



The Banks Monthly Report: April 2016

In April, baseball fans came out in droves for Opening Day. Contractors for the Public Parties poured concrete, formed shear walls, and waterproofed concrete for the garage and one block of Race Street extension. The developer hosted a ribbon-cutting for the Radius apartment building. Contractors continued working on schedule to complete the GE Building. Progress continued on the AC Hotel construction.

PUBLIC PARTIES CONSTRUCTION

All supported decks in the parking garage have been placed, leaving only ancillary concrete needs at the pedestrian east entrance to be completed.

Above-ground storm and sanitary piping installation continues, as does the placement of permanent electric conduits and fire suppression piping.

Curbs, inlets and waterproofing have been completed on the Race Street extension, in preparation for the final concrete overlay.

Foundations for the west pedestrian stair are in progress, as well as construction of the MEP rooms contained within the garage.



Garage deck infrastructure takes shape in advance of concrete pour.



Crew works on garage deck strip concrete pour.

DEVELOPER

Carter hosted a ribbon-cutting on April 12 to officially open the Radius apartment building.

- Brasfield & Gorrie continues their efforts on closing out the Radius project, with punch list work and final turnover of units ongoing.
- Residents are now living at Radius. The property management and leasing team continues its leasing efforts and start-up for the project.

At the GE Building, both the building façade and terrace work have been completed.

- The Brasfield & Gorrie team is working to finalize all work for a mid-summer Certificate of Occupancy date.
- The Taste of Belgium, a space that will occupy the southeast corner of retail, is finalizing design and permitting efforts so construction can begin soon.
- Pies and Pints is working to complete design for its space at the southwest corner of the block.
- Jeffrey R. Anderson is marketing the remaining retail space.

At the AC Hotel site, contractors continue with installation of masonry and precast plank.



Taste of Belgium finalizes design and permitting efforts so that construction can begin soon.



Mayor John Cranley (center) and County Commission President Chris Monzel (right) team with Bob Peterson, Carter President & CEO, to cut the ribbon opening the Radius apartments.

ECONOMIC INCLUSION

Phase IIIA economic inclusion through March 31, 2016:

- Small Business Enterprise (SBE) participation is 26.3% (overall goal 30%). BP1 TC-01 is 30.4% participation, with a total of \$1,157,065 paid to SBE contractors. BP1 TC-02 is 25.9% with a total of \$116,511 paid to SBE contractors. BP2 TC-03 is 23.2%, with a total of \$1,421,792 paid to SBE contractors. BP2 TC-04 is 30.6% participation, with a total of \$247,887 paid to SBE contractors.
- SBE participation for professional services is 7.9% (vs. 10% overall goal) through April 30, 2016.
- Minority workforce participation is 16.89% which includes minority female hours. Total female participation is .38%. Combined minority and women workforce participation is 16.91% as reported by hours for Phase IIIA from July 1, 2015 through March 31, 2016.
- Workers living within the 26-county Consolidated Metropolitan Statistical Area represented 98.9% of the construction workforce. There are no local residency participation goals for the Project.

Economic Inclusion information reported through April 30, 2016 is available here.

<http://thebankspublicpartnership.com/sites/default/files/economic-inclusion-apr2016.pdf>



Workers install reinforcing steel for a shear wall in the parking garage.

SAFETY

Since the Project's inception in 2008 through April 30, 2016, The Banks Public Parties construction crews recorded 571,528 work-hours without a lost-time incident.

Developer's Phase IIA construction crews worked a total of 837,738.25 hours without a lost-time incident from April 28, 2015 through April 30, 2016.

Public Parties' Phase IIIA construction crews recorded a total of 74,548 work-hours without a lost-time incident July 1, 2015-April 30, 2016.

AC Hotel developer's contractors logged 9,995 hours January 1-April 30, 2016 without a lost-time incident.

BUDGET

The Public Parties project work remained within budget for April.

Phase IIIA budget expended totaled 51.26% through April 30, 2016.

Budget spreadsheet, project report as well as approved and potential change orders for the month are available.

<http://thebankspublicpartnership.com/sites/default/files/budget-apr2016.pdf>

SCHEDULE

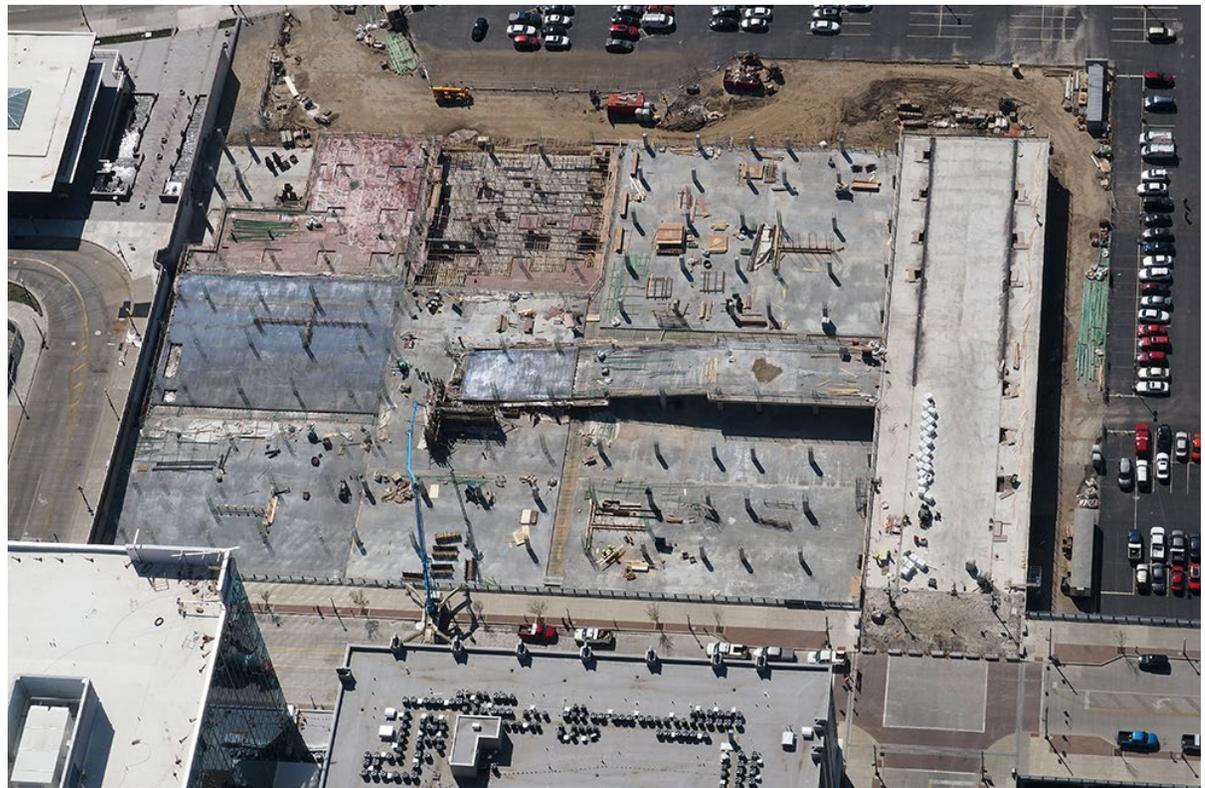
All Public Parties work remained on schedule through April.



Shear wall concrete pour gets underway in the parking structure.



Workers manage one of many concrete pours for the Phase IIIA garage decks.



Aerial view of Phase IIIA's progress—Race Street extension (lower right).

PARKS

Recreational features and good weather brought families to Smale Riverfront Park in April.



Colorful illumination of the Smale Riverfront Park fountains at night.



Warm weather and Smale Park's many attractions draw families to the Riverfront.

COMMUNICATIONS

For April, media coverage included a total of 22 broadcast/digital stories or mentions featuring infrastructure/public partnership.

A total of four print/digital and 51 broadcast/digital stories or mentions appeared regarding development.

Social media activity for the month included 31 posts to Twitter @IBackTheBanks. Retweets, mentions and favorites totaled 133 with 24 new followers.

<http://thebankspublicpartnership.com/sites/default/files/media-summary-apr2016.pdf>



Section of Walnut Street at The Banks was renamed for Marian Spencer, one of Cincinnati's great civil rights leaders.



Workers on the AC Hotel site attach a concrete panel to be lifted into place.

WHAT'S NEXT

Public Parties construction partners will continue work on Bid Packages #2, #3 and #4. Work is proceeding on schedule, with a targeted September completion for Phase IIIA.

The Developer will continue its focus on leasing the Radius apartments and recruiting for street level retail space.

The Developer will continue progress on interior finishes and tenant improvements to the GE Global Operations building.

Work on the 171-room AC Hotel development at Freedom Way and Joe Nuxhall Way/Main Street will proceed, focusing on masonry and precast plank installation.

Smale Riverfront Park will continue planning and resource development for future phases, while continuing maintenance and marketing of built-out riverfront features and amenities.



Aerial view of The Banks looking northeast from Paul Brown Stadium (lower left) to Great American Ball Park (upper right).



Phil Beck
The Banks Project Executive
(513) 946-4434

THE BANKS

Public Partnership

www.thebankspublicpartnership.com

Updated 5/20/16