Phase IIIA completion is on schedule for September.

The Banks Monthly Report: July 2016

In July, contractors for the Public Parties completed adjoining sidewalk and railings on the Rosa Parks Street entrance to the garage. The developer continued leasing apartments at Radius, while contractor's team received a temporary certificate of occupancy for the GE Building. The AC Hotel construction focused on guest room framing, electrical and plumbing work. Smale Riverfront Park's world-class recreational features continued to draw crowds.

PUBLIC PARTIES CONSTRUCTION

Phase IIIA Race Street/Parking Structure Construction

- Crews completed adjoining sidewalk and associated railings on the Rosa Parks Street entrance to the garage.
- Storefront systems, elevator finishes and associated architectural finishes are in progress.
- With mechanical and electrical rough-in completed, the balance of the garage has been painted, and sign installation is underway.
- Exterior finishing of concrete curbs and preparation for paving are in progress.

Wayfinding

- Variable Message Sign project (Phase I) will construct cantilever-style dynamic message signs at I-71/75 NB, I-471 NB, I-75 SB and I-71 SB.
- The City has hired its design consultant.
- August meeting with ODOT to discuss sign locations on I-71 and I-75 has been scheduled.

Lot 23

- Design is underway for the area known as Lot 12 (between Phase IIIA to the north and Mehring Way to the south).

Finishing the concrete curb on the south side of Phase IIIA garage.

Finishing Race Street.

DEVELOPER

Brasfield & Gorrie continued efforts on closing out the Radius project. Last of the punch list work and final turnover of units is ongoing.

- Closeout documents including warranties and operations/maintenance manuals are nearly complete.
- The property management and leasing team continues its leasing efforts.

At the GE Building, the base building work is substantially complete.

- The team is finalizing all work for a mid-summer Certificate of Occupancy date.
- Construction of the tenant fit-up continues.

At the AC Hotel site, Winegardner & Hammons Hotel Group's contractors completed all masonry work; hallway and guest room framing on floor two to four is underway.

Pouring pumpernickel-tinted concrete at the Freedom Way and Race Street crosswalk, outside new location of Pies & Pints.

GE Building provides the backdrop for Smale Park fountains and the carousel.

ECONOMIC INCLUSION

Phase IIIA economic inclusion through June 30, 2016:

Small Business Enterprise (SBE) participation is 27.5% (overall goal 30%). A total of $4,103,076 has been paid to SBE contractors.

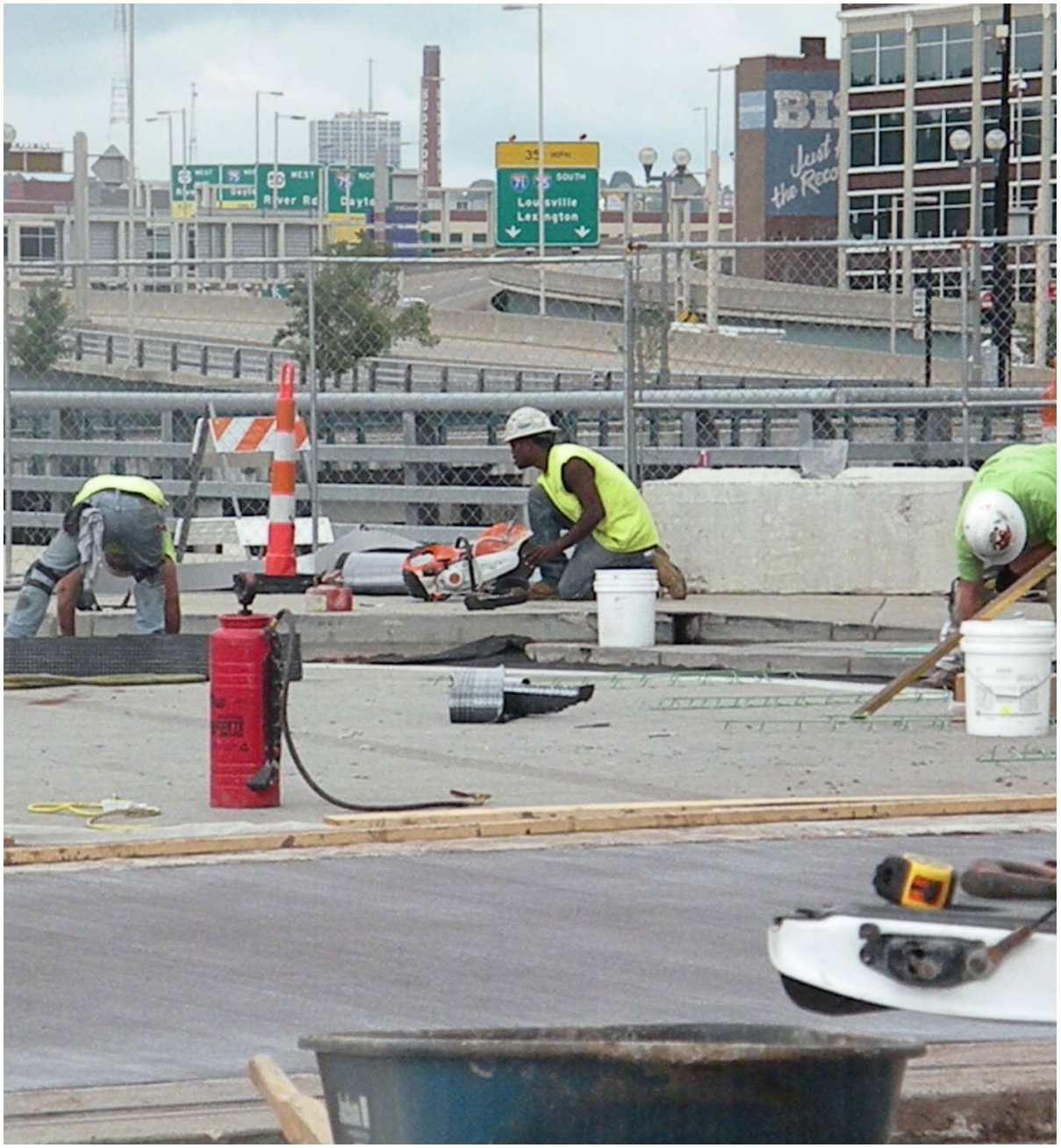
- BP1 TC-01 is 29.3% participation, with a total paid of $1,178,877.
- BP1 TC-02 is 25.9% with a total of $116,511 paid.
- BP2 TC-03 is 28.1%, with a total of $2,167,664 paid.
- BP2 TC-04 is 31.5% participation, with a total of $324,079 paid.
- BP3 TC-05 is 48.0% with a total of $292,355 paid.
- BP3 TC-06 is 0.2%, with $1,100 paid.
- BP3 TC-07 is 2.8% with a total of $10,050 paid.
- BP4 TC-10 is 25.8% with $12,441 paid.

SBE participation for professional services is 8.6% (vs. 10% overall goal) through July 31, 2016.

Minority workforce participation is 15.70% which includes minority female hours. Total female participation is .42%. Combined minority and women workforce participation is 15.74% as reported by hours for Phase IIIA from July 1, 2015 through June 30, 2016.

Workers living within the 26-county Consolidated Metropolitan Statistical Area represented 99.1% of the construction workforce. There are no local residency participation goals for the Project.

Economic Inclusion information reported through July 31, 2016 is available here.
http://thebankspublicpartnership.com/sites/default/files/economic-inclusion-jul2016.pdf



Crew members prepare for the Freedom Way and Race Street crosswalk concrete pour.

SAFETY

Since the Project's inception in 2008 through July 31, 2016, The Banks Public Parties construction crews recorded 593,045 work-hours without a lost-time incident.

Developer's Phase IIA construction crews worked a total of 861,560.25 hours without a lost-time incident from April 28, 2015 through July 31, 2016.

Public Parties' Phase IIIA construction crews recorded a total of 95,966 work-hours without a lost-time incident July 1, 2015-July 31, 2016.

AC Hotel developer's contractors logged 16,322 hours January 1-July 31, 2016 without a lost-time incident.

BUDGET

The Public Parties project work remained within budget for July.

Phase IIIA budget expended totaled 65.5% through July 31, 2016.

Spreadsheets for the month are available.
http://thebankspublicpartnership.com/sites/default/files/budget-jul2016.pdf

SCHEDULE

All Public Parties work remained on schedule through July.

Installing new traffic signal at Freedom Way and Race Street.

Security cameras are installed throughout the garage.

Crew installs railing on Race Street.

PARKS

Again in July, world-class recreational features and good weather brought families to Smale Riverfront Park.

Cooling off in the Park fountains on a hot July day.

Exercising is fun at Smale Riverfront Park!

COMMUNICATIONS

For June, media coverage included a total of two print and six broadcast/digital stories or mentions featuring infrastructure/public partnership.

A total of six print/digital and nine broadcast/digital stories or mentions appeared regarding development.

Social media activity for the month included 21 posts to Twitter @IBackTheBanks. Retweets, mentions and favorites totaled 103 with 21 new followers.

http://thebankspublicpartnership.com/sites/default/files/media-summary-jul2016.pdf

AC Hotel construction continues on Joe Nuxhall Way/Main Street.

Preparing the railing along Race Street.

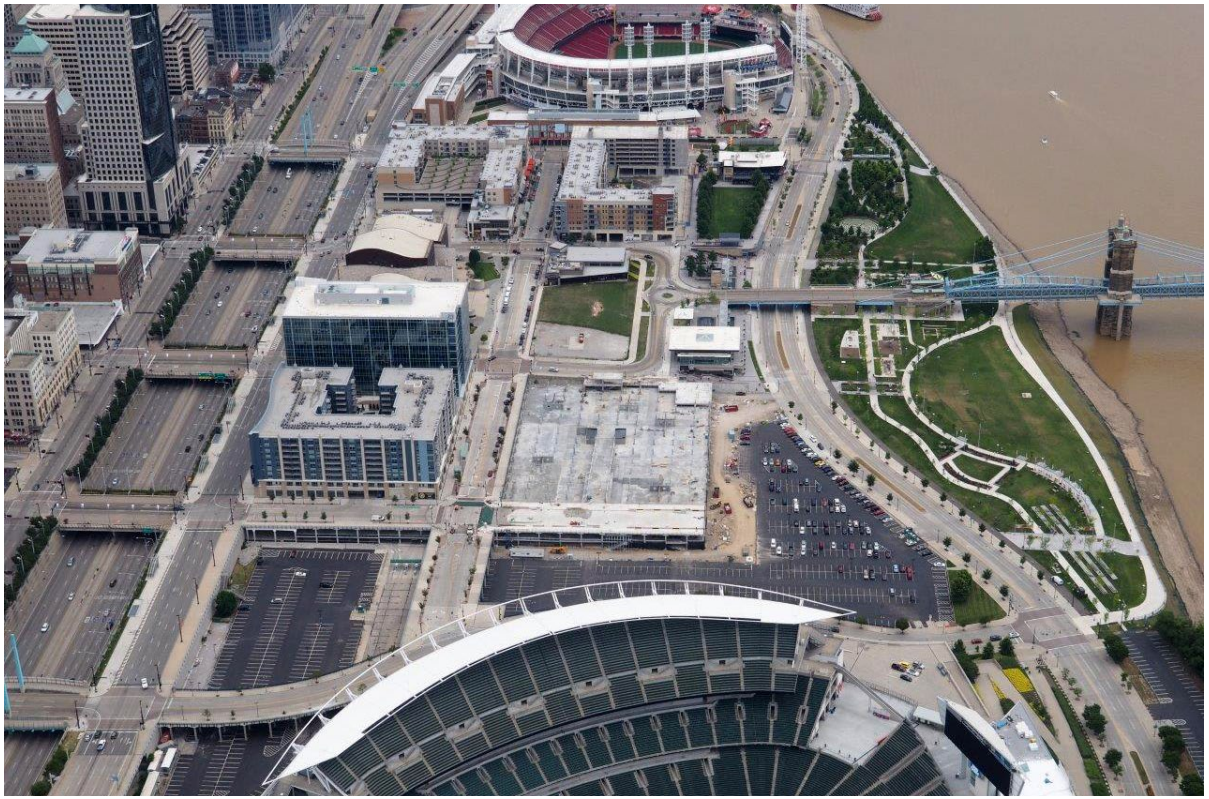
WHAT'S NEXT

Public Parties construction partners will continue work on Bid Packages #2, #3 and #4. Work is proceeding on schedule, with a September 1 date confirmed for Phase IIIA opening.

The Developer will continue leasing the Radius apartments and recruiting for street level retail space while working to complete 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.

Smale Riverfront Park will continue maintenance and marketing of built-out riverfront features and amenities.



Aerial view shows Phase IIIA at center, with GE Building and Radius to the left, and Smale Riverfront Park to the right.

THE BANKS
Public Partnership

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