Monthly Progress Report for September 2011

THE BANKS
Public Partnership

city of CINCINNATI

HAMILTON COUNTY STATE OF OHIO

Issued: October 20, 2011

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THE BANKS
Public Partnership

Section 1: Executive Summary

Section 1: Executive Summary

During September, Phase 2a of The Banks Project continued on track toward critical milestones while remaining within budget.

Bid Package #9

- Crews completed the Rosa Parks Street parapet wall and guardrail.
- Trade contractor completed the infrastructure work associated with Theodore M. Berry Way, including installation of additional water main from Mehring Way to the garden block, completing the utility infrastructure for The Banks Project.

Bid Package #11

- Trade contractor poured the Race Street pavement and sidewalks at Freedom Way and Race Street.
- Finishes, cleaning and striping of the parking facility are ongoing for the projected garage opening in November.
- On the intermediate level of the parking facility, trade contractor installed the expansion joints.
- Trade contractor poured the islands and pavement, and installed the signage at the Pete Rose Way garage entrance.
- Trade contractor installed tile in the Second Street stairwells

The main cover photo of the September Monthly Report is an aerial view of The Banks Project--with an operational Phase 1 (including intermodal transit facility, residential and dining/entertainment venues anchoring the neighborhood adjacent to Great American Ball Park; the Phyllis W. Smale Riverfront Park north of Mehring Way (and future phases south of Mehring Way), and Phase 2a parking facility under construction to the west of the Freedom Center approaching Paul Brown Stadium.

The left inset photo shows a crew at work on the final concrete pavement pour on Theodore M. Berry Way for Bid Package #9. The right inset photo captures September's major milestone—the last major Race Street pavement concrete pour. This Bid Package #11 street work included Race Street pavement and sidewalks at Freedom Way and Race Street, as well as the islands and pavement at the Pete Rose Way parking facility entrance.

Developer Update

Relative to Phase 1, all work has been completed on the Freedom Way East elevator and the head houses. Final inspection for the elevators will conclude in October. Removal and replacement of portions of the pavement on Freedom Way West (to address silica fume pop-outs) has been completed. Sidewalk and street areas where the issue occurred were removed and replaced, and an extended warranty was obtained from Baker.

On Phase 2a, the focus is now on street lighting, installation of guardrails at Mehring Way and Elm Street, and final street striping. All concrete and masonry work is complete on the intermodal parking facility. Work is wrapping up on the stairwells, elevators and head houses on Second Street north.

Parks

Contractor for the Walnut Street Fountain and Grand Stairway continued fountain pump installation and began installing granite throughout the water stair feature. Bike center storefront continued to take shape, as did the structure for the plaza elevator. Granite installation on the Main Street ramp and Mehring Way walls continued. Work at the Phyllis W. Smale Riverfront Park Phase 3 (south of Mehring Way) continued with underground utility installation. Fountain plumbing, geothermal piping and electrical conduit installation for Phase 3 features began in September. Exterior building sandstone installation and structural block work were completed on The Moerlein Lager House.

Safety

- A total of 1,780 trade workers have attended safety orientations.
- The Project passed the 400,000 milestone for hours worked without a lost-time accident, logging 400,880 by the end of September.

Economic Inclusion

- As of August 25, 2011, Small Business Enterprise (SBE) participation is 36.1%.

- Minority Business Enterprise (MBE) participation is 16.0% and Women Business Enterprise (WBE) participation is 2.8%. There are no MBE and/or WBE participation goals.
- Combined minority and female workforce participation is 16.6%.

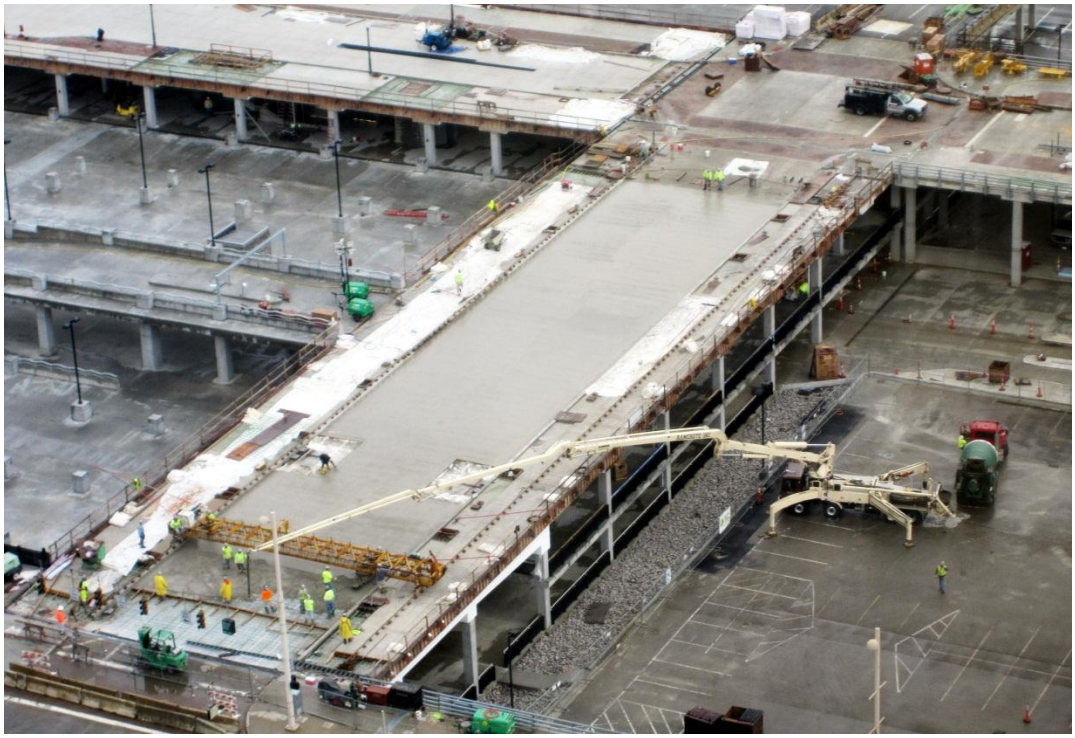
- Of the production workers active on the Project between July 26 and August 25, 2011, those living within the 15-County Cincinnati-Middletown MSA represented 76.3% of the workforce.

Budget

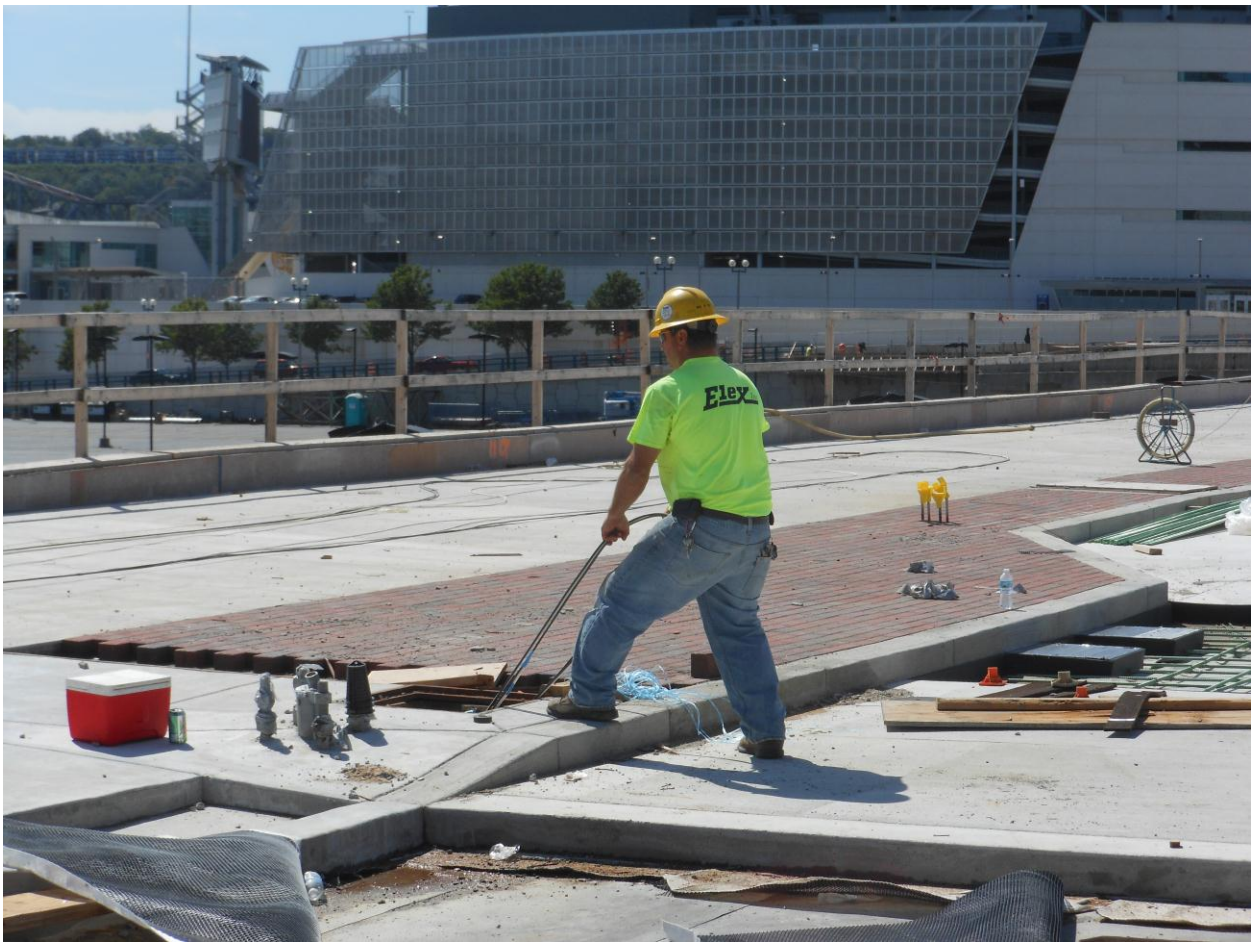
- Construction expenditures are within approved targets for both phases.
- Phase 1 approved construction budget expended through September 30 is 93.45%.
- Phase 2a approved construction budget is 60.96% expended through September 30.

Schedule

- Phase 2a construction remains on schedule to meet critical Project milestone dates.
- All parties continue to coordinate their respective project construction schedules successfully.
- See Section 3 for the Master Project Schedule and Section 6 for Phase 2a Construction Schedule.



Section 2: Schedule



Section 2: Schedule

Phase 1 site continued its transition to an operating neighborhood, as work by the private Developer neared completion. Leasing and occupancy of the apartments reached 95%. Carter-Dawson is working with its agent, Jeffrey R. Anderson Real Estate, to increase the retail momentum:

- Holy Grail Tavern & Grille is expanding.
- The Police Welcome Center is open and operating.
- Johnny Rockets is wrapping up construction and is scheduled to open in October.
- Toby Keith's construction continues, with a projected opening date prior to the end of the calendar year.
- The Doyle Group restaurants are working to finalize contracts in order to begin construction.
- Carter-Dawson team anticipates several additional new retail tenant announcements in the coming month

- See Section 3: Development Manager's Review for details and Master Project Schedule.

During September, Phase 2a infrastructure work continued on schedule, with no issues impacting completion by deadline.

- See Section 6: Construction Manager's Report for details, photos and schedule.

Progress continued on the construction of the Phyllis W. Smale Riverfront Park.

- The Walnut Street Fountain and Grand Stairway are scheduled to be completed by the end of 2011.
- The Schmidlapp Event Lawn and Stage is also scheduled to be completed by the end of this year.
- The Moerlein Lager House is scheduled to be completed in January 2012 and will be open to the public in early February.

- See Section 7: Cincinnati Park Board Report.

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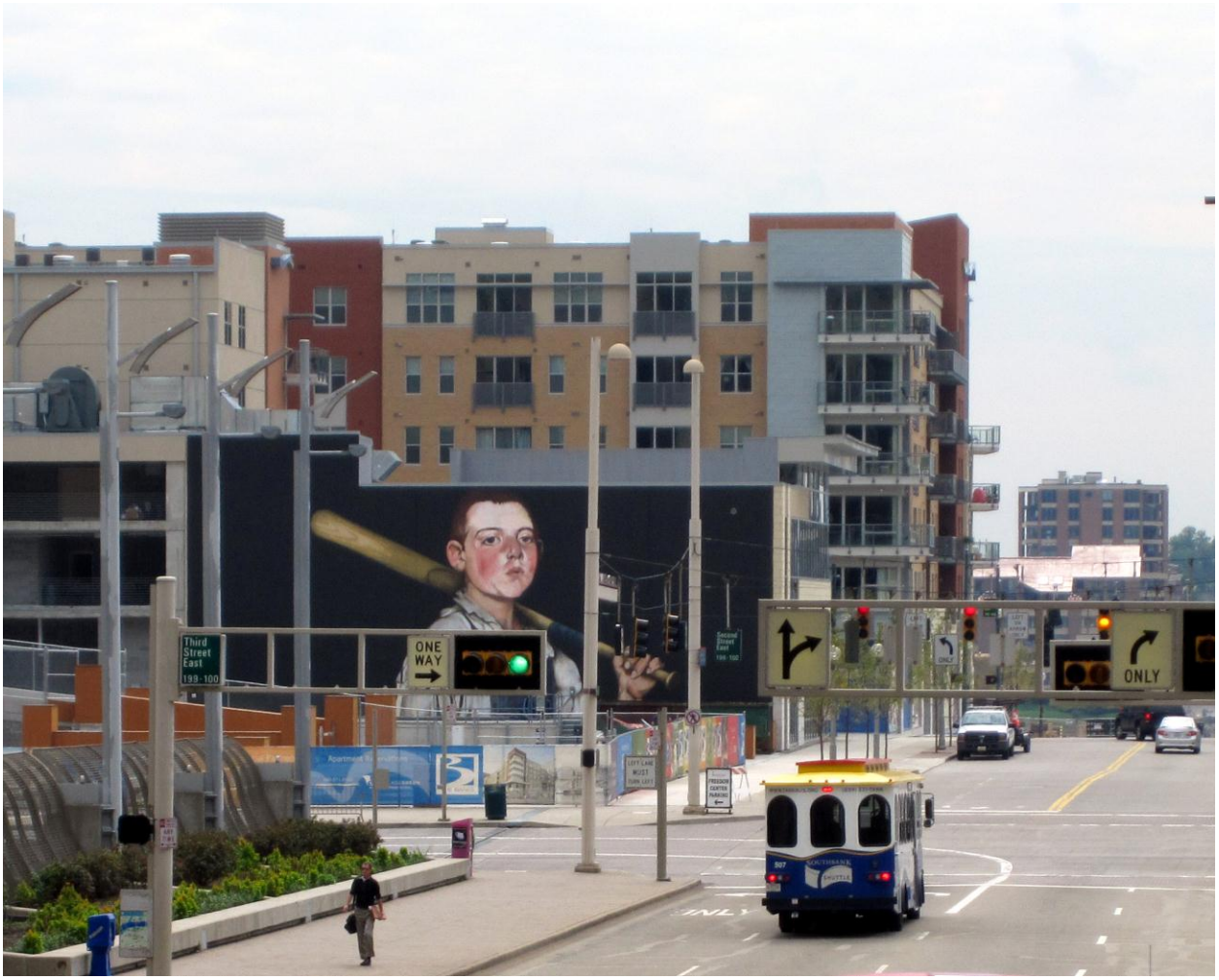
Section 3: Development Manager's Review



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Section 3: Development Manager's Review

Master Schedule: Included at the end of this Section.

Progress Update on Public Parties Work

Phase 1

All Phase 1 work has been completed, with the exception of the Bid Package #10 signage that is being installed in the Phase 2 parking facility. The team is working to time the completion of this scope with the completion of the Phase 2 work.

At the Freedom Way East elevator and head houses, all work has been completed. The final inspection for the elevators will conclude early in October. This in turn will allow for the final Certificate of Occupancy for the parking facility to be issued.

Removal and replacement of Freedom Way West where silica fume pop-outs were encountered has been completed. The sidewalk and street areas where the issue occurred were removed and replaced, and an extended warranty was received from Baker.

An 11-month walk-through was performed on the facility in May, prior to the expiration of the one-year warranty period. The majority of items on the list have been completed. Additional heaters in some of the core equipment rooms are being incorporated as a result of the feedback received during this walk-through. This work is being performed over the next several weeks.

Phase 2a

Prus continues to push the team toward completion for the Bid Package #9 work. The soil tieback wall at the intersection of Theodore M. Berry Way and Rosa Parks Street, and the removal of Theodore M. Berry Way and corresponding Lot D expansion were previously completed. The water line installation at Theodore M. Berry Way and Rosa Parks Street has been installed. Work on the Elm Street moment slab and related sidewalk is also wrapping up. Prus' focus is now on the few remaining Bid Package #11 items: street lighting, installation of guardrails at Mehring Way and Elm Street, and final street striping. The lighting work will be concluding. The guardrail work is dependent on material lead times, which right now are tracking for late October and early November. Messer is working with Prus to try to improve these delivery dates. The final street striping will be completed as the street striping plan is issued by the City.

As cited in previous months' report, challenges arose at the onset of installation of the tieback wall. The issues flagged by the contractor related to the soil and existing obstruction conditions. The design and construction teams worked to review the conditions and determine the appropriate direction for the installation. Although the obstacles were overcome, communications were received from Prus requesting additional time and reimbursement for these conditions. The County reviewed these requests and promptly denied them. Over the last month, Prus has resubmitted the claim at a lower dollar amount than the previous request. The project team is reviewing the documentation and preparing a response.

On the Bid Package #11 work, the Parking Facility is nearing substantial completion. All concrete work is complete, as is the masonry work. The mechanical, electrical, and plumbing contractors are substantially complete. Start-up and testing of the systems has occurred over the last month and the subcontractors are now in the process of completing their final inspections. Final inspection of the elevators is scheduled.

From an architectural finish perspective, the work at the stairwells is wrapping up. Components in these stairwells including ornamental railings, storefront, tile, and ceiling systems are all in place. The painter has completed its work on the underside of the structure and is now completing miscellaneous paint items. The deck has been cleaned and striping efforts have been underway. Punch list review has started on the facility.

The site is ready for the head house construction to begin. Delivery of the steel has been delayed until the third week of October. While installation of the system is not a lengthy process, the team is working to improve this date so that final cleaning and inspections can occur shortly after the Certificate of Occupancy date.

The sidewalks and roadway surfaces on the new Freedom Way and Race Street have been completed. Installation of light fixtures, expansion joints, and pavers are either complete or wrapping up on these new roadway areas. Installation of the guardrails has begun and is scheduled to wrap up at the end of the month.

Messer is being proactive with closeout efforts and is beginning to organize their pre-punch list procedures and closeout document collection. The team is focused on having all work completed and punched out, with final billings received by the end of the year.

Safety continues to be a tremendous success for the project. The Project continues to accrue man hours worked without a lost time accident. The 400,000 hour threshold was reached over the last month! 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. All streets and sidewalks bordering Blocks 26 and 16 have been opened back up to the public, with the exception of the southern portion of Theodore M. Berry Way adjacent to the southern edge of Block 16, where Parks is completing their Block 20 work. Freedom Way is scheduled to open up in its entirety in November.

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 most recent log reflects that all deficient items have been closed out, and no new deficient items have been cited in over 10 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 work flow of the project.

Budget Review

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

On Phase 2a, there were no changes in the hard costs projection. Bid Packages #9 and #11 are currently projected at a combined total of $29.899M. This projected amount is approximately $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 $139,737 have been executed. An allowance of $800,000 was included within the contract. During the month, the portion of unused historical excavation allowance of approximately $190,000 was transferred to the contract contingency for Prus' work. This transfer is able to address recent change proposals that have been received from Prus. The current projected remaining contract contingency is roughly $30,000.

The original contract amount for Bid Package #11 is $22.3M. Two change orders have been executed to date totaling $337,136. A contract allowance of $945,000 was included in the contract. Approximately $550,000 of this allowance has been allocated at this point in the project. Pending items totaling approximately

$370,000 are under review by the team. The projected remaining balance for the allowance line item is approximately $5,000.

A soft cost budget of $11.961M exists for the project. Soft costs include testing, design, consulting, and City and County expenses. Recent reports received from the County and City indicate the soft costs are tracking within budget.

Inclusion Review

See Section 5: Economic Inclusion Report.

Parks and Overbuild Update

Parks

See Section 7: Cincinnati Park Board Report.

Developer

Leasing and occupancy of the apartments has reached 95%. Substantial completion has been reached on both blocks. The punch list has been completed and the contractor has demobilized from the site. Carter –Dawson is working with property management to address any modifications to the site requested to address any operational issues that may arise.

Carter – Dawson is working with its agent, Jeffrey R. Anderson Real Estate, to increase the retail momentum:

- Holy Grail continues to do tremendous business. They are working to expand their premises to incorporate additional outdoor seating, storage, and restroom space.
- The Police Welcome Center is open and operating.
- Johnny Rockets is wrapping up their construction and is scheduled to open during the next month.
- Toby Keith's construction continues. They are projecting an opening date for their space before the end of the calendar year.
- The Doyle Group restaurants are working to finalize their construction contracts so that they can begin construction. The team is pushing to have their construction begin in the coming weeks.

The Carter-Dawson team is hoping to have several additional new retail tenant announcements in the coming month.

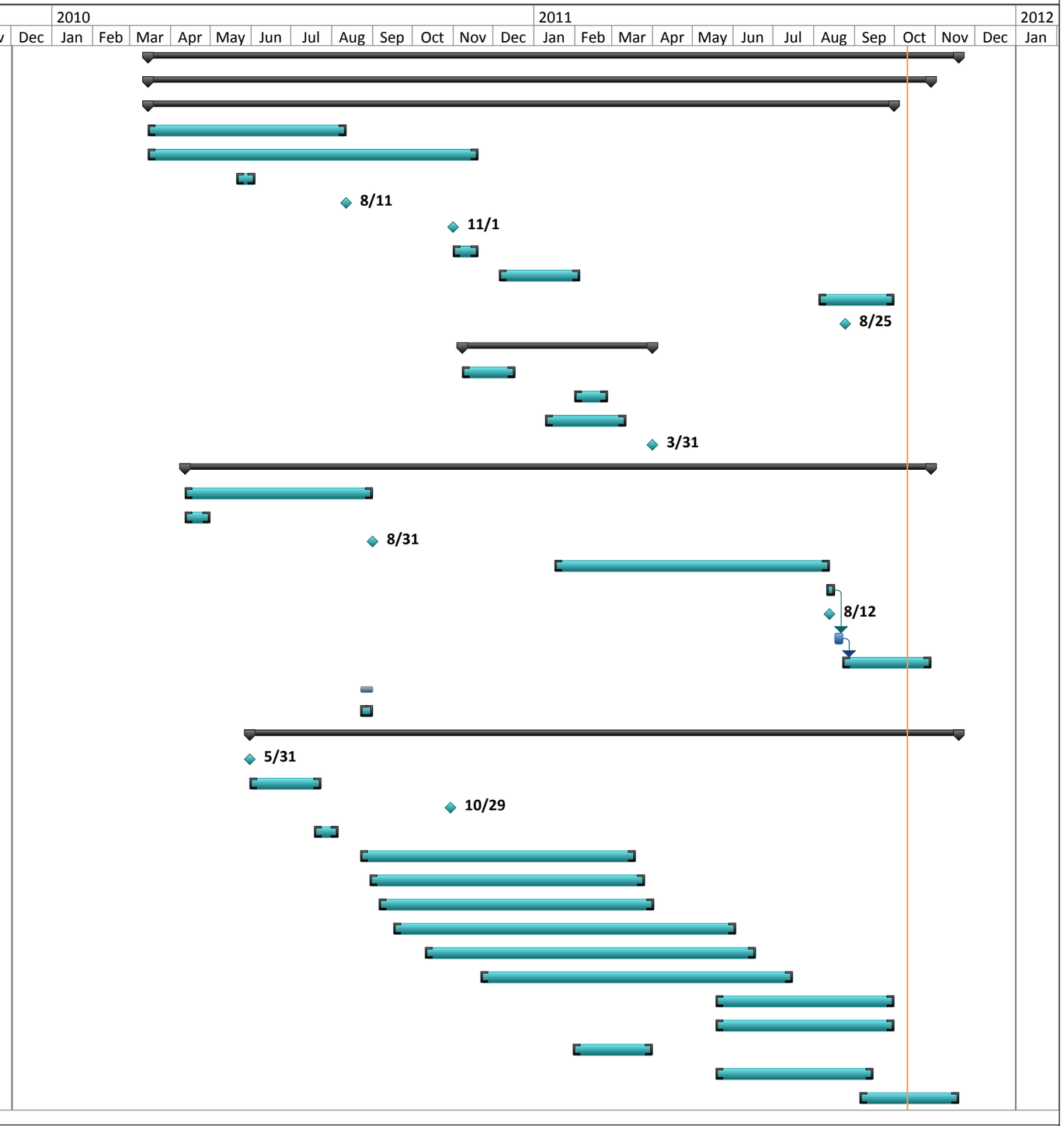
Prepared by Patti Neal, Carter.

Photo: J. Miles Wolf

Photo: J. Miles Wolf

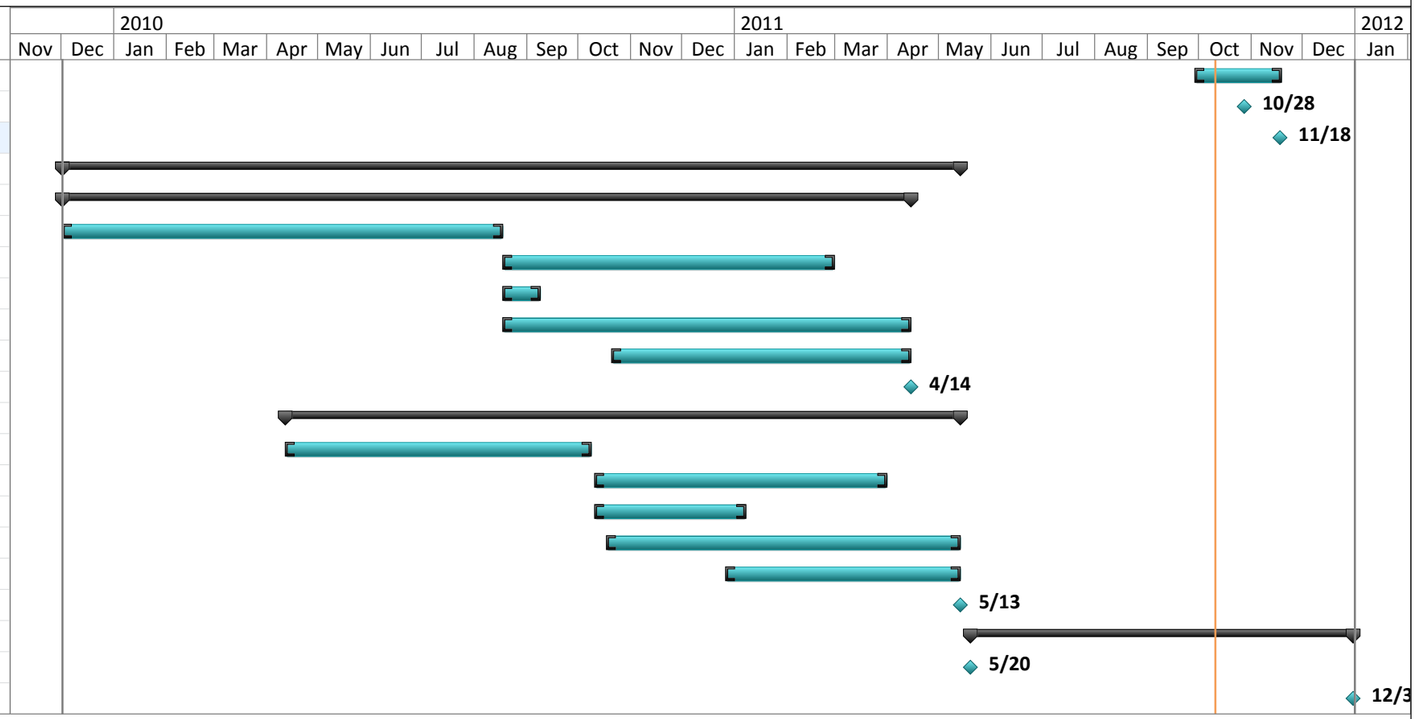
The Banks - Master Project Schedule

ID	Task Mode	Task Name	Duration	Start	Finish
1		**IDMA Phase 2**	**440 days?**	**Mon 3/15/10**	**Fri 11/18/11**
2		**Bid Package 9: Mehring Way, Main St, Ted Berry Way**	**425 days?**	**Mon 3/15/10**	**Fri 10/28/11**
3		**Mehring Way**	**405 days**	**Mon 3/15/10**	**Fri 9/30/11**
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		Lot F Extension Work	15 days	Mon 11/1/10	Fri 11/19/10
10		Northern Lane and Sidewalk under Roebling	45 days	Mon 12/6/10	Fri 2/4/11
11		Barrier wall guardrail fabrication and install	41 days	Fri 8/5/11	Fri 9/30/11
12		Start of Bengals 2011 Season	0 days	Thu 8/25/11	Thu 8/25/11
13		**Main Street**	**104 days**	**Mon 11/8/10**	**Thu 3/31/11**
14		Pavement Replacement - East	30 days	Mon 11/8/10	Fri 12/17/10
15		Pavement Replacement - West	19 days	Tue 2/1/11	Fri 2/25/11
16		Pavers, Sidewalk	45 days	Mon 1/10/11	Fri 3/11/11
17		Main Street Interim Completion Date	0 days	Thu 3/31/11	Thu 3/31/11
18		**Ted Berry Way**	**405 days**	**Mon 4/12/10**	**Fri 10/28/11**
19		Approach Work - West and East of Roebling	102 days	Mon 4/12/10	Tue 8/31/10
20		Sewer Installation (By Others)	15 days	Mon 4/12/10	Fri 4/30/10
21		Interim Completion Date - Between Vine and Walnut	0 days	Tue 8/31/10	Tue 8/31/10
22		Removal Between Elm and Rosa Parks	150 days	Mon 1/17/11	Fri 8/12/11
23		Phase 3 of Addendum #1 Sewer Main Install	4 days	Thu 8/11/11	Tue 8/16/11
24		Ted Berry Way Contract Completion Date	0 days	Fri 8/12/11	Fri 8/12/11
25		Lot D Expansion Paving and Striping Work	4 days	Wed 8/17/11	Mon 8/22/11
26		Curb lane, sidewalk at Rosa Parks wall	49 days	Tue 8/23/11	Fri 10/28/11
27		**Freedom Way Central, Race Street**			
28		Phase 2 of Addendum #3 Sewer Main Install	7 days	Mon 8/23/10	Tue 8/31/10
29		**Bid Package 11: Lot Two Garage, Freedom Way Central, R**	**385 days**	**Mon 5/31/10**	**Fri 11/18/11**
30		Start	0 days	Mon 5/31/10	Mon 5/31/10
31		Demolition, Mass Excavation, Site Utilities	40 days	Mon 5/31/10	Fri 7/23/10
32		Augercast Piles	0 days	Fri 10/29/10	Fri 10/29/10
33		Storm and Sanitary Mains	14 days	Mon 7/19/10	Thu 8/5/10
34		Pile Caps	150 days	Mon 8/23/10	Fri 3/18/11
35		Columns, Walls	150 days	Mon 8/30/10	Fri 3/25/11
36		Underslab Utilities	150 days	Mon 9/6/10	Fri 4/1/11
37		Slab on Grade	185 days	Fri 9/17/10	Thu 6/2/11
38		500 Level	180 days	Mon 10/11/10	Fri 6/17/11
39		515 Level	170 days	Mon 11/22/10	Fri 7/15/11
40		MEP	97 days	Thu 5/19/11	Fri 9/30/11
41		Finishes	97 days	Thu 5/19/11	Fri 9/30/11
42		Second Street Work	44 days	Mon 1/31/11	Thu 3/31/11
43		Street Grid Work, Wp'ing, topping slabs, lights	85 days	Thu 5/19/11	Wed 9/14/11
44		Approach Slabs and sidewalk - 2nd Street North	55 days	Mon 9/5/11	Fri 11/18/11



The Banks - Master Project Schedule

ID	Task Mode	Task Name	Duration	Start	Finish
45		Punchlist	37 days	Thu 9/29/11	Fri 11/18/11
46		Temporary Certificate of Occupancy	0 days	Fri 10/28/11	Fri 10/28/11
47		Project Completion	0 days	Fri 11/18/11	Fri 11/18/11
48		**Phase IA Residential and Retail**	**378 days**	**Wed 12/2/09**	**Fri 5/13/11**
49		**Block 26**	**357 days**	**Wed 12/2/09**	**Thu 4/14/11**
50		Structure	185 days	Wed 12/2/09	Tue 8/17/10
51		Skin	139 days	Wed 8/18/10	Mon 2/28/11
52		Roof	16 days	Wed 8/18/10	Wed 9/8/10
53		Interiors	172 days	Wed 8/18/10	Thu 4/14/11
54		Hardscape	126 days	Thu 10/21/10	Thu 4/14/11
55		Certificate of Occupancy	0 days	Thu 4/14/11	Thu 4/14/11
56		**Block 16**	**285 days**	**Mon 4/12/10**	**Fri 5/13/11**
57		Structure	130 days	Mon 4/12/10	Fri 10/8/10
58		Skin	124 days	Mon 10/11/10	Thu 3/31/11
59		Roof	65 days	Mon 10/11/10	Fri 1/7/11
60		Interiors	150 days	Mon 10/18/10	Fri 5/13/11
61		Hardscape	100 days	Mon 12/27/10	Fri 5/13/11
62		Certificate of Occupancy	0 days	Fri 5/13/11	Fri 5/13/11
63		**Parks**	**161 days**	**Fri 5/20/11**	**Sat 12/31/11**
64		Walnut Street Event Lawn	0 days	Fri 5/20/11	Fri 5/20/11
65		Walnut Street Fountain and Grand Stair	0 days	Sat 12/31/11	Sat 12/31/11



Section 4: Budget

Section 4: Budget

As of September 30, 2011, Phase 1 expended construction budget was 93.45%. A total of 60.96% of the Phase 2a construction budget was expended at the end of the month. Phase 2a construction expenditures and projections remain within the approved budget.

The project team is working with ODOT to use all existing grants in either open contracts or in upcoming Bid Package #12, Parts 1 and 2.

Please see the construction budget detail on the following pages.

THE BANKS
PHASE 1 PUBLIC PARTIES CONSTRUCTION BUDGET
AS OF SEPTEMBER 30, 2011

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	-	(748,585)
4	Foundations, Underground Utilities & FW	5,681,210	5,681,210	5,681,210	5,681,210	380,217	-	6,061,427		6,061,392	35	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	-	(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		8,559,642	106,392	(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		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		6,031,865	-	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		316,613	90,745	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**	**$ -**	**$ 35,656,598**	**$ -**	**$ 35,309,161**	**$ 347,436**	**$ (819,619)**
	Parking Grant	3,200,000	3,200,000	3,200,000		-	-	3,200,000		3,200,000	-	-
	Soft costs	11,367,117	11,367,117	9,374,258	9,374,258	3,006,739		12,380,997		12,380,997	-	3,006,739
	Economic Development Assistance Grant	12,000,000	12,000,000	12,000,000		-	-	12,000,000		9,000,000	3,000,000	-
	Parks	10,750,000	10,750,000	10,750,000		-	-	10,750,000		10,750,000	-	-
	Owner's Contingency	2,874,513	2,597,856	3,788,770		(2,187,120)	-	1,601,650	-		1,601,650	(2,187,120)
	Project Totals	**$ 90,782,190**	**$ 90,782,190**	**$ 75,589,245**	**$ 43,822,564**	**$ 2,027,910**	**$ -**	**$ 75,589,245**	**$ -**	**$ 70,640,158**	**$ 4,949,087**	**$ -**

THE BANKS
PHASE IIA PUBLIC PARTIES CONSTRUCTION BUDGET
AS OF SEPTEMBER 30, 2011

A	B	D	E	F	G	H	I	J	K	L
BP#	**Description**	**Construction Budget as of March 2010**	**Construction Budget as of June 2011 W/O Change Orders**	**Approved Contract Amount**	**Approved Change Order Amount**	**Potential Changes**	**Forecasted Total (E+F+G)**	**Remaining Grant Allocation**	**Expenditures to Date**	**Balance to Complete (K-I)**
9	Mehring Way Relocation and Site Demolition	$ 7,119,555	$ 7,119,555	$ 7,119,555	$ 139,737	$ 46,537	$ 7,305,829		$ 6,106,641	$ 1,199,188
11	Block 2 Intermodel Garage and Freedom Way West	30,466,924	22,303,433	22,303,433	337,136	144,445	$ 22,785,014		$ 19,133,132	3,651,882
12	Part 1	2,860,000	5,009,000				$ 5,009,000			5,009,000
12	Part 2		5,007,006	-	-	-	$ 5,007,006		-	5,007,006
	Subtotal - Construction	**$ 40,446,479**	**$ 39,438,994**	**$ 29,422,988**	**$ 476,873**	**$ 190,982**	**$ 40,106,849**	**$ -**	**$ 25,239,773**	**$ 14,867,076**
	Soft costs	9,302,691	11,725,392	11,725,392		-	11,725,392		6,603,002	5,122,390
	Owner's Contingency	2,487,459	1,072,243		(476,873)	(190,982)	404,388			404,388
	Project Totals	**$ 52,236,629**	**$ 52,236,629**	**$ 41,148,380**	**$ -**	**$ -**	**$ 52,236,629**	**$ -**	**$ 31,842,775**	**$ 20,393,854**

*Owner's Contingency "expenditures to date" are not included in the Project Total amount because they are reflected in the appropriate Bid Pack and Soft Cost line item expenditures.

Proposed Bid Package 12 by Part	**Construction**	**Soft Cost**	**Total Construction**
Part 1 PID 86444 (PID 77164/8069 CE Re-Evaluation)			
Traffic and Public Safety Technology	$1,909,000	$486,871	$2,395,871
Second Street/Transit Center	$1,400,000	$334,244	$1,734,244
Freedom Way/MSE Wall Exp. Jt.	$1,200,000	$286,529	$1,486,529
Removal of Temporary Race Street south of Freedom Way	$500,000	$119,377	$619,377
Part 1 Total	$5,009,000	$1,227,021	$6,236,021
Part 2 PID 90848 (CE Level 1) *			
Suspension Bridge Ped. Connection	$1,239,082	$295,860	$1,534,942
Riverwalk Trail	$417,924	$99,952	$454,000
Broadway Pedestrian Connection	$3,350,000	$799,868	$4,149,868
Part 2 Total	$5,007,006	$1,195,681	$6,202,687
Grand Total (Parts 1 and 2)	$10,016,006	$2,422,702	$12,438,708

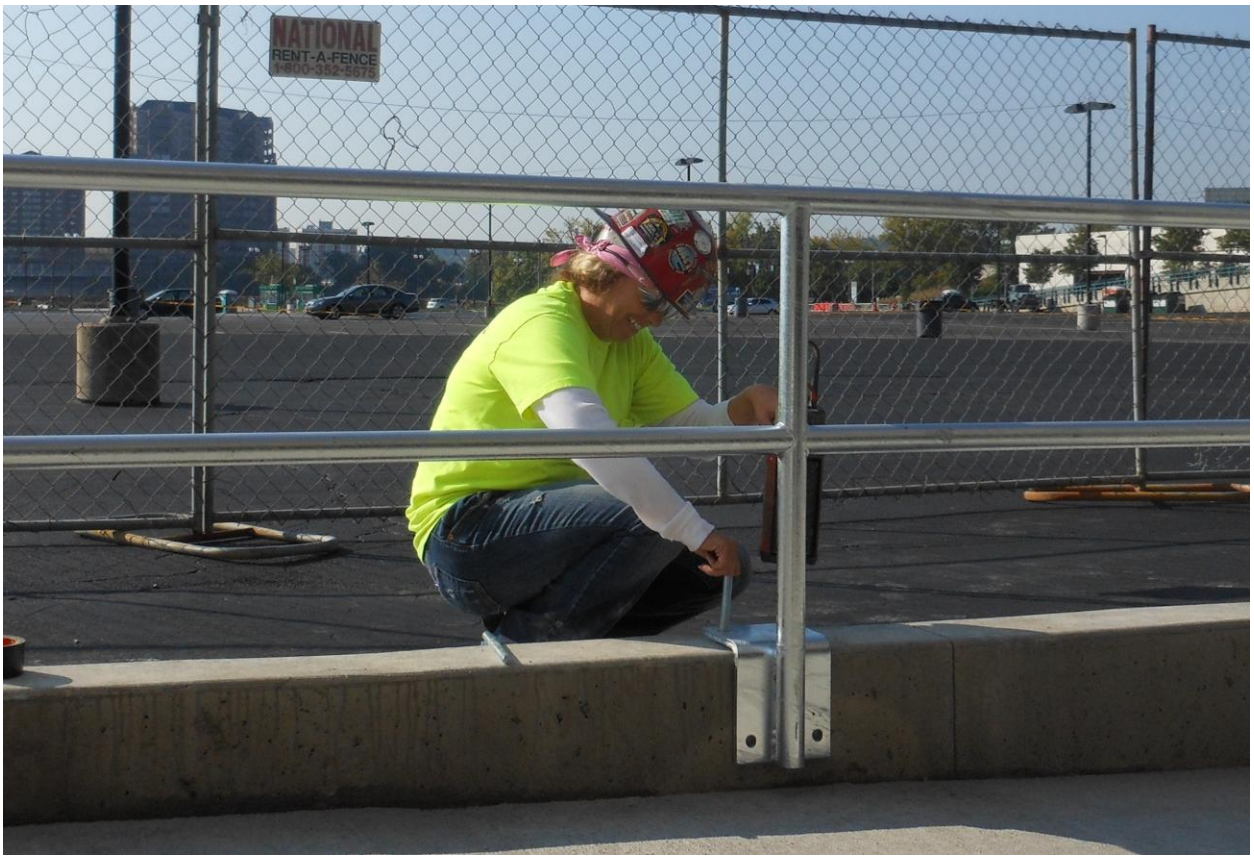
Factors that will affect what will be built in Bid Pack 12 Part 2

* Excess Contingency and STP funds that can be utilized based on final closeout of Phase 1.

* Developer payment of $2.0M for Phase 2, only paid if trigger is pulled by developer

*Use of current contingency for Phase 2

Section 5: Economic Inclusion



Section 5: Economic Inclusion

During the last month, there was virtually no change in the status of the Small Business Enterprise (SBE) component of the project. There is but one contract open on this portion of the project. There was no pay application submitted for that contractor for the reporting period. The overall project exceeds the Public Partnership's SBE construction inclusion goal of 30% by more than 20% in spend at 36.1%.

As of August 25, 2011, SBE participation is 36.1%, Minority Business Enterprise (MBE) participation is 16.0% and Women Business Enterprise (WBE) participation remains at 2.8%. The Banks SBE Program is a race- and gender- neutral program, and no MBE or WBE participation goals have been established for this project (see Appendix D, Attachment A).

There are five bid packages which are supported by state and/or federal funding and are subject to the goals for Disadvantaged Business Enterprise participation established by the Ohio Department of Transportation (ODOT); three of these contracts are closed out and all contracts exceeded the established goals.

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

ODOT Bid Packages #9 and #11 remain open and the DBE contractors still have work to complete. For payments through August 25, 2011 the bid packages are tracking as follows (see also Appendix D, Attachment B).

Bid Package No.	ODOT DBE Goal	Contractor Commitment	Actual DBE Participation
9	4%	4.9%	2.3%
11	8%	8.2%	6.8%

The goal is 10% SBE participation for professional services. The current level of participation is 8.3% (see Appendix D, Attachment C).

The Public
Partnership set a combined minority and women workforce participation goal of 22%, which is measured in work hours. Minority workforce participation is 16.6% which includes minority female hours. The total female participation is 2.03% for combined minority female participation of 17.94% as reported by hours for September 1, 2008 – August 25, 2011 (minority female work hours are not counted twice) (see Appendix D, Attachment D).

From July 26, 2011 to August 25, 2011, employees on The Banks Project living within the 15-County Cincinnati-Middletown Metropolitan Statistical Area (MSA) represented 77.8% 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 August 25, 2011 includes a review of the inclusion workforce forms. Only information for production workers active on site during the covered period was analyzed. Analysis of data for 1,354 workers active on the project during the covered period revealed the following:

Geographic Area	***Residency Percentage***
Tri-State	97.6%
Cincinnati-Middletown MSA	76.3%
Hamilton County	25.7%
City of Cincinnati	9.4%

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

THE BANKS
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Section 6: Construction Manager's Report

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Section 6: Construction Manager's Report

Guardrail installation in one of the Second Street stairwells.

Progress Update

At the Bid Package #11 site, crews achieved a major milestone as the Race Street pavement was poured. Garage finishes, cleaning and striping are all ongoing for the future garage opening in November.

Bid Package #9 crews completed the Rosa Parks Street parapet wall and guardrail, and are now focused on the lighting, pavement and sidewalk work at Rosa Parks and Elm Streets

Current Highlights

- Bid Package #11 trade contractor poured the Race Street pavement (see photo #1).

- Bid Package #11 trade contractor poured the sidewalks at Freedom Way and Race Street (see photo #2).

- Bid Package #11 trade contractor prepped and poured the islands and pavement at the Pete Rose Way entrance (see photo #3).

- Bid Package #11 trade contractor installed the signage at the Pete Rose Way entrance (see photo #4).

- Bid Package #11 trade contractor installed the tile in the Second Street stairwells (see photo #5).

- Bid Package #11 trade contractor installed the storefront and metal panels at the Second Street head houses (see photo #6).

- Bid Package #11 trade contractor installed the expansion joints on the intermediate level of the parking facility (see photo #7).

- Bid Package #9 trade contractor poured the parapet walls at the Rosa Parks Street retaining wall and installed the guardrail (see photo #8).

Photo #1: Bid Package #11 trade contractor poured the Race Street pavement.

Photo #2: Bid Package #11 trade contractor poured sidewalks at Race Street and Freedom Way.

Photo #3: Bid Package #11 trade contractor poured the islands and pavement at Pete Rose Way.

Photo #4: Bid Package #11 trade contractor installed signage at the Pete Rose Way entrance.

Photo #5: Bid Package #11 trade contractor installed tile in the Second Street stairwells.

Photo #6: Bid Package #11 trade contractor installed storefront at the Second Street stairwells.

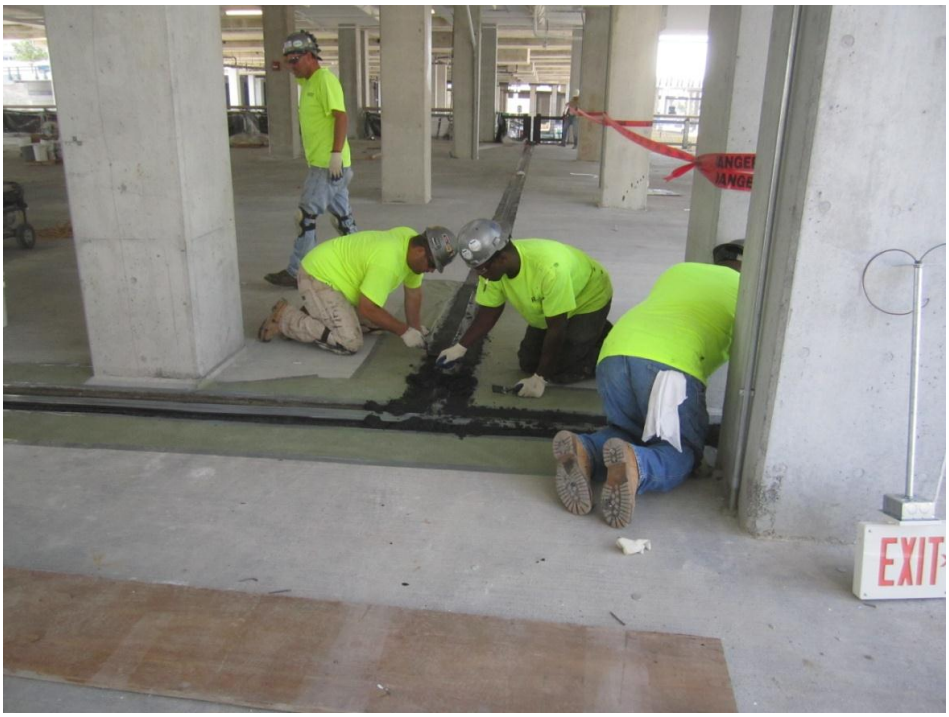


Photo #7: Bid Package #11 trade contractor installed expansion joints.

Photo #8: Bid Package #9 trade contractor poured the parapet wall at Rosa Parks Street.

Community Environmental Impact and Project Safety

Bid Package #9 and #11Trade Contractors have continued to make public safety a priority. They have been mindful of the public within the Lots B, C and D, on Second Street, and Theodore M. Berry Way and have utilized construction fencing to isolate their activities. Pro-active communication with the City and County has also kept the public informed of the ongoing Riverfront changes associated with the construction work.

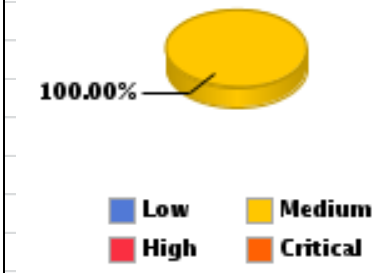
Between Phases 1 and 2, a total of 1,780 trade workers have attended the site safety orientation. **In September, the project passed the 400,000 hour milestone for hours worked without a lost-time accident!! Through September 30, hours worked with a lost-time accident totaled 400,880.** Formal site safety walk-thrus are conducted three times a week. Workers continue to maintain a very good attitude about working safely. There were no incidents this month.

The scorecard below categorizes observations from our safety walk-thrus by hazard, severity and resolution rate for the past 30 days.

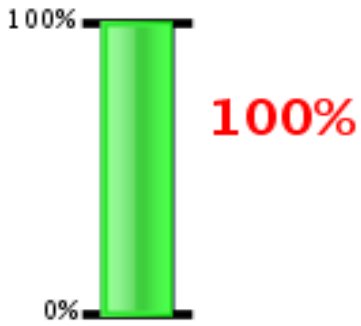
30 Day Scoreboard

Most At-Risk Sub-Categories		Most Hazardous Categories	
12c. Safety Glasses	5	Administration	0
3c. Extension Cords in poor condition	1	Concrete and Mason...	0
12b. Proper Clothing	1	Electrical	0
13a. Toolbox talks submitted	1	Fall Protection	0
14a. Chain secured on scissor lift	1	Fire Prevention	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 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

The schedule included in this month's report includes activities associated with the two active Phase 2 contracts - Bid Packages #9 and #11.

Bid Package #9
Bid Package #9 trade contractor has completed the work associated with Mehring Way, the reconfiguration of Lots D and F, and Joe Nuxhall Way. The only remaining work at Rosa Parks Street is the lighting and sidewalk at Theodore M. Berry Way. The barrier wall guardrail on Mehring Way will be installed in November.

The removal of Theodore M. Berry Way between Elm Street and Rosa Parks Street is complete. The parking lot within the old Theodore M. Berry Way footprint is complete as well. The completion of the sidewalk and moment slab at Elm Street will complete in early November.

Bid Package #11
Bid Package #11 trade contractor is 100% complete with all structural slabs for both the garage and the street grid. The electricians, plumbers, fire protection pipefitters, masons, waterproofers, painters and ironworkers are all on site and their work is almost complete.

The sidewalk work on the south side of Second Street is complete. The head houses and elevator on Freedom Way East are 99% complete.

The Lot 2 parking facility, Freedom Way and Race Street are all on schedule for opening in November.

Cost Recap

The Cost Recap Report includes the following Trade Contractors:

- TC-24 (Bid Package #9 General Trades) construction work is now in progress. To date, Prus Construction has billed $6,702,195 of their $7,259,291 contract (92%).

- TC-25 (Bid Package #11 General Trades) construction work is now in progress. To date, Baker Concrete has billed $20,621,936 of their $22,640,568 contract (91%).

Change Management

Updated 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 requests for information issued to date and the status of each RFI. To date, there have been 236 RFIs created, 236 of which are closed.

To date, there have been 11bulletins 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.

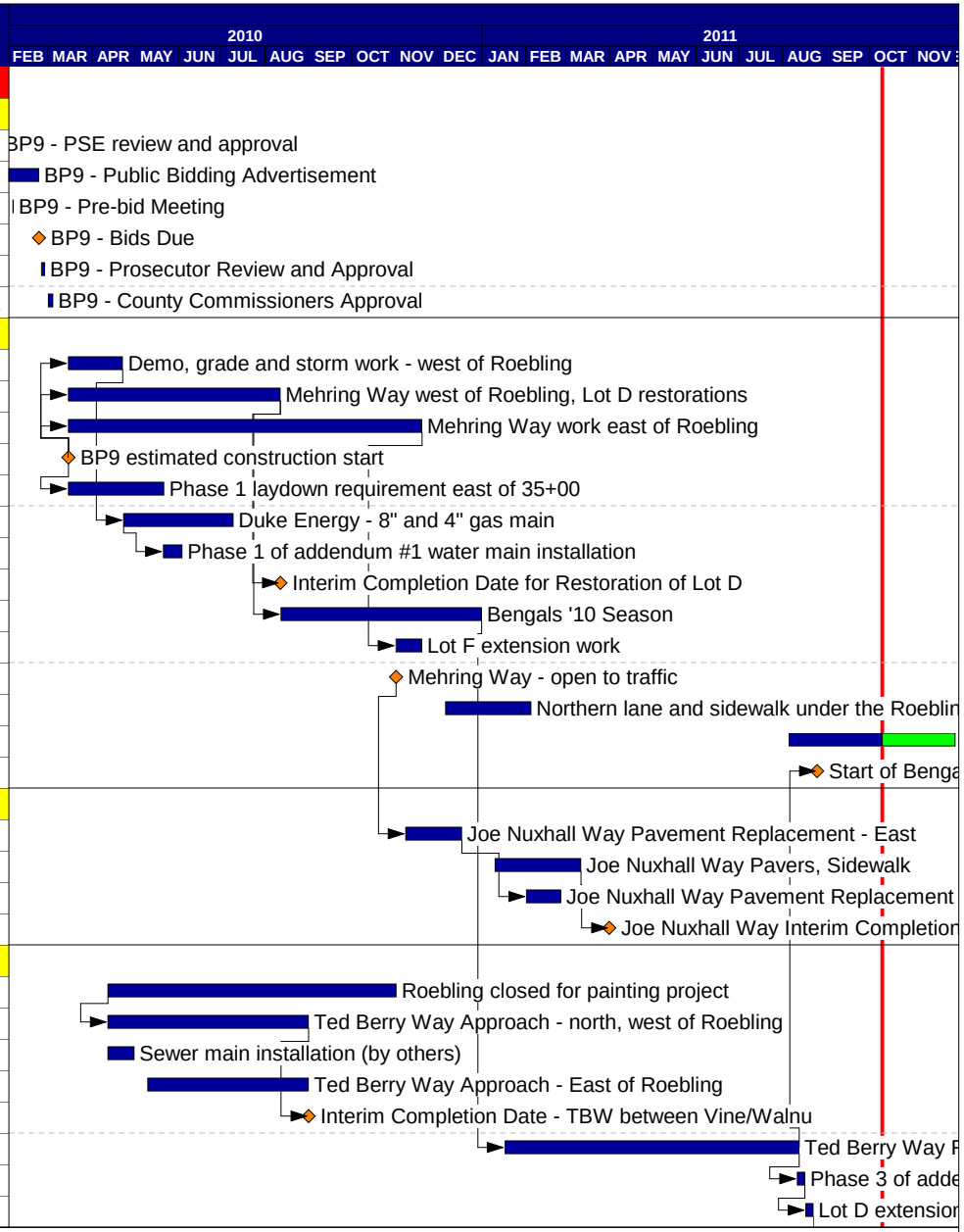
The QM/QA plan has covered areas such as inspection and testing of shallow foundations, controlled structural fill, mix design, material certification, reinforcement and installation, formwork geometry, concrete placement, evaluation of concrete strength, grouting operations and evaluation of masonry strength. The plan will also include the commissioning of the mechanical and electrical systems, waterproofing thickness testing and paint thickness confirmation.

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
1190A2	Barrier wall guardrail fabrication and install	40d	05AUG11 A	30NOV11
1140A	Start of Bengals '11 Season	0	25AUG11 A	
Main St				
1100A	Joe Nuxhall Way Pavement Replacement - East	20d	08NOV10 A	17DEC10 A
1180A2	Joe Nuxhall Way Pavers, Sidewalk	20d	10JAN11 A	11MAR11 A
1180A1	Joe Nuxhall Way Pavement Replacement - West	20d	01FEB11 A	25FEB11 A
1180A	Joe Nuxhall Way Interim Completion Date	0		31MAR11 A
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	12AUG11 A
1190A	Phase 3 of addendum #1 water main installation	4d	11AUG11 A	16AUG11 A
1190A1	Lot D extension paving and striping	4d	17AUG11 A	22AUG11 A



Start date	19OCT09
Finish date	30NOV11
Data date	10OCT11
Run date	10OCT11
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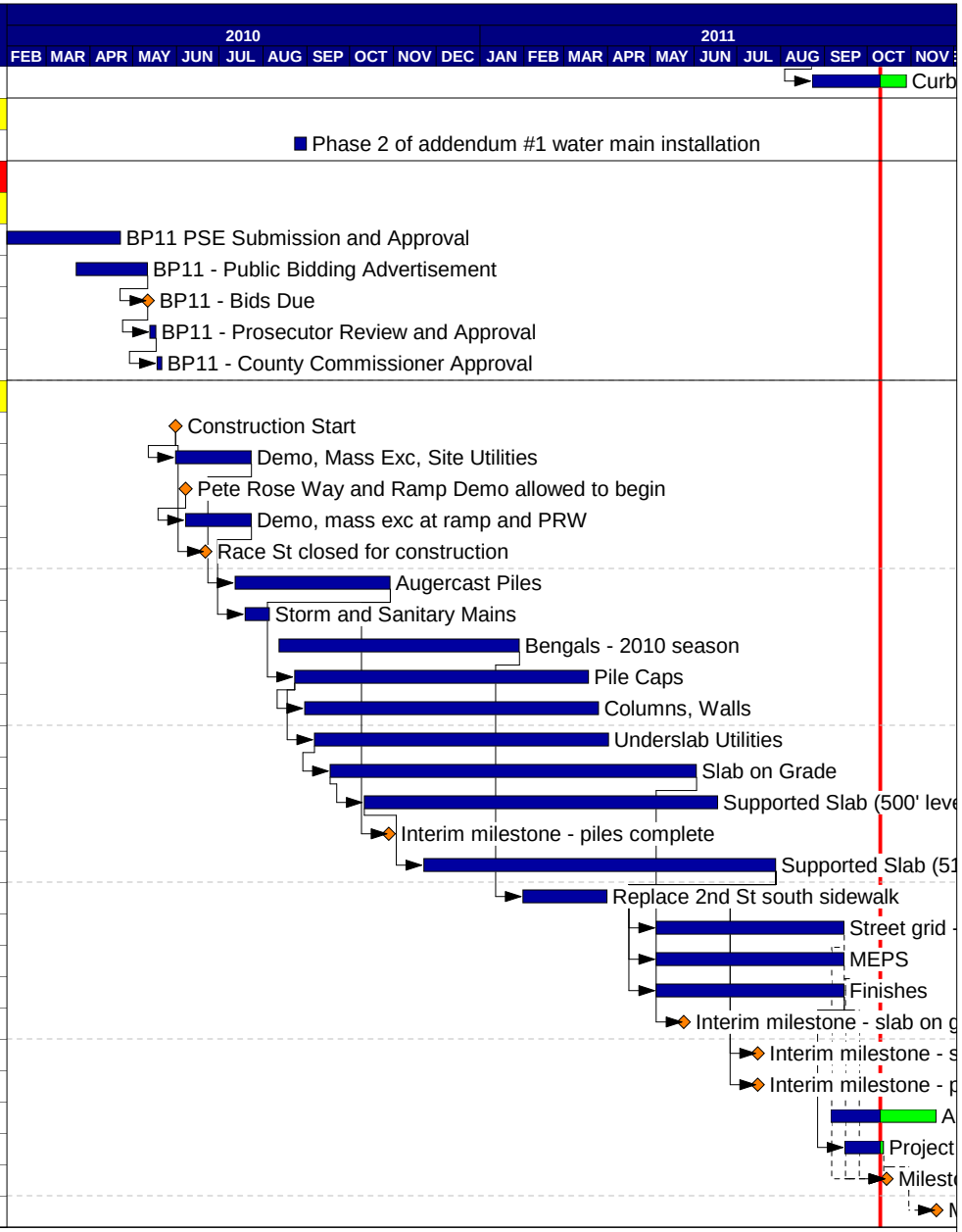
The Banks Phase 2

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

Act ID	Description	Dur	Start	Finish
1190A3	Curb lane, sidewalk at Rosa Parks wall	20d	23AUG11 A	28OCT11
Lot 2, Freedom Way Central, Race St				
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 A
1160	Columns, Walls	90d	30AUG10 A	25MAR11 A
1170	Underslab Utilities	80d	06SEP10 A	01APR11 A
1180	Slab on Grade	120d	17SEP10 A	02JUN11 A
1190	Supported Slab (500' level)	153d	11OCT10 A	17JUN11 A
1070	Interim milestone - piles complete	0		28OCT10 A
1200	Supported Slab (515' level)	125d	22NOV10 A	28JUL11 A
1310	Replace 2nd St south sidewalk	40d	31JAN11 A	31MAR11 A
1210	Street grid - H2Oproofing, topping slabs, lights	94d	05MAY11 A	14SEP11 A
1220	MEPS	94d	05MAY11 A	14SEP11 A
1230	Finishes	94d	05MAY11 A	14SEP11 A
1280	Interim milestone - slab on grade complete	0		24MAY11 A
1290	Interim milestone - supported slabs complete	0		15JUL11 A
1300	Interim milestone - permanent power energized	0		15JUL11 A
1320	Approach slabs and sidewalk - 2nd St north	40d	05SEP11 A	18NOV11
1270	Project Punchlist and Closeout	20d	15SEP11 A	12OCT11
1240	Milestone - Temporary C of O	0		14OCT11 *
1120	Milestone - Project Completion	0		18NOV11 *



Start date	19OCT09
Finish date	30NOV11
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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 Park Board

CINCINNATI
PARKS

Issued: October 20, 2011

Section 7: Cincinnati Park Board

Fall officially arrived in September bringing with it beautiful, sunny days and little rain; perfect weather for substantial progress at the Phyllis W. Smale Riverfront Park. The contractor for the Walnut Street Fountain and Grand Stairway, Monarch Construction, continued fountain pump installation and began installing granite throughout the water stair feature. They continued constructing the bike center storefront and the structure for the plaza elevator. Interior finish work began inside the bike and visitor center and for the public restrooms. Granite paver installation and mechanicals for the plaza elevator will begin in October and continue throughout the coming months. The Walnut Street Fountain and Grand Stairway are scheduled to be completed by the end of 2011.

During September, the contractor for the Schmidlapp Event Lawn and Stage, Megen Construction, continued installation of the granite wall panels on the Main Street ramp and the Mehring Way walls. The stage canopy structure assembly began on site late in the month and guardrail installation continued. Third Sun Solar will install the PV panels on the stage canopy and on the Mehring Way canopy in November. Megen will continue granite paver installation in October and November. The Schmidlapp Event Lawn and Stage is scheduled to be completed by the end of 2011.

Work at the Phyllis W. Smale Riverfront Park Phase 3 (south of Mehring) continued. Prus Construction continued earthwork while Little Miami Construction continued underground utility installation throughout September; steel layout and concrete footing installation will begin in October. Phase 3 granite shop drawings began in late September and will continue into October. Fountain plumbing, geothermal piping, and electrical conduit installation for Phase 3 features began at the end of September through the sleeves placed under Mehring Way during the road construction project. Phase 3 will include a Memorial Tree Grove, the Women's Committee Garden, a Labyrinth, a monument in honor of the Black Brigade, and an additional fountain project.

Tilsley and Associates, architect for the Moerlein Lager House, progressed toward final interior design and continued coordination with adjacent projects. In September, The Lager House contractor, Schumacher-Dugan Construction, completed structural block work and exterior building sandstone installation, continued utility installation work in the MLH service level, and completed installation of the restaurant roof. In October, S-D will begin installation of glass panels, interior plumbing rough in, and HVAC installation. The MLH project is scheduled to be complete in January 2012 and will open to the public in early February.

Prepared for Cincinnati Park Board by Kimberlee Curtis and Dave Prather.

Section 8: Communications

Section 8: Communications

This section details highlights of September 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 Police open Welcome Center at The Banks
Cincinnati Business Courier
September 1, 2011
http://www.bizjournals.com/cincinnati/morning_call/2011/09/cincinnati-police-open-welcome-center-at.html

Police substation opens at The Banks
Cincinnati.com/Cincinnati Enquirer
September 1, 2011
http://news.cincinnati.com/article/20110901/NEWS01/110901027/Police-substation-opens-Banks-?odyssey=nav|head

Cincinnati Police opens welcome center at Banks
Fox19
September 1, 2011
http://www.fox19.com/story/15376242/cincinnati-police-opens-welcome-center-at-banks

Police substation at The Banks now open
WXVU
September 1, 2011
http://www.wvxu.org/news/wvxunews_article.asp?ID=9139

Cincinnati Police Open New Welcome Center in Downtown
Local 12
September 1, 2011
http://www.local12.com/news/local/story/Cincinnati-Police-Open-New-Welcome-Center-in/5Xkus53on0WISRZI2VQUUA.cspx

The River Rises
With The Banks blooming and Riverfront Park coming to life, the mighty, muddy beautiful Ohio is finally claiming its place as our great liquid asset
Cincinnati Magazine
September 1, 2011
http://www.cincinnatimagazine.com/cincinnatihistory/story.aspx?ID=1529765

Cincinnati Opens Police Substation at Banks
700 WLW
September 1, 2011
http://www.700wlw.com/pages/localNews.html?feed=119585&article=9058174

Building the Dream: Smale Riverfront Park - Video
http://www.youtube.com/watch?v=CYBcIaiIz90&feature=related

VIDEO: Moerlein Lager House to Include Dramatic Mural
700wlw.com
September 7, 2011
http://www.700wlw.com/pages/news_video.html?feed=220895&article=9074580

Come Celebrate with Us! The Banks Mural Dedication on Tuesday, Sept. 20
www.taftmuseum.org
September 8, 2011
http://www.taftmuseum.org/?p=1501&utm_source=rss&utm_medium=rss&utm_campaign=come-celebrate-with-us-the-banks-mural-dedication-on-tuesday-sept-20

New video provides first look at original mural for Moerlein Lager House's Grand Staircase
Cincinnati.com
September 8, 2011
http://local.cincinnati.com/share/news/story.aspx?sid=184591

Moerlein Lager House to open Feb. 6
Cincinnati.com
September 16, 2011
http://cincinnati.com/blogs/newintown/2011/09/16/moerlein-lager-house-to-open-feb-6/

Opening date announced for Moerlein Lager House
Fox19.com
September 16, 2011
http://www.fox19.com/story/15480005/opening

Opening Date Announced For Lager House
September 16, 2011
WLWT.com
http://www.wlwt.com/entertainment/29205492/detail.html

Mural at Banks goes to bat for Duveneck
Cincinnati.com
September 19, 2011
http://news.cincinnati.com/article/20110919/ENT07/109200307/Mural-Banks-goes-bat-Duveneck?odyssey=nav|head

City of Murals: Beautification Project
Local 12.com
September 20, 2011
http://www.local12.com/news/local/story/City-of-Murals-Beautification-Project/zEsSTsoehkW3EPP-d05nIA.cspx

Mural Celebrates Baseball, Local Artist
WLWT.com
September 20, 2011
http://www.wlwt.com/news/29248254/detail.html

Two Banks tenants using green technology
WVXU.org
September 26, 2011
http://www.wvxu.org/news/wvxunews_article.asp?ID=9203

'Moer' beers set to rock riverfront
Soapboxmedia.com
September 27, 2011
http://www.soapboxmedia.com/devnews/092711Moerleinbrewmaster.aspx

Johnny Rockets to open at The Banks
Cincinnati.com
September 28, 2011
http://news.cincinnati.com/article/20110928/BIZ01/309280102/Johnny-Rockets-open-Banks?odyssey=tab%7Ctopnews%7Ctext%7C

Bengals' Rucker bringing Orange Leaf yogurt to The Banks
September 30, 2011
http://communitypress.cincinnati.com/article/AB/20110929/BIZ01/109300337/Orange-Leaf-coming-Banks?odyssey=nav%7Chead

2nd Restaurant to Open at Banks
WLWT.com
September 30, 2011
http://www.wlwt.com/money/29351254/detail.html

New establishments to open at The Banks
Kypost.com
September 30, 2011
http://www.kypost.com/dpps/news/local_news/new-establishments-to-open-at-the-banks_6785555

Vision for riverfront taking shape
Middletown Journal
October 2, 2011
http://www.middletownjournal.com/news/middletown-news/vision-for-riverfront-taking-shape-1262733.html

Presentations by John Deatrick, The Banks Project Executive:

September 26: Presentation to Board of Hamilton County Commissioners

THE BANKS
Public Partnership

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).

Phase 1 of the Project also includes Freedom Way West (between Elm Street and Race Street) and Freedom Way East (between Walnut Street and Joe Nuxhall Way/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) ***CLOSED***

- **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) ***CLOSED***

- **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)

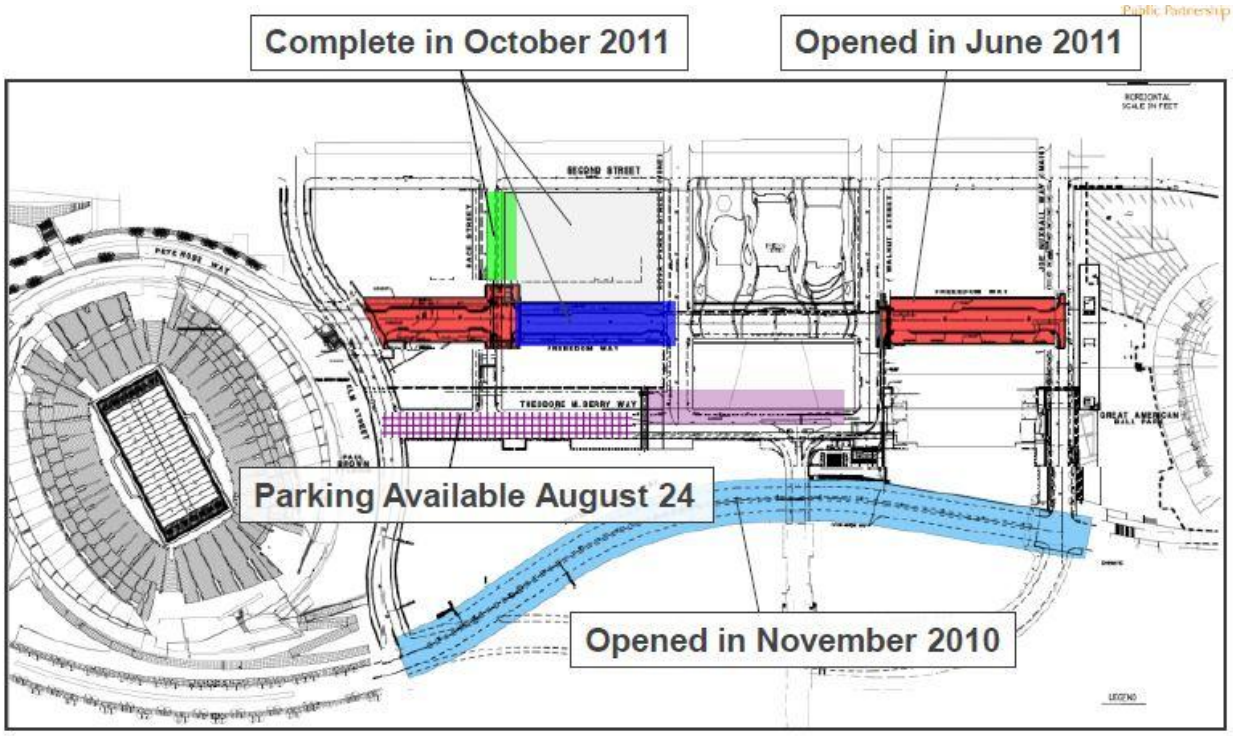
Bid Package No. 10 –Signage & Tree Pits ***UNDER CONSTRUCTION***

- **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

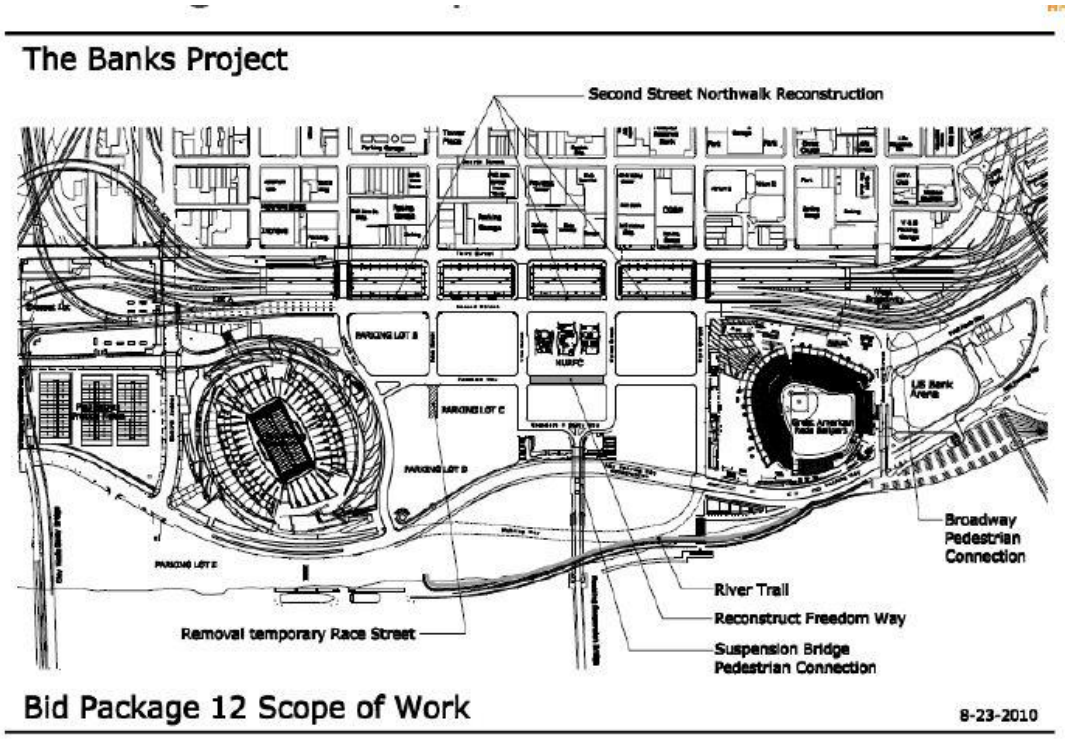
- **TC-24** General Contractor (Mehring Way realignment, bike trail, Elm Street/Theodore M. Berry Way intersection, Berry Way/Roebling Bridge Approach reconfiguration, Mehring Way/Theodore M. Berry Way utilities, Elm Street sidewalk remediation, surface parking restoration)

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, Broadway stairs, Riverfront safety and security technology.



Appendix B: Designer's Report

THP Monthly Report – September 2011

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

PHASE 1 - Lot 26/16/20 Parking Garage

Phase 1 is complete and closed out.

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

A. Phase 2 – September 2011 Construction Administration Activities:

1. Continued with Construction Administration services for Bid Package #11 – Phase 2 Lot 2 Garage construction.
2. Completed the review of submittals for Architectural and MEP/FP work items.
3. Issued Bulletin #11 – Added HOV signs in the Lot 2 Garage.

B. Phase 2 - Anticipated October 2011 Tasks:

1. Continue Construction Administration services for Bid Package #11 - Phase 2 Lot 2 garage construction. Primary activities to include performing periodic site visits, attend weekly Construction Coordination meetings, and review and respond to RFIs.
2. Conduct site reviews to focus on the review of in-place MEP and Architectural systems.
3. Begin project close-out process. Begin punch list reviews pending receipt of the Contractor's request for our review of installed work. Date of Substantial Completion for this project will be set based on the progress and findings during these reviews.

C. Phase 2 SBE Report

1.	Contract Amount:	$1,503,465
2.	SBE contract amount	$151,150
3.	Percentage SBE (10% goal):	10.1%
4.	Current SBE Invoicing	$128,525
5.	SBE Percentage to date:	8.6%

Burgess & Niple Monthly Report—Phase 1 and 2a--September 2011

Accomplishments for August

1. Responded to RFIs and questions for Bid Package #11 and Bid Package #9.
2. Submitted preliminary design for Bid Package #12A to City for review.

Goals for October 2011

1. Provide Bid Package #11 and Bid Package #9 construction assistance as required.
2. Attend kick off meeting for Bid Package #12B.
3. Provide Utility Coordination for Bid Package #12A and #12B.
4. Determine Transformer relocation for Bid Package #12B.
5. Determine Electric requirements for Bid Package #12A Lots 17 and 19.

SBE Report

City Contract amount	$1,454,300
SBE contract amount	$ 143,941.30
Percentage SBE (10% Goal)	$143,941.30/$1,454,300 = 9.90%
Current SBE Invoicing	$119,793.80
SBE Percentage to Date	8.24% of Total Contract Amount

Burgess & Niple Monthly Report—Riverfront Public Safety Systems

Accomplishments for September 2011

1. Continued work toward the completion of Bid Package #12A Central Riverfront Public Safety Systems.
2. Completed design progress review of Central Riverfront Public Safety Systems Early Package and ODOT devise locations with Hamilton County Executive Director of Riverfront and Stadia and The Banks Project Director.
3. Complete IT Coordination Meeting with the City of Cincinnati ETS, City of Cincinnati Police ITS and ODOT/ARTIMIS.
4. Completed telephone sessions collaborating with the City of Cincinnati ETS to study emergency telephone options most suitable for the City's current technologies. PBX/POTS connectivity has been selected for presentation to key decision makers.

5. Completed analysis of electrical power plans for the Central Riverfront Garage and Great American Ball Park.
6. Finalized agreement with SBE partner for Independent Technical Review services to include Drawings, Design Analysis, Specifications and Construction Cost Estimates for the Early and ODOT design packages.
7. Hosted September 2011 Central Riverfront Public Safety Systems Issues meeting.

Goals for October 2011

1. Continue work toward the complete design of Bid Package #12A Central Riverfront Public Safety Systems.
2. Submit 90% design package for Central Riverfront Public Safety Systems Early Package for Independent Technical Review on 10/21/2011.
3. Achieve 90% complete design for Central Riverfront Public Safety Systems ODOT Stage 2 submittal for Bid Package #12A.

SBE Report

City Contract amount	$222,000.00
SBE contract amount	$22,500.00
Percentage SBE (10% Goal)	10.1%
Current SBE Invoicing	$0.00
SBE Percentage to Date	0%

Appendix C: Budget Details

For past change order details for Phase 1 please go to http://thebankspublicpartnership.com/monthly-reports 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 10/13/2011

Description	Final Amount	BP#	Funding Source	Classification	C.O. #	TC
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 requireme	$ 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
ECI0079 - Bulletin #002	$ 316,088	11-Baker	P	O	CO-003	TC-25
ECI0083 - Internally illuminated signs	$ 28,751	9-Prus	P	O	CO-003	TC-24
ECI0084 - Haul TBW dirt to Parks property	$ (118,400)	9-Prus	P	O	CO-003	TC-24
ECI0085 - 6" water lateral at Main St	$ 16,044	9-Prus	P	SC	CO-003	TC-24
ECI0086 - Valve assembly to isolate TBW water main at Elm St	$ 7,719	9-Prus	P	SC	CO-003	TC-24
ECI0087 - Offsets for Main St electric lateral	$ 2,891	9-Prus	P	SC	CO-003	TC-24
ECI0088 - 10' light pole below Roebling approach	$ 2,266	9-Prus	P	SC	CO-003	TC-24
ECI0089 - Increase tieback diameter to 14"	$ 23,800	9 - Prus	P	SC	CO-004	TC-24
ECI0090 - Third St message boards	$ 17,325	9 - Prus	P	CITY	CO-004	TC-24
ECI0078 - Repair concrete at Main St bridge in garage	$ 11,142	9 - Prus	P	CITY	CO-005	TC-24
ECI0091 - Replace Joe Nuxhall Way compression seal	$ 10,114	9 - Prus	P	CITY	CO-005	TC-24
ECI0095 - Temporary sidewalk at Fountain project	$ 9,212	9 - Prus	P	SC	CO-005	TC-24
ECI0099 - Restore Lot D irrigation system at Mehring/Elm	$ 13,157	9 - Prus	P	SC	CO-005	TC-24
ECI0100 - Deliver light/strain poles to city traffic yard	$ 5,244	9 - Prus	P	CITY	CO-005	TC-24
ECI0101 - Grind high concrete in crosswalk for paver installation	$ 1,343	9 - Prus	P	SC	CO-005	TC-24
ECI0093 - Bulletin 003 and Reconcile Allowance #3	$ (28,413)	11-Baker	P	O	CO-004	TC-25
ECI0104 - Electric changes in Lot D, Lot F	$ (2,876)	9 - Prus	P	CRC	CO-006	TC-24
ECI0116 - Cut down tieback bridging plates	$ 8,919	9 - Prus	P	D E/O	CO-006	TC-24
TOTAL	$ 476,873					
BP9	$ 139,737					
BP11	$ 337,136					

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 10/13/2011

Description	Estimate	BP#	Funding Source	Classification	TC
ECI0137 - Bulletin 010 - Pedestrian path in block 3 garage	$ 40,000	11 - Baker	P	CRC	TC-25
ECI0139 - Streetgrid electric issues	$ 42,537	9 - Prus	P	SC	TC-24
ECI0152 - Conduit on the underside of Race and Freedom Way	$ 15,822	11 - Baker	P	SC	TC-25
ECI0150 - Miscellaneous painting in block 3, phase 1 parking garages	$ 15,000	11 - Baker	P	O	TC-25
ECI0155 - Replace existing Elm St pullboxes at Ted Berry Way	$ 4,000	9 - Prus	P	SC	TC-24
ECI0156 - Light poles along garage ramp to Race St	$ 21,000	11 - Baker	P	D E/O	TC-25
ECI0157 - Rework of structures at elevator 3 openings	$ 11,500	11 - Baker	P	O	TC-25
ECI0158 - Resteel changes per RFI 201	$ 16,900	11 - Baker	P	SC	TC-25
ECI0159 - Additional resteel per RFIs #211 and #214	$ 2,550	11 - Baker	P	D E/O	TC-25
ECI0160 - Pavement isolation at Freedom Way Central and Race scuppers	$ 11,000	11 - Baker	P	SC	TC-25
ECI0161 - Caulk at 2nd St expansion joint	$ 11,400	11 - Baker	P	SC	TC-25
ECI0162 - Freedom Way approach slab resteel changes per RFI 230	$ 900	11 - Baker	P	SC	TC-25
ECI0163 - Resteel coupler changes at Race St bridge	$ 3,000	11 - Baker	P	SC	TC-25
ECI0164 - Extend Pete Rose Way islands for parking equipment	$ 14,500	11 - Baker	P	SC	TC-25
ECI0165 - Rework electric service to elevators	$ 12,250	11 - Baker	P	SC	TC-25
ECI0167 - Repair lighting in lots, along MSE wall, under Race St	$ 8,623	11 - Baker	P	SC	TC-25
Credit for non-performance of 2nd St north sidewalk replacement	*$ (40,000)*	*11 - Baker*			
	TOTAL $ 190,982				
	BP9 $ 46,537				
	BP11 $ 144,445				

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

Appendix D: Economic Inclusion

Economic Inclusion
Tracking Report
as of August 25, 2011

Attachment A
Reporting Date: September 28, 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	;	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**
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**

Economic Inclusion
Tracking Report
as of August 25, 2011

Attachment A
Reporting Date: September 28, 2011

	Vendor Information	Commitment				Actual							
Contract	Vendor Name	Total $	Total %	SBE $	SBE %	Total $	Total %	SBE $	SBE %	MBE $	MBE %	WBE $	WBE %
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				
	Total	**$455,000**	**100.0**	**$72,000**	**15.8**	**$451,465**	**100.0**	**$97,720**	**21.6**	**$0**	**0.0**	**$0**	**0.0**
Support Deck Forming TC-14	Gateway Concrete Forming Services, Inc	$207,800	75.6			$215,644	76.2						
	Rod Techs	$67,200	24.4	$67,200	24.4	$67,200	23.8	$67,200	23.8	67,200	23.8		
	Total	**$275,000**	**100.0**	**$67,200**	**24.4**	**$282,844**	**100.0**	**$67,200**	**23.8**	**67,200**	**23.8**	**$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			$1,000,981	80.8						
	B&C Nationwide	$100,000	8.1	$100,000	8.1	$112,262	9.1	$112,262	9.1	$112,262	9.1		
	R. Kelly, Inc.	$100,000	8.1	$100,000	8.1	$126,132	10.2	$126,132	10.2	$126,132	10.2		
	Total	**$1,239,457**	**100.0**	**$200,000**	**16.1**	**$1,239,374**	**100.0**	**$238,393**	**19.2**	**$238,393**	**19.2**	**$0**	**0.0**
Electric TC-17	Ginter Electrical Contractors	$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**

Economic Inclusion
Tracking Report
as of August 25, 2011

Attachment A
Reporting Date: September 28, 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-21	Monarch	$995,527	35.7			$1,920,921	70.3						
	C. A. Threatts & Sons, Inc.	$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			$843,729	62.8						
	R. Kelly, Inc.	$500,000	37.6	$500,000	37.6	$500,000	37.2	$500,000	37.2	$500,000	37.2		
	Total	**$1,330,000**	**100.0**	**$500,000**	**37.6**	**$1,343,729**	**100.0**	**$500,000**	**37.2**	**$500,000**	**37.2**	**$0**	**0.0**
Architectural, HVAC and Electrical TC-23	DeBra Kuempel	$675,214	40.5			$1,280,561	64.9						
	Beckers												
	Buckeye Power Sales												
	Cardinal Diversity Group Inc.	$390,786	23.5	$390,786	23.5	$390,786	19.8	$390,786	19.8	$390,786	19.8		
	Cummins												
	FD Lawrence Electric Co., The												
	Graybar												
	M-Pact	$600,000	36.0	$600,000	36.0	$301,275	15.3	$301,275	15.3	$301,275	15.3		
	Old Castle												
	Richards												
	Simplex												
	TJ Williams Electric												
	Wesco												
	Wiseway												
	Total	**$1,666,000**	**100.0**	**$990,786**	**59.5**	**$1,972,622**	**100.0**	**$692,061**	**35.1**	**$692,061**	**35.1**	**$0**	**0.0**

Economic Inclusion
Tracking Report
as of August 25, 2011

Attachment A
Reporting Date: September 28, 2011

	Vendor Information	Commitment				Actual							
Contract	Vendor Name	Total $	Total %	SBE $	SBE %	Total $	Total %	SBE $	SBE %	MBE $	MBE %	WBE $	WBE %
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			$246,681	76.5						
	Davies Landscape & Lawncare	$59,503	16.1	$59,503	16.1	$5,054	1.6	$5,054	1.6				
	Ray Meyer Sign Company	$230,000	62.3			$60,000	18.6						
	Security Fence	$10,760	2.9	$10,760	2.9	$10,760	3.3	$10,760	3.3			$10,760	3.3
	Total	**$368,900**	**100.0**	**$70,263**	**19.0**	**$322,496**	**100.0**	**$15,814**	**4.9**	**$0**	**0.0**	**$10,760**	**3.3**
	Grand Total	**$17,975,381**	**100.0**	**$6,473,401**	**36.0**	**$18,355,854**	**100.0**	**$6,622,461**	**36.1**	**$2,940,944**	**16.0**	**$517,662**	**2.8**
		Goal			30%								

Attachment B
Date prepared:October 4, 2011

Economic Inclusion Tracking Report DBE as of August 25, 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**	$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 Electrical												
	Ceco Concrete Constuction												
	Gerdau Ameristeel												
	Nelson Stark Construction												
	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 Const.**	$4,548,019	89.3			$5,115,059	88.3						
	CMC												
	Gerdau Ameristeel												
	Hilltop												
	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												
	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**
Closed contracts		**Goal**			**10%**								

Attachment B
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Economic Inclusion Tracking Report DBE as of August 25, 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,	$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	$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%**								

Attachment B
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Economic Inclusion Tracking Report DBE as of August 25, 2011

	Vendor Information	Commitment				Actual							
Contract	**Vendor Name**	**Total $**	**Total %**	**DBE $**	**DBE %**	**Total $**	**Total %**	**DBE $**	**DBE %**	**MBE $**	**MBE %**	**WBE $**	**WBE %**
Ham-Mehring Way Const. TC-24 BP#9 (ODOT)	**Prus Const.**	$4,713,069	66.2			$5,856,550	94.8						
	Security Fence	$320,977	4.5	$320,977	4.5	$127,465	2.1	$127,465	2.1			$127,465	2.1
	Maxim Crane Works	$540,052	7.6										
	Scherzinger Drilling Inc	$10,650	0.1			$99,292	1.6						
	Barrett Paving Materials	$391,148	5.5										
	Delta Electric Contractors	$954,220	13.4			$78,679	1.3						
	Geotech Services Contractors	$112,500	1.6										
	Rod Techs	$30,264	0.4	$30,264	0.4	$15,628	0.3	$15,628	0.3	$15,628	0.3		
	Kneisel Contracting Corporation	$46,675	0.7										
	Total	**$7,119,556**	**100.0**	**$351,241**	**4.9**	**$6,177,614**	**100.0**	**$143,093**	**2.3**	**$15,628**	**0.3**	**$127,465**	**2.1**
	Grand Total	**$7,119,556**	**100.0**	**$351,241**	**4.9**	**$6,177,614**	**100.0**	**$143,093**	**2.3**	**$15,628**	**0.3**	**$127,465**	**2.1**
		Goal			**4%**								

Economic Inclusion Tracking Report DBE as of August 25, 2011

	Vendor Information	Commitment				Actual							
Contract	Vendor Name	Total $	Total %	DBE $	DBE %	Total $	Total %	DBE $	DBE %	MBE $	MBE %	WBE $	WBE %
Garage and Street Grid BP#11	**Baker Const.**	$10,648,607	47.7			$18,018,761	93.2						
	Gerdau Ameristeel												
	Nelson Stark Construction	$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	$100,653	0.5	$100,653	0.5				
	Rayburn												
	Titan	$460,000	2.1										
	Security Fence	$253,621	1.1	$253,621	1.1	$49,812	0.3	$49,812	0.3			$49,812	0.3
	Richard Goettle Inc	$2,195,000	9.8										
	Lithko Contracting	$418,805	1.9										
	Ramcrete, Inc	$120,000	0.5										
	Peck Hannaford and Briggs	$957,400	4.3										
	Maxim Crane Works	$250,000	1.1										
	Hilltop Basic Resource	$1,600,000	7.2										
	Delta Electric Contractors	$1,243,000	5.6										
	Novum Structures	$510,000	2.3										
	Rod Techs	$1,279,437	5.7	$1,279,437	5.7	$1,156,323	6.0	$1,156,323	6.0	$1,156,323	6.0		
	A&A Safety	$13,930	0.1			$11,530	0.1					$11,530	0.1
	Total	**$22,303,435**	**100.0**	**$1,828,156**	**8.2**	**$19,337,078**	**100.0**	**$1,306,788**	**6.8**	**$1,156,323**	**6.0**	**$61,342**	**0.3**
	Grand Total	**$22,303,435**	**100.0**	**$1,828,156**	**8.2**	**$19,337,078**	**100.0**	**$1,306,788**	**6.8**	**$1,156,323**	**6.0**	**$61,342**	**0.3**
		Goal			**8%**								

Closed Contracts

Attachment C
Report prepared: October 4, 2011

Economic Inclusion Tracking Report
Professional Service
as of August 25, 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			$9,078,778	95.3						
	Ace Products	$15,341	0.5	$15,341	0.5	$17,427	0.2	$17,427	0.2	$17,427	0.2		
	MBJ Consultants	$206,383	6.7	$206,383	6.7	$305,499	3.2	$305,499	3.2	$305,499	3.2		
	New Concepts Janitorial	$2,240	0.1	$2,240	0.1	$15,451	0.2	$15,451	0.2	$15,451	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	0.8						
	Whitton Trucking	$4,090	0.1	$4,090	0.1	$4,615	0.0	$4,615	0.0				
	Total	**$3,103,479**	**100.0**	**$235,054**	**7.6**	**$9,527,037**	**100.0**	**$369,939**	**3.9**	**$365,324**	**3.8**	**$0**	**0.0**
Architects (city)	Burgess & Nipple Inc	$450,460	86.4			$826,586	87.3						
	Barr & Prevost	$70,740	13.6	$70,740	13.6	$119,794	12.7	$119,794	12.7				
	Total	**$521,200**	**100.0**	**$70,740**	**13.6**	**$946,379**	**100.0**	**$119,794**	**12.7**	**$0**	**0.0**	**$0**	**0.0**
Architect Consultant (county)	THP Limited	$2,827,284	68.6			$3,487,964	73.7						
	Arcodect Code Consulting	$3,150	0.1			$3,150	0.1						
	Burgess & Nipple Inc	$19,000	0.5			$19,000	0.4						
	DNK Architects	$258,000	6.3	$258,000	6.3	$243,121	5.1	$243,121	5.1	$243,121	5.1		
	GBBN Architects	$228,000	5.5			$230,050	4.9						
	Heapy Engineering	$542,000	13.1			$519,830	11.0						
	Kolar Design, Inc.	$50,000	1.2	$50,000	1.2	$50,000	1.1	$50,000	1.1			$50,000	1.1
	McGill Smith Punshon, Inc	$47,956	1.2			$47,956	1.0						
	Thelen Associates Inc.	$23,950	0.6			$23,950	0.5						
	Valu-Tech Engineering	$58,000	1.4	$58,000	1.4	$43,000	0.9	$43,000	0.9	$43,000	0.9		
	Walker Parking	$66,875	1.6			$66,875	1.4						
	Total	**$4,124,215**	**100.0**	**$366,000**	**8.9**	**$4,734,896**	**100.0**	**$336,121**	**7.1**	**$286,121**	**6.0**	**$50,000**	**1.1**

Attachment C
Report prepared: October 4, 2011

Economic Inclusion
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Inclusion Consultant	**Ellington Management Services Inc.**	$287,530	73.4	$287,530	73.4	$426,312	77.8	$426,312	77.8	$426,312	77.8		
	Quest Management Consulting	$104,171	26.6			$121,696	22.2			$121,696	22.2	$121,696	22.2
	Total	**$391,700**	**100.0**	**$287,530**	**73.4**	**$548,007**	**100.0**	**$426,312**	**77.8**	**$548,007**	**100.0**	**$121,696**	**22.2**
Consultant	**Thelen Associates Inc.**	$16,161	100.0			$64,733	100.0						
	Total	**$16,161**	**100.0**	**$0**	**0.0**	**$64,733**	**100.0**	**$0**	**0.0**	**$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**
consultant (county)	**HC Nutting**	$791,021	100.0			$531,121	92.4						
	Contech Design, Inc.					$33,998	5.9	$33,998	5.9	$33,998	5.9		
	Resource International, Inc.					$9,998	1.7	$9,998	1.7				
	Total	**$791,021**	**100.0**	**$0**	**0.0**	**$575,117**	**100.0**	**$43,996**	**7.6**	**$33,998**	**5.9**	**$0**	**0.0**
Testing (city)	**ATC Associates (City)**	$35,000	100.0			$49,955	100.0						
	Total	**$35,000**	**100.0**	**$0**	**0.0**	**$49,955**	**100.0**	**$0**	**0.0**	**$0**	**0.0**	**$0**	**0.0**
Engineering consultants (city)	**TEC Engineering (City) 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			$66,175	100.0						
	Total	**$48,500**	**100.0**	**$0**	**0.0**	**$66,175**	**100.0**	**$0**	**0.0**	**$0**	**0.0**	**$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**

Economic Inclusion
Tracking Report
Professional Service
as of August 25, 2011

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Report prepared: October 4, 2011

Marketing (county)	**Starboard Strategy**	$59,400	60.0	$59,400	60.0	$144,582	83.3	$144,582	83.3			$144,582	83.3
	McManis Communications dba Saybrook MKTG Comm	$39,600	40.0			$28,998	16.7					$28,998	16.7
	Total	**$99,000**	**100.0**	**$59,400**	**60.0**	**$173,580**	**100.0**	**$144,582**	**83.3**	**$0**	**0.0**	**$173,580**	**100.0**
Consulting (City)	**Gray and Pape**	$321,531	100.0			$179,549	100.0						
	Total	**$321,531**	**100.0**	**$0**	**0.0**	**$179,549**	**100.0**	**$0**	**0.0**	**$0**	**0.0**	**$0**	**0.0**
Testing (county)	**ATC Associates**	$219,417	100.0			$120,555	100.0						
	Total	**$219,417**	**100.0**	**$0**	**0.0**	**$120,555**	**100.0**	**$0**	**0.0**	**$0**	**0.0**	**$0**	**0.0**
Planning (city)	**PB Americas**	$18,069	100.0			$74,370	100.0						
	Total	**$18,069**	**100.0**	**$0**	**0.0**	**$74,370**	**100.0**	**$0**	**0.0**	**$0**	**0.0**	**$0**	**0.0**
Surveyor (city)	**McGill Smith Punshon, Inc**	$8,446	100.0			$8,446	100.0						
	Total	**$8,446**	**100.0**	**$0**	**0.0**	**$8,446**	**100.0**	**$0**	**0.0**	**$0**	**0.0**	**$0**	**0.0**
	Grand Total	**$9,905,276**	**100.0**	**$1,018,724**	**10.3**	**$17,257,645**	**100.0**	**$1,440,744**	**8.3**	**$1,233,451**	**7.1**	**$345,275**	**2.0**
		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 15 P.2 Revised		Form WF-01
Date Submitted: August 2011	Reporting Dates: From September 1, 2008 To August 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	381428.65	374923.38	98.29%	6505.27	1.71%	60493.70	15.86%	1597.64	0.42%	314429.68	4907.63	34372.67	1597.64	1157.50	0.00	23676.03	0.00	1287.50	0.00
Apprentices	44661.75	42227.00	94.55%	2434.75	5.45%	11851.00	26.54%	876.25	1.96%	30376.00	1558.50	11188.50	876.25	0.00	0.00	662.50	0.00	0.00	0.00
Helpers	17306.75	16050.25	92.74%	1256.50	7.26%	2810.00	16.24%	1001.50	5.79%	13240.25	255.00	1803.50	1001.50	0.00	0.00	276.00	0.00	730.50	0.00
Others	58322.00	58309.50	99.98%	12.50	0.02%	4635.25	7.95%	0.00	0.00%	53674.25	12.50	1095.00	0.00	0.00	0.00	3540.25	0.00	0.00	0.00
Grand Totals	501719.15	491510.13	97.97%	10209.02	2.03%	79789.95	15.90%	3475.39	0.69%	411720.18	6733.63	48459.67	3475.39	1157.50	0.00	28154.78	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**	**15 P2**		**Form WF-02 The Banks**		
Date Submitted: September 2011			**Reporting Date: 7/26/2011 to 8/25/2011**					
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**		171	143	83.63%	3	1.75%	26	15.20%
Total number of full-time employees working on Banks contract [6.6 (a) (1)]		160	134	83.75%	2	1.25%	25	15.63%
Total number of part-time employees working on Banks contract [6.6 (a) (1)]		11	9	0.00%	1	0.00%	1	0.00%
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)]	**77.8%**	133	111	83.46%	2	1.50%	21	15.79%
Total number of employees working within this MSA		440	370	84.09%	16	3.64%	55	12.50%

*** One minority female worker counted in both the women and minority columns but only once in the total # of employees column**

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
MLH	Moerlein Lager House
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

Appendix F: Distribution

John Deatrick, Project Executive (Bound Original)

Joint Banks Steering Committee

Robert Castellini (Bound Original)

Tom Gabelman (Bound Original)

Stephen Leeper (Bound Original)

Steven Love (Bound Original)

Robert Rhein (Bound Original)

Robert Richardson (Bound Original)

Timothy Riordan (Bound Original)

City of Cincinnati

Karen Alder (pdf E-mail)

Chris Bortz (Bound Original)

Kathy Creager (pdf E-mail)

John Curp (pdf E-mail)

Milton Dohoney (pdf E-mail)

Leslie Ghiz (Bound Original)

Tiffaney Hardy (pdf E-mail)

David Holmes (10 Bound Originals)

Tim Jamison (pdf E-mail)

Wayne Lippert (Bound Original)

Mayor Mark Mallory (Bound Original)

Michael Moore (pdf E-mail)

Amy Murray (Bound Original)

Meg Olberding (pdf E-mail)

Dave Prather (pdf E-mail)

Roxanne Qualls (Bound Original)

Laure Quinlivan (Bound Original)

Cecil Thomas (Bound Original)

Rochelle Thompson (pdf E-mail)

Charlie Winburn (Bound Original)

Wendell Young (Bound Original)

THP Limited, Inc.

Michael Haney (pdf E-mail)

Burgess & Niple

Chris Robertson (pdf E-mail)

Steve Smith (pdf E-mail)

RHC Holdings

Libby Korosec (pdf E-mail)

Federal Highway Administration

Mark Vonder Embse (pdf E-mail)

Hamilton County

Joan Buttner (pdf E-mail)

Terrence Evans (pdf E-mail)

Karen Groppe (pdf E-mail)

Greg Hartmann (Bound Original)

Greg Jarvis (pdf E-mail)

John Michel (pdf E-mail)

Chris Monzel (Bound Original)

Todd Portune (Bound Original)

Christian Sigman (pdf E-mail)

Bernice Walker (pdf E-mail)

Ohio Department of Transportation

Terri Barnhart (pdf E-mail)

Andy Fluegemann (pdf E-mail)

Randy Lane (pdf E-mail)

Steve Mary (pdf E-mail)

Edward Moore (pdf E-mail)

Tim Ralston (pdf E-mail)

Stefan Spinosa (pdf E-mail)

Susan Springer (pdf E-mail)

Andrew Williams (pdf E-mail)

Jerry Wray (pdf E-mail)

Ellington Management Services, Inc.

Pat Bready (pdf E-mail)

Deana Byrd (pdf E-mail)

Gene Ellington (pdf E-mail)

Messer Construction Co.

Tom Bell (pdf E-mail)

Brian Borcherding (pdf E-mail)

Steve Keckeis (pdf E-mail)

Nick Rosian (pdf E-mail)

Vorys Sater Seymour and Pease LLP

Margaret Grossman (pdf E-mail)

Starboard Strategy

Marie Gemelli-Carroll (pdf E-mail)

Carter Dawson

Trent Germano (pdf E-mail)

Tamara Kimble (pdf E-mail)

Patti Neal (pdf E-mail)

Mitsu Parker (pdf E-mail)