



EXECUTIVE SUMMARY

June was a month full of transition for The Banks. Some contractors completed their portion of work and began to demobilize; other contractors moved on site to begin their portion of the project. Bid Package 8 was sent out for bid and Bid Package 6 was awarded. Bid Packages 6 and 8 will start another segment of The Banks construction. This upcoming segment of construction includes Blocks 16 and 20 concrete structure and slab-on-grade concrete of the Intermodal Facility, in addition to the architectural finishes, HVAC, and electrical work. The Banks has reached a critical point where multiple trades are contributing to the progress of the Intermodal Facility leading to completion of this segment of the project. The rotation of crews on site adds another layer of complexity to an already busy construction zone all the while maintaining an excellent safety record.

Highlights this month are summarized below:

Safety

Over 695 workers attended the Construction Manager's jobsite safety orientation program, and have worked over 62,000 hours on site through June 30, 2009, without a lost time accident. On average, there are 105 people working on site per day. Messer is planning a safety celebration in July to recognize reaching an important safety milestone – 75,000 hours worked without a lost time accident.

Inclusion

The Inclusion Team held a very successful Outreach Meeting on June 30, 2009; 93 attendees came to listen and discuss opportunities to work and workforce participation on The Banks. The extensive media coverage bolstered the turnout at the event. The Inclusion Team also met with six minority-owned construction companies during the month of June and encouraged those that are not certified to apply for certification.

The overall participation for Small Business Enterprises (SBEs) for construction is 34.8%, exceeding the 30% goal. Minority Business Enterprise participation (MBE) for construction is 9% and Women Business Enterprise (WBE) participation is 3.7%. Workforce participation continues to exceed the 22% goal, currently the combined participation is 24.97%.

Budget

The Phase 1 of the IDMA remains within budget. Construction budget status information is contained within the Budget Section of this Monthly Report.

The project team, in conjunction with staff from Hamilton County and the City of Cincinnati, have identified the Block 2 intermodal facility (between Second Street and Freedom Way, and between Race Street and Walnut Street), and the surrounding streetgrid, as the most appropriate use for federal stimulus funds promised in Spring 2009. In May 2009, John Deatruck, Project Executive, presented stimulus funds Sources & Uses information to the Joint Banks Steering Committee (JBSC) for discussion. The JBSC feedback was incorporated into May and June stimulus funds Sources & Uses presentations to the Hamilton County Commissioners and the City of Cincinnati Economic Development Committee to obtain approval of the public officials. Preliminary Phase 2 activity estimate information is included in the Budget Section of this Monthly Report.

Schedule

The Phase 1 of the IDMA remains within schedule. Construction schedule status information is contained within the Schedule Section of this Monthly Report.

Bid Packages 1 and 2 are in closeout, and Bid Packages 3 and 4 are nearing completion. Bid Package 5 and 7 are in full construction. Bid Package 6 contractor bids were received and the trade contract was awarded to Monarch Construction Company during the month of June. Bid Package 8 was advertised for bid in June.



As an example of necessary and continual coordination between the Banks Intermodal Facility and Street Grid public infrastructure and the Banks private development, the IDMA is incorporating an MDA electrical ductbank into the Intermodal Facility concrete structure. This electrical ductbank was originally scheduled to be constructed by the private developer, but was determined to be a cost savings to the overall project – and considerably less unsightly - if it was incorporated within the garage concrete structure. The IDMA Team is currently reviewing the impact to the Bid Package 5 (Block 26) concrete contractor’s schedule, but this concrete trade contractor schedule adjustment will not impact the previously established completion date of the Phase 1 Intermodal Facility.

SITE PROGRESS

Bid Package 6 was awarded in June. This bid package containing work for the remaining concrete structure in Blocks 16 and 20 is an ODOT-funded package. The contractor will mobilize in July and subsequently commence their work. Bid Package 8 documents were finalized and released for bid. The bid award will be in early July; this bid package contains architectural finishes, HVAC, and electrical work. This bid package marks a very important moment in the progress at The Banks, the construction has advanced to a point where new trades can begin their portion of work.

Bid Package 3 work is nearly complete. Notably, Bid Package 4 underground storm and sanitary work in Lot 26 wrapped up following the video inspection performed by MSD. The contractor then moved back into Lot 16 to begin installation of branch lines for the underground storm. In addition, concrete facing for the Walnut Street soil retention wall was placed this month; the wall is now complete.

Bid Package 5 construction advanced significantly throughout the month. Concrete placements occurred almost every day during the month of June. Concrete placements included Block 26 mid-level decks, slab-on-grade, shear walls, and columns. Aside from the constant concrete placements, the podium began to be erected this month. The podium is an elevated slab of concrete that will serve as the foundation for the overbuild structures. Crews built scaffolding and installed rebar in the decking for podium level.

Activities associated with Bid Package 7 keep advancing as each month passes. Rebar installation for the main Freedom Way West (FWW) structural deck was completed and received its first concrete placement. Installation of rebar continued in the areas that where concrete was not placed. Preparations for structural deck waterproofing began on Freedom Way East (FWE) and once prepared, crews began installing the waterproofing membrane.

The pictures below provide a closer look into June activities.



Walnut St. retention wall complete with concrete facing. Shear wall construction.

*Please see Appendix C, Glossary of Acronyms, for an explanation of the acronyms contained within.