THE BANKS
Public Partnership

# Monthly Progress Report for October 2010

Issued: November 20, 2010

city of CINCINNATI

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# Section 1: Executive Summary

## Section 1: Executive Summary

### Performance Report for October 2010

Construction crews continued on budget and on schedule, concentrating on completing the Mehring Way relocation for the planned ribbon-cutting in conjunction with the dedication of the Central Riverfront Garage and ceremonial re-opening of the John A. Roebling Bridge scheduled for November 5.

The Developer is on schedule with the Overbuild, as commercial and residential aspects of The Banks project continued apace. The Cincinnati Riverfront Park's head house received finishing touches in October, marking the first fully executed element of the Riverfront Park Project.

Lot 2 Garage construction continued progressed according to plan.

- **Safety**
  A total of 1,582 trade workers (for phases 1 and 2 combined) have attended site safety orientations. The Project currently stands at 290,622 hours worked without a lost-time accident. Formal site safety walk-throughs are conducted three times per week. Workers continue to demonstrate positive attitudes about working safely.

- **Economic Inclusion**
  Small Business Enterprise, Minority Business Enterprise and Women Business Enterprise construction participation reporting will resume next month.

- **Budget**
  Phase 1 construction projections are within approved target budget, with minimal work remaining. Phase 2a construction projected expenditures remain within the approved budget through the month of October. There were no new change orders in October.

- **Schedule**
  Phase 2a construction – including Bid Package #9 (TC-24) and Bid Package #11 (TC-25) – remains on schedule in design, construction and construction administration.

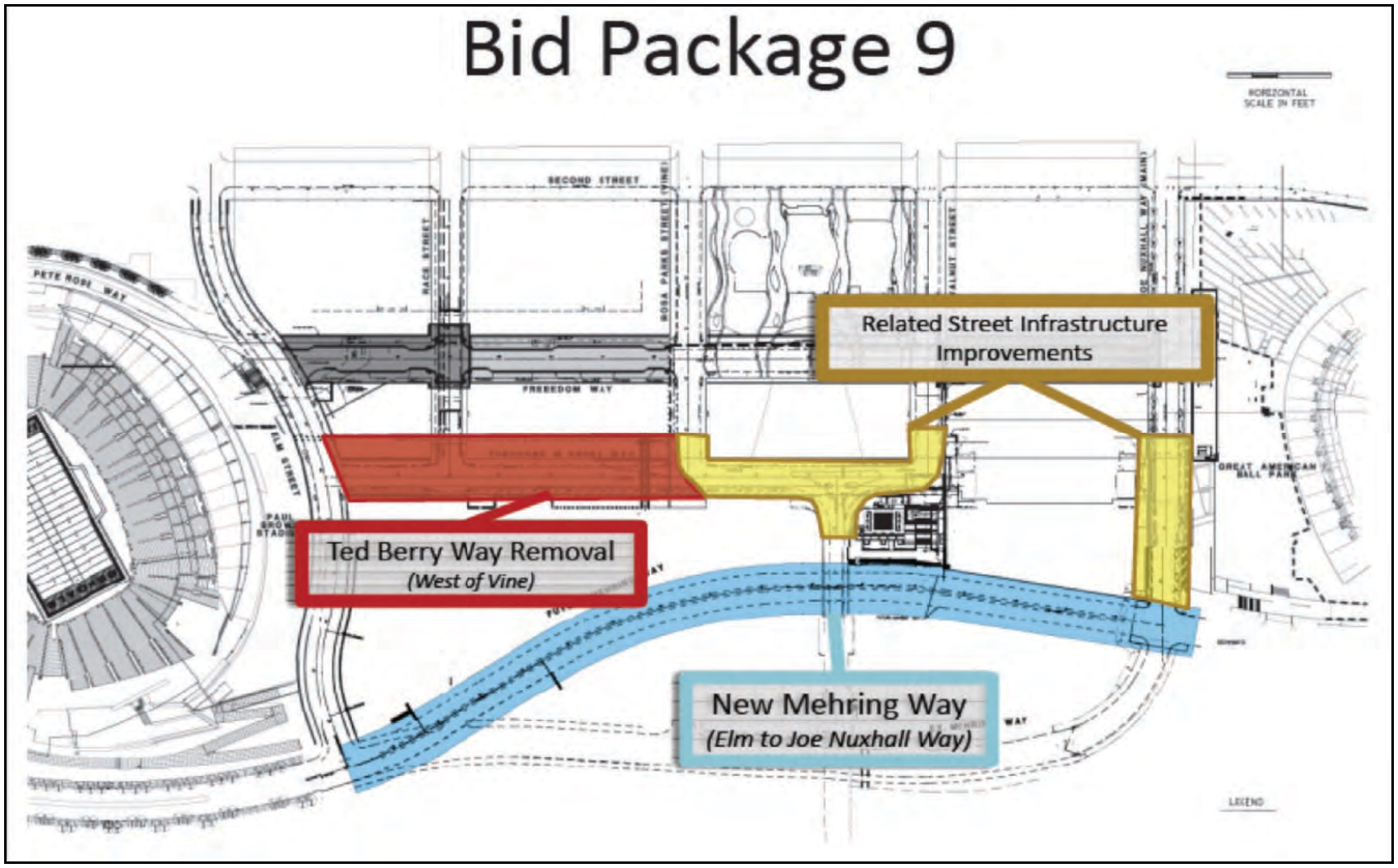
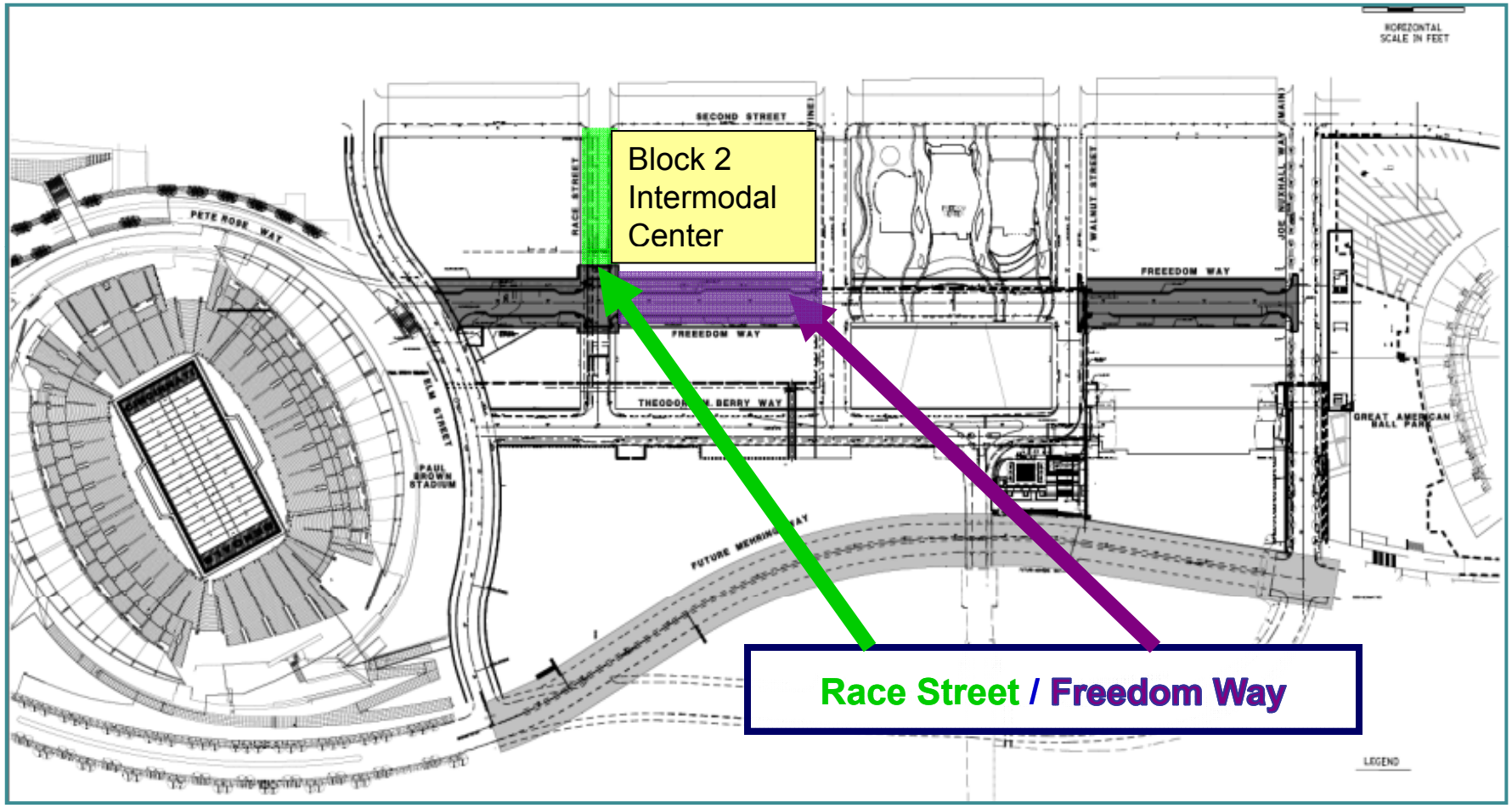
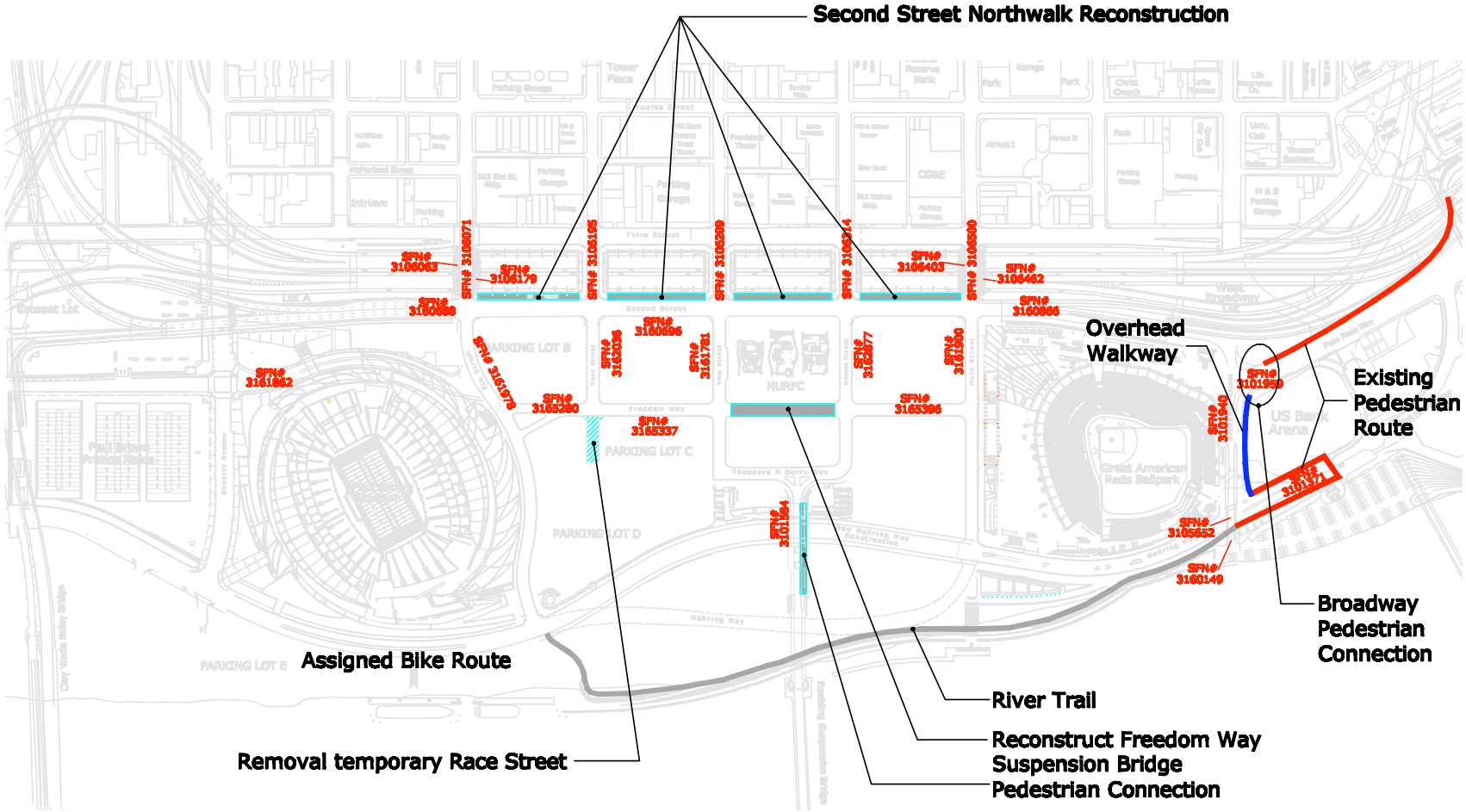



Figure 1 – Aerial View of Bid Package

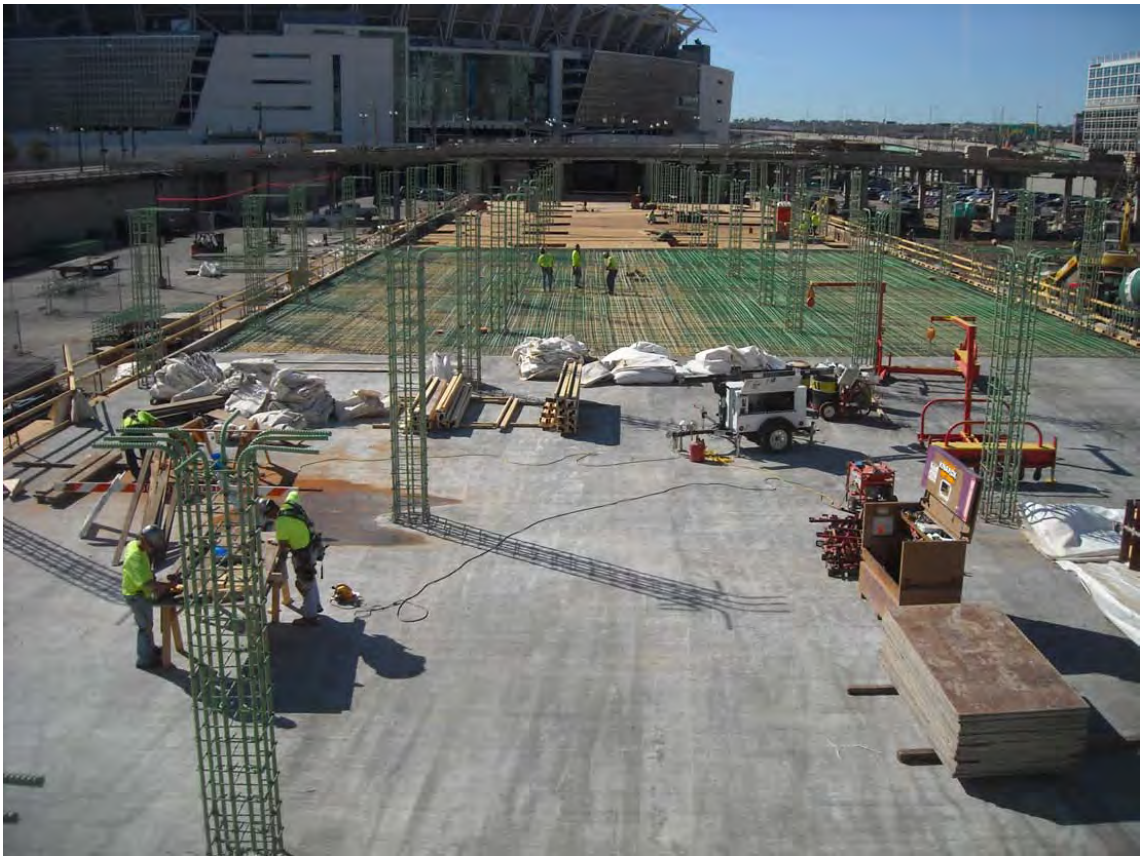
# Bid Package 11
# Riverfront Street Grid and Intermodal Center



# Preliminary Draft Bid Package 12 Scope of Work



# Section 2: Schedule

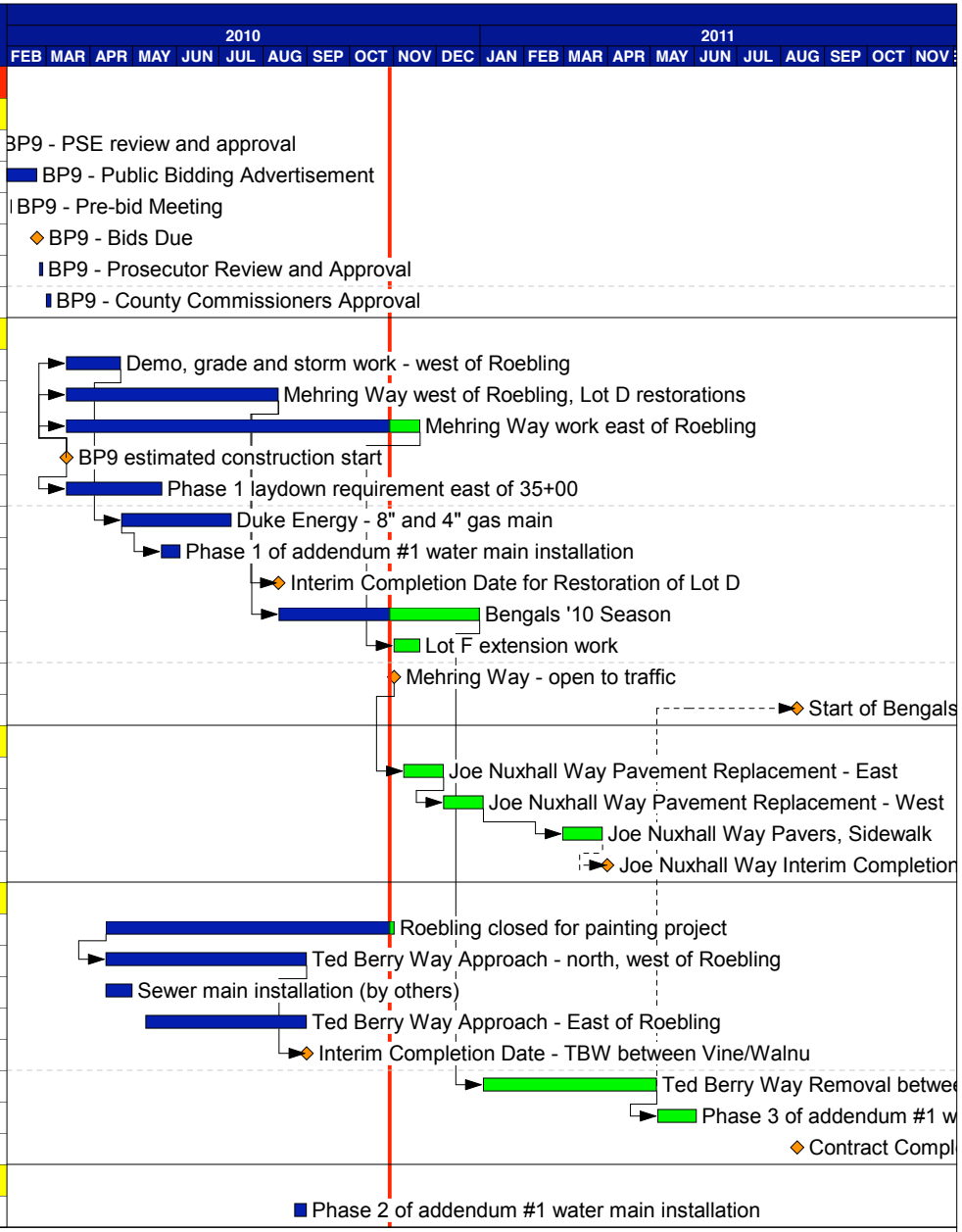


## Section 2: Schedule

Contractors for Bid Package #9 (TC-24) worked diligently throughout the month to complete Mehring Way for opening to traffic on November 1, two weeks ahead of schedule. Work on Bid Package #11 (TC-25) is on schedule. Construction of Lot 2 Garage has a target opening of the end of 2011. Construction schedule coordination continues smoothly among all Project team members working on behalf of the Public Partnership, Cincinnati Parks, and the private developer. For definition of Bid Packages, please see Appendix A: Project Scope Description.

The private developer's schedule for construction of the Overbuild is included in Section 3. Parks will be able to provide schedule details upon approval by the US Army Corps of Engineers.

| 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 |
| 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 |
| 1060A | Lot F extension work | 15d | 01NOV10 | 19NOV10 |
| 1200A1 | Mehring Way - open to traffic | 0 | | 01NOV10 * |
| 1140A | Start of Bengals '11 Season | 0 | 12AUG11 * | |
| Main St | | | | |
| 1100A | Joe Nuxhall Way Pavement Replacement - East | 20d | 08NOV10 | 06DEC10 |
| 1180A1 | Joe Nuxhall Way Pavement Replacement - West | 20d | 06DEC10 | 03JAN11 |
| 1180A2 | Joe Nuxhall Way Pavers, Sidewalk | 20d | 28FEB11 | 28MAR11 |
| 1180A | Joe Nuxhall Way Interim Completion Date | 0 | | 31MAR11 * |
| Ted Berry Way | | | | |
| 1020A | Roebling closed for painting project | 15d5h | 12APR10 A | 01NOV10 |
| 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 | 89d | 03JAN11 | 05MAY11 |
| 1190A | Phase 3 of addendum #1 water main installation | 20d | 06MAY11 | 02JUN11 |
| 1170A | Contract Completion Date | 0 | | 12AUG11 * |
| Lot 2, Freedom Way Central, Race St | | | | |
| 1210A | Phase 2 of addendum #1 water main installation | 20d | 23AUG10 A | 31AUG10 A |

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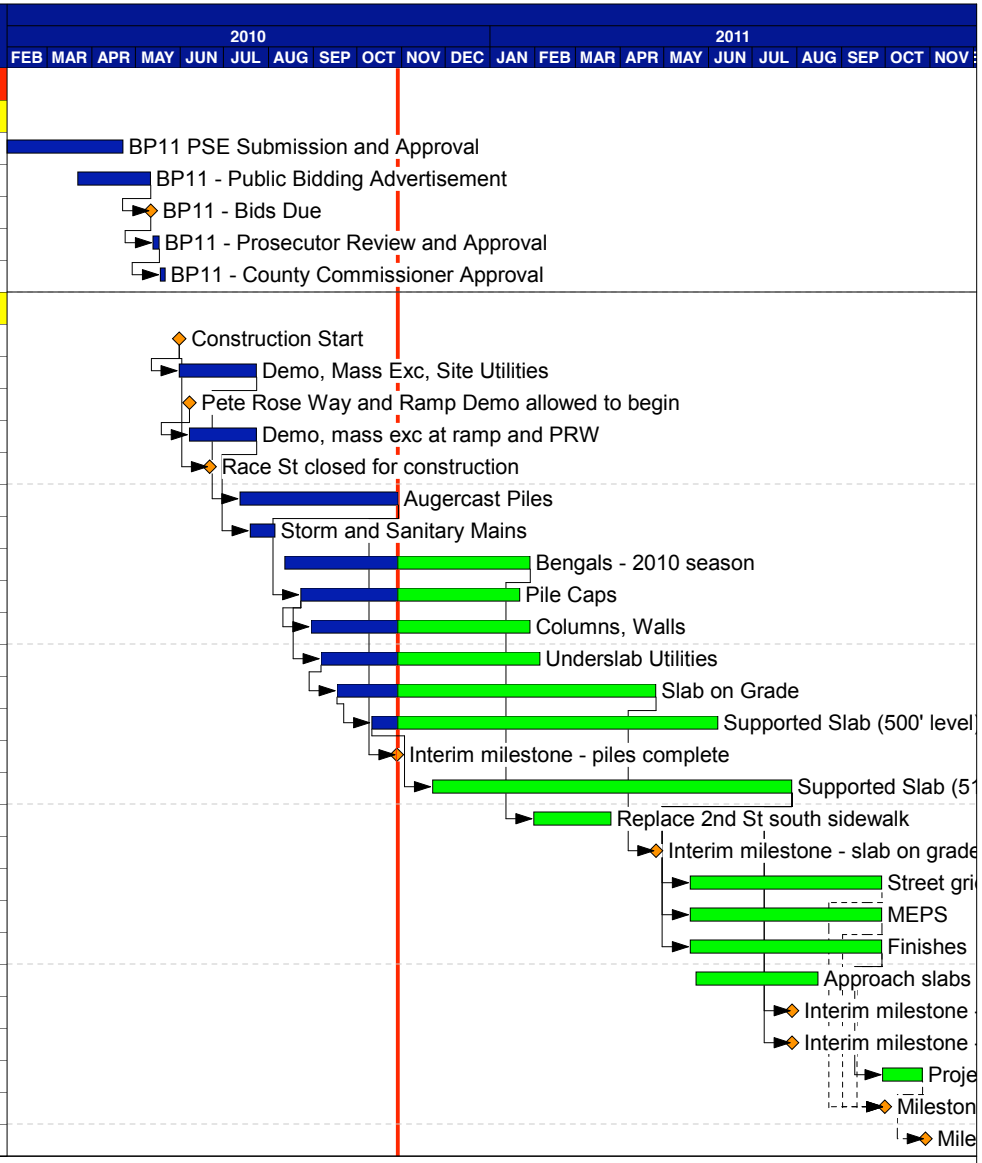
**Messer/MBJ**
**The Banks Phase 2**

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

| Act ID | Description | Dur | Start | Finish |
|---|---|---|---|---|
| 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 |
| 1150 | Pile Caps | 95d | 23AUG10 A | 21JAN11 |
| 1160 | Columns, Walls | 90d | 30AUG10 A | 28JAN11 |
| 1170 | Underslab Utilities | 80d | 06SEP10 A | 04FEB11 |
| 1180 | Slab on Grade | 120d | 17SEP10 A | 25APR11 |
| 1190 | Supported Slab (500' level) | 153d | 11OCT10 A | 07JUN11 |
| 1070 | Interim milestone - piles complete | 0 | | 28OCT10 |
| 1200 | Supported Slab (515' level) | 125d | 22NOV10 | 28JUL11 |
| 1310 | Replace 2nd St south sidewalk | 40d | 31JAN11 | 25MAR11 |
| 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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**Messer/MBJ**
**The Banks Phase 2**

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

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# Section 3: Development Manager's Review

CARTER

## Section 3: Development Manager's Review

### Phase 1 Progress Update

The team continues to push through the closeout of Phase 1. Closeout of the first four bid packages has been finalized, and only Bid Packages #5 through #8 remain open. Bid Package #10 also remains open. However, this bid package must stay open since since it includes signage for the Phase 2 deck.

Work on the final THP punchlist continues. Messer is reporting that nearly all items have been completed, with the exception of those relating to the terra cotta and handrail/glass panel work. THP is in the process of verifying the completion of the punch list.

In addition to the published punch list, there are several construction deficiencies related to the Parks and Developer podium that are being reviewed and resolved by the project team. These include expansion joint blockout conditions on Block 16 and Block 26, as well as some out of tolerance conditions on the Block 20 south battered wall. The project team is working with Parks and the Developer to resolve these issues.

Closeout documentation submitted by the Trade Contractors has been reviewed by the design team. This information is being compiled as part of the closeout documentation submittal to the County.

Positive progress was made on the outstanding original scope and added scope items. Work on the Parks and Freedom Way East Elevators is complete. The added paint scope throughout the facility is tracking toward completion. Messer is working to push the team to complete the terra cotta work. The electrical contractor is awaiting the delivery of added light fixtures for installation. The pricing for the additional alarms and controls for the Garage exhaust system has been received, and is being reviewed and finalized by the team. With the exception of the Freedom Way elevator, it is anticipated that all outstanding original scope and added scope items will be complete over the next 30 days.

### Phase 2 Progress Update

The Phase 2 work of the Parking Facility continues to progress according to schedule. On the Bid Package #9, completion milestones continue to be met. In October, work on the Theodore M. Berry Way and the Roebling Bridge approach neared completion, to coincide with the conclusion of the Bridge repairs and painting. A ribbon-cutting ceremony to re-open the Roebling Bridge is planned for November 5, 2010.

Substantial completion of the relocated Mehring Way was another exciting milestone that the team met during the month of October, in anticipation of the November 1 opening of three of the four lanes of traffic. The remaining lane is complete, except for a portion of the roadway where the Duke Energy is working to complete the relocation of an existing duct bank. All that remains of this Duke work is a final shutdown to transfer the service to the new line and demolition of the existing duct bank. The shutdown is scheduled to

occur within the next two weeks. Once this is complete, Messer will work with the trade contractor to remove the old line and complete their roadway work.

On Bid Package #11, the construction team continues to maintain the project schedule, as evidenced by the now visible structure work above grade. Pile work is substantially complete and the foundation contractor is de-mobilizing from the site. Pile cap and column installation is underway. Significant work on the large "H"-shaped pile caps and shear walls has been completed and will continue in the coming weeks. Below grade utility work is being coordinated and installed around the structure work. The first five slabs on grade pours have been completed. Three of the 500 level pours have been completed; with the next pour scheduled to occur in the next two weeks.

Messer is proactively working with Baker to ensure that the non-structure trades are being diligently procured so that the pace of work on site is maintained beyond the concrete work. Baker has completed buyout of the mechanical, electrical, plumbing, and elevator trades. Finalization of the buyout of architectural items is anticipated in the next 30 days.

The project team is reviewing options to complete the Freedom Way work ahead of schedule. The primary goal is to have this Bridge work ahead of the start of the Cincinnati Bengals 2011 season. A presentation of options to meet this objective is anticipated by mid-November. As the information is received, Carter will be reviewing the information with the key project stakeholders to determine if the approach is feasible.

Messer and THP have focused on clarifying the scope and coordination of the Freedom Way East head houses. The submittals and details associated with the stair head house have been submitted. The finalization of the glass design for the elevator head house is still ongoing. Timing of the installation of both head houses is being reviewed. Primary concerns involve the nature of the current Developer construction in the vicinity of the head house and then coordination of the elevation installation. Messer is working with both the Bid Package #8 and 11 contractors to determine options to move the elevator installation to within the Bid Package #11 scope of work. This shift will not only ensure better coordination between the head house and elevator subcontractors, but also would be more appropriate from a timing standpoint with the Developer Construction.

Safety continues to be a success for the project. The Project has exceeded 290,000 hours worked without a lost time accident. This continues to speak to the project team's focus on safety. Weekly site inspections continue to be favorable, with a reduction in the quantity and severity of the types of items cited in the field.

With the anticipated November reopening of the Roebling Bridge, Theodore M. Berry Way, and completed new Mehring Way, the team has been proactive with the City and County in coordinating and communicating the status and timing of work and relocations. This is ensuring that the general public is being exposed to an environment that is safe. Regular meetings are held to work through the daily traffic flows for the Riverfront area. Additionally, Messer proactively works with the trade contractors on preparing the area when games or special events are scheduled. Items such as temporary protection, sequencing, and pedestrian routing are reviewed and discussed so that the impact to the

public and operations is minimized. If input is received that a specific staging approach is not working, the team responds to the input with revisions to the plan.

Quality is also an 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 adressed and closed out. The recent log
shows that the majority of deficiencies to date relate to out of tolerance piles, and that each identified item is being addressed.

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**

Messer is working to close out the Bid Package Contracts associated with Phase 1. Bid Packages #1 through #4 are closed out. During the month, a good number of outstanding proposed change orders were resolved, leaving only a handful of issues outstanding. The team is working to minimize any future additional work effort requests so that the closeout is not delayed.

Final reconciliations of soft costs by the County are ongoing. Additionally, the County has been working with the Private Developer to finalize reimbursement of both the Podium Costs funded by the Developer and then also those costs that the County is to fund for work performed by the Developer.

On Phase 2, the hard costs are projected to be $29.4M for Bid Packages #9 and #11. This amount is approximiately $11.7M below the Construction Manager Published Estimate of $40.3M.

Bid Package #9 was awarded at an amount of $7.1M. No changes have been made to the contract amount since the contract was executed. An allowance of $800,000 was included within the contract. Approximately $480,000 of this allowance has already been utilized or is projected to be spent.

The original contract amount for Bid Package #11 is $22.3M. Two change orders have been executed to date. One was a deductive change order in an amount of $15,000 to bring resolution to the Goettle issue. The second change order was in an amount of roughly $62,000 and was for the relocation of the Lot B entrance. A contract allowance of $975,000 was included in the contract. Approximately $77,000 of this allowance has been used or requested to date.

The County and City have prepared the first draft of the soft costs budget. Recent finalization of the Carter and Ellington Management Services contract allows for the budget to be confirmed.

## Inclusion Review

The Inclusion Review will be provided in the December 2010 report.

## Parks and Overbuild Updates

### *Parks*

Work is proceeding by Monarch Construction, the US Army Corps of Engineers' contractor for the Walnut Street Fountain and Grand Stairway. The concrete structure and underground plumbing for the fountain, visitor center and bike center have begun. Monarch is currently proceeding with submittals and shop drawings for various portions of the project, including fountain elements, slab on grade steel and granite. The Corps of Engineers' contractor for the Schmidlapp Event Lawn and Stage, Megen Construction, is proceeding with placement of concrete walls and foundation, shop drawings and submittals. Megen Construction is approximately 25% complete with waterproofing installation.

Tilsley and Associates, architect for the Moerlein Lager House, is currently pursuing the procurement of the building permit and finalizing utility layout. The Lager House contractor, Schumacher Dugan Construction, is reviewing bids from sub-contractors for structural steel, concrete, roof, doors and windows and is working with the Phase 2 Mehring Way contractor, Prus, to coordinate installation of utility lateral connections. The final touches of the head house have been completed—marking the first fully executed element of the Riverfront Park Project.

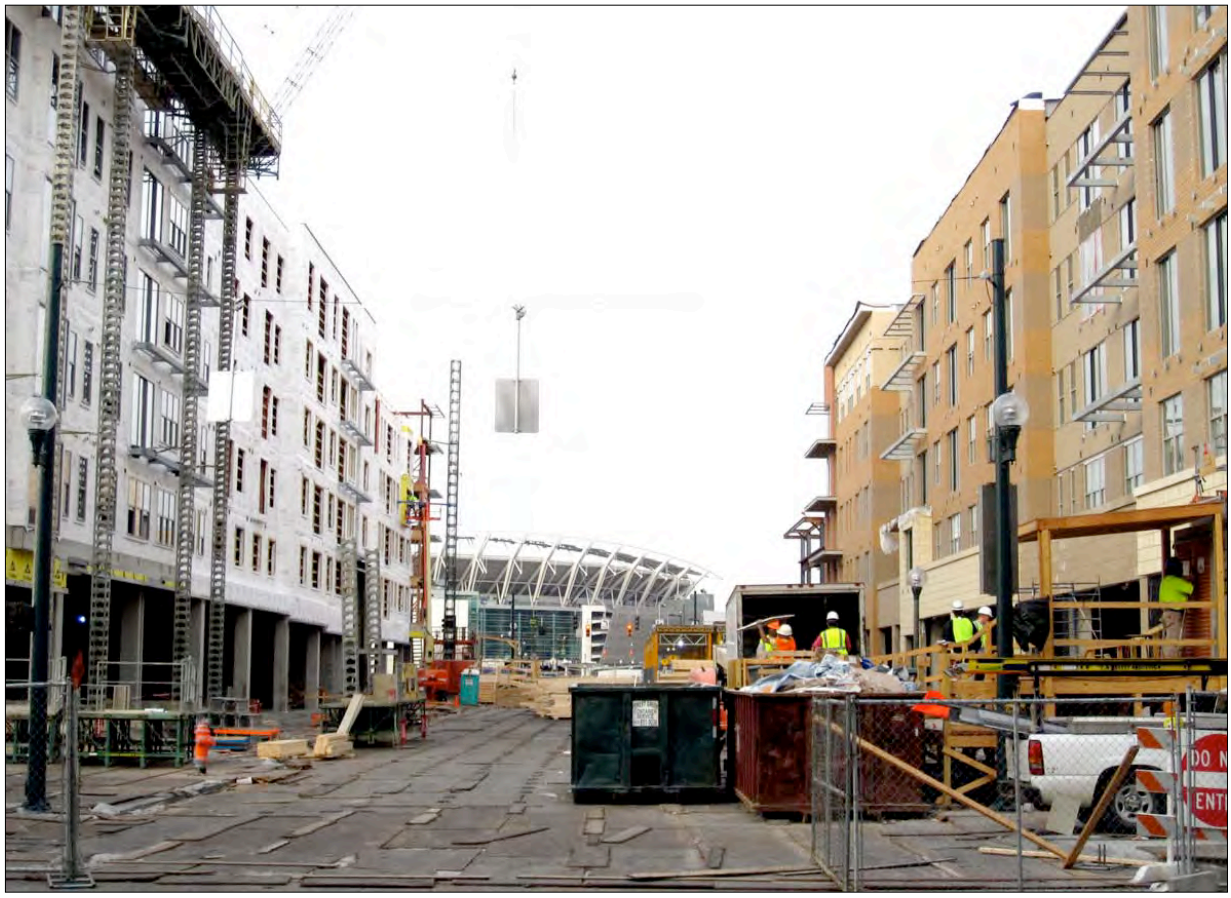
### *Overbuild*

Progress is evident with each passing day on the retail and residential buildings. On Block 26, the contractor is focused on completion of the building structure and envelope. All concrete, steel, and wood framing is substantially complete. The window, masonry, and stucco work is scheduled to be complete in the coming month. Work on the metal panel and balconies will begin mid-November, with completion anticipated late in December.

The Block 26 interior buildout is maintaining pace with the building façade construction. The retail shell areas are approaching substantial completion and will soon be available for tenant construction. Interior finishes, including paint, cabinets, and granite installation, are being installed along the south elevation of the block. Drywall and gypcrete work is ongoing on the north and east elevation.

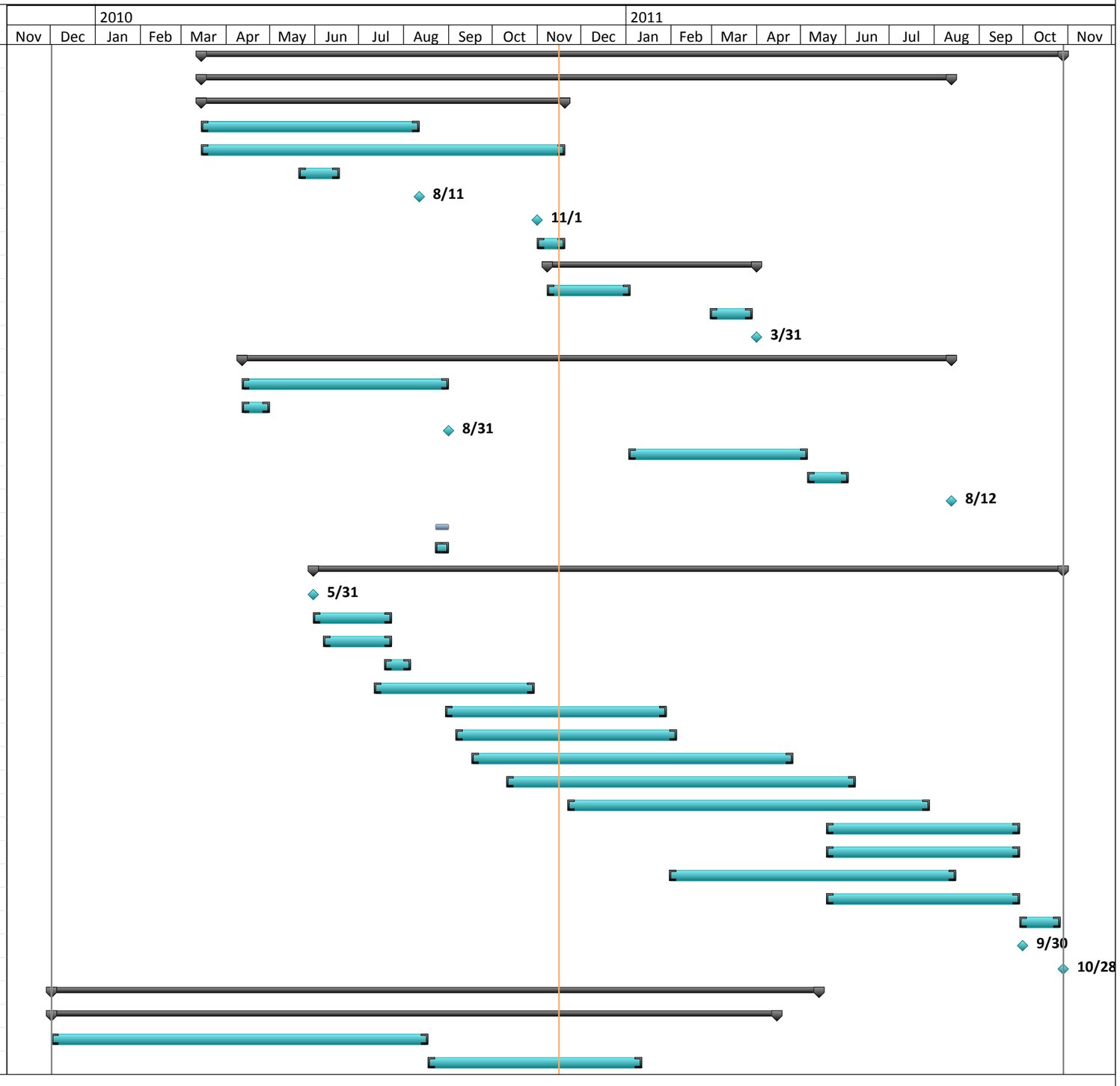
On Block 16, activities are scheduled to lag the Block 26 trades by approximately six weeks. All concrete and steel work is complete. Wood framing is scheduled to be completed in the next two weeks. Work on the building skin has started with the installation of windows on the north elevation of the block. The mason is now moblizing behind the window subcontractor. Mechanical, electrical, and plumbing rough-in installation is nearly complete at the retail level, and will continue over the coming weeks on the residential levels.

The structural steel for the two-story retail building at the northeast corner of Freedom Way East and Walnut Street and the parking deck roof has been installed.



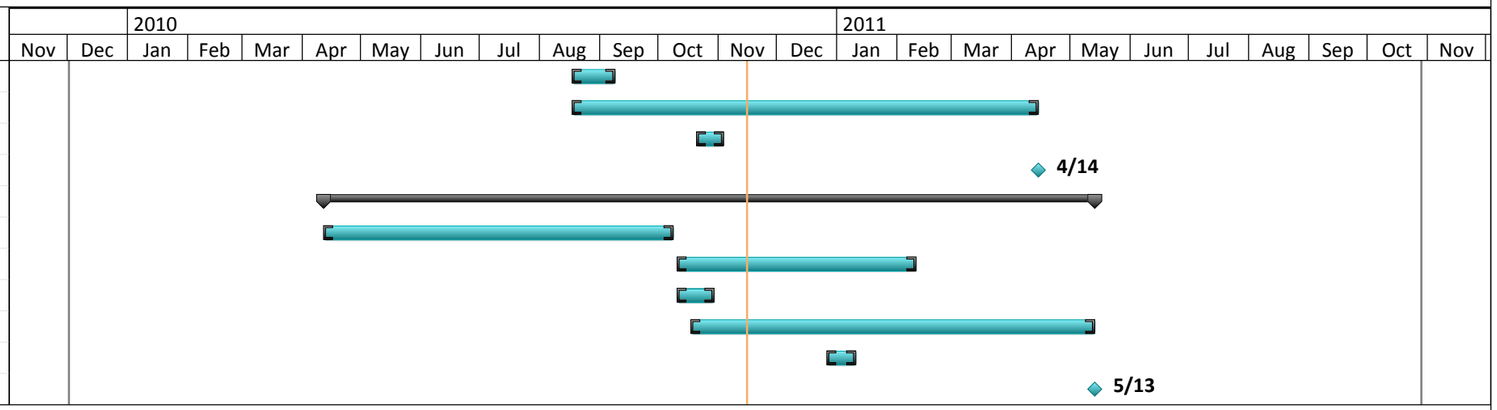
# The Banks - Master Project Schedule

| ID | Task Mode | Task Name | Duration | Start |
|---|---|---|---|---|
| 1 | | **IDMA Phase 2** | **425 days?** | **Mon 3/15/10** |
| 2 | | **Bid Package 9: Mehring Way, Main St, Ted Berry Way** | **370 days?** | **Mon 3/15/10** |
| 3 | | **Mehring Way** | **180 days** | **Mon 3/15/10** |
| 4 | | Mehring Way - West of Roebling, Lot D Work | 108 days | Mon 3/15/10 |
| 5 | | Mehring Way - East of Roebling | 180 days | Mon 3/15/10 |
| 6 | | Phase 1 of Addendum #1 Sewer Main Install | 20 days | Fri 5/21/10 |
| 7 | | Interim Completion Date - Lot D | 0 days | Wed 8/11/10 |
| 8 | | Mehring Way - Open to Traffic | 0 days | Mon 11/1/10 |
| 9 | | Lot F Extension Work | 15 days | Mon 11/1/10 |
| 10 | | **Main Street** | **104 days** | **Mon 11/8/10** |
| 11 | | Pavement Replacement | 41 days | Mon 11/8/10 |
| 12 | | Pavers, Sidewalk | 21 days | Mon 2/28/11 |
| 13 | | Main Street Interim Completion Date | 0 days | Thu 3/31/11 |
| 14 | | **Ted Berry Way** | **350 days** | **Mon 4/12/10** |
| 15 | | Approach Work - West and East of Roebling | 102 days | Mon 4/12/10 |
| 16 | | Sewer Installation (By Others) | 15 days | Mon 4/12/10 |
| 17 | | Interim Completion Date - Between Vine and Walnut | 0 days | Tue 8/31/10 |
| 18 | | Removal Between Elm and Rosa Parks | 89 days | Mon 1/3/11 |
| 19 | | Phase 3 of Addendum #1 Sewer Main Install | 20 days | Fri 5/6/11 |
| 20 | | Ted Berry Way Contract Completion Date | 0 days | Fri 8/12/11 |
| 21 | | **Freedom Way Central, Race Street** | | |
| 22 | | Phase 2 of Addendum #3 Sewer Main Install | 7 days | Mon 8/23/10 |
| 23 | | **Bid Package 11: Lot Two Garage, Freedom Way Central, R** | **370 days** | **Mon 5/31/10** |
| 24 | | Start | 0 days | Mon 5/31/10 |
| 25 | | Demolition, Mass Excavation, Site Utilities | 40 days | Mon 5/31/10 |
| 26 | | Augercast Piles | 35 days | Mon 6/7/10 |
| 27 | | Storm and Sanitary Mains | 14 days | Mon 7/19/10 |
| 28 | | Pile Caps | 80 days | Mon 7/12/10 |
| 29 | | Columns, Walls | 110 days | Mon 8/30/10 |
| 30 | | Underslab Utilities | 110 days | Mon 9/6/10 |
| 31 | | Slab on Grade | 157 days | Fri 9/17/10 |
| 32 | | 500 Level | 172 days | Mon 10/11/10 |
| 33 | | 515 Level | 179 days | Mon 11/22/10 |
| 34 | | MEP | 95 days | Thu 5/19/11 |
| 35 | | Finishes | 95 days | Thu 5/19/11 |
| 36 | | Second Street Work | 141 days | Mon 1/31/11 |
| 37 | | Street Grid Work, Wp'ing, topping slabs, lights | 95 days | Thu 5/19/11 |
| 38 | | Punchlist | 20 days | Thu 9/29/11 |
| 39 | | Temporary Certificate of Occupancy | 0 days | Fri 9/30/11 |
| 40 | | Project Completion | 0 days | Fri 10/28/11 |
| 41 | | **Phase IA Residential and Retail** | **378 days** | **Wed 12/2/09** |
| 42 | | **Block 26** | **357 days** | **Wed 12/2/09** |
| 43 | | Structure | 185 days | Wed 12/2/09 |
| 44 | | Skin | 105 days | Wed 8/18/10 |



# The Banks - Master Project Schedule

| ID | Task Mode | Task Name | Duration | Start |
|---|---|---|---|---|
| 45 | | Roof | 16 days | Wed 8/18/10 |
| 46 | | Interiors | 172 days | Wed 8/18/10 |
| 47 | | Hardscape | 10 days | Thu 10/21/10 |
| 48 | | Certificate of Occupancy | 0 days | Thu 4/14/11 |
| 49 | | **Block 16** | **285 days** | **Mon 4/12/10** |
| 50 | | Structure | 130 days | Mon 4/12/10 |
| 51 | | Skin | 89 days | Mon 10/11/10 |
| 52 | | Roof | 15 days | Mon 10/11/10 |
| 53 | | Interiors | 150 days | Mon 10/18/10 |
| 54 | | Hardscape | 11 days | Mon 12/27/10 |
| 55 | | Certificate of Occupancy | 0 days | Fri 5/13/11 |



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# Section 4: Budget

## Section 4: Budget

With 99% of the work completed in Phase 1, construction expenditure projections still remain within the approved target budget. (See Phase 1 Construction Budget on the following page.) Total change orders for Phase 1 Construction contracts total 3.88%. For comparison, Federal Highway Administration historical data indicate an industry average of total change orders at 10% of construction.

Phase 2a Construction projected expenditures remain within the approved budget of $52.3 million. Phase 2a Construction Budget cost tracking includes the latest status of approved change orders and potential change orders by Bid Package. To date, all additional scope items have been covered by the allowances contained in the contracts as bid.

Discussions continue with ODOT officials concerning use of unallocated grant monies.

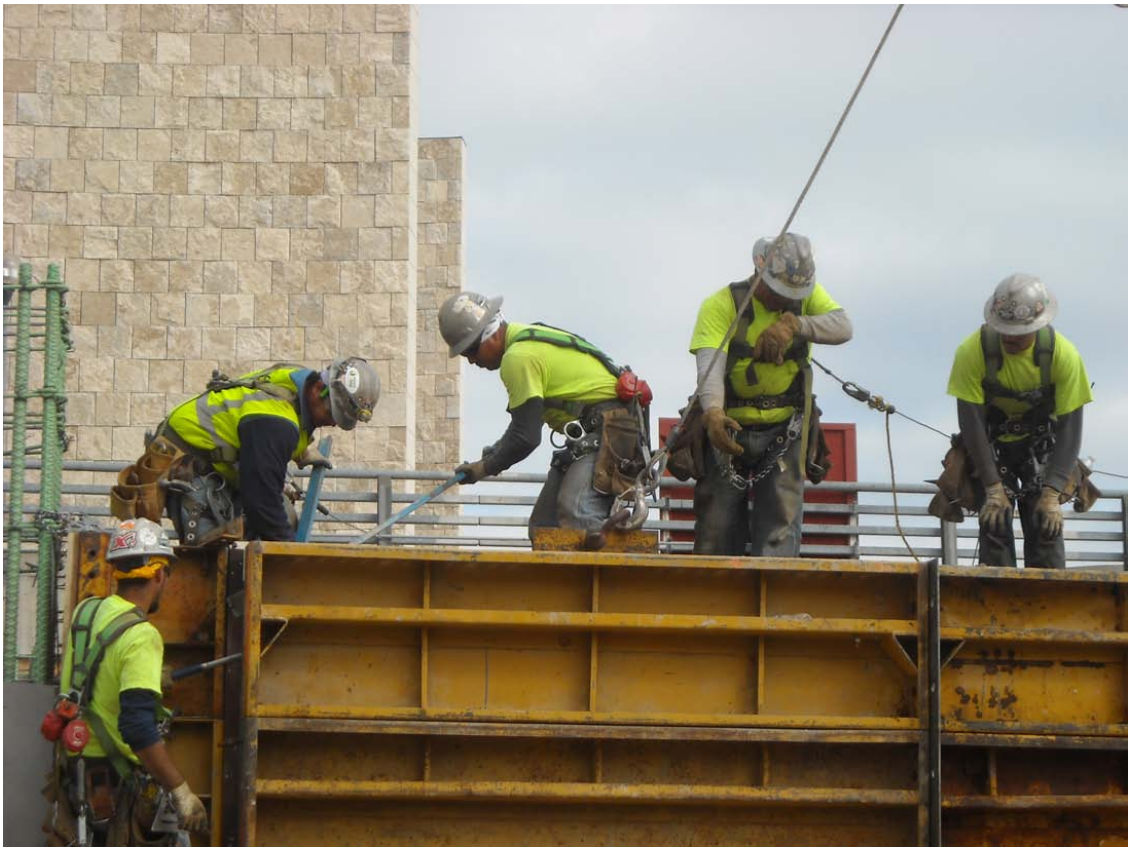
# THE BANKS
# PHASE 1 PUBLIC PARTIES CONSTRUCTION BUDGET
# AS OF 10/31/2010

| A | B | C | D | E | F | G | H | I | J | K | L | M |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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) |
| **5** | Block 26 Concrete Structure, Slab on Grade through & including Podium | 3,794,500 | 3,794,500 | 3,794,500 | 3,871,260 | (101,265) | - | 3,769,995 | | 3,723,776 | 46,219 | (24,505) |
| **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 | 201,391 | - | 8,740,695 | 1,143,203 | 8,318,384 | 422,311 | (2,746,719) |
| **7** | FW East & West Streetgrid | 6,102,417 | 4,341,168 | 4,341,168 | 4,992,030 | 682,258 | - | 5,674,288 | 693,348 | 5,474,024 | 200,264 | 1,333,120 |
| **8** | Block 26, 16 & 20 Architectural & Mech & Elec | 2,477,288 | 5,768,025 | 5,768,025 | 5,783,000 | 307,774 | 2,400 | 6,093,174 | | 5,663,741 | 429,433 | 325,149 |
| **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 | | 268,128 | 139,230 | 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** | **$ 1,338,862** | **$ 2,400** | **$ 35,789,568** | **$ 1,836,551** | **$ 34,473,710** | **$ 1,315,858** | **$ (686,649)** |
| | | | | | | | | | | | | |
| | Parking Grant | 3,200,000 | 3,200,000 | 3,200,000 | 3,200,000 | #REF! | #REF! | #REF! | | 2,100,000 | 1,100,000 | #REF! |
| | Soft costs | 11,367,117 | 11,367,117 | 9,374,258 | 9,374,258 | 2,482,344 | | 11,856,602 | | 11,856,602 | - | 2,482,344 |
| | Economic Development Assistance Grant | 12,000,000 | 12,000,000 | 12,000,000 | 12,000,000 | #REF! | #REF! | #REF! | | 3,000,000 | 9,000,000 | #REF! |
| | Parks | 10,750,000 | 10,750,000 | 10,750,000 | 10,750,000 | #REF! | #REF! | #REF! | | 10,750,000 | - | #REF! |
| | Owner's Contingency | 2,874,513 | 2,597,856 | 3,788,770 | #REF! | #REF! | #REF! | #REF! | 1,836,551 | 1,795,695 | 156,524 | (1,795,695) |
| | **Project Totals** | **$ 90,782,190** | **$ 90,782,190** | **$ 75,589,245** | **#REF!** | **#REF!** | **#REF!** | **#REF!** | **$ 1,836,551** | **$ 63,976,008** | **$ 11,572,381** | **#REF!** |

# THE BANKS
# PHASE IIA PUBLIC PARTIES CONSTRUCTION BUDGET
# AS OF 10/31/2010

| 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** | Site Demolition | $ 7,119,555 | $ 7,119,555 | $ - | $ - | $ 7,119,555 | | $ 2,312,222 | $ 4,807,333 | $ - |
| **11** | Partial Pile Package | 30,466,924 | 22,303,433 | (15,000) | 62,534 | 22,350,967 | 4,788,568 | 3,339,188 | 19,011,779 | (8,115,957) |
| **12** | RF Street Grid & Pedestrian Network | 2,860,000 | - | - | - | - | | - | - | - |
| | **Subtotal - Construction** | **$ 40,446,479** | **$ 29,422,988** | **$ (15,000)** | **$ 62,534** | **$ 29,470,522** | **$ 4,788,568** | **$ 5,651,409** | **$ 23,819,113** | **$ (8,115,957)** |
| | | | | | | | | | | |
| | Soft costs | 9,302,691 | 9,302,691 | - | - | 9,302,691 | 1,000,000 | 2,903,337 | 6,399,354 | - |
| | Owner's Contingency | 2,487,459 | - | - | - | - | 5,788,568 | (8,115,957) | 4,814,848 | 8,115,957 |
| | **Project Totals** | **$ 52,236,629** | **$ 38,725,679** | **$ (15,000)** | **$ 62,534** | **$ 38,773,213** | **$ 5,788,568** | **$ 438,789** | **$ 35,033,315** | **$ -** |

# Section 5: Economic Inclusion



## Section 5: Economic Inclusion Report

Small Business Enterprise, Minority Business Enterprise, Women Business Enterprise, and Disadvantaged Business Enterprise participation data reports and summary will resume next month.

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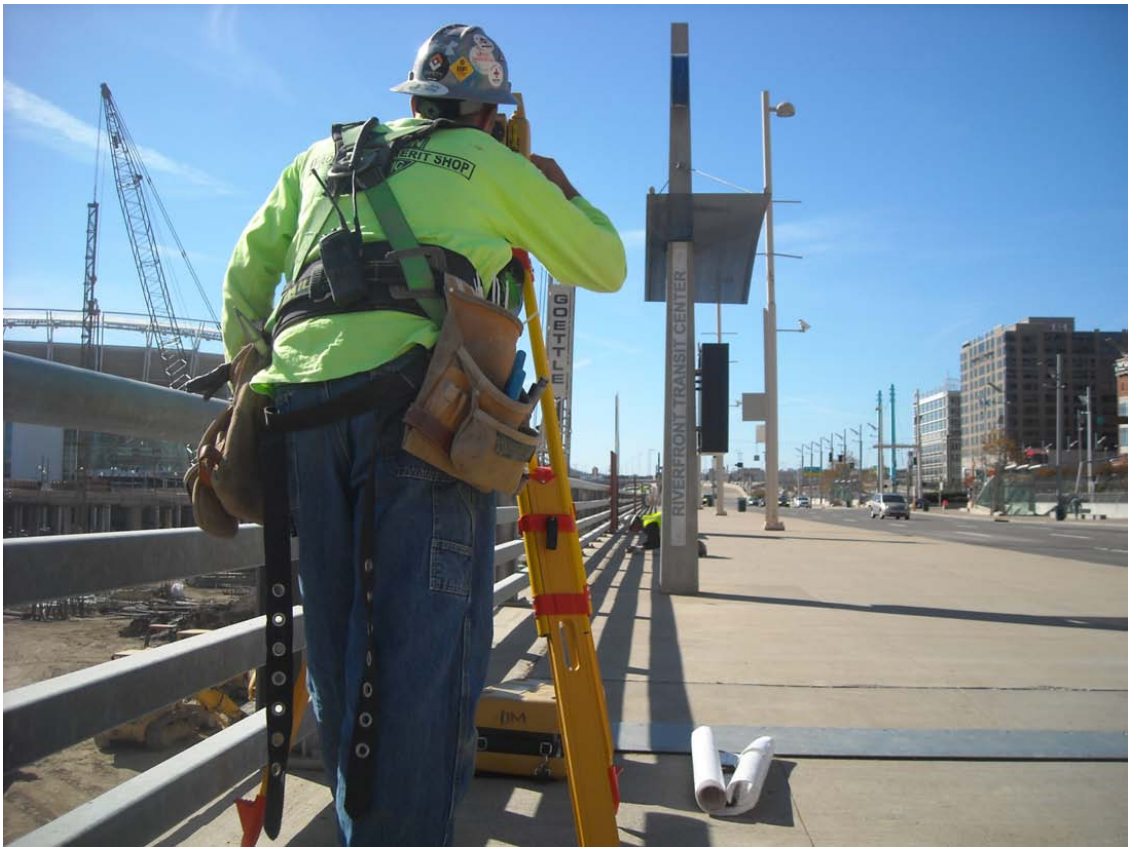
# Section 6: Construction Manager's Report




Messer
WeAreBuilding.

## Section 6: Construction Manager's Report

Lot 2 Pile Cap prior to concrete placement

### Progress Update

The Bid Package# 9 work continues to progress well. In October, Prus Construction made the final pavement pours to allow the redirection of traffic onto new Mehring Way on November 1st – over two weeks ahead of schedule!

At the Lot 2 Garage, pile installation is 99% complete. Baker Concrete continues to take advantage of the great weather by placing pile caps, columns, shear walls and slabs.

### Current Highlights

- Bid Package #9 trade contractor continued the installation of the transition walls between the curbs and the barrier walls near the Roebling Bridge approach. (Photo #1)

- Cincinnati Bell completed the last of its cable rerouting, allowing the demolition of Cincinnati Bell conduits under the Roebling Bridge approach. This permitted the Bid Package #9 trade contractor to complete three traffic lanes in this area for new Mehring Way. (Photos #2 and #3)

- Bid Package #11 contractor began the installation of the largest pile cap configurations in the entire project. (Photos #4 and #5)
- Bid Package #11 trade contractor poured the first sets of shear walls. (Photo #6)
- Bid Package #11 trade contractor continued decking installation for the structural slabs. (Photo #7)

Photo #1--Bid Package #9: Barrier transition forming in preparation for concrete

Photo #2--Bid Package #9: Pavement installation under the Roebling Bridge approach

Photo #3--Bid Package #9: New pavement under the Roebling Bridge approach

Photo #4--Bid Package #11: Excavation of the 'H' configuration pile caps

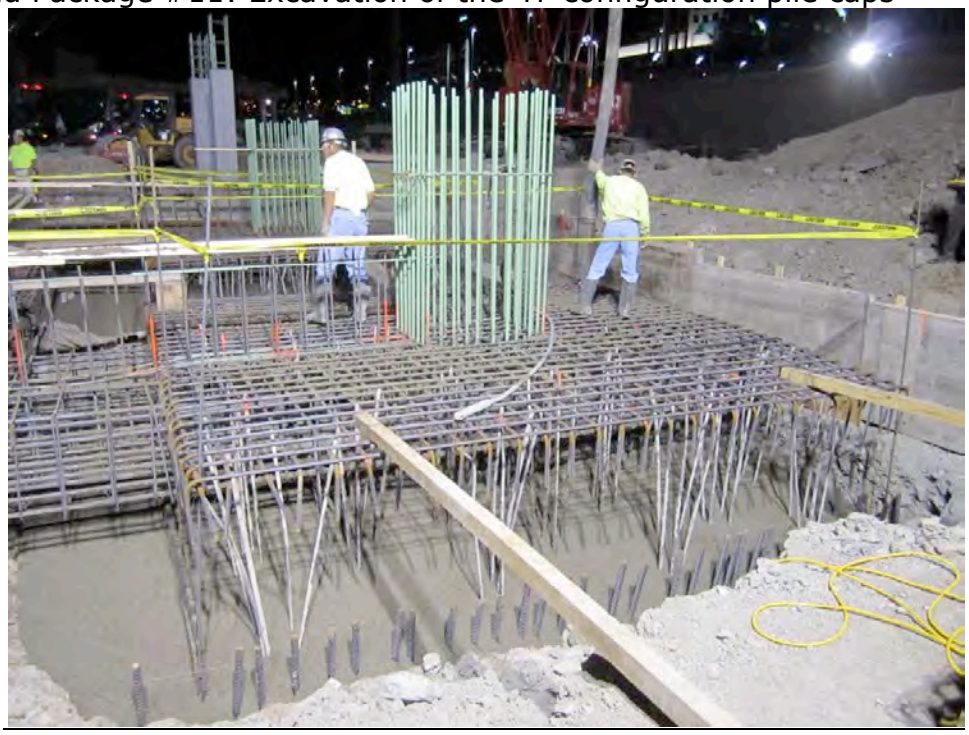


Photo #5--Bid Package #11:  Pouring the 'H' configuration pile caps after the resteel is placed.

Photo #6--Bid Package #11:  The completed shear wall placed on top of the 'H' configuration pile caps

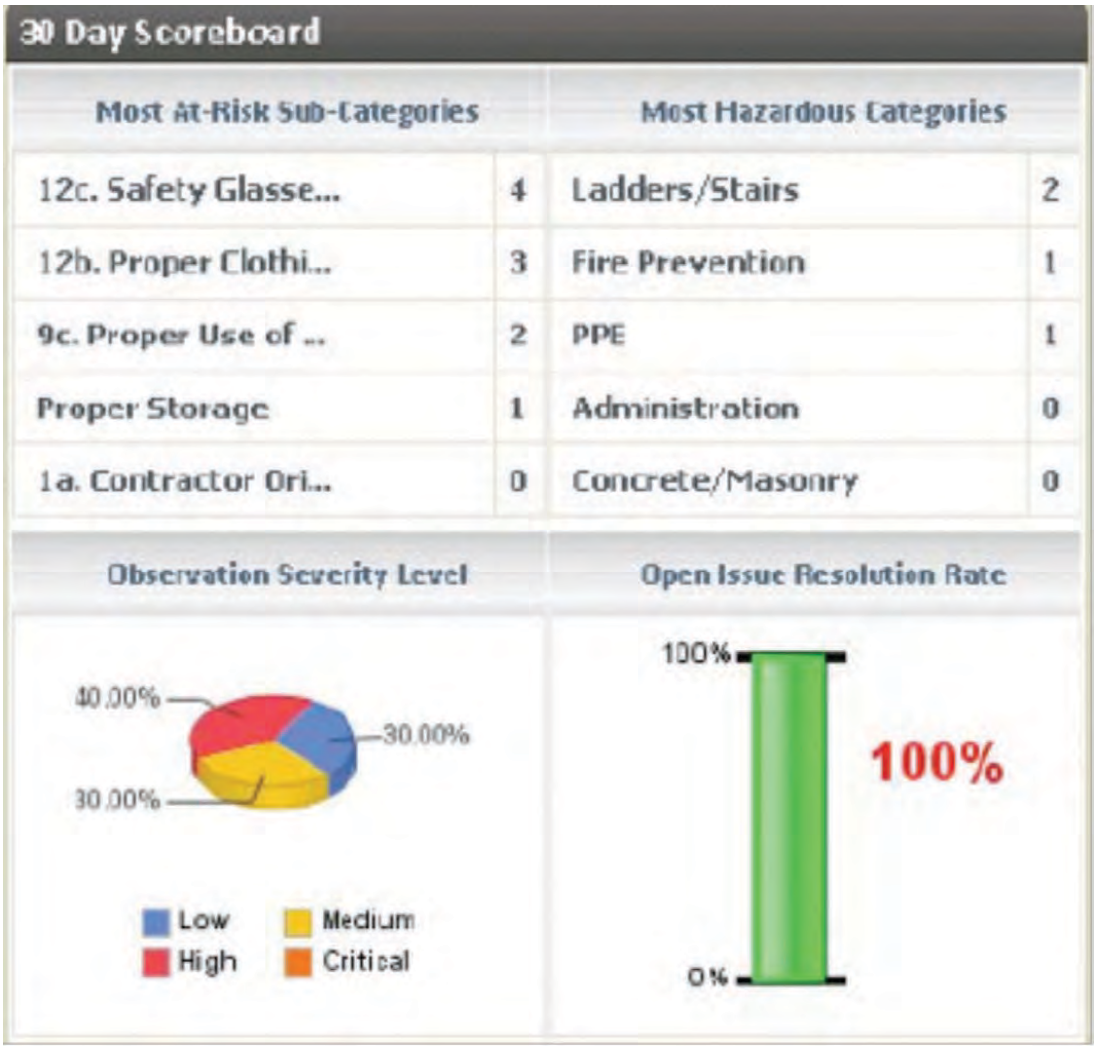
Photo #7--Bid Package #11:  Decking for the structural slabs continues.

## Community Environment Impact and Project Safety

The Bid Package #9 and #11 Trade Contractors have continued to make public safety a priority. The Contractors 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 1,582 trade workers have attended the site safety orientation. The project currently stands at 290,622 hours worked 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.



**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 open to the Roebling Bridge. The only area that is still closed is at the dogleg at Walnut Street.

**Operation of Adjacent Facilities** – No impact to GABP, Freedom Center, the Reds Hall of Fame, PBS, the US Bank Arena or the Transit Center.

**Pedestrian Routes:**

- Pedestrian traffic within Lots D and F has now been restored with lane openings on new Mehring Way.
- Theodore M. Berry Way has reopened from Rosa Parks to the Roebling Bridge. The only area that is still closed is at the dogleg at Walnut.
- The West Pete Rose Way entrance to the Central Riverfront Garage remains closed for the Bid Package #11 work. Pedestrians within the Garage are being routed up to street level from the Central Riverfront Garage.

**Parking:**

- The West Pete Rose Way entrance to the Lot 3 Garage remains closed for the 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**

Phase 1 of the Project is 99% complete, leaving only minor punch list items. 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**

With Bid Package #9 Contractor (TC-24), all extra work is paid via allowances that are already part of the trade contractor's contract. Attached is an updated allowance-tracking log for Bid Package #9 describing these changes.

Updated Approved and Pending Change Order Logs for Bid Package #11 (TC-25). Attached is an updated allowance-tracking log for Bid Package 11 describing the changes being billed against the allowance.

**RFIs and Bulletins**

The RFI Log identifies request for information issued to date and the status of each RFI. To date, there have been (125) RFIs created, (123) of which are closed.

To date, there has been only one bulletin 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., is the professional firm 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 Concrete Construction will also have their own testing agencies 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 will continue to be used for Bid Packages #9 and #11.

All Non-Conforming Work gets addressed with the Trade Contractor in a timely manner.

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# Section 7: Cincinnati Riverfront Park

CINCINNATI
PARKS

## Section 7: Cincinnati Riverfront Park

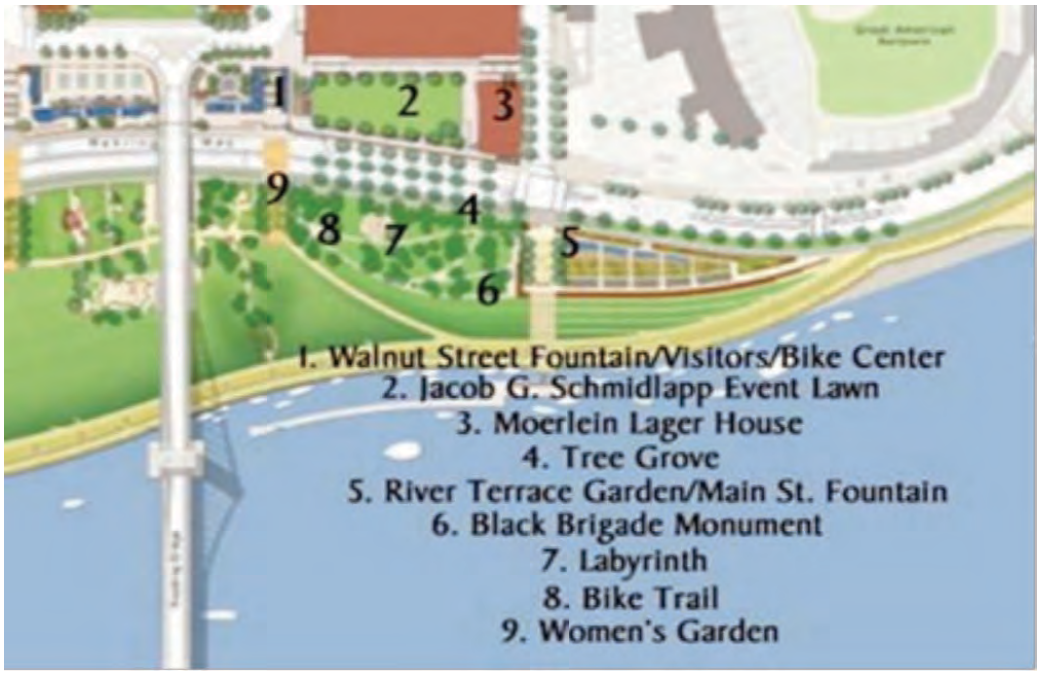
### Update for October

Work is proceeding by Monarch Construction, the US Army Corps of Engineers' contractor for the Walnut Street Fountain and Grand Stairway. The geothermal heating and cooling underground pipe loops are complete. The concrete structure and underground plumbing for the fountain, visitor center and bike center have begun. Monarch is currently proceeding with submittals and shop drawings for various portions of the project, including fountain elements, slab on grade steel and granite. The Corps of Engineers' contractor for the Schmidlapp Event Lawn and Stage, Megen Construction, is proceeding with placement of concrete walls and foundation, shop drawings and submittals. Megen Construction is approximately 25% complete with waterproofing installation.

Tilsley and Associates, architect for the Moerlein Lager House, is currently pursuing the procurement of the building permit and finalizing utility layout. The Lager House contractor, Schumacher Dugan Construction, is reviewing bids from sub-contractors for structural steel, concrete, roof, doors and windows and is working with the Phase 2 Mehring Way contractor, Prus, to coordinate installation of utility lateral connections. The final touches of the head house have been completed—marking the first fully executed element of the Riverfront Park Project.

Completed Head House

Progress at Cincinnati Riverfront Park



http://www.mycincinnatiriverfrontpark.com/

http://www.cincyparks.com/

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# Section 8: Communications

## Section 8: Communications

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

The italicized text summarizes the overall topic of the articles to follow. 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.

*Overall Progress*

**Rollin' On the River**
**Cincymagazine**
**October 1, 2010**

**http://tinyurl.com/2aule4w**

**Ted Strickland Tours The Banks**
**Kypost.com**
**10/8/10**

**http://www.kypost.com/dpps/news/region_central_cincinnati/downtown/political-power-tours-the-banks_5206984**

*SEE PHOTO OF GOVERNOR STRICKLAND'S VISIT ON NEXT PAGE*

**One of the Many Cities That Rock!**
**Ezine Article**
**October 19, 2010**

**http://ezinearticles.com/?One-of-Many-Cities-That-Rock!&id=2134376**

**Queen City Scene: Fall 2010**
**UrbanCincy.com**
**10/29/10**

**http://www.urbancincy.com/2010/10/queen-city-scene-summer-2010/**

**UrbanCincy Q/A with candidates for Hamilton County Commissioner**
**UrbanCincy.com**
**10/29/10**

**http://www.urbancincy.com/2010/10/urbancincy-qa-with-candidates-for-hamilton-county-commissioner/**

*History of the Riverfront*

**The Cincinnati and Hamilton County Public Library Programs and News**
**10/7/10**

**http://www.cincinnatilibrary.org/news/2010/genealogy.html**

**Beneath The Banks**
**Fox19.com**
**October 15, 2010**

**http://www.fox19.com/Global/story.asp?S=13308162**

**Riverfront history revealed**
**Cincinnati Enquirer**
**October 15, 2010**

**http://news.cincinnati.com/article/20101015/ENT/10150313/1177/Riverfront-history-revealed**

**By The Banks of the Queen City**
**The Cincinnati and Hamilton County Main Library**
**October 19, 2010**

**http://www.cincinnatilibrary.org/main/exhibits.asp**

*Current@TheBanks*

**Pre-leasing activity at Banks apartments 'unprecedented'**
**Cincinnati Enquirer**
**October 14, 2010**

**http://news.cincinnati.com/article/20101014/BIZ01/10150369/1076/BIZ/Pre-leasing-activity-at-Banks-apartments-unprecedented-**

**The Banks: 20 percent of apartments pre-leased**
**Cincinnati Enquirer/Developing Now blog**
**October 14, 2010**

**http://cincinnati.com/blogs/developingnow/2010/10/14/20-pct-of-apartments-pre-leased-at-the-banks/**

**Demand rebounds for rentals**
**Cincinnati Enquirer**
**October 17, 2010**

**http://news.cincinnati.com/article/20101017/BIZ01/10180328/Demand-rebounds-for-rentals**

*The Banks & Transportation*

**Ohio seeks feedback on how to create jobs through transportation**
**WVXU Cincinnati**
**October 25, 2010**

**http://www.wvxu.org/news/wvxunews_article.asp?ID=8235**

**Free workshop to gather public input on transportation investments**
**Cincinnati Business Courier**
**October 26, 2010**

**http://www.bizjournals.com/cincinnati/blog/2010/10/free-workshop-to-gather-public-input.html**

**Pedestrian and Traffic Rerouting Info for Relocation of Mehring Way**
**Fox19**
**10/27/10**

**http://downtown.fox19.com/content/pedestrian-and-traffic-rerouting-info-relocation-mehring-way**

*Cincinnati Riverfront Park*

**Video: Riverfront Park plans on track**
**Cincinnati Enquirer**
**October 25, 2010**

**http://cincinnati.com/blogs/developingnow/2010/10/25/video-riverfront-park-plans-on-track/**

**First elements of Cincinnati's new $120M central riverfront park coming online**
**UrbanCincy.com**
**10/28/10**

**http://www.urbancincy.com/2010/10/first-elements-of-cincinnatis-new-120m-central-riverfront-park-coming-online/**

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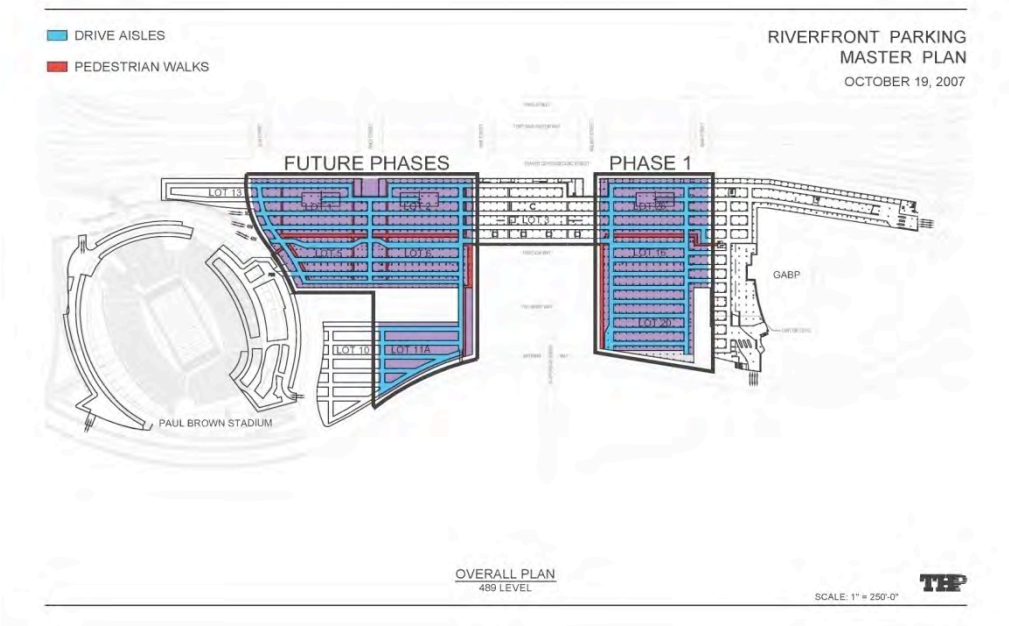
# Appendices

## APPENDIX A: Project Scope Description

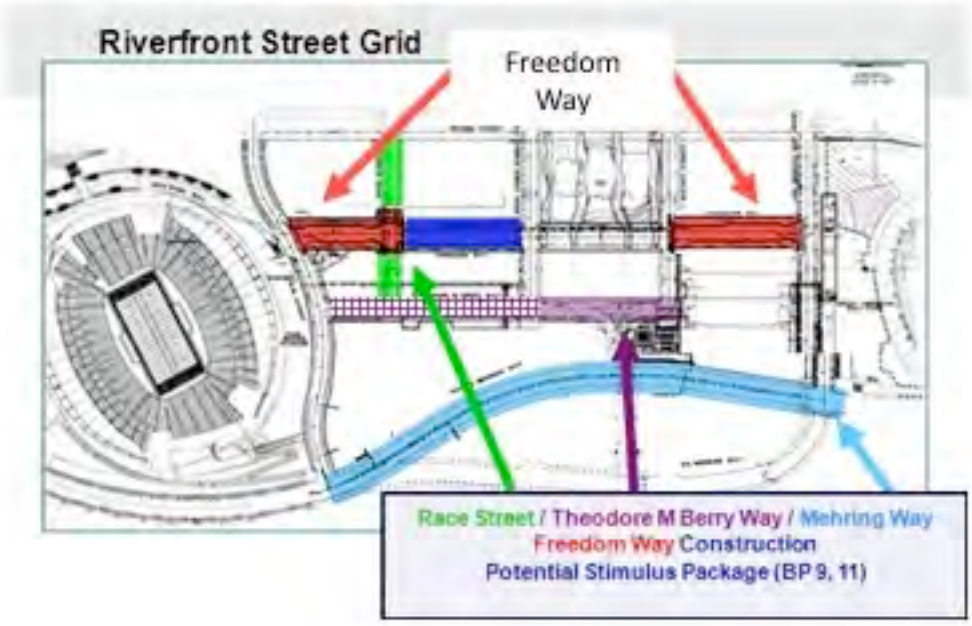
The **Central Riverfront Intermodal Transit Facility**, and the **completion of Central Riverfront Street Grid and pedestrian network, utility infrastructure and traffic control** (i.e., the "Project") is the design and construction of multiple structured public parking facilities and related public 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)** ***PUNCH LIST***

- **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)*PUNCH LIST***

- **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)** ***PUNCH LIST***

- **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** ***UNDER CONSTRUCTION***

- **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** ***PUNCH LIST IN PROGRESS***

- 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: Designers Report

### THP Monthly Report—October 2010

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 – October 2010 Construction Administration Activities:

1. Continued Construction Administration for Phase 1.
2. Completed the review of Trade Contractor close-out documents including as-built drawings, warranties, and operations and maintenance manuals.
3. Coordinated as-built conditions with the Lot 20 Parks and Restaurant project teams.

### B. Phase 1 - Anticipated November 2010 Tasks:

1. Assist with final close-out of remaining Phase 1 Trade Contracts.
2. Perform final punch list inspections with the Construction Manager.
3. Develop Certificates of Substantial Completion of each Phase 1 open Trade Contract.
4. Develop a Bulletin to convert vehicular entry/exit lanes to cash-on-exit operations.

### PHASE 2 – New Mehring Way and Lot 2 Intermodal Transit Facility:

### A. Phase 2 – October 2010 Construction Administration Activities:

1. Continued with Construction Administration services for Bid Package #11 – Phase 2 Lot 2 Garage construction.

### B. Phase 2 – Anticipated November 2010 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. Site observations will be focusing on the construction of the Phase 2 structured decks.
3. Finalize a Bulletin to revise the vehicular entry/exit lanes at the west side of the Phase 2 Lot 2 Garage.

**Burgess & Niple Monthly Report—October 2010**

**Accomplishments for the Month of September**

1. Shop Drawing reviews for Retaining Wall Anchors Bid Package #9.

**Goals for Month of November**

1. Shop Drawing reviews as needed for Bid Package #11. Currently, Concrete for Freedom Way and Bridge Railing.
2. Bid Package #9 and construction assistance as required.

**SBE Report**

| | |
|---|---|
| City Contract amount | $1,129,550.00 |
| 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 |

## Section C: Budget Details

For past change order details for Phase 1 please go to http://www.thebankspublicpartnershi9p.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 1
PUBLIC INFRASTRUCTURE DEVELOPMENT
PARKING GARAGE AND STREETGRID

## Project Report # 28

Columns Completed through billing period 10/31/10

| Bid Category | Scope | Contractor | CM Published Estimate | Contract Amount | Allowance (included in Contract Amount) Committed / Spent | Incurred Cost | Approved Changes (included in Forecast Cost) | Total Forecast Cost |
|---|---|---|---|---|---|---|---|---|
| | **Bid Package 1** | | | | | | | |
| TC-01 | General Trades | HGC | $ 70,000 | $ 50,900 | $28,400 /$28,000 | $ 40,088 | $ (10,812) | $ 40,088 |
| TC-02 | Demolition | Evans Landscaping | $ 1,325,000 | $ 648,000 | | $ 633,689 | $ (14,311) | $ 633,689 |
| | | | | | | | | |
| | **Bid Package 2** | | | | | | | |
| TC-05 | Auger Cast Piles | Goettle | $ 580,000 | $ 505,000 | $75,000 /$20,088 | $ 450,088 | $ (54,912) | $ 450,088 |
| | **Bid Package 3** | | | | | | | |
| TC-07 | Auger Cast Piles | Goettle | $ 4,200,000 | $ 4,200,000 | $150,000 /$21,142 | $ 4,164,027 | $ (35,973) | $ 4,164,027 |
| | **Bid Package 4** | | | | | | | |
| TC-09 | General Trades | Baker Concrete | $ 2,670,000 | $ 2,347,000 | $20,000 / $17,915 | $ 2,503,601 | $ 156,600 | $ 2,503,600 |
| TC-10 | Auger Cast Piles | Goettle | $ 480,000 | $ 578,000 | $75,000 / $00,000 | $ 503,000 | $ (75,000) | $ 503,000 |
| TC-11 | Resteel-Material | Ameristeel | $ 665,000 | $ 523,910 | | $ 524,615 | $ 705 | $ 524,615 |
| TC-12 | Resteel-Labor | J&B Steel | $ 170,000 | $ 170,000 | | $ 196,206 | $ 26,205 | $ 196,205 |
| TC-13 | Hoisting | Maxim | $ 530,000 | $ 455,000 | | $ 444,425 | $ (10,575) | $ 444,425 |
| TC-14 | Support Deck Forming | Gateway | $ 340,000 | $ 275,000 | | $ 275,000 | $ - | $ 275,000 |
| TC-15 | Flatwork Package | Jostin | $ 230,000 | $ 209,500 | | $ 209,500 | $ (3,008) | $ 206,492 |
| TC-16 | Site Utilities & Underground | Nelson Stark | $ 1,350,000 | $ 999,600 | $100,000 / $79,273 | $ 1,218,730 | $ 219,129 | $ 1,218,729 |
| TC-17 | Site Electric | Ginter | $ 155,000 | $ 123,200 | | $ 189,359 | $ 66,159 | $ 189,359 |
| | **Bid Package 5** | | | | | | | |
| TC-18 | General | Lithko | $ 8,487,890 | $ 5,725,500 | $195,000 /$56,276 | $ 6,209,451 | $ 480,953 | $ 6,206,453 |
| | **Bid Package 6** | | | | | | | |
| TC-20 | General | Monarch | $ 13,865,404 | $ 10,717,000 | $350,000/$289,317 | $ 11,152,742 | $ 690,997 | $ 11,407,997 |
| | **Bid Package 7** | | | | | | | |
| TC-19 | General | Baker Concrete | $ 6,360,803 | $ 5,092,335 | $150,000/$149,916 | $ 5,774,593 | $ 682,258 | $ 5,774,593 |
| | Bid Package 8 | | | | | | | |
| TC-21 | General Trades | Monarch | $ 1,592,150 | $ 2,787,000 | $263,000/$200,736 | $ 2,642,755 | $ 7,854 | $ 2,794,854 |
| TC-22 | HVAC | Peck, Hannaford, Briggs | $ 1,619,250 | $ 1,330,000 | | $ 1,340,859 | $ 13,728 | $ 1,343,728 |
| TC-23 | Electrical | DeBra-Kuempel | $ 2,229,100 | $ 1,666,000 | | $ 1,884,441 | $ 289,063 | $ 1,955,063 |
| | Bid Package 10 | | | | | | | |
| TC-27 | Signage, Sign Poles | Solica | $ 558,000 | $ 368,900 | | $ 293,412 | $ 38,458 | $ 407,358 |
| | Bid Package 13 | | | | | | | |
| TC-26 | Plumbing | Trend | $ 550,000 | $ 498,514 | $40,000 / $8,837 | $ 467,351 | $ (31,163) | $ 467,351 |
| | **Subtotal** | | **$ 48,027,597 Bid Budget** | **$ 39,270,359 Contract Amount** | | $ 41,117,932 | $ 2,436,356 | **$ 41,706,715** |

THE BANKS PHASE 1
PUBLIC INFRASTRUCTURE DEVELOPMENT
PARKING GARAGE AND STREETGRID

Approved Change Log
as of 10/31/10

| Number | Description | Final Amount | BP# | Funding | Classification | C.O. # | TC |
|---|---|---|---|---|---|---|---|
| ECI0334 | BP 8 - Fire Alarm and Life Safety additional equipment and programing per Inspectors.($19,069.60+9,963) | $23,124 | 8-Debra | P | Code Req | CO-009 | TC-23 |
| ECI0366 | Bulletin #31-~~Striping,~~ Power for Signs, ~~Temp Signs~~ (Old ECI0314) | $15,699 | 8-Debra | P | CRC | CO-010 | TC-23 |
| ECI0367 | Communication conduit and wiring from Block 3 to GABP | $26,784 | 8-Debra | P | CRC | CO-009 | TC-23 |
| ECI0388 | Fan safety shutoff switch - Pressure cutoff switches for four fans | $2,870 | 8-PHB | P | CRC | CO-003 | TC-22 |
| ECI0390 | BP 8 - Additional Light Fixtures | $12,006 | 8-Debra | P | CRC | CO-010 | TC-23 |
| ECI0394 | ~~BP#4~~ - Nelson Stark - Credit for unused Allowance ($20,726.64) | ($20,727) | 4-Nelson S | P | CRC | CO-006 | TC-16 |
| ECI0395 | Credit for additional painting of conduit | ($9,000) | 8-Debra | P | CRC | CO-010 | TC-23 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **TOTAL** | $ 50,756 | | | | | |
| BP1 | $ - | BP6 | $0 | BP Totals | $50,756 | |
| BP2 | $ - | BP7 | $ - | | | |
| BP3 | $ - | BP8 | $71,483 | | | |
| BP4 | ($20,727) | BP10 | $0 | | | |
| BP5 | $ - | BP13 | $ - | | | |

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
Excusable Delay = Ex Delay
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

## 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 |

| | |
|---|---|
| **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 |