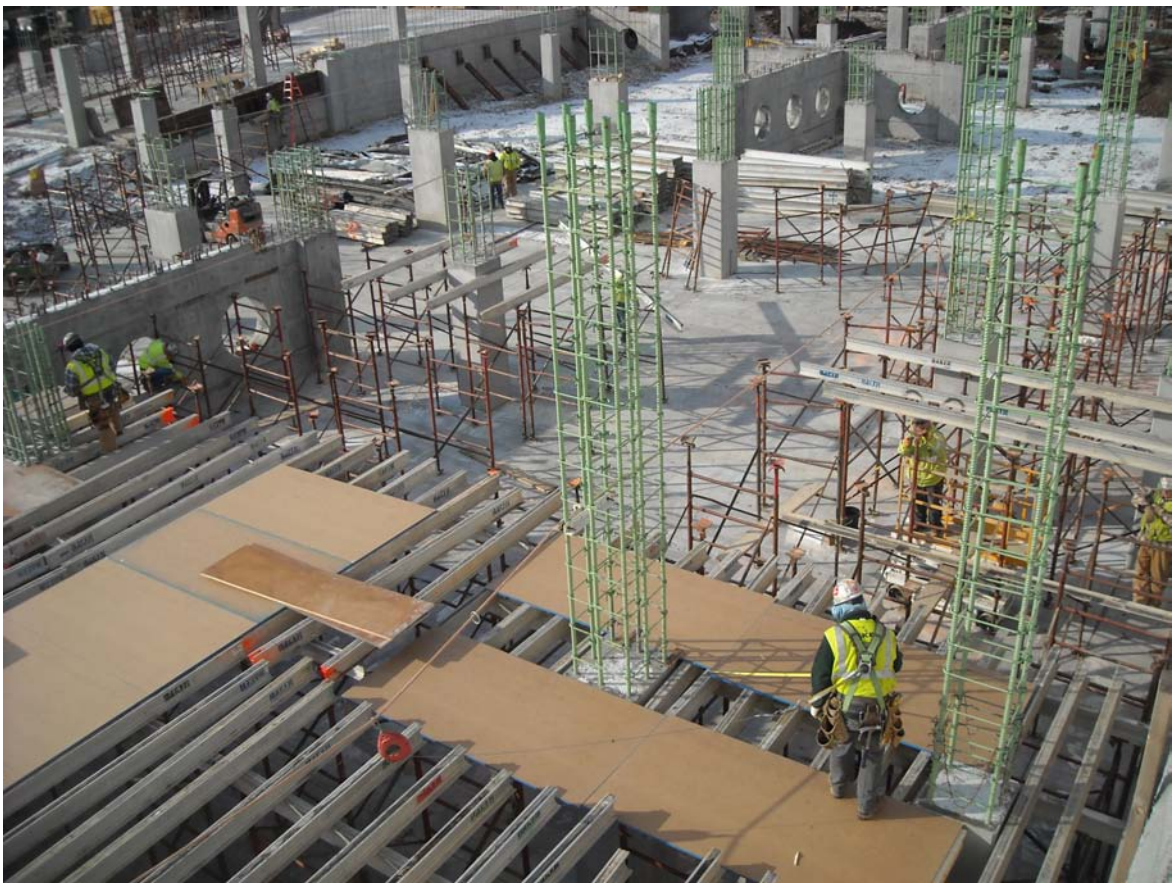
Section 1: Executive Summary



Section 1: Executive Summary

In the 28 calendar days in February, construction on the public portion of The Banks Project continued its consistently on-schedule, on-budget progress.

Phase 1 work is completed, but for the Bid Package #10 signage to be installed in the Phase 2a parking facility, and a handful of work items to be resolved.

Phase 2a February work included de-energizing a Duke Energy ductbank, and completion of paving, sidewalk and street lighting along Mehring Way. Street paving began on the east side of Joe Nuxhall Way, as did building the pedestrian access to Lots D and F.

With the closure in January of Theodore M. Berry Way, crews worked to remove existing utilities and pavement in preparation for mass grading activities. Pavement materials were recycled. Officials from the City, County and Parks continued plans for a haul-off of soil from the deconstruction site to a holding site at the location of the Riverfront Park. The Parks site will be prepared to receive the soil material; this method for moving the soil will save the Project over $100,000.

Work on Second Street sidewalk replacement west of Rosa Parks Street continued, along with additional sidewalk modifications at the corner of Second Street and Joe Nuxhall Way. In preparation for Opening Day on March 31, City, County, Developer and Riverfront Stakeholders began discussions with Cincinnati Police Department.

Developer removed the buckhoist and neared completion of the building skin on Block 26. With installation of the roof above the parking area nearly complete, work on the Block 26 amenity terrace got underway. Interior build-out maintained pace with façade construction, and Block 26 is scheduled for completion by April 15, with first resident moves planned for the following week. Block 16 work on the building skin continues in spite of the weather. Completion of Block 16 is expected by May 15.

Parks construction included slab on grade concrete placements for the Walnut Street Fountain and Grand Stairway, and the donor wall structural installation. Masonry walls for the bike and visitor center began in February, and granite deliveries continued. Plumbing and electrical installation for the Schmidlapp Event Lawn and Stage continued.

Safety

- A total of 1,632 trade workers have attended safety orientations. The Project logged 332,448 hours without a lost-time accident.

Economic Inclusion

- As of January 25, 2011, Small Business Enterprise (SBE) construction participation was 36.6% (goal 30%). Minority Business Enterprise (MBE) participation totaled 16.6% and Women Business Enterprise (WBE) was 2.8%. Combined minority and female workforce participation was 17.94%. Of the production workers active on the Project, 77.4% resided in the Cincinnati-Middletown MSA.

Budget

- Construction expenditure projections are within approved target budgets for both Phase 1 and for Phase 2a. Change orders remain below 4% for both phases.

Schedule

- Phase 2a construction remained on schedule. All parties continued to coordinate project construction schedule successfully. See Section 3: Development Manager's Review for the Master Project Schedule. See Section 6: Construction Manager's Report for the Phase 2a Schedule.

Section 2: Schedule

Section 2: Schedule

Phase 2a infrastructure work on Lot 2 Garage and Freedom Way is on schedule. Freedom Way East is scheduled for opening in fall 2011. Opening of the Lot 2 Garage is also projected for a late fall opening. See Section 6: Construction Manager's Report for a detailed schedule.

Block 26 is scheduled for completion mid-April, with the first residents at Current@TheBanks will begin moving in shortly thereafter. Holy Grail Tavern & Grille is planning a March opening, with construction on the other signed dining and entertainment tenants set to begin as soon as necessary approvals and permits are issued. See Section 3: Development Manager's Report and Master Project Schedule for more detail.

Cincinnati Riverfront Park construction—including the Walnut Street Event Lawn and Walnut Street fountain and the Gran Stair--continues on schedule. See Section 7: Cincinnati Riverfront Park Report.

THE BANKS
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Section 3: Development Manager's Review

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Section 3: Development Manager's Review

Master Schedule: Included at the end of this section.

Phase 1- Progress Update

All Phase 1 work has been completed, with the exception of the Bid Package#10 signage that is being installed in the Phase 2a parking facility. A final certificate of occupancy will replace the current temporary certificate once the elevator installation at the Freedom Way East head house is completed. The team is working to have this elevator installation completed in April 2011.

As documented in last month's report, the team is working to resolve several work items. An agreement on the approach to rework the expansion joint blockout conditions has been reached with the Private Developer. In addition, the County has proposed a remedy for the battered wall condition to the Parks team. This proposal is under review and the County is awaiting final acceptance by Parks.

Phase 2 – Progress Update

The Phase 2 work of the Parking Facility continues to progress according to schedule.

On Bid Package #9, four lanes of traffic have been open along Mehring Way since November. There was one section of the roadway that was not yet open due to the required removal of a Duke Energy ductbank. Duke de-energized this ductbank in mid-December and Prus Construction has since completed the balance of paving, sidewalk, and street lighting.

Prus started work on the street paving scope on the east side of Joe Nuxhall Way in early February. Both road and sidewalk areas are included in this effort. Prus worked throughout the month, and are continuing in the early weeks of March, toward a targeted completion prior to Opening Day. Also underway during the month was work to ensure accessible ingress/egress for pedestrians using Lots D and F. The majority of this work is complete. Final cleaning and review of the lots are underway. Some additional bollards are being installed at the request of the County, which will wrap up the effort in full.

Theodore M. Berry Way closed to the public on January 17, 2011. Prus worked since the closure to remove the existing utilities and pavement at the roadway, in preparation for mass grading activities. The team was able to recycle the pavement materials. Pile installation for the tieback retaining wall was completed. Excavation is scheduled to begin in early March with hauling activities to begin immediately thereafter. Parks confirmed during the month that they will accept the haul-off material, essentially recycling and re-using the soil. Parks has been working to secure the necessary permits and prepare the site to receive the material. The change in the haul-off location is resulting in a savings to the project in excess of $100,000. The excavation and haul-off activities will take approximately two months to complete.

The soil tieback wall at Theodore M. Berry Way and Rosa Parks Street remains an open issue. Prus' subcontractor originally assumed that a smaller-sized tieback could be utilized and would be sufficient. Field testing has indicated that a larger-sized tieback is required. Prus is seeking reimbursement for the larger-sized tieback. A meeting is scheduled in early March to review the issue with Prus and the Project team.

While winter weather continues, there were a noteworthy number of days in February with improved conditions. This has allowed Baker to get a solid month of work in on the parking facility structure. Pile cap and column work continue to stay out ahead of the slab on grade pours. Several slab on grade pours were completed in the last month, as were several elevated pours. The elevated pour sequence is complete through the northeast corner and is now moving west along the north edge of the block. The first half of the Freedom Way pour was completed mid-month. Baker is now shifting the formwork material from the first pour over to the remaining half of the roadway. This will allow for the deck pour for the roadway to be completed ahead of schedule.

Work on the Second Street sidewalk replacement west of Rosa Parks Street continues. To date the work has proceeded with few to no issues. Baker is now working to complete the Block 26 curb cut at Second Street, as well as some additional sidewalk modifications at the corner of Second Street and Joe Nuxhall Way.

Freedom Way headhouse work is scheduled to begin in March. The headhouses will serve as weather protection enclosures for both the stairs and elevator linking the parking facility to the street level. The work includes erection of steel as well as placement of glass panels. Messer and Baker are coordinating their efforts with the Private Developer Contractor. The team is working to have the headhouses enclosed prior to Opening Day.

Safety continues to be a tremendous success for the project. The Project continues to accrue manhours worked without a lost time accident beyond the 330,000 hour threshold. This continues to speak to the focus on safety that the project team has. Weekly site inspections continue to be favorable, with only minor items being cited.

The team continues to work with the City and County to ensure that the environment is safe for patrons and general public. Traffic circulation at the Project site now contemplates the closed portion of Theodore M. Berry Way, with direction being provided through site signage, including a variable message board. Sidewalk closures are also in place at Second Street where Baker is reworking the sidewalks. Discussion got underway in February to coordinate vehicular and pedestrian circulation for Opening Day 2011. Communication with the Riverfront stakeholders and the City of Cincinnati Police Department will continue as Opening Day approaches.

Quality is also a ongoing focus of the team. Through the services of four independent testing firms and various City and County inspections, review of ongoing and completed work is evaluated. As deficient items are raised, they are tracked on a deficiency log. A request for information (RFI) is issued to the design team for their input on the deficiency. All parties are working to ensure that each field issue is properly addressed and closed

out. The most recent log reflects that all deficient items have been closed out, and no new deficient items have been cited in over three months.

The design team is sufficiently supporting the trade contractor's efforts. As submittal and request for information (RFI) documents are issued, they are being addressed. To date, the design team has been responsive and their turnaround times have supported the workflow of the project.

Budget Review

The were no changes made during the month to the budget projection for Phase 1.

On Phase 2, there were no changes in the hard costs projection of $29.575M for Bid Packages #9 and #11. This amount is approximiately $10.3M below the Construction Manager Published Estimate of $40.3M.

Bid Package #9 was awarded at an amount of $7.1M. Change orders totaling $103,085 have been executed. Several pending change orders are under review, including approximately $65,000 worth of new scope items and a credit of $118,400 for the change in haul location for Ted Berry Way excavation. An allowance of $800,000 was included within the contract. Approximately $185,000 of this allowance remains, the majority of which is the specific allowance for historical archeological excavation.

The original contract amount for Bid Package 11 is $22.3M.
Two change orders have been executed to date totalling $49,461. Two pending change orders totaling $334,246 are outstanding. Of this amount, $316,088 is for Bulletin 002 which includes the addition of parking equipment required for the facility. A contract allowance of $945,000 was included in the contract. Approximately $190,000 of this allowance has been used or requested to date.

The County and City are working to finalize the soft costs budget. Recent finalization of the Carter and Ellington Management System contract allow for the budget to be confirmed.

Inclusion Review

Ellington Management Services, Inc. continues to monitor the status of the inclusion reporting for the Project. The most recent report reflects information through January 25, 2011.

The Banks Project has an SBE goal for construction of 30%. The Project has met and continues to meet this goal. The actual number for SBE participation is 36.6%. Approximately 16.6% and 2.8% of this actual participation is for Minority Business Enterprises (MBE) and Women-Owned Business Enterprises (WBE), respectively.

For design and professional services, the SBE goal for the project is 10%. Currently, the project is tracking at 8.7%. The project team is working to update all consultant SBE documentation. From this information, the team is working to identify if the target is projected to be met, and if not, what options may exist to get to the 10% goal.

In addition to the SBE Banks Project participation goals, the Public Partnership set a goal for combined minority/female workforce participation of 22%. Currently the project is tracking at 17.94%.

Since there are five bid packages that fall within the Ohio Department of Transportation, there are DBE requirements aside from The Banks Project SBE goals. These goals, committed participation, and actual reporting are summarized below.

	DBE Goal	Commitments	Actual
Bid Package 5	8%	10.8%	12%
Bid Package 6	5%	5%	5.5%
Bid Package 7	8%	10.7%	11.7%
Bid Package 9	4%	4.9%	2.6%
Bid Package 11	8%	8.2%	4.6%

Bid Packages #9 and #11 are currently below the targeted goal. This is due to the fact that the Bid Packages are only partially complete and the trades that comprise portions of the participation are either just beginning work on site or have not yet mobilized.

Parks and Overbuild Update

Parks

See Section 7: Cincinnati Riverfront Park report.

Developer

Completion of Block 26 is rapidly approaching. The building skin is substantially complete on Block 26. The metal panel and balcony railing material are now being installed. The buckhoist was removed in February, allowing Brasfield & Gorrie to close in the last of building skin. Installation of the roof above the parking area is nearing completion. Striping of the above grade parking deck is slated to occur in the next week. Work on the Block 26 amenity terrace is underway, with waterproofing and hardscape activities

ongoing. Landscaping will follow in the coming weeks. Installation of the façade on the two-story retail area is now substantially complete.

The Block 26 interior buildout is maintaining pace with the building façade construction. The retail shell areas are substantially complete. All interior finishes within the units are nearing completion, with punchlist review to begin mid-March. Installation of the corridor and common area finishes are underway. Elevator installation is complete. Start-up of the retail base building systems, including condenser water system, fire protection, and life safety, is underway and will continue as final testing and inspections occur. Block 26 is scheduled for completion by April 15, 2011, with the first resident moves occurring the week following.

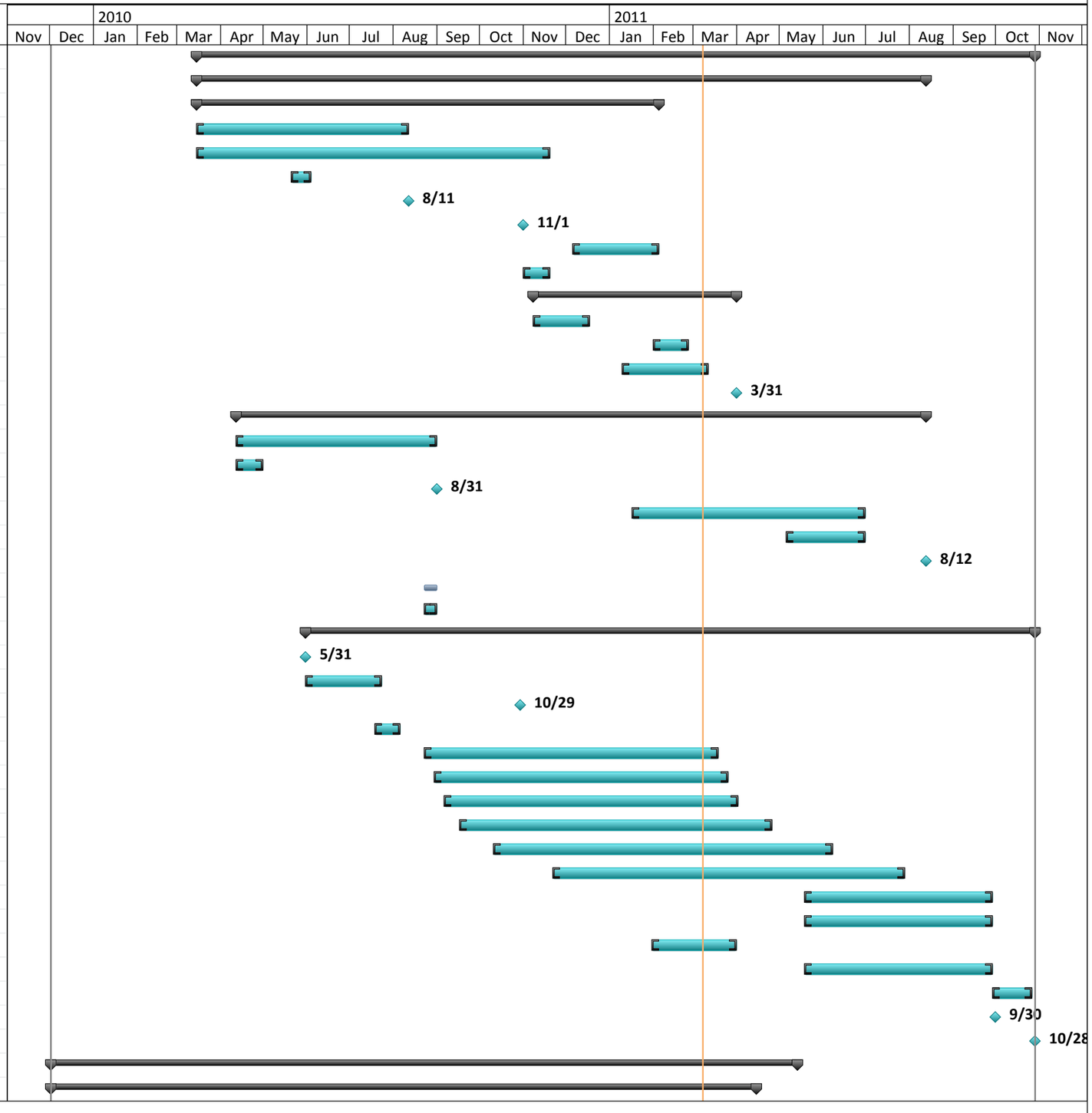
On Block 16, work on the building skin continues despite the weather conditions. Masonry work is nearing completion. The stucco subcontractor has been able to take advantage of the handful of good weather days encountered in the recent weeks to complete a significant amount of stucco on the south side of the north wing of the building. They are also working to complete the east elevation of the west wing and the last drop of stucco work on the north elevation. The roof has been installed. Interior fit-up, ranging from mechanical, electrical, and plumbing rough-ins through tile and cabinet installation, are ongoing. Punchlist work will begin in April following the punchout of the units in Block 26. Amenity terrace work will begin as the stucco scaffold is removed and work is completed on the Block 26 terrace. Block 16 is scheduled for completion by May 15, 2011.

The first retail tenant, Holy Grail Tavern & Grille, is nearing completion of their construction. The certificate of occupancy of their space is slated for March 14, 2011. The Police Welcome Center will begin as the construction scope and pricing is finalized and construction is expected to begin in the next several weeks. The other recently executed leases for the Doyle Group and Toby Keith, are planning and designing their space, with construction anticipated to begin in early spring.

Prepared by Patti Neal, Carter.

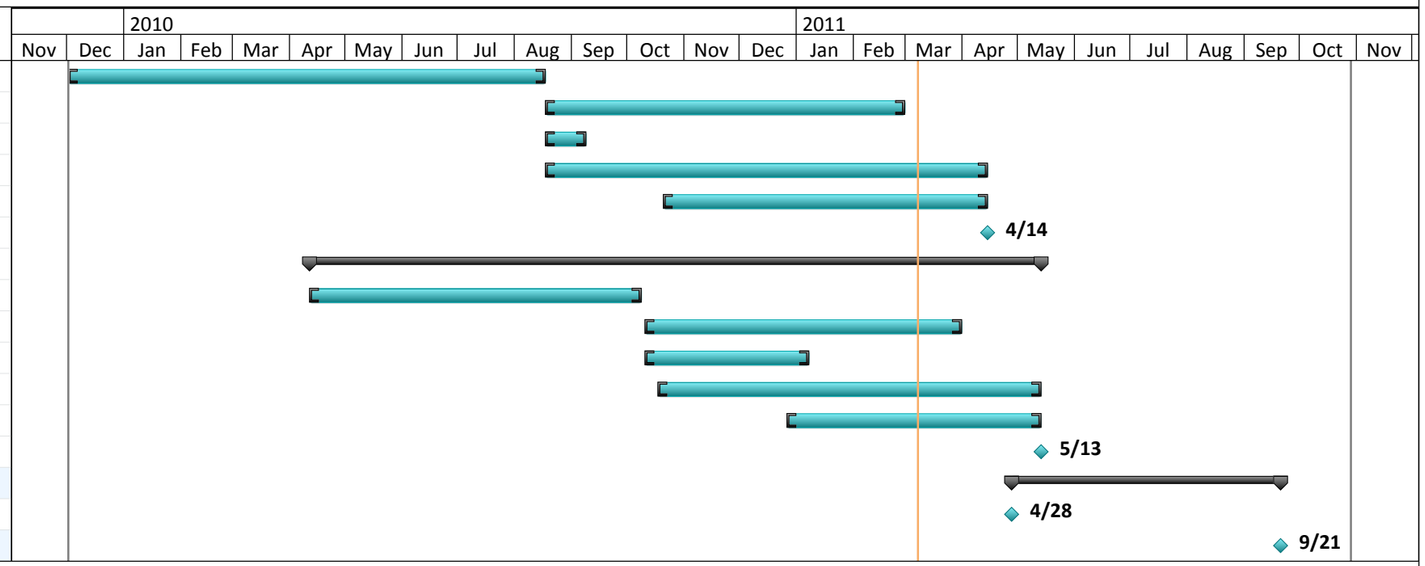
The Banks - Master Project Schedule

ID	Task Mode	Task Name	Duration	Start	Finish
1		**IDMA Phase 2**	**425 days?**	**Mon 3/15/10**	**Fri 10/28/11**
2		**Bid Package 9: Mehring Way, Main St, Ted Berry Way**	**370 days?**	**Mon 3/15/10**	**Fri 8/12/11**
3		**Mehring Way**	**235 days**	**Mon 3/15/10**	**Fri 2/4/11**
4		Mehring Way - West of Roebling, Lot D Work	108 days	Mon 3/15/10	Wed 8/11/10
5		Mehring Way - East of Roebling	180 days	Mon 3/15/10	Fri 11/19/10
6		Phase 1 of Addendum #1 Sewer Main Install	10 days	Fri 5/21/10	Thu 6/3/10
7		Interim Completion Date - Lot D	0 days	Wed 8/11/10	Wed 8/11/10
8		Mehring Way - Open to Traffic	0 days	Mon 11/1/10	Mon 11/1/10
9		Northern Lane and Sidewalk under Roebling	45 days	Mon 12/6/10	Fri 2/4/11
10		Lot F Extension Work	15 days	Mon 11/1/10	Fri 11/19/10
11		**Main Street**	**104 days**	**Mon 11/8/10**	**Thu 3/31/11**
12		Pavement Replacement - East	30 days	Mon 11/8/10	Fri 12/17/10
13		Pavement Replacement - West	19 days	Tue 2/1/11	Fri 2/25/11
14		Pavers, Sidewalk	45 days	Mon 1/10/11	Fri 3/11/11
15		Main Street Interim Completion Date	0 days	Thu 3/31/11	Thu 3/31/11
16		**Ted Berry Way**	**350 days**	**Mon 4/12/10**	**Fri 8/12/11**
17		Approach Work - West and East of Roebling	102 days	Mon 4/12/10	Tue 8/31/10
18		Sewer Installation (By Others)	15 days	Mon 4/12/10	Fri 4/30/10
19		Interim Completion Date - Between Vine and Walnut	0 days	Tue 8/31/10	Tue 8/31/10
20		Removal Between Elm and Rosa Parks	119 days	Mon 1/17/11	Thu 6/30/11
21		Phase 3 of Addendum #1 Sewer Main Install	40 days	Fri 5/6/11	Thu 6/30/11
22		Ted Berry Way Contract Completion Date	0 days	Fri 8/12/11	Fri 8/12/11
23		**Freedom Way Central, Race Street**			
24		Phase 2 of Addendum #3 Sewer Main Install	7 days	Mon 8/23/10	Tue 8/31/10
25		**Bid Package 11: Lot Two Garage, Freedom Way Central, R**	**370 days**	**Mon 5/31/10**	**Fri 10/28/11**
26		Start	0 days	Mon 5/31/10	Mon 5/31/10
27		Demolition, Mass Excavation, Site Utilities	40 days	Mon 5/31/10	Fri 7/23/10
28		Augercast Piles	0 days	Fri 10/29/10	Fri 10/29/10
29		Storm and Sanitary Mains	14 days	Mon 7/19/10	Thu 8/5/10
30		Pile Caps	150 days	Mon 8/23/10	Fri 3/18/11
31		Columns, Walls	150 days	Mon 8/30/10	Fri 3/25/11
32		Underslab Utilities	150 days	Mon 9/6/10	Fri 4/1/11
33		Slab on Grade	157 days	Fri 9/17/10	Mon 4/25/11
34		500 Level	172 days	Mon 10/11/10	Tue 6/7/11
35		515 Level	179 days	Mon 11/22/10	Thu 7/28/11
36		MEP	95 days	Thu 5/19/11	Wed 9/28/11
37		Finishes	95 days	Thu 5/19/11	Wed 9/28/11
38		Second Street Work	44 days	Mon 1/31/11	Thu 3/31/11
39		Street Grid Work, Wp'ing, topping slabs, lights	95 days	Thu 5/19/11	Wed 9/28/11
40		Punchlist	20 days	Thu 9/29/11	Wed 10/26/11
41		Temporary Certificate of Occupancy	0 days	Fri 9/30/11	Fri 9/30/11
42		Project Completion	0 days	Fri 10/28/11	Fri 10/28/11
43		**Phase IA Residential and Retail**	**378 days**	**Wed 12/2/09**	**Fri 5/13/11**
44		**Block 26**	**357 days**	**Wed 12/2/09**	**Thu 4/14/11**



The Banks - Master Project Schedule

ID	Task Mode	Task Name	Duration	Start	Finish
45		Structure	185 days	Wed 12/2/09	Tue 8/17/10
46		Skin	139 days	Wed 8/18/10	Mon 2/28/11
47		Roof	16 days	Wed 8/18/10	Wed 9/8/10
48		Interiors	172 days	Wed 8/18/10	Thu 4/14/11
49		Hardscape	126 days	Thu 10/21/10	Thu 4/14/11
50		Certificate of Occupancy	0 days	Thu 4/14/11	Thu 4/14/11
51		**Block 16**	**285 days**	**Mon 4/12/10**	**Fri 5/13/11**
52		Structure	130 days	Mon 4/12/10	Fri 10/8/10
53		Skin	124 days	Mon 10/11/10	Thu 3/31/11
54		Roof	65 days	Mon 10/11/10	Fri 1/7/11
55		Interiors	150 days	Mon 10/18/10	Fri 5/13/11
56		Hardscape	100 days	Mon 12/27/10	Fri 5/13/11
57		Certificate of Occupancy	0 days	Fri 5/13/11	Fri 5/13/11
58		**Parks**	**104 days**	**Thu 4/28/11**	**Wed 9/21/11**
59		Walnut Street Event Lawn	0 days	Thu 4/28/11	Thu 4/28/11
60		Walnut Street Fountain and Grand Stair	0 days	Wed 9/21/11	Wed 9/21/11



Section 4: Budget

Section 4: Budget

Phase 2a construction expenditure projections remain within the approved budget. The Phase 1 construction budget expenditure as of February 28, 2011 was 90.28%. A total of 32.06% of the construction budget for Phase 2a has been expended as of the end of February. Budget detail for Phase 1 and for Phase 2a appears on the following pages.

THE BANKS
PHASE 1 PUBLIC PARTIES CONSTRUCTION BUDGET
AS OF FEBRUARY 28, 2011

BP#	Description	Construction Budget as of 2/10/09	Construction Budget as of 4/29/09	Revised Construction Budget as of May, 2010	Approved Contract Amount	Approved Change Order Amount	Potential Changes	Forecasted Total Construction Amount (F+G+H)	Remaining Grant Allocation	Expenditures to Date	Balance to Complete (I-K)	Forecast to Budget Variance (I-E)
1	Site Demolition	$ 698,900	$ 698,900	$ 698,900	$ 698,900	$ (25,123)	$ -	$ 673,777		$ 673,777	$ -	$ (25,123)
2	Partial Pile Package	505,000	505,000	505,000	505,000	(54,912)	-	450,088		450,088	-	(54,912)
3	Piles & Soil Retention	4,200,000	4,200,000	4,200,000	3,510,188	(58,773)	-	3,451,415		3,451,415	(0)	(748,585)
4	Foundations, Underground Utilities & FW	5,681,210	5,681,210	5,681,210	5,681,210	380,217	-	6,061,427		6,032,904	28,523	380,217
5	Block 26 Concrete Structure, Slab on Grade through & including Podium	3,794,500	3,794,500	3,794,500	3,871,260	(98,266)	-	3,772,994		3,772,994	(0)	(21,506)
6	Block 16 & 20 Concrete Structure, Slab on Grade thru & including Podium + Plumbing & Fire Protection	15,649,009	11,487,414	11,487,414	8,539,304	126,730	-	8,666,034	514,551	8,443,978	222,056	(2,821,380)
7	FW East & West Streetgrid	6,102,417	4,341,168	4,341,168	4,992,030	682,258	-	5,674,288	693,348	5,524,024	150,264	1,333,120
8	Block 26, 16 & 20 Architectural & Mech & Elec	2,477,288	5,768,025	5,768,025	5,783,000	248,865	-	6,031,865		5,920,417	111,448	263,840
9	Mehring Way Relocation - Elm to Main including utilties	11,482,236	6,991,000		N/A	-	-	-		-	-	
10	Signage				368,900	38,458		407,358		285,114	122,244	407,358
11	Freedom Way Central	-	7,400,000		N/A	-	-	-		-	-	
13	Plumbing				498,514	(31,163)		467,351		467,351	-	467,351
	Subtotal - Construction	**$ 50,590,560**	**$ 50,867,217**	**$ 36,476,217**	**$ 34,448,306**	**$ 1,208,291**	**$ -**	**$ 35,656,597**	**$ 1,207,899**	**$ 35,022,062**	**$ 634,535**	**$ (819,620)**
	Parking Grant	3,200,000	3,200,000	3,200,000	-	-	-	-		2,100,000	1,100,000	-
	Soft costs	11,367,117	11,367,117	9,374,258	9,374,258	2,906,461		12,280,719		12,280,719	-	2,906,461
	Economic Development Assistance Grant	12,000,000	12,000,000	12,000,000	-	-	-	-		6,000,000	6,000,000	-
	Parks	10,750,000	10,750,000	10,750,000	-	-	-	-		10,750,000	-	-
	Owner's Contingency	2,874,513	2,597,856	3,788,770	-	-	-	-	1,207,899	2,086,841	494,030	(2,086,841)
	Project Totals	**$ 90,782,190**	**$ 90,782,190**	**$ 75,589,245**	**$ 43,822,564**	**$ 4,114,752**	**$ -**	**$ 47,937,316**	**$ 1,207,899**	**$ 68,239,623**	**$ 8,228,565**	**$ -**

THE BANKS
PHASE IIA PUBLIC PARTIES CONSTRUCTION BUDGET
AS OF FEBRUARY 28, 2011

A	B	D	E	F	G	H		I	J	K
BP#	**Description**	**Construction Budget as of March 2010**	**Approved Contract Amount**	**Approved Change Order Amount**	**Potential Changes**	**Forecasted Total Construction Amount (E+F+G)**	**Remaining Grant Allocation**	**Expenditures to Date**	**Balance to Complete (H-I)**	**Forecast to Budget Variance (H-D)**
9	Mehring Way Relocation and Site Demolition	$ 7,119,555	$ 7,119,555	$ 103,085	$ (52,729)	$ 7,169,911		$ 4,225,161	$ 2,944,750	$ 50,356
11	Intermodel Garage and Freedom Way West	30,466,924	22,303,433	49,461	334,246	22,687,140	4,788,568	8,417,371	14,269,769	(7,779,784)
12	Street Grid & Pedestrian Network	2,860,000	-	-	-	-		-	-	-
	Subtotal - Construction	**$ 40,446,479**	**$ 29,422,988**	**$ 152,546**	**$ 281,517**	**$ 29,857,051**	**$ 4,788,568**	**$ 12,642,532**	**$ 17,214,519**	**$ (7,729,428)**
	Soft costs	9,302,691	9,302,691	-	-	9,302,691	1,000,000	4,104,912	5,197,779	-
	Owner's Contingency	2,487,459	-	-	-	-	5,788,568	(7,729,428)	4,428,319	7,729,428
	Project Totals	**$ 52,236,629**	**$ 38,725,679**	**$ 152,546**	**$ 281,517**	**$ 39,159,742**	**$ 5,788,568**	**$ 9,018,016**	**$ 26,840,617**	**$ -**

Section 5: Economic Inclusion

Section 5: Economic Inclusion

All but one of the Small Business Enterprise (SBE) contracts is closed. As of January 25, 2011 SBE participation remains at 36.6%, Minority Business Enterprise (MBE) participation is 16.6% and Women Business Enterprise (WBE) participation remains at 2.8% (see Appendix D, Attachment A).

There are five bid packages supported by state and/or federal funding and subject to the goals for Disadvantaged Business Enterprise participation established by the Ohio Department of Transportation (ODOT); three of them are closed out and are highlighted in the table below.

Bid Package No.	ODOT DBE Goal	Contractor Commitment	Actual DBE Participation	DBE Dollars
5	8.0%	10.8%	12.0%	$746,386
7	8.0%	10.7%	11.7%	$676,741
6	5.0%	5.0%	5.5%	$615,285

The goal for Bid Package #9 is 4%. The commitment is 4.9%. The actual DBE participation is 2.6%, and 2.3% actual WBE participation. The goal for Bid Package #11 is 8%. The commitment is 8.2%. Actual participation to date is 4.6% (see Appendix D, Attachment B).

The goal is 10% SBE participation for professional services. The current level of participation is 8.7%. While moving closer to the goal, inclusion results are 1.3% below the commitment. The total dollar value of these contracts has increased with no corresponding increase to sub-consultants. The MBE participation is 7.6% and WBE participation is 1.8% (see Appendix D, Attachment C).

The Banks Public Partnership set a combined minority and women workforce participation goal of 22%, measured in work hours. Minority workforce participation is 16.37% which includes minority female hours. The total female participation is 2.37% for a combined participation of 17.94% (minority females are not counted twice) as reported by hours for September 1, 2008 – January 25, 2011 (see Appendix D, Attachment D).

From December 26, 2010 to January 25, 2011, employees on The Banks Project living within the 15-county Cincinnati-Middletown Metropolitan Statistical Area (MSA) represented 80.9% of the workforce (see Appendix D, Attachment E).

Workforce inclusion reporting forms and certified payroll records were used to analyze the composition of The Banks Project workforce in regard to residency. The analysis covered the period from December 2008 through July 2010. The most recent data, through January 25, 2011, only included a review of the inclusion workforce forms and not certified payroll records. Only information for production workers active on site during the covered period was analyzed. Analysis of data for 1,217 workers active on the Project

during the covered period revealed the following statistics (see table). There are no local residency participation goals for this Project.

Geographic Area	*Residency Percentage*
Tri-State	97.7%
Cincinnati-Middletown MSA	77.4%
Hamilton County	25.9%
City of Cincinnati	9.12%

There are no local residency participation goals for this project.

Prepared by Ellington Management Services; Bernice Walker, Hamilton County; and Rochelle Thompson, City of Cincinnati.

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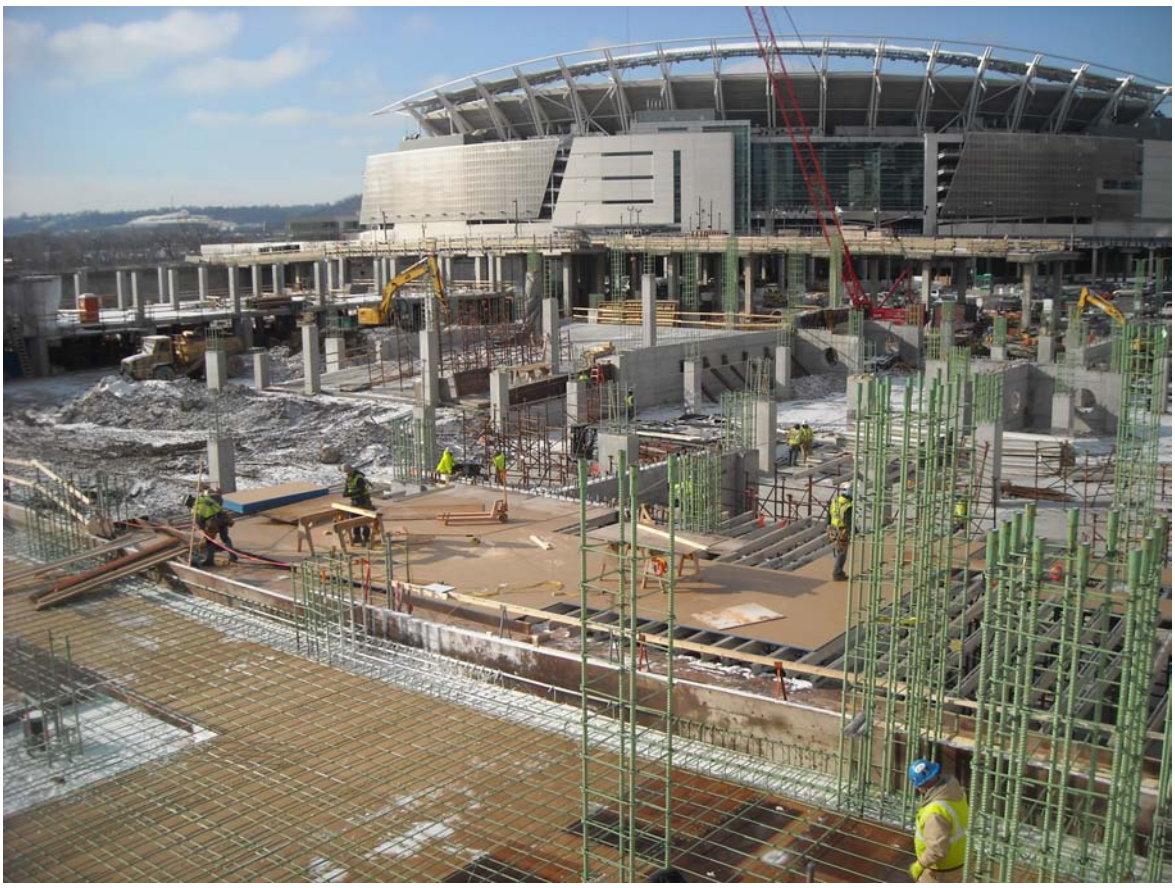
Section 6: Construction Manager's Report



Messer
WeAreBuilding.

Section 6: Construction Manager's Report

Pouring the first half of the Freedom Way structural deck

Progress Update

Two crews and two concrete pumps began early in the morning to pour the first half of the new Freedom Way structural deck this February. Progress has been steady for the new garage in Bid Package #11 – with new slabs on grade and supported slabs continuing despite the cold weather and precipitation.

In Bid Package #9, crews completed the pavement replacement at Joe Nuxhall Way with sidewalk and paver work currently underway. Up on Theodore M. Berry Way, crews completed the pile installation of the new Rosa Parks Street retaining wall and finished the utility abandonment, clearing the way for the removal of the embankment in early March.

Current Highlights

- Bid Package #11 trade contractor poured the first half of the Freedom Way structural slab (see photos #1 and #2).
- Bid Package #11 trade contractor continued the installation pile caps, ramp walls, shear walls and columns (see photo #3).
- Bid Package #11 trade contractor continued the installation of slabs on grade and structural slabs for the new garage (see photos #4 and #5).
- Bid Package #9 trade contractor completed the installation of the piles for the new Rosa Parks Street retaining wall at Theodore M. Berry Way (see photo #6).
- Bid Package #9 trade contractor continued pavement, sidewalk and paver installation at Joe Nuxhall Way.

Photo #1 – Bid Package #11: Pouring the Freedom Way structural slab

Photo #2 – Bid Package #11: Workers insure a smooth finish for future waterproofing on the new Freedom Way slab

Photo #3 – Bid Package #11: Pile cap resteel installation

Photo #4 – Bid Package #11: Crews pour another section of structural slab at the 500 level

Photo #5 – Bid Package #11: Looking southwest from the corner of Rosa Parks and Second Street

Photo #6 – Bid Package #9: Pile installation at the new Rosa Parks retaining wall

Photo #7 – Bid Package #9: Final concrete pour of new Mehring Way

Community Environment Impact and Project Safety

The Bid Package # 9 and #11 Trade Contractors have continued to make public safety a priority. They have been mindful of the public within the Lots B, C, D and F and have utilized construction fencing to isolate their activities. Pro-active communication with the County has also kept the patrons of these lots informed of the ongoing changes associated with the construction work.

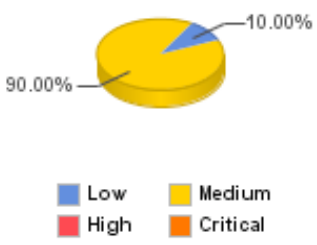
Between Phases 1 and 2, a total of 1,632 trade workers have attended the site safety orientation. **To Date, the Project stands at 332,448 hours without a lost time accident.** Formal site safety walk-thrus are conducted three times a week. Workers continue to maintain a very good attitude about working safely.

The scorecard below categorizes observations from our safety walk-thrus by hazard, severity and resolution rate for the past 30 days. Note the observed severity level of observed incidents is low or medium, with no high or critical observations.

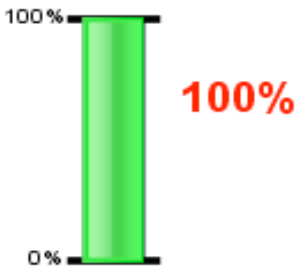
30 Day Scoreboard

Most At-Risk Sub-Categories		Most Hazardous Categories	
12c. Safety Glasses	6	Administration	0
1d. Toolbox Talks	2	Concrete and Mason...	0
17b. Impalement Protection	1	Cranes	0
13a. All in Compliance	1	Electrical	0
1a. Contractor Orientation	0	Excavations	0

Observation Severity Level



Open Issue Resolution Rate



The impact to Riverfront Operations around the Phase 2 work has been as follows:

Traffic

- Race Street between Second Street and Theodore M.Berry Way will remain closed until the fourth quarter of 2011. Theodore M. Berry Way is now permanently closed between Elm Street and Rosa Parks Street and remains closed at the dogleg at Walnut Street.

Operation of Adjacent Facilities

- No impact to GABP, the Reds HOF, PBS, the Arena or the Transit Center.

Pedestrian Routes

- Theodore M. Berry Way is now permanently closed between Elm Street and Rosa Parks Street and continues to be closed at the dogleg at Walnut Street.
- The West Pete Rose Way entrance to the Central Riverfront Garage remains closed for Bid Package #11 work. Pedestrians within the Garage are being routed up to street level from the Central Riverfront Garage.
- Sections of the Second Street sidewalk are currently closed for replacement. This work will be completed prior to Opening Day, March 31.

Parking

- The West Pete Rose Way entrance to the Lot 3 Garage remains closed for Bid Package #11 work. This will require Lot 3 Garage Patrons to utilize the new entrances to the Garage on Mehring Way and Main Street.

Signage and Fencing

- Site fencing and gates are checked on a daily basis to insure they are secure.

Construction Schedule

The Phase 1 work is now 100% complete. The schedule included in this month's report includes activities associated with the two active Phase 2 contracts - Bid Packages #9 and #11.

Change Management

Approved and Pending Change Order Logs for Bid Package #9 (TC-24) and Bid Package #11 (TC-25) are included in Appendix C.

RFIs and Bulletins

The RFI Log identifies request for information issued to date and the status of each RFI. To date, there have been 173 RFIs created, 167 of which are closed.

To date, there have been five bulletins issued for the Bid Package #11 work.

Quality Management and Assurance Plan

The QM/QA currently incorporates professional firms to do special inspections and testing associated with the construction of Bid Packages #9 and #11. Thelen Associates Inc. and HC Nutting are the professional firms providing support to execute the Project QM/QA Plan for Bid Package #9. HC Nutting and ATC Associates are the professional firms providing support for Bid Package #11. The City and the County provide personnel for inspections and material verification per ODOT requirements. Prus Construction and Baker Construction will also have their own testing agencies to provide services per their contracts.

In addition to the inspections above, local utility providers such as Greater Cincinnati Water Works, Cincinnati Bell, Duke Energy and the Metropolitan Sewer District are on site regularly to inspect the installations associated with their systems.

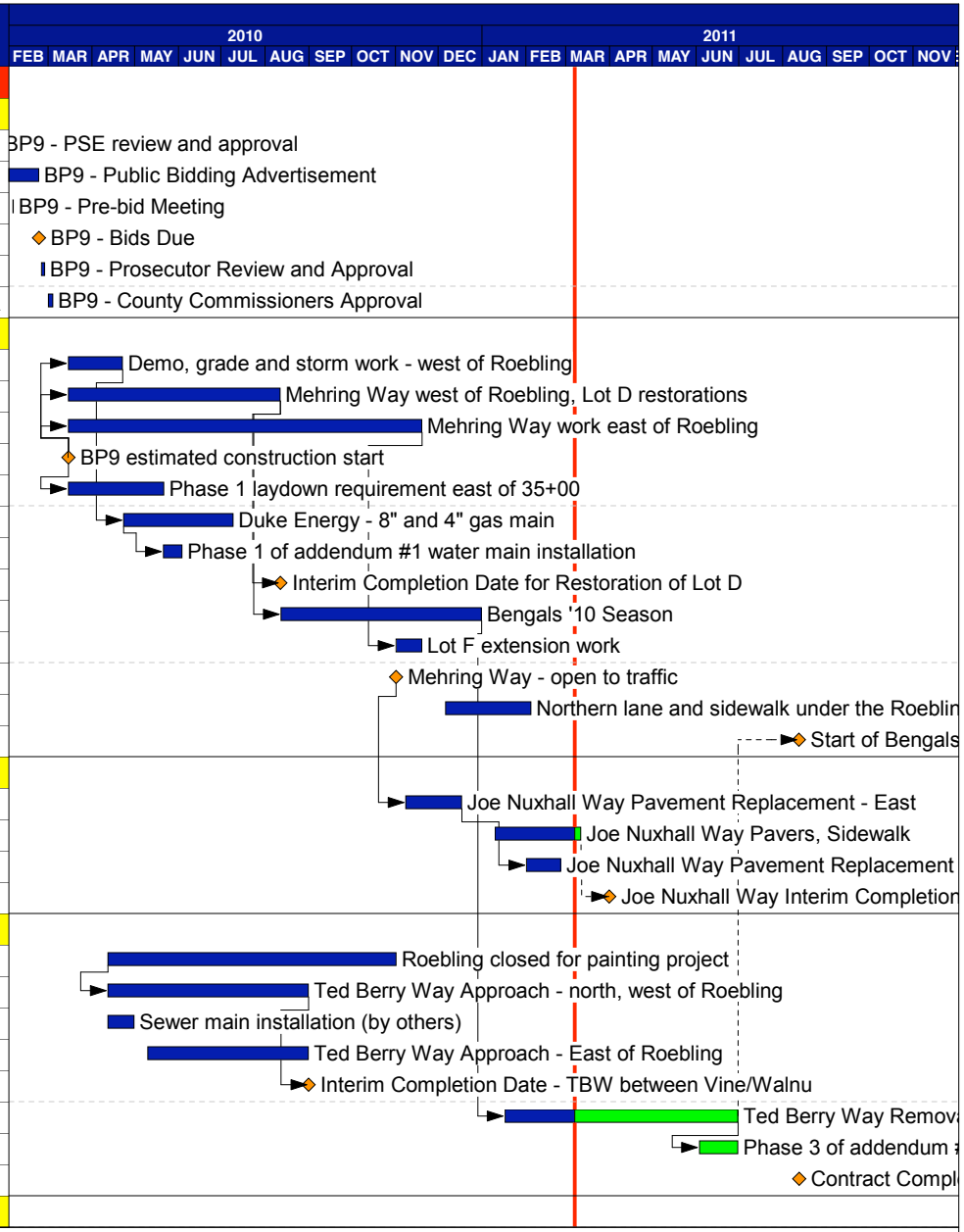
Installations are also subject to the approval of the building department, as well as local electrical and plumbing inspectors.

The QM/QA plan will cover areas such as inspection and testing of shallow foundations, controlled structural fill, mix design, material certification, reinforcement and installation, formwork geometry, concrete placement, evaluation of concrete strength, grouting operations and evaluation of masonry strength.

The Quality Management and Assurance Plan continue will be used for Bid Packages #9 and #11.
All Non-Conforming Work gets addressed with the Trade Contractor in a timely manner.

Prepared by Brian Borcherding, Messer Construction.

Act ID	Description	Dur	Start	Finish
BP#9 - Mehring Way, Ted Berry Way, Main St				
BP9 Pre-Construction and Bidding				
1350	BP9 - PSE review and approval	0	19OCT09 A	25JAN10 A
1360	BP9 - Public Bidding Advertisement	15d	28JAN10 A	22FEB10 A
1370	BP9 - Pre-bid Meeting	1d	04FEB10 A	04FEB10 A
1380	BP9 - Bids Due	0		22FEB10 A
1390	BP9 - Prosecutor Review and Approval	3d	24FEB10 A	26FEB10 A
1400	BP9 - County Commissioners Approval	4d	01MAR10 A	04MAR10 A
Mehring Way				
1000A	Demo, grade and storm work - west of Roebling	30d	15MAR10 A	22APR10 A
1040A	Mehring Way west of Roebling, Lot D restorations	108d	15MAR10 A	11AUG10 A
1050A	Mehring Way work east of Roebling	175d	15MAR10 A	19NOV10 A
1120A	BP9 estimated construction start	0	15MAR10 A	
1230A	Phase 1 laydown requirement east of 35+00	50d	15MAR10 A	21MAY10 A
1010A	Duke Energy - 8" and 4" gas main	30d	23APR10 A	09JUL10 A
1200A	Phase 1 of addendum #1 water main installation	20d	21MAY10 A	03JUN10 A
1160A	Interim Completion Date for Restoration of Lot D	0		11AUG10 A
1070A	Bengals '10 Season	107d	12AUG10 A	31DEC10 A
1060A	Lot F extension work	15d	01NOV10 A	19NOV10 A
1200A1	Mehring Way - open to traffic	0		01NOV10 A
1200A2	Northern lane and sidewalk under the Roebling	40d	06DEC10 A	04FEB11 A
1140A	Start of Bengals '11 Season	0	12AUG11 *	
Main St				
1100A	Joe Nuxhall Way Pavement Replacement - East	20d	08NOV10 A	17DEC10 A
1180A2	Joe Nuxhall Way Pavers, Sidewalk	20d	10JAN11 A	11MAR11
1180A1	Joe Nuxhall Way Pavement Replacement - West	20d	01FEB11 A	25FEB11 A
1180A	Joe Nuxhall Way Interim Completion Date	0		31MAR11 *
Ted Berry Way				
1020A	Roebling closed for painting project	15d5h	12APR10 A	01NOV10 A
1090A	Ted Berry Way Approach - north, west of Roebling	102d	12APR10 A	31AUG10 A
1220A	Sewer main installation (by others)	15d	12APR10 A	30APR10 A
1110A	Ted Berry Way Approach - East of Roebling	82d	10MAY10 A	31AUG10 A
1150A	Interim Completion Date - TBW between Vine/Walnu	0		31AUG10 A
1130A	Ted Berry Way Removal between Elm and Rosa	119d	17JAN11 A	30JUN11
1190A	Phase 3 of addendum #1 water main installation	20d	03JUN11	30JUN11
1170A	Contract Completion Date	0		12AUG11 *
Lot 2, Freedom Way Central, Race St				



Start date	19OCT09
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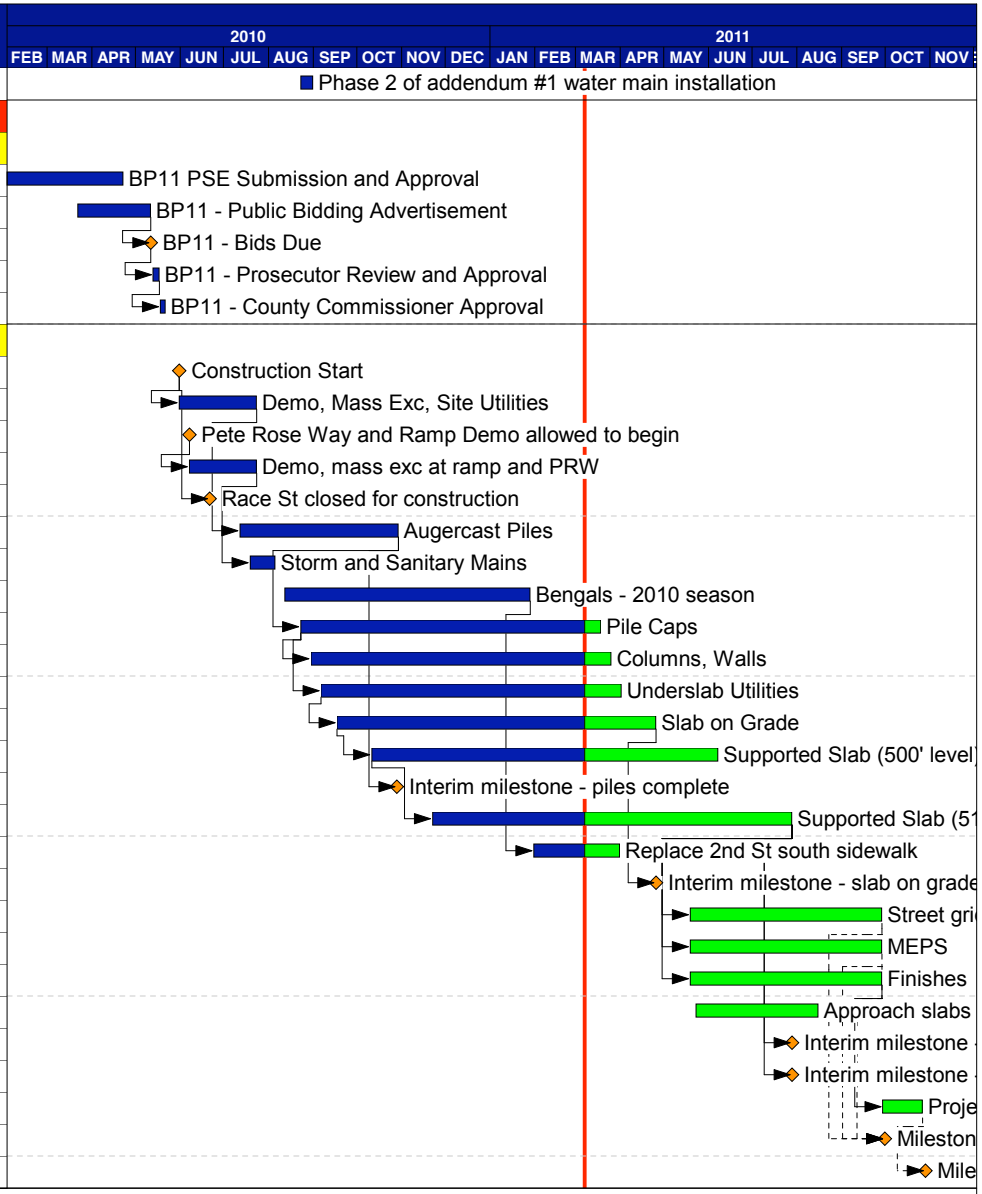
The Banks Phase 2

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point

Act ID	Description	Dur	Start	Finish
1210A	Phase 2 of addendum #1 water main installation	20d	23AUG10 A	31AUG10 A
BP#11 - Lot 2 Garage, Freedom Way Central, Race				
BP11 Pre-Construction and Bidding				
1410	BP11 PSE Submission and Approval	1d	13NOV09 A	22APR10 A
1420	BP11 - Public Bidding Advertisement	1d	22MAR10 A	11MAY10 A
1430	BP11 - Bids Due	0		11MAY10 A
1440	BP11 - Prosecutor Review and Approval	3d	13MAY10 A	17MAY10 A
1450	BP11 - County Commissioner Approval	4d	18MAY10 A	21MAY10 A
Lot 2, Freedom Way Central, Race St				
1000	Construction Start	0	31MAY10 A	
1140	Demo, Mass Exc, Site Utilities	30d	31MAY10 A	23JUL10 A
1040	Pete Rose Way and Ramp Demo allowed to begin	0	07JUN10 A	
1260	Demo, mass exc at ramp and PRW	20d	07JUN10 A	23JUL10 A
1060	Race St closed for construction	0	21JUN10 A	
1130	Augercast Piles	90d	12JUL10 A	29OCT10 A
1340	Storm and Sanitary Mains	30d	19JUL10 A	05AUG10 A
1330	Bengals - 2010 season	122d	12AUG10 A	28JAN11 A
1150	Pile Caps	95d	23AUG10 A	18MAR11
1160	Columns, Walls	90d	30AUG10 A	25MAR11
1170	Underslab Utilities	80d	06SEP10 A	01APR11
1180	Slab on Grade	120d	17SEP10 A	25APR11
1190	Supported Slab (500' level)	153d	11OCT10 A	07JUN11
1070	Interim milestone - piles complete	0		28OCT10 A
1200	Supported Slab (515' level)	125d	22NOV10 A	28JUL11
1310	Replace 2nd St south sidewalk	40d	31JAN11 A	31MAR11
1280	Interim milestone - slab on grade complete	0		25APR11
1210	Street grid - H2Oproofing, topping slabs, lights	94d	19MAY11	28SEP11
1220	MEPS	94d	19MAY11	28SEP11
1230	Finishes	94d	19MAY11	28SEP11
1320	Approach slabs and sidewalk - 2nd St north	60d	23MAY11 *	15AUG11
1290	Interim milestone - supported slabs complete	0		28JUL11
1300	Interim milestone - permanent power energized	0		28JUL11
1270	Project Punchlist and Closeout	20d	29SEP11	26OCT11
1240	Milestone - Temporary C of O	0		30SEP11 *
1120	Milestone - Project Completion	0		28OCT11 *



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The Banks Phase 2

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point

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Section 7: Cincinnati Riverfront Park

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PARKS

Section 7: Cincinnati Riverfront Park

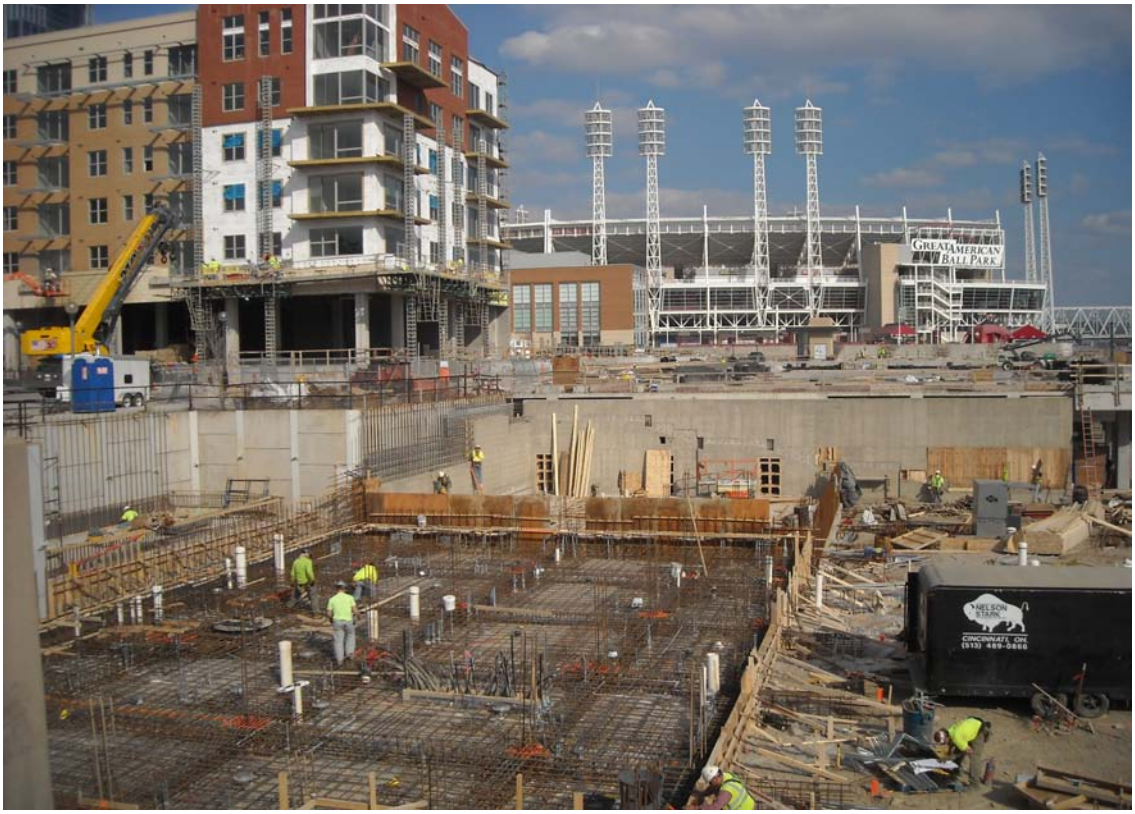
As temperatures slowly rose above freezing and January snow began to melt, February was a month of substantial progress on The Cincinnati Riverfront Park project. The contractor for the Walnut Street Fountain and Grand Stairway, Monarch Construction, continued slab on grade concrete placements and completed the donor wall structural installation. They continued to place steel and forms for future concrete placements and began preparations for installation of the electric vault. Masonry walls for the bike and visitor center began in February and granite deliveries continued. The grand stairway will start taking shape in mid-March.

Throughout February, the contractor for the Schmidlapp Event Lawn and Stage, Megen Construction, continued plumbing and electrical installation. Plaza flood testing began late in the month as the waterproofing contractor neared completion. Installation of granite for the event lawn stairs neared completion and final granite deliveries for the Event Lawn arrived on site. Soil will begin to fill the Event Lawn and trees will arrive on site in late March.

Tilsley and Associates, architect for the Moerlein Lager House, continued design and schedule coordination in preparation for construction to begin in March. The Lager House contractor, Schumacher-Dugan Construction, began constructing foundation walls in February and the Lager House building construction will be in full swing by mid-March.

Prepared by Dave Prather, Cincinnati Park Board and Kimberlee Curtis, Parsons Brinckerhoff.

GREAT AMERICAN BALL PARK


GREAT AMERICAN BALL PARK

Section 8: Communications

Section 8: Communications

This section details highlights of January media coverage of The Banks Riverfront Development. These items were published on newspaper websites, magazine websites, television websites and blogs.

The media mentions are listed in chronological order. The actual headlines of the articles are highlighted in the bold text. Links to each article are provided, as well as the publication date of each item.

For more information on The Banks Public Partnership, please visit:
www.thebankspublicpartnership.com

How to Access the Original Articles

For those of you who have an electronic copy of the report, simply click on the link provided and you will be taken to the article in its original form (Some programs may require you to hold down the control key while simultaneously clicking the link). For those of you with a hard copy version, type the URL into your web browser or search the exact title of the article through an online search engine.

Cincinnati gets Horseshoe Casino
February 4, 2011
Cincinnati Enquirer/Cincinnati.com
http://news.cincinnati.com/article/20110204/BIZ01/302040025/Cincinnati-gets-Horseshoe-casino

'Horseshoe Casino Cincinnati' Breaks Ground for First-Class Urban Entertainment Development
February 4, 2011
PR Newswire
http://www.prnewswire.com/news-releases/horseshoe-casino-cincinnati-breaks-ground-for-first-class-urban-entertainment-development-115288979.html

Riverfront Park will take us to the river
February 6, 2011
Cincinnati Enquirer/Cincinnati.com
http://news.cincinnati.com/article/20110206/BIZ01/102070327/1076/biz/Soon-new-park-will-take-us-to-river

Cincinnati Riverfront Park approaching May debut
February 7, 2011
Columbus Business First
http://www.bizjournals.com/columbus/morning_call/2011/02/cincinnati-riverfront-park-approaching.html

Banks Project Filling With Tenants
February 7, 2011
Yahoo News – From WLWT
http://news.yahoo.com/video/cincinnati-wlwt-18191085/banks-project-filling-with-tenants-24109280

Banks Apartments Starting To Fill With Future Renters (Video)
February 7, 2011
WLWT
http://www.wlwt.com/money/26777590/detail.html

First Banks Apartments Nearing Completion (Video)
February 7, 2011
WLWT
http://www.wlwt.com/video/26776733/detail.html

Cincinnati Park Board Receives Green Award
February 8, 2011
WLWT
http://www.wlwt.com/weather/26795715/detail.html

The Banks apartments starting to fill up
February 9, 2011
Cincinnati Business Courier
http://www.bizjournals.com/cincinnati/morning_call/2011/02/the-banks-apartments-starting-to-fill-up.html

Moerlein Lager House comes into focus (Article includes photo slideshow)
February 9, 2011
Cincinnati Enquirer/Cincinnati.com
http://communitypress.cincinnati.com/article/AB/20110209/BIZ01/302090111/Moerlein-Lager-House-comes-into-focus?odyssey=mod|newswell|text|communities|s

Living space at The Banks Project
February 11, 2011
WCPO
http://www.wcpo.com/dpp/news/region_central_cincinnati/downtown/living-space-at-the-banks-project

First peek at The Banks apartments
February 11, 2011
Cincinnati.com
http://news.cincinnati.com/article/20110211/BIZ01/102120318/1055/NEWS/First-peek-Banks-apartments?odyssey=nav|head

Model apartment nearly ready for public inspection at The Banks
February 11, 2011
kypost.com
http://www.kypost.com/dpps/news/region_central_cincinnati/downtown/model-apartment-nearly-ready-for-public-inspection-at-the-banks_6077309

Construction set to begin in March on Moerlein Lager House
February 12, 2011
WCPO
http://www.wcpo.com/dpp/news/region_central_cincinnati/downtown/construction-set-to-begin-in-march-on-moerlein-lager-house

Holy Grail brings homegrown business to Banks in time for Opening Day
February 15, 2011
Soapboxmedia.com
http://www.soapboxmedia.com/devnews/0215holygrailcomestobanks.aspx?utm_campaign=Fountain

A Letter from the Chair and President
February 19
Cincyusa.com
http://www.cincyusa.com/annual-reports/2011/letter.htm

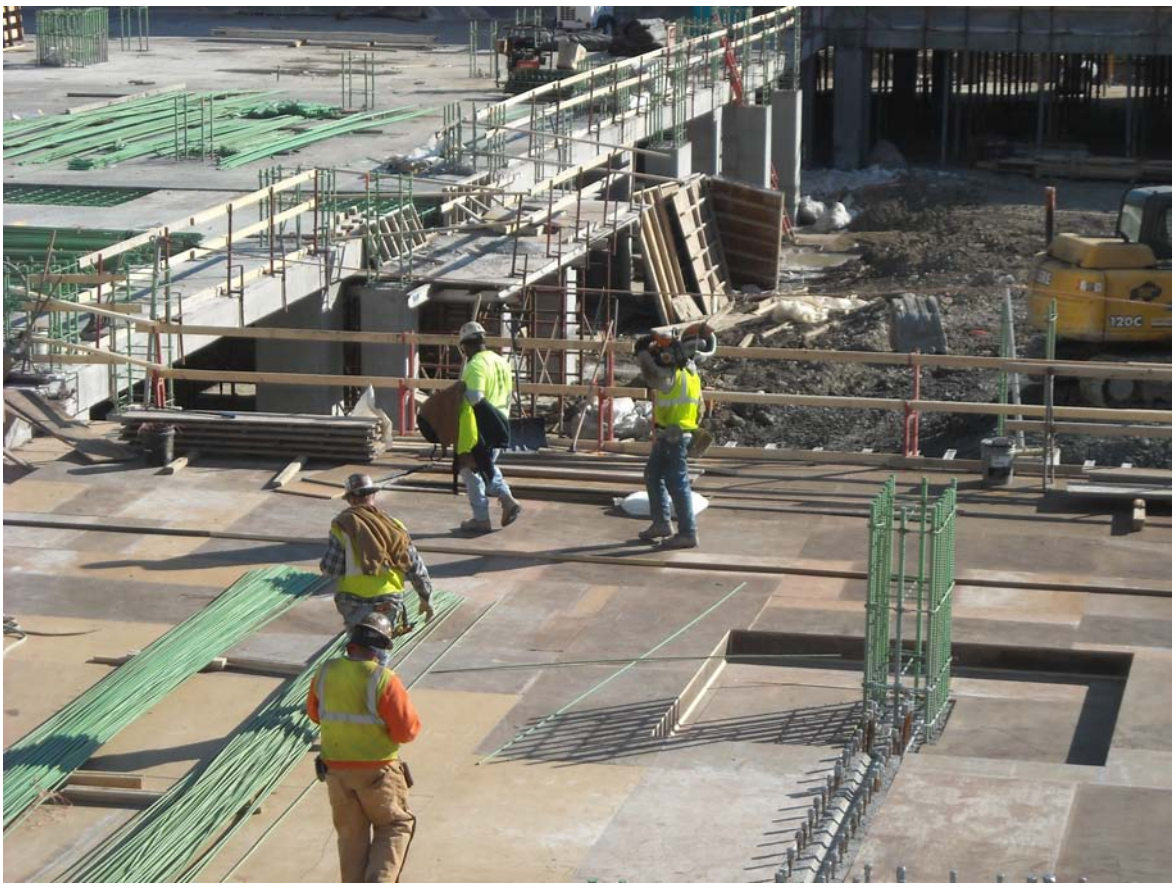
City identifies streetcar stop locations, anticipates development along the route
February 22, 2011
Soapbox Media Cincinnati
http://www.soapboxmedia.com/devnews/0222streetcarstopsrevealed.aspx

Clifton Heights development taking shape
February 23, 2011
Cincinnati.com
http://communitypress.cincinnati.com/article/AB/20110223/BIZ01/302230047/1196/rss1025/Clifton-Heights-taking-shape?odyssey=nav|head

Christian Moerlein hiring for head brewer at new Lager House
February 25, 2011
Cincy Biz Blog (Cincinnati Business Courier-Online)
http://www.bizjournals.com/cincinnati/blog/2011/02/christian-moerlein-hiring-for-head.html

Current @ The Banks Apartments for Rent Brochure Cincinnati, OH
February 25, 2011
Slideshare Presentation of Current @ The Banks
http://www.slideshare.net/ApartmentHomeLiving/current-the-banks-apartments-for-rent-brochure-cincinnati-oh

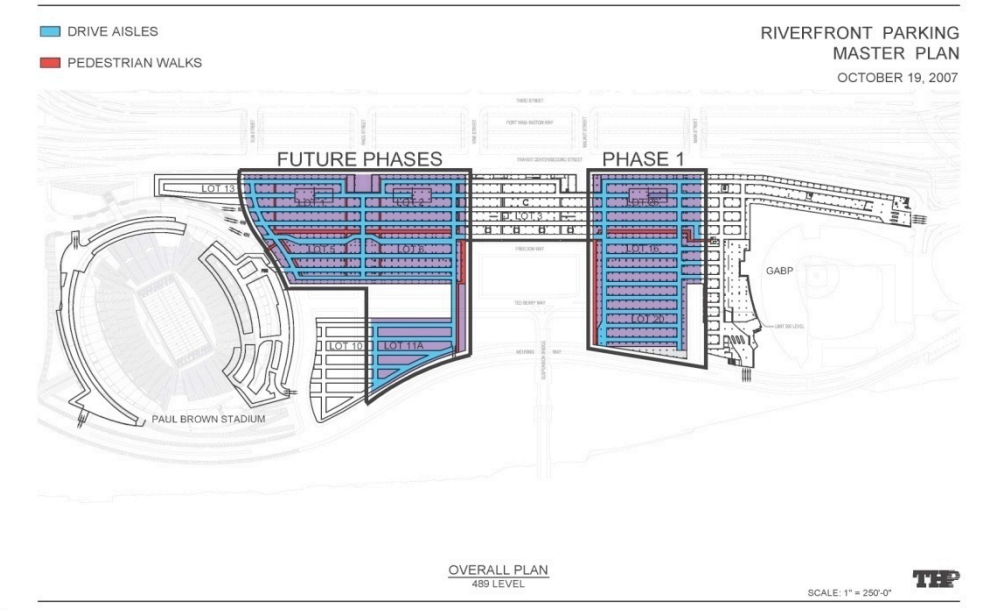
Appendices



APPENDIX A: Project Scope Description

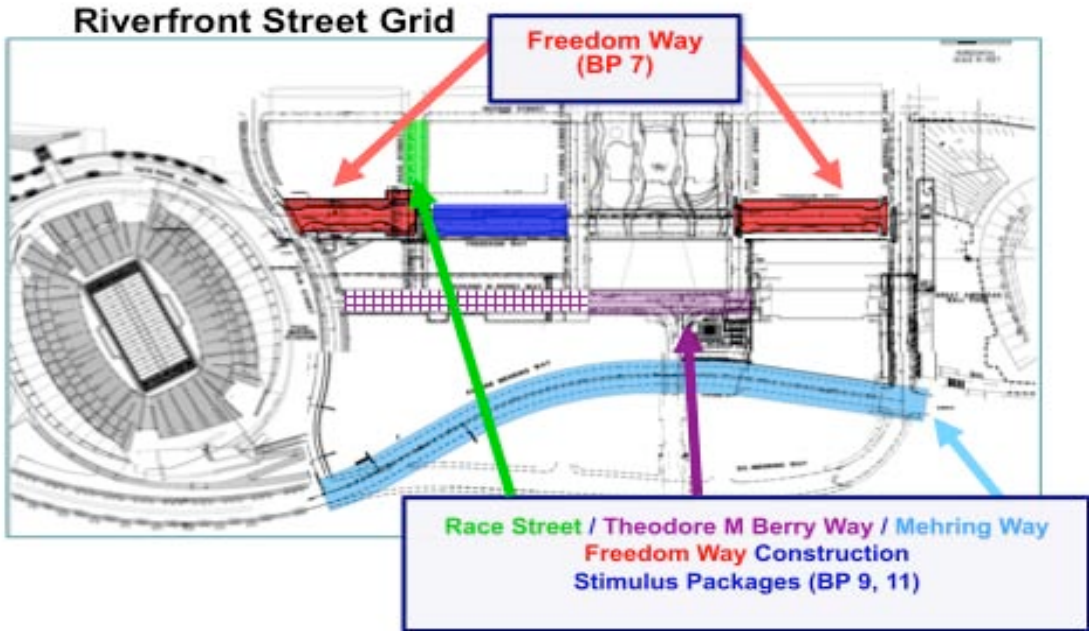
The Central Riverfront Intermodal Transit Facility, and the completion of Central Riverfront Street Grid and pedestrian network, utility infrastructure and traffic control (i.e., the "Project") is the design and construction of multiple structured public parking facilities and related public infrastructure improvements including, but not limited to, site development, streets and sidewalks, public utility distribution, structural elements, mechanical, electrical and plumbing systems, interior and exterior building and parking systems and fixtures, fire and security systems, interior and exterior pedestrian and vehicular traffic control and access systems, landscaping and related improvements. The overall Project will be planned, designed and constructed in multiple phases or parts over a period of several years. This Project is executed through the efforts of Hamilton County, the City of Cincinnati, and the Development Manager, Carter Dawson. Hamilton County has retained THP Limited, Inc. for Central Riverfront Intermodal facility design services. The City of Cincinnati has retained Burgess & Niple for Freedom Way structural bridge deck, utility infrastructure and traffic control design services. In addition, Hamilton County has retained Messer Construction for construction management services.

Phase 1 of the Project includes the Central Riverfront Intermodal facility between Second Street (to the North), Mehring Way (to the South), Walnut Street (to the West) and Main Street (to the East).



Central Riverfront Intermodal Transit Facility– Phase 1

Phase 1 of the Project also includes Freedom Way West (between Elm Street and Vine Street) and Freedom Way East (between Walnut Street and Main Street).



The Phase 1 Work Scope is organized into the following Bid Packages to facilitate the logical sequencing of design and construction in a "fast-tracked" manner:

Bid Package (BP) No. 1 - Site Demolition *CLOSED*
- Trade Contract (TC)-01 General Trades (site and field office set-up)
- TC-02 Demolition (demolition of abandoned stadium foundations and backfill to achieve a free-draining site)
- TC-03 Site Surveying - *Withdrawn / Not Required*

Bid Package No. 2 - Partial Pile Package *CLOSED*
- TC-04 General Trades (Selective demolition) - *Not Required (work re-allocated to BP No. 4)*
- TC-05 Auger Cast Piles for Freedom Way East

Bid Package No. 3 - Piles and Soil Retention *CLOSED*
- TC-06 General Trades (Selective demolition) - *Not Required (work re-allocated to BP No. 4)*
- TC-07 Auger Cast Piles for Blocks 26, 16, & 20
- TC-08 Soil Retention (permanent retaining wall along Walnut Street and temporary retaining wall along Main Street) - *Not Required (work re-allocated to BP No. 4)*

Bid Package No. 4 - Foundations, Underground Utilities, and Freedom Way *CLOSED*

- TC-09 General Trades (Permanent and Temporary retaining walls on Walnut & Main, Selective Demo for Tie-ins, Site fencing, Site Maintenance, Installation of Pile Caps for Block 26, Structure supporting Freedom Way East and West), Intermodal facility Equipment (– previously TC-18)
- TC-10 Auger Cast Piles (ACP for Freedom Way West)
- TC-11 Resteel-Material (fabricate and deliver reinforcing steel for pile caps, Freedom Way East & West structures)
- TC-12 Resteel-Labor (install the reinforcing steel from TC-11)
- TC-13 Hoisting (Tower crane for Block 26)
- TC-14 Support Deck Forming (Forming, wrecking, & reshoring of the 500 ft. level under Freedom Way East)
- TC-15 Flatwork Package (Pump, Place, Finish of 500 ft. level under Freedom Way East)
- TC-16 Site Utilities & Underground Plumbing (Underground storm and sanitary for Blocks 26 & 16, miscellaneous site utility relocations)
- TC-17 Site Electric (Temporary electric for the tower crane)

Bid Package No. 5 - Block 26 Intermodal facility Structure (ODOT) *IN CLOSE-OUT PROCESS*

- TC-18 General Contractor (concrete columns/walls from pile caps to 500 ft., slab on grade, structural deck at 500 ft. level, columns/walls from 500 ft. to underside of podium, includes reinforcing steel, deck form, flatwork)

Bid Package No. 6 - Block 16 & 20 Concrete Structure, Slab-on-Grade (ODOT) *IN CLOSE-OUT PROCESS*

- TC-20 General Contractor (concrete columns/walls from pile caps to 500 ft., slab on grade, structural deck at 500 ft. level, columns/walls from 500 ft. to underside of podium, includes reinforcing steel, deck form, flatwork, masonry, metal fabrications, expansion joint seals, waterproofing, painting, striping, elevators, plumbing, utility vault (permanent electric for Phase I), PhaseIA gas main,lines, fire protection systems for Blocks 26, 16, and 20)

Bid Package No. 7 - Freedom Way East & West Streetgrid (ODOT) *IN CLOSE-OUT PROCESS*

- TC-19 General Contractor (concrete structural deck, reinforcing steel, waterproofing, road overlay, sidewalks, tree pits, electric duct bank)

Bid Package No. 8 - Block 26, 16 & 20 Architectural & MEP *IN CLOSE-OUT PROCESS*

- TC-21 General Contractor (traffic equipment, doors/door hardware, door frames, store fronts, curtain walls, stairs and enclosures, handrails, ornamental metals, duct bank for Mehring Way & Theodore M. Berry Way utility infrastructure, Main Street remediation, temporary headhouses, painting, firestopping, paving and striping, cashier booths, fire protection systems, parking, access and revenue control systems)
- TC-22 Mechanical HVAC
- TC-23 Electrical (electric and lighting)

Bid Package No. 10 –Signage & Tree Pits *UNDER CONSTRUCTION*

- TC-27 General Contractor (Garage vehicular directional signage. Pedestrian wayfinding signage, elevator signage, emergency exit signage, tree grates, tree pit soil)

Bid Package No. 13 – Second Street Water Main and Theodore M. Berry Way Sanitary Sewer *CLOSED*

- TC-26: General Contractor: 2nd Street water main and Theodore M. Berry Way sanitary sewer

Phase 2 Work Scope

Bid Package No. 9 – Mehring Way and Freedom Way Central (ODOT) *UNDER CONSTRUCTION*

- TC-24 General Contractor (Mehring Way realignment, bike trail, Elm Street/Theodore M. Berry Way intersection, Berry Way/Roebling Bridge Approach reconfiguration, Mehring Way/Theodore M. Berry Way utilities, Elm Street sidewalk remediation, surface parking restoration)

Bid Package No. 11 – Freedom Way Central *UNDER CONSTRUCTION*

- TC-25 Phase II garage structure, HVAC, electrical and lighting, Freedom Way Central, Race Street sidewalks, Freedom Way East and West head houses, Second Street pavers and remediation, Theodore M. Berry Way west removal

Bid Package No. 12 – Final Street Grid Improvements *IN DEVELOPMENT*

- Scope and trade contracts to be developed. Race Street terminus, Roebling Bridge pedestrian access connection to Theodore M. Berry Way, existing Mehring Way removal and remediation.

Appendix B: Designer's Report

THP Monthly Report – February 2011

The Banks Phase 1 and Phase 2
THP No. 98090.10 and 98090.12

PHASE 1 - Lot 26/16/20 Parking Garage

A. Phase 1 - February 2011 Construction Administration Activities:

1. No Phase 1-related tasks were performed in February 2011.

B. Phase 1 - Anticipated March 2011 Tasks:

1. No Phase 1 related tasks are expected to be performed in March 2011.

PHASE 2 - New Mehring Way and Lot 2 Intermodal Transit Facility

A. Phase 2 - February 2011 Construction Administration Activities:

1. Continued with Construction Administration services for Bid Package #11– Phase 2 Lot 2 Garage construction.
2. Issued Bulletin #3 for the following design modifications:
   a. Finalize tile design for the walls in the two north stairs.
   b. Modify the metal panels on the Podium Level stair, elevator, and ventilation shaft enclosures along Second Street.
   c. Add a grade-level pedestrian access from Lot C to the south stair and elevator in the Lot 2 Garage.
3. Issued Bulletin #4 - Added additional HOV signage to Phase 1 and GABP garages.
4. Issued Bulletin #5 - Simplify the primary electric service for the Phase 2 Lot 2 Garage.
5. Continued submittal reviews for the Phase 2/Lot 2 Garage. Submittals generally were for Architectural and MEP/FP work items.

B. Phase 2 - Anticipated March 2011 Tasks:

1. Continue Construction Administration services for Bid Package #11 - Phase 1 Lot 2 Garage construction. Primary activities will be reviewing shop drawings and submittals, performing periodic site visits, attending the weekly Construction Coordination meetings, and reviewing and responding to RFIs.

2. Review Bulletin pricing.
3. Complete the review of submittals and mock-ups for the Freedom Way stair and elevator enclosures.
4. Continue site observations focusing on construction of the Phase 2 Lot 2 structured decks.

Burgess & Niple Monthly Report—February 2011
Accomplishments for February 2011

1. Completed Shop Drawing reviews for Bid Package # 9 and Bid Package #11.
2. Responded to RFIs for Bid Package #9 and Bid Package #11.

Goals for Month of March 2011

1. Review Shop Drawings as needed for Bid Package #9 and Bid Package #11.
2. Provide Bid Package #9 and Bid Package #11 construction assistance as required.

SBE Report

City Contract amount	$1,129,550
SBE contract amount	$119,991.30
Percentage SBE (10% Goal)	$119,991.30/1,129,550 = 10.62%
Current SBE Invoicing	$119,793.80
SBE Percentage to Date	10.60% of Total Contract Amount

Appendix C: Budget Details

For past change order details for Phase 1 please go to http://www.thebankspublicpartnership.com/content/2010/105 and access the monthly reports. Budget information for any past month can be found by clicking on the link to the monthly report for that time period. The reports are listed on the site in reverse chronological order, starting with the most recent.

THE BANKS PHASE 2
PUBLIC INFRASTRUCTURE DEVELOPMENT
PARKING GARAGE AND STREETGRID

Approved Change Log
as of 3/15/11

Number	Description	Final Amount	BP#	Funding Source	Classification	C.O. #	TC
ECI0019	ECI0019 - Deduct for Goettle Resolution	$ (15,000)	11 - Baker	P	CRC	CO-001	TC-25
	ECI0044 - Move Lot B Entrance to the West	$ 64,461	11 - Baker	P	CRC	CO-002	TC-25
	ECI0038 - Utilize moderate set concrete for areas of Mehring pavement	$ 13,031	9 - Prus	P	SC	CO-001	TC-24
	ECI0011 - Rework ductbank at Duke Manhole	$ 5,339	9 - Prus	P	SC	CO-002	TC-24
	ECI0043 - Roebling expansion joint - WEST	$ 10,294	9 - Prus	P	SC	CO-002	TC-24
	ECI0075 - Loss of Productivity due to utility abandonment & 4 lane traffic requirement	$ 24,029	9 - Prus	P	SC	CO-002	TC-24
	ECI0076 - Lot F ADA access	$ 33,600	9 - Prus	P	CRC	CO-002	TC-24
	ECI0077 - Abandon old Mehring Way lighting and rework Lot F lighting	$ 16,793	9 - Prus	P	SC	CO-002	TC-24
	TOTAL	$ 152,546					
	BP9	$ 103,085					
	BP11	$ 49,461					

Classifications
Trade Contractor E or O = TC E/O
Differing Site Conditions = S C
Design Error or Omissions = D E/O
Code Agency Requirements = Code Req
Master Developer Requested Change = MDRC
City Park Requested Change = CPRC
County Requested Change = CRC
City Requested Change = CityRC
Other = O

Funding Source
Public = P
Developer = D
Parks = Pks

THE BANKS PHASE 2
PUBLIC INFRASTRUCTURE DEVELOPMENT
PARKING GARAGE AND STREETGRID

Potential Change Log
as of 3/15/11

Description	Estimate	BP#	Funding Sour	Classification	TC
ECI0078 - Repair concrete at Main St bridge in garage	$ 8,000	9 - Prus	P	CITY	TC-24
ECI0079 - Bulletin #002	$ 316,088	11-Baker	P	O	TC-25
ECI0080 - 2nd St drive entrance between Main St and Walnut	$ 18,158	11-Baker	P	O	TC-25
ECI0083 - Internally illuminated signs	$ 28,751	9-Prus	P	O	TC-24
ECI0084 - Haul TBW dirt to Parks property	$ (118,400)	9-Prus	P	O	TC-24
ECI0085 - 6" water lateral at Main St	$ 16,044	9-Prus	P	SC	TC-24
ECI0086 - Valve assembly to isolate TBW water main at Elm St	$ 7,719	9-Prus	P	SC	TC-24
ECI0087 - Offsets for Main St electric lateral	$ 2,891	9-Prus	P	SC	TC-24
ECI0088 - 10' light pole below Roebling approach	$ 2,266	9-Prus	P	SC	TC-24

TOTAL	$ 281,517
BP9	$ (52,729)
BP11	$ 334,246

APPENDIX D: Economic Inclusion

Economic Inclusion
Tracking Report
As of January 25, 2011

Attachment A
Reporting Date: March 4, 2011

Closed Contracts

	Vendor Information	Commitment				Actual							
Contract	Vendor Name	Total $	Total %	SBE $	SBE %	Total $	Total %	SBE $	SBE %	MBE $	MBE %	WBE $	WBE %
General Trades TC-01	HGC Construction Company	$50,900	100.0	$50,900	100.0	$41,206	100.0	$41,206	100.0				
	Total	$50,900	100.0	$50,900	100.0	$41,206	100.0	$41,206	100.0	$0	0.0	$0	0.0
Demolition TC-02	Evans	$534,600	82.5			$545,493	82.8						
	Armrel Byrnes	$92,000	14.2	$92,000	14.2	$92,000	14.0	$92,000	14.0			$92,000	14.0
	TesTech, Inc.	$21,400	3.3	$21,400	3.3	$21,400	3.2	$21,400	3.2	$21,400	3.2		
	Total	$648,000	100.0	$113,400	17.5	$658,893	100.0	$113,400	17.2	$21,400	3.2	$92,000	14.0
Auger Cast Piles TC-05	Richard Goettle Inc	$378,491	74.9			$330,185	72.3						
	Addison Trucking	$10,000	2.0	$10,000	2.0	$10,000	2.2	$10,000	2.2			$10,000	2.2
	Hilltop Concrete	$114,858	22.7			$114,858	25.1						
	Xtreme Reinforcing, Inc	$1,651	0.3	$1,651	0.3	$1,651	0.4	$1,651	0.4				
	Total	$505,000	100.0	$11,651	2.3	$456,694	100.0	$11,651	2.6	$0	0.0	$10,000	2.2
Auger Cast Piles TC-07	Richard Goettle Inc	$2,150,000	51.2			$2,173,162	51.7						
	Addison Trucking	$110,000	2.6	$110,000	2.6	$110,000	2.6	$110,000	2.6			$110,000	2.6
	Ashcraft Sand & Gravel	$10,000	0.2	$10,000	0.2	$22,785	0.5	$22,785	0.5				
	Harrison Concrete	$1,100,000	26.2	$1,100,000	26.2	$1,078,000	25.6	$1,078,000	25.6				
	TesTech, Inc.	$150,000	3.6	$150,000	3.6	$150,000	3.6	$150,000	3.6	$150,000	3.6		
	Xtreme Reinforcing, Inc	$680,000	16.2	$680,000	16.2	$670,000	15.9	$670,000	15.9				
	Total	$4,200,000	100.0	$2,050,000	48.8	$4,203,947	100.0	$2,030,785	48.3	$150,000	3.6	$110,000	2.6
Place/Finish Concrete TC-09	Baker Construction	$716,913	30.5			$1,365,648	53.7						
	Maxim Crane Works	$21,560	0.9										
	National Fence Company	$11,083	0.5										
	Northside Supply & Services	$360,000	15.3	$360,000	15.3	$364,787	14.3	$364,787	14.3	$364,787	14.3		
	Richard Goettle Inc	$850,000	36.2										
	RJ Beischel	$378,553	16.1	$378,553	16.1	$804,830	31.6	$804,830	31.6				
	Sauerwein Welding, Inc	$8,891	0.4	$8,891	0.4	$8,891	0.3	$8,891	0.3				
	Total	$2,347,000	100.0	$747,444	31.8	$2,544,157	100.0	$1,178,509	46.3	$364,787	14.3	$0	0.0

APPENDIX D: Economic Inclusion

Economic Inclusion
Tracking Report
As of January 25, 2011

Attachment A
Reporting Date: March 4, 2011

	Vendor Information	Commitment				Actual							
Contract	Vendor Name	Total $	Total %	SBE $	SBE %	Total $	Total %	SBE $	SBE %	MBE $	MBE %	WBE $	WBE %
Auger Cast Piles TC-10	Richard Goettle Inc	$503,000	87.0			$418,495	81.2						
	Addison Trucking	$10,000	1.7	$10,000	1.7	$10,000	1.9	$10,000	1.9			$10,000	1.9
	TesTech, Inc.	$15,000	2.6	$15,000	2.6	$36,825	7.1	$36,825	7.1	$36,825	7.1		
	Xtreme Reinforcing, Inc	$50,000	8.7	$50,000	8.7	$50,000	9.7	$50,000	9.7				
	Total	$578,000	100.0	$75,000	13.0	$515,320	100.0	$96,825	18.8	$36,825	7.1	$10,000	1.9
Resteel Material TC-11	Gerdau Ameristeel	$523,910	100.0			$524,615	100.0						
	Total	$523,910	100.0	$0	0.0	$524,615	100.0	$0	0.0	$0	0.0	$0	0.0
Rebar TC-12	J&B Steel Erectors, Inc.	$170,000	100.0	$170,000	100.0	$202,917	100.0	$202,917	100.0			$202,917	100.0
	Total	$170,000	100.0	$170,000	100.0	$202,917	100.0	$202,917	100.0	$0	0.0	$202,917	100.0
Crane Rental TC-13	Maxim Crane Works	$383,000	84.2			$353,745	78.4						
	Rod Techs	$72,000	15.8	$72,000	15.8	$97,720	21.6	$97,720	21.6	$97,720	21.6		
	Total	$455,000	100.0	$72,000	15.8	$451,465	100.0	$97,720	21.6	$97,720	21.6	$0	0.0
Support Deck Forming TC-14	Gateway Concrete Forming Services, Inc	$207,800	75.6			$207,800	75.6						
	Rod Techs	$67,200	24.4	$67,200	24.4	$67,200	24.4	$67,200	24.4	$67,200	24.4		
	Total	$275,000	100.0	$67,200	24.4	$275,000	100.0	$67,200	24.4	$67,200	24.4	$0	0.0
Pump/Place/Finish TC-15	Jostin Concrete Construction, Inc.	$202,500	96.7	$202,500	96.7	$198,992	96.4	$198,992	96.4	$198,992	96.4		
	Brewster Pumping, LLC	$7,000	3.3			$7,500	3.6			$7,500	3.6	$7,500	3.6
	Total	$209,500	100.0	$202,500	96.7	$206,492	100.0	$198,992	96.4	$206,492	100.0	$7,500	3.6
Underground Plumbing and Site Utilities TC-16	Nelson Stark Construction Co.	$1,039,457	83.9			$980,337	80.4						
	B&C Nationwide	$100,000	8.1	$100,000	8.1	$112,262	9.2	$112,262	9.2	$112,262	9.2		
	R. Kelly, Inc.	$100,000	8.1	$100,000	8.1	$126,132	10.3	$126,132	10.3	$126,132	10.3		
	Total	$1,239,457	100.0	$200,000	16.1	$1,218,730	100.0	$238,393	19.6	$238,393	19.6	$0	0.0

APPENDIX D: Economic Inclusion

Economic Inclusion
Tracking Report
As of January 25, 2011

Attachment A
Reporting Date: March 4, 2011

	Vendor Information	Commitment				Actual							
Contract	Vendor Name	Total $	Total %	SBE $	SBE %	Total $	Total %	SBE $	SBE %	MBE $	MBE %	WBE $	WBE %
Electric TC-17	Ginter	$104,820	85.1	$104,820	85.1	$173,422	90.0	$173,422	90.0				
	Bluegrass Excavation & Construction	$18,380	14.9			$19,180	10.0						
	Total	$123,200	100.0	$104,820	85.1	$192,602	100.0	$173,422	90.0	$0	0.0	$0	0.0
Architectural, HVAC and Electrical TC-21	Monarch	$995,527	35.7			$1,920,921	70.3						
	C. A. Threatts & Sons	$79,650	2.9	$79,650	2.9	$71,685	2.6	$71,685	2.6	$71,685	2.6	$71,685	2.6
	Custom Glass & Glazing, LLC	$110,000	3.9	$110,000	3.9	$99,000	3.6	$99,000	3.6				
	McCool Plaster and Drywall, Inc	$113,200	4.1	$113,200	4.1	$99,508	3.6	$99,508	3.6				
	Nelson Stark Construction Co	$72,000	2.6										
	Perry Interiors, Inc.	$2,800	0.1	$2,800	0.1	$2,800	0.1	$2,800	0.1			$2,800	0.1
	Project Skills, Inc	$44,680	1.6	$44,680	1.6	$45,792	1.7	$45,792	1.7				
	Rod Techs	$504,456	18.1	$504,456	18.1	$487,136	17.8	$487,136	17.8	$487,136	17.8		
	Signature Control Systems, LLC	$822,437	29.5										
	Speedy Maintenance Service, LLC	$42,250	1.5	$42,250	1.5	$7,244	0.3	$7,244	0.3	$7,244	0.3		
	Total	$2,787,000	100.0	$897,036	32.2	$2,734,086	100.0	$813,165	29.7	$566,065	20.7	$74,485	2.7
HVAC TC-22	Peck Hannaford and Briggs	$830,000	62.4			$755,137	56.3						
	R. Kelly, Inc.	$500,000	37.6	$500,000	37.6	$585,722	43.7	$585,722	43.7	$585,722	43.7		
	Total	$1,330,000	100.0	$500,000	37.6	$1,340,859	100.0	$585,722	43.7	$585,722	43.7	$0	0.0

APPENDIX D: Economic Inclusion

Economic Inclusion
Tracking Report
As of January 25, 2011

Attachment A
Reporting Date: March 4, 2011

	Vendor Information	Commitment				Actual							
Contract	Vendor Name	Total $	Total %	SBE $	SBE %	Total $	Total %	SBE $	SBE %	MBE $	MBE %	WBE $	WBE %
Architectural, HVAC and Electrical TC-23	DeBra Kuempel	$675,214	40.5			$1,249,653	64.4						
	Beckers												
	Buckeye Power Sales												
	Cardinal Diversity Group	$390,786	23.5			$390,786	20.1	$390,786	20.1	$390,786	20.1		
	Cummins												
	FD Lawrence Electric Co., The												
	Graybar												
	M-Pact	$600,000	36.0	$600,000	36.0	$301,275	15.5	$301,275	15.5	$301,275	15.5		
	Old Castle												
	Richards												
	Simplex												
	TJ Williams Electric												
	Wesco												
	Wiseway												
	Total	$1,666,000	100.0	$600,000	36.0	$1,941,714	100.0	$692,061	35.6	$692,061	35.6	$0	0.0
The Banks Street Grid TC-26	Ford Development Corporation DBA Trend Construction	$333,114	66.8			$311,995	67.5						
	Cousin Construction	$150,400	30.2	$150,400	30.2	$150,400	32.5	$150,400	32.5				
	Scherzinger Drilling Inc	$15,000	3.0										
	Total	$498,514	100.0	$150,400	30.2	$462,395	100.0	$150,400	32.5	$0	0.0	$0	0.0
General Trades TC-27	Solica	$68,637	18.6			$229,624	79.0						
	Davies Landscape & Lawncare	$59,503	16.1	$59,503	16.1								
	Ray Meyer Sign Company	$230,000	62.3			$60,000	20.6						
	Security Fence	$10,760	2.9	$10,760	2.9	$1,053	0.4	$1,053	0.4			$1,053	0.4
	Total	$368,900	100.0	$70,263	19.0	$290,677	100.0	$1,053	0.4	$0	0.0	$1,053	0.4
	Grand Total	$17,975,381	100.0	$6,082,614	33.8	$18,261,769	100.0	$6,693,421	36.6	$3,026,666	16.6	$507,955	2.8
	Goal				**30%**								

Closed Contracts

APPENDIX D: Economic Inclusion

Economic Inclusion
Tracking Report
DBE
As of January 25, 2011

Attachment B

Report Date: March 4, 2011

	Vendor Information	Commitment				Actual							
Contract	Vendor Name	Total $	Total %	DBE $	DBE %	Total $	Total %	DBE $	DBE %	MBE $	MBE %	WBE $	WBE %
Lot 26 Garage Structure TC-18 (ODOT) BP #5	Lithko Contracting, Inc	$5,107,146	89.2			$5,463,065	88.0						
	Ramcrete, Inc												
	Spurlino												
	Rod Techs	$618,354	10.8	$618,354	10.8	$746,386	12.0	$746,386	12.0	$746,386	12.0		
	Ginter												
	Ceco Concrete Constuction												
	Gerdau Ameristeel												
	Nelson Stark Construction Co.												
	Total	$5,725,500	100.0	$618,354	10.8	$6,209,451	100.0	$746,386	12.0	$746,386	12.0	$0	0.0
Hamilton County Street Grid TC-19 (ODOT) BP#7	Baker Construction	$4,548,019	89.3			$5,115,059	88.3						
	CMC												
	Gerdau Ameristeel												
	Hilltop Concrete												
	Delta												
	Titan												
	Ceco Concrete Constuction												
	Maxim Crane Works												
	Spurlino												
	Moraine Materials												
	Gateway Concrete Forming Services, Inc												
	Rod Techs	$544,316	10.7	$544,316	10.7	$676,741	11.7	$676,741	11.7	$676,741	11.7		
	Nelson Stark Construction Co.												
	Total	$5,092,335	100.0	$544,316	10.7	$5,791,800	100.0	$676,741	11.7	$676,741	11.7	$0	0.0
	Grand Total	$10,817,835	100.0	$1,162,670	10.7	$12,001,251	100.0	$1,423,127	11.9	$1,423,127	11.9	$0	0.0
		Goal			**8%**								

APPENDIX D: Economic Inclusion

Economic Inclusion
Tracking Report
DBE
As of January 25, 2011

Attachment B

Report Date: March 4, 2011

	Vendor Information	Commitment				Actual							
Contract	Vendor Name	Total $	Total %	DBE $	DBE %	Total $	Total %	DBE $	DBE %	MBE $	MBE %	WBE $	WBE %
General Trades TC-20 (ODOT) BP#6	Monarch	$5,796,976	54.1			$10,459,880	92.7						
	RAM Construction	$185,500	1.7										
	Dalmatian Fire	$841,000	7.8										
	Perry Interiors, Inc.	$310,000	2.9			$204,807	1.8					$204,807	1.8
	Maxim Crane Works	$131,695	1.2										
	Glenwood Electric, Inc	$34,000	0.3										
	CHC Manufacturing Inc,	$137,400	1.3										
	Gateway Concrete Forming Services, Inc	$1,476,000	13.8										
	Rod Techs	$536,229	5.0	$536,229	5.0	$615,285	5.5	$615,285	5.5	$615,285	5.5		
	Vertical Systems Elevator Company	$301,000	2.8										
	Ollier Masonry, Inc	$278,000	2.6			$8,919	0.1					$8,919	0.1
	Nelson Stark Construction Co.	$689,200	6.4										
	Total	$10,717,000	100.0	$536,229	5.0	$11,288,891	100.0	$615,285	5.5	$615,285	5.5	$213,726	1.9
	Grand Total	$10,717,000	100.0	$536,229	5.0	$11,288,891	100.0	$615,285	5.5	$615,285	5.5	$213,726	1.9
	Goal				**5%**								

	Vendor Information	Commitment				Actual							
Contract	Vendor Name	Total $	Total %	DBE $	DBE %	Total $	Total %	DBE $	DBE %	MBE $	MBE %	WBE $	WBE %
Ham-Mehring Way Construction TC-24 BP#9 (ODOT)	Prus Construction	$4,713,069	66.2			$4,049,566	93.4						
	Security Fence	$320,977	4.5	$320,977	4.5	$98,543	2.3	$98,543	2.3			$98,543	2.3
	Maxim Crane Works	$540,052	7.6										
	Scherzinger Drilling Inc	$10,650	0.1			$93,036	2.1						
	Barrett Paving Materials	$391,148	5.5										
	Delta Electric Contractors	$954,220	13.4			$78,679	1.8						
	Geotech Services Contractors	$112,500	1.6										
	Rod Techs	$30,264	0.4	$30,264	0.4	$14,978	0.3	$14,978	0.3	$14,978	0.3		
	Kneisel Contracting Corporation	$46,675	0.7										
	Total	$7,119,556	100.0	$351,241	4.9	$4,334,802	100.0	$113,520	2.6	$14,978	0.3	$98,543	2.3
	Grand Total	$7,119,556	100.0	$351,241	4.9	$4,334,802	100.0	$113,520	2.6	$14,978	0.3	$98,543	2.3
	Goal				**4%**								

APPENDIX D: Economic Inclusion

Economic Inclusion
Tracking Report
DBE
As of January 25, 2011

Attachment B

Report Date: March 4, 2011

	Vendor Information	Commitment				Actual							
Contract	Vendor Name	Total $	Total %	DBE $	DBE %	Total $	Total %	DBE $	DBE %	MBE $	MBE %	WBE $	WBE %
Garage and Street Grid TC-36 BP#11 (ODOT)	Baker Construction	$11,947,412	53.6			$9,073,882	95.4						
	Gerdau Ameristeel												
	Nelson Stark Construction Co.	$1,741,514	7.8										
	Dywidag Systems	$38,573	0.2										
	Weisbrod Masonry	$278,450	1.2										
	Elex	$295,098	1.3	$295,098	1.3								
	Rayburn												
	Titan	$460,000	2.1										
	Security Fence	$253,621	1.1	$253,621	1.1	$48,812	0.5	$48,812	0.5			$48,812	0.5
	Richard Goettle Inc	$2,195,000	9.8										
	Peck Hannaford and Briggs	$957,400	4.3										
	Hilltop Basic Resource	$1,600,000	7.2										
	Delta Electric Contractors	$1,243,000	5.6										
	Rod Techs	$1,279,437	5.7	$1,279,437	5.7	$391,558	4.1	$391,558	4.1	$391,558	4.1		
	A&A Safety	$13,930	0.1										
	Total	$22,303,435	100.0	$1,828,156	8.2	$9,514,252	100.0	$440,369	4.6	$391,558	4.1	$48,812	0.5
	Grand Total	$22,303,435	100.0	$1,828,156	8.2	$9,514,252	100.0	$440,369	4.6	$391,558	4.1	$48,812	0.5
	Goal				**8%**								

APPENDIX D: Economic Inclusion

Economic Inclusion
Tracking Report
Professional Services
As of January 25, 2011

Attachment C
Reporting Date: March 7, 2011

	Vendor Information	Commitment				Actual							
Contract	Vendor Name	Total $	Total %	SBE $	SBE %	Total $	Total %	SBE $	SBE %	MBE $	MBE %	WBE $	WBE %
Construction Manager	Messer Construction Company	$2,702,830	87.1			$8,041,595	94.8						
	Ace Products	$15,341	0.5	$15,341	0.5	$16,235	0.2	$16,235	0.2	$16,235	0.2		
	MBJ Consultants	$206,383	6.7	$206,383	6.7	$305,499	3.6	$305,499	3.6	$305,499	3.6		
	New Concepts Janitorial	$2,240	0.1	$2,240	0.1	$13,103	0.2	$13,103	0.2	$13,103	0.2		
	Rumpke	$626	0.0			$626	0.0						
	TesTech, Inc.	$7,000	0.2	$7,000	0.2	$26,948	0.3	$26,948	0.3	$26,948	0.3		
	Thelen Associates Inc.	$164,969	5.3			$77,693	0.9						
	Whitton Trucking	$4,090	0.1	$4,090	0.1	$4,315	0.1	$4,315	0.1				
	Total	$3,103,479	100.0	$235,054	7.6	$8,486,014	100.0	$366,100	4.3	$361,785	4.3	$0	0.0
Architects (city)	Burgess & Niple Inc	$450,460	86.4			$705,087	85.5						
	Barr & Prevost	$70,740	13.6	$70,740	13.6	$119,794	14.5	$119,794	14.5				
	Total	$521,200	100.0	$70,740	13.6	$824,880	100.0	$119,794	14.5	$0	0.0	$0	0.0
Consultant city	HNTB Ohio	$14,837	100.0			$16,040	100.0						
	Total	$14,837	100.0	$0	0.0	$16,040	100.0	$0	0.0	$0	0.0	$0	0.0
Testing (city)	ATC Associates	$35,000	100.0			$36,236	100.0						
	Total	$35,000	100.0	$0	0.0	$36,236	100.0	$0	0.0	$0	0.0	$0	0.0
Engineering consultants (city)	TEC Engineering Mehring Way	$32,215	100.0			$27,821	100.0						
	Total	$32,215	100.0	$0	0.0	$27,821	100.0	$0	0.0	$0	0.0	$0	0.0
Testing (city)	HC Nutting	$48,500	100.0			$44,386	100.0						
	Total	$48,500	100.0	$0	0.0	$44,386	100.0	$0	0.0	$0	0.0	$0	0.0
Planning (city)	PB Americas	$18,069	100.0			$18,069	100.0						
	Total	$18,069	100.0	$0	0.0	$18,069	100.0	$0	0.0	$0	0.0	$0	0.0

APPENDIX D: Economic Inclusion

Economic Inclusion
Tracking Report
Professional Services
As of January 25, 2011

Attachment C
Reporting Date: March 7, 2011

	Vendor Information	Commitment				Actual							
Contract	Vendor Name	Total $	Total %	SBE $	SBE %	Total $	Total %	SBE $	SBE %	MBE $	MBE %	WBE $	WBE %
Architect Consultant (county)	THP Limited	$1,777,284	57.4			$3,353,581	73.0						
	Arcodect Code Consulting	$26,925	0.9			$26,925	0.6						
	Burgess & Niple Inc	$19,000	0.6			$19,000	0.4						
	DNK Architects	$258,000	8.3	$258,000	8.3	$233,271	5.1	$233,271	5.1	$233,271	5.1		
	GBBN Architects	$228,000	7.4			$220,200	4.8						
	Heapy Engineering	$542,000	17.5			$509,830	11.1						
	Kolar Design, Inc.	$50,000	1.6	$50,000	1.6	$50,000	1.1	$50,000	1.1			$50,000	1.1
	McGill Smith Punshon, Inc	$37,956	1.2			$47,956	1.0						
	Thelen Associates Inc.	$23,950	0.8			$23,950	0.5						
	Valu-Tech Engineering	$58,000	1.9	$58,000	1.9	$43,000	0.9	$43,000	0.9	$43,000	0.9		
	Walker Parking	$75,000	2.4			$66,875	1.5						
	Total	$3,096,115	100.0	$366,000	11.8	$4,594,588	100.0	$326,271	7.1	$276,271	6.0	$50,000	1.1
Inclusion Consultant	Ellington Management Services Inc.	$287,530	73.4	$287,530	73.4	$395,290	77.3	$395,290	77.3	$395,290	77.3		
	Quest Management Consulting	$104,171	26.6			$115,871	22.7			$115,871	22.7	$115,871	22.7
	Total	$391,700	100.0	$287,530	73.4	$511,161	100.0	$395,290	77.3	$511,161	100.0	$115,871	22.7
Consultant	Thelen Associates Inc.	$16,161	100.0			$63,768	100.0						
	Total	$16,161	100.0	$0	0.0	$63,768	100.0	$0	0.0	$0	0.0	$0	0.0
Consultant (county)	HC Nutting	$791,021	100.0			$450,939	91.1						
	Contech Design, Inc.					$33,998	6.9	$33,998	6.9	$33,998	6.9		
	Resource International, Inc.					$9,998	2.0	$9,998	2.0				
	Total	$791,021	100.0	$0	0.0	$494,936	100.0	$43,996	8.9	$33,998	6.9	$0	0.0
Inspection Services (county)	Stantec	$142,485	100.0			$142,579	100.0						
	Total	$142,485	100.0	$0	0.0	$142,579	100.0	$0	0.0	$0	0.0	$0	0.0
Engineering (county)	CTL Engineering	$18,000	100.0			$2,407	100.0						
	Total	$18,000	100.0	$0	0.0	$2,407	100.0	$0	0.0	$0	0.0	$0	0.0

APPENDIX D: Economic Inclusion

Economic Inclusion
Tracking Report
Professional Services
As of January 25, 2011

Attachment C
Reporting Date: March 7, 2011

	Vendor Information	Commitment				Actual							
Contract	Vendor Name	Total $	Total %	SBE $	SBE %	Total $	Total %	SBE $	SBE %	MBE $	MBE %	WBE $	WBE %
Marketing (county)	Starboard Strategy	$214,600	100.0	$214,600	100.0	$109,746	100.0	$109,746	100.0			$109,746	100.0
	Total	$214,600	100.0	$214,600	100.0	$109,746	100.0	$109,746	100.0	$0	0.0	$109,746	100.0
Consulting (City)	Gary and Pape	$321,531	100.0			$155,673	100.0						
	Total	$321,531	100.0	$0	0.0	$155,673	100.0	$0	0.0	$0	0.0	$0	0.0
Testing (county) (PH 2)	ATC Associates	$219,417	100.0			$51,318	100.0						
	Total	$219,417	100.0	$0	0.0	$51,318	100.0	$0	0.0	$0	0.0	$0	0.0
	Grand Total	$8,984,330	100.0	$1,173,924	13.1	$15,579,620	100.0	$1,361,197	8.7	$1,183,215	7.6	$275,617	1.8
	Goal				**10%**								

Attachment D

The Banks – Phase 1 – Public Infrastructure Development Parking Garage and Street Grid
Monthly Workforce Tracking Form

Contractor Name: All Contractors	PA #33		Form WF-01
Date Submitted: February 2011	Reporting Dates: From September 1, 2008		To January 25, 2011
Contact Person: Gene Ellington			
Telephone Number: (513) 554-4012	Email: gene@ellingtonmanagement.com		

The Banks Workforce

Job Category Trade Employees		Total Employee Hours Worked				Total Minority (Hours)				Caucasian (Hours)		African American (Hours)		Asian American (Hours)		Hispanic American (Hours)		Native American (Hours)	
	Total	Male	Total % M	Female	Total % F	Male	Total % M	Female	Total % F	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Journey Workers	327245.90	320930.88	98.07%	6315.02	1.93%	49480.20	15.12%	1511.89	0.46%	271450.68	4803.13	30309.42	1511.89	1157.50	0.00	16725.78	0.00	1287.50	0.00
Apprentices	40574.50	38150.50	94.03%	2424.00	5.97%	11165.00	27.52%	874.50	2.16%	26985.50	1549.50	10502.50	874.50	0.00	0.00	662.50	0.00	0.00	0.00
Helpers	14807.00	13550.50	91.51%	1256.50	8.49%	2534.00	17.11%	1001.50	676%	11016.50	255.00	1803.50	1001.50	0.00	0.00	0.00	0.00	730.50	0.00
Others	39155.25	39142.75	99.97%	12.50	0.03%	2460.00	6.28%	0.00	0.00%	36682.75	12.50	1095.00	0.00	0.00	0.00	1365.00	0.00	0.00	0.00
Grand Totals	421782.65	411774.63	97.63%	10008.02	2.37%	65639.20	15.56%	3387.89	0.80%	346135.43	6620.13	43710.42	3387.89	1157.50	0.00	18753.28	0.00	2018.00	0.00
Total Min./Female			17.94%																

Attachment E

The Banks – Phase 1 – Public Infrastructure Development Parking Garage and Street Grid								
Number of Employees Report								
Contractor Name: All Contractors			Pay Application	33	Form WF-02 The Banks			
Date Submitted: February 2011			Reporting Date: 12/26/2010 to 1/25/2011					
Contact Person: Gene Ellington								
Telephone Number: (513) 554-4012			Email: gene@ellingtonmanagement.com					
			Caucasian Men		Women		Minority	
Joint Policy Questions	Percentage	Total Number of Employees	Total Number of Caucasian Men	Percentage of Total Employees	Total Number of Women	Percentage of Total Employees	Total Number of Minorities	Percentage of Total Employees
Total number of employees working on Banks contract		115	88	76.52%	3	2.61%	24	20.87%
Total number of full-time employees working on Banks contract [6.6 (a) (1)]		109	84	77.06%	3	2.75%	22	20.18%
Total number of part-time employees working on Banks contract [6.6 (a) (1)]		6	4	66.67%	0	0.00%	2	33.33%
Total number of employees working on Banks contract (who perform work directly or indirectly) who lives in the Cincinnati Middletown MSA [9.1 (a)(ii)]	80.9%	93	70	75.27%	3	3.23%	20	21.51%
Total number of employees working within this MSA		332	279	84.04%	11	3.31%	42	12.65%

APPENDIX E: Glossary of Terms

ARRA	American Recovery and Reinvestment Act
B&N	Burgess & Niple
BIM	Building Information Modeling
BP	Bid Package
C-D	Carter Dawson
CM	Construction Manager
DBE	Disadvantaged Business Enterprise
DM	Development Manager
DOTE	Department of Transportation & Engineering (City of Cincinnati)
ED	Economic Development (City of Cincinnati Committee)
EMS	Ellington Management Services
EPA	Environmental Protection Agency
ERC	Employee Readiness Committee (City of Cincinnati & Hamilton County)
FHWA	Federal Highway Administration
FWE	Freedom Way East
FWW	Freedom Way West
GCWW	Greater Cincinnati Water Works
HOV	High Occupancy Vehicle
IDMA	Infrastructure Development Management Agreement
JBSC	Joint Banks Steering Committee
MEP	Mechanical, Electrical, Plumbing
MBE	Minority Business Enterprise
MOT	Maintenance of Traffic

MSA	Metropolitan Statistical Area
MSD	Metropolitan Sewer District
OACM	Owner, Architect, Construction Manager
ODOT	Ohio Department of Transportation
P&R	Pricing & Review
PPA	Public Partnership Agreement
PS&E	Plans, Specifications & Estimate
SBE	Small Business Enterprise
TC	Trade Contract
THP	THP Limited, Inc.
TBMS	The Banks Master Schedule
MSP	McGill Smith Punshon, Inc.
UDRB	Urban Design Review Board
USACE	U.S. Army Corps of Engineers
WBE	Women Business Enterprise

APPENDIX F: DISTRIBUTION

Monthly Report Distribution

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