Developer's Phase IIA Apartment structure to the left, with GE Building to the right, under construction.

The Banks Monthly Report: March 2015

Public Parties construction team's public safety technology performance testing was approved. Close-out of Bid Packages 12-1 and 12-2 is ongoing, while repair of an existing sidewalk was authorized for completion in April. Bids for the River Walk extension were opened and the project was awarded. Design continued on the next section of garage and street. Smale Riverfront Park progress continued on all phases. Developer continued construction of the apartment structure and GE Building.

PUBLIC PARTIES CONSTRUCTION

Public Safety

- Wireless camera performance was approved; however, during the 30-day monitoring prior to approval, issues arose which will be resolved with software upgrades.

Lot 2 Podium

- Race Street entrance to the Central Riverfront Garage and parking in the block between Freedom Way and Second Street, Vine to Race Streets, reopened to the public in late March.
- Temporary certificate of occupancy for the podium fit-out work for the 489 and 500 levels of the parking deck was issued in March. Start of the painting and striping work will be scheduled as weather permits.

Ohio River Walk

- Bids for the River Walk were opened and the project was awarded to Ford Development. Notice to proceed was issued for March 23; however, due to rain and flooding, the project is off to a slow start. Target for project completion remains June 2015.

Phase III

- Progress continued on the Phase III design of the Lot 24 parking facility and one block of Race Street, each with two levels of parking (a total of 690 parking spaces). This scope of work is scheduled to be bid in early summer.

Development before dawn.

River Walk retaining wall flooded by heavy spring rains in March.

ECONOMIC INCLUSION

The latest Public Parties construction Economic Inclusion information documents results through March 31, 2015.

Disadvantaged Business Enterprise (DBE) participation on BP12-2 is 18.9% (vs. 6.0% overall goal). A total of $960,968 has been paid to BP12-2 DBE contractors. BP12-1 participation is 6.5% (vs. 9% overall goal). A total of $272,100 has been paid to BP12-1 DBE contractors.

Small Business Enterprise (SBE) participation for professional services is 18.2% (vs. 10% overall goal) through March 31, 2015. SBE participation for Phase III professional services is at 1.4% (vs. 10% overall goal).

Combined minority and women workforce participation is 17.55% as reported by hours for September 1, 2008 through March 31, 2015.

Employees living within the 15-county Cincinnati-Middletown Metropolitan Statistical Area represented 100% of the construction workforce. There are no local residency participation goals for the project.

Additional information available here. http://thebankspublicpartnership.com/sites/default/files/economic-inclusion-mar2015.pdf

Patio concrete pour at the apartments.

SAFETY

A total of 462,675 hours have been worked without a lost-time injury on Phase 1 and Phase 2a Public Parties construction through March 31, 2015.

Developer's Phase IIA construction crew worked a total of 214,617 hours without a lost-time incident April 28, 2014 through March 31, 2015.

BUDGET

As of March 31, 2015, Phase 2a Budget for Public Parties Construction remained within the published Construction Budget amount of $56.1 million.

Phase 2a budget expended to date is 94.78%

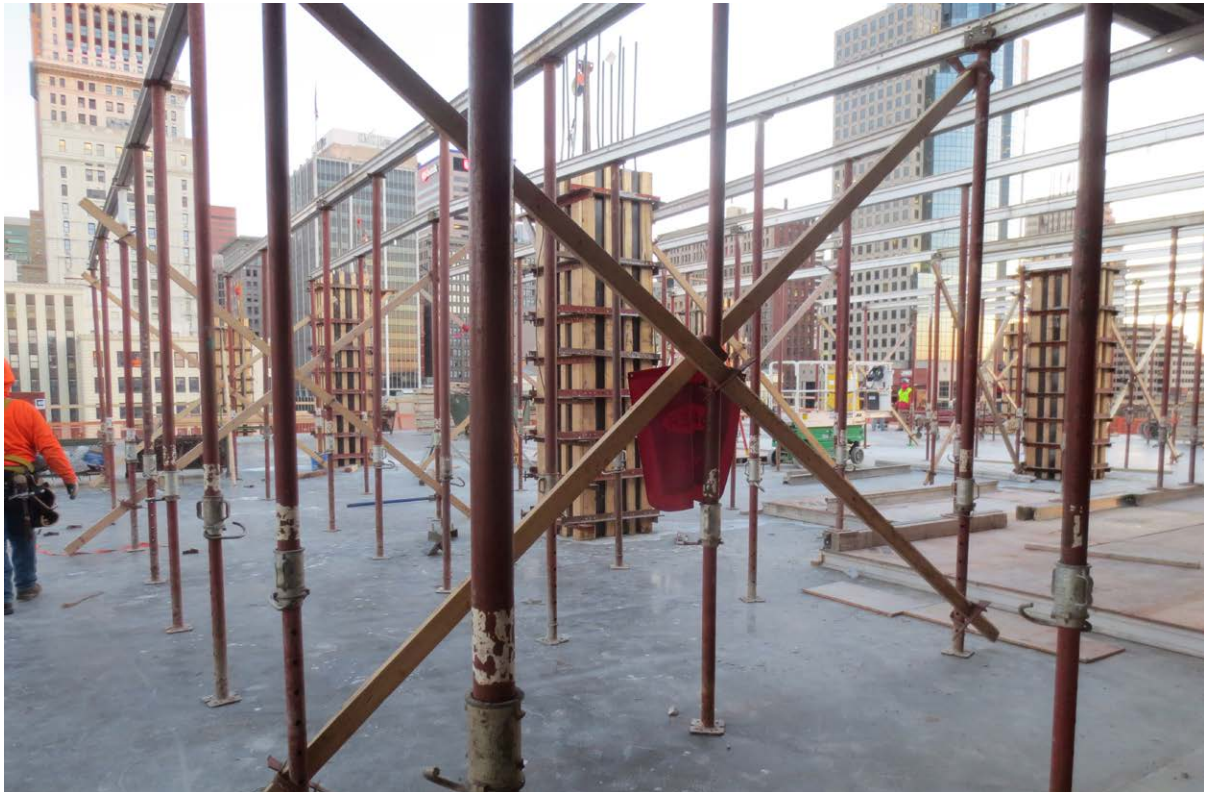
Budget spreadsheet, project report as well as approved and potential change orders for the month are available.
http://thebankspublicpartnership.com/sites/default/files/budget-mar2015.pdf

SCHEDULE

All Public Parties construction work remained on schedule through March 31, 2015.

Work on apartment structure continues.

View of the Ohio River from the GE Building.



View of GE Building construction.

DEVELOPER

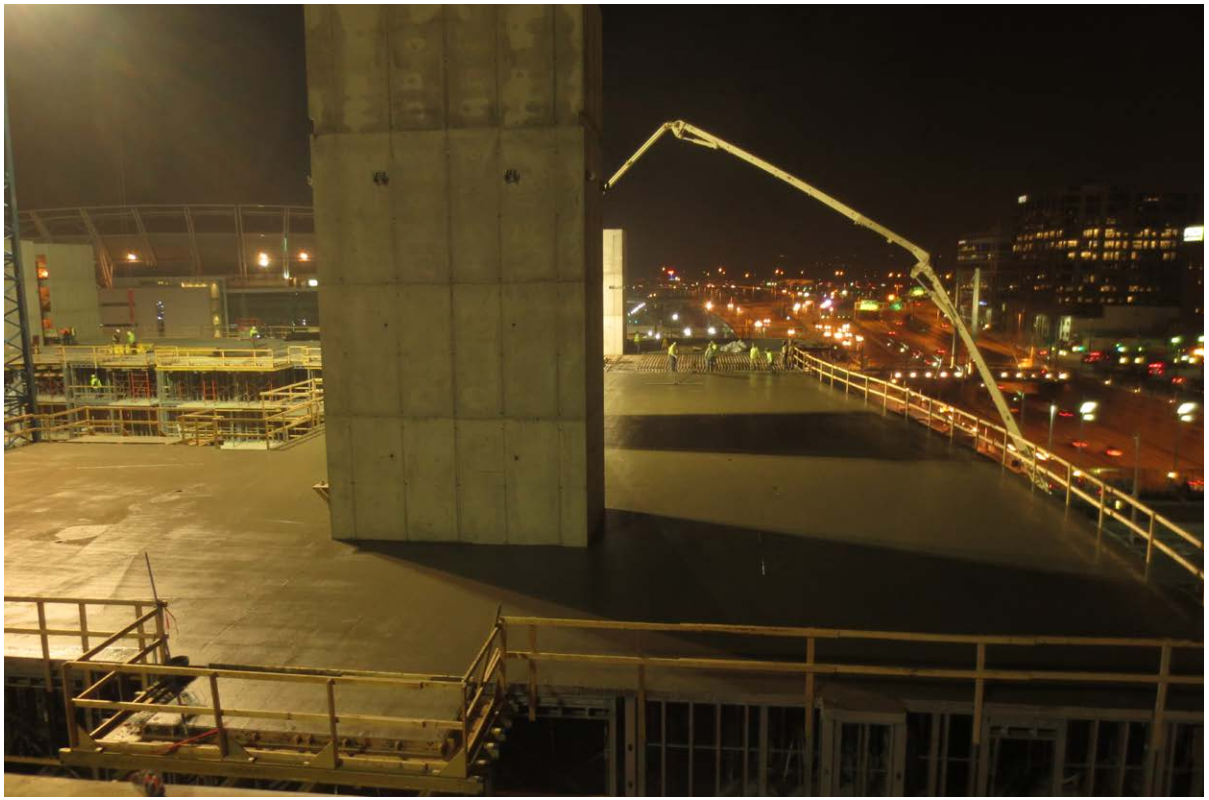
Rain and flooding challenged the developer's efforts somewhat in March, but progress continued on the mixed-use structure and GE Building. The Infinity structure for the main apartment tower has reached the eighth floor, while framing continued on the eighth and ninth floors. Brasfield & Gorrie is currently projecting the structure to top out early in May.

Windows have arrived on site and are being installed. Installation of the weather barrier and architectural wall panels will begin in late April.

Vertical progress on the GE Building continued. The eighth level has been poured out, and the first pour for the ninth level has been completed. This structure is slated to top out in late July.

Carter named Dan McCarthy as its Cincinnati Project Executive for The Banks.

Construction crew members worked a total of 214,617 hours without a lost-time incident April 28, 2014 through March 31, 2015.



One of several night-time concrete pours for the apartment construction.

Sunrise view of Phase IIA development.

Interior courtyard, apartment building.

PARKS

Parks construction continued in March:

Phase 3 Adventure Playground

- US Army Corps of Engineers contract work continued in March.
- Walnut Street Pergola was completed. Adventure Playground granite installation will begin in early April; ribbon cutting of this feature is scheduled for May 9.
- Continuing work includes the connector plaza between Walnut Street and Vine Street Carousel, and Roebling Bridge anchorage improvements.

Phase 4 Vine Street Fountain and Carousel

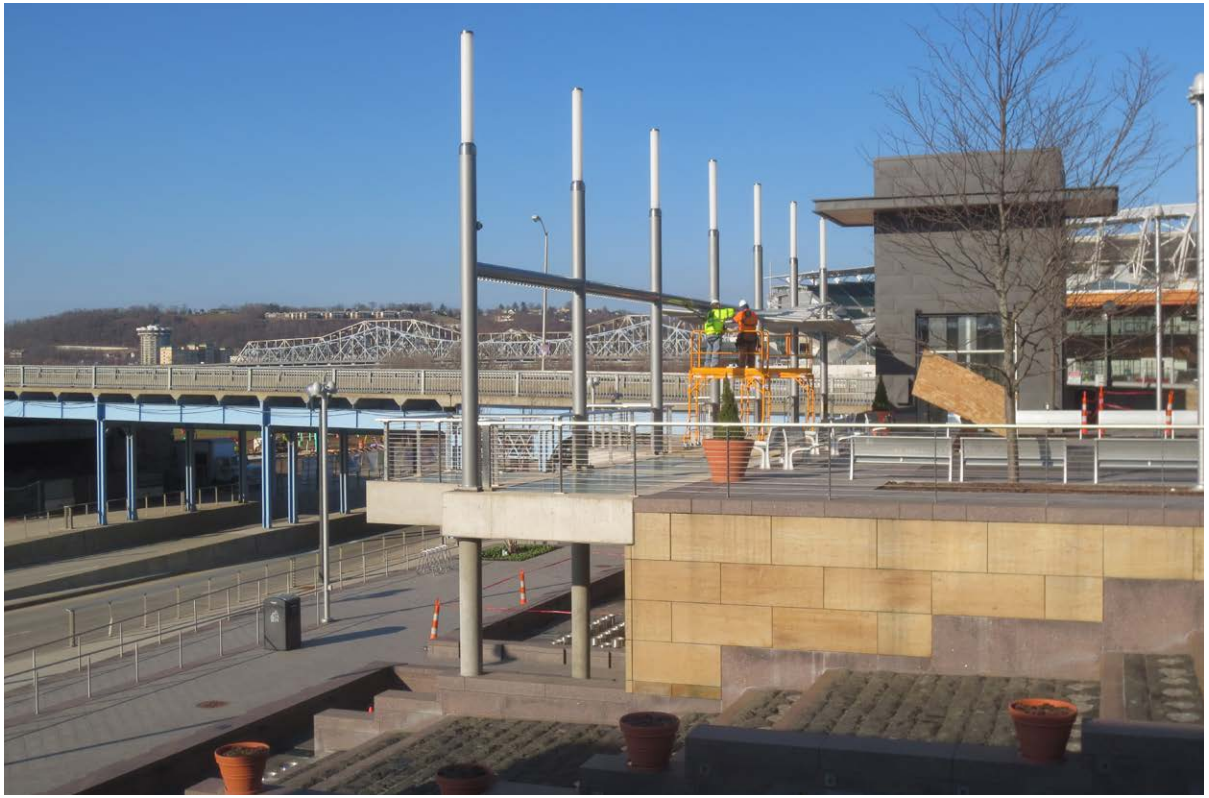
- Carousel interior ceiling was completed in March; terrazzo flooring installation began.
- Fountain controls and equipment installation continues; event center interior finishes are being completed.
- Cascade and interactive water feature granite installation continues.

Phase 5 south of Mehring Way, west of Roebling Bridge

- Underground utility installation continued in March and will near completion mid-April.
- Feature foundation, sidewalk, and light pole base installation continued in March and will continue in April.
- Excavation and rough grading continues; soils installation began in March; archeological feature grading, wall prep and utility installation began in late March.

Interior work on the Carousel.

Adventure Playground (after one of the month's hard rains).

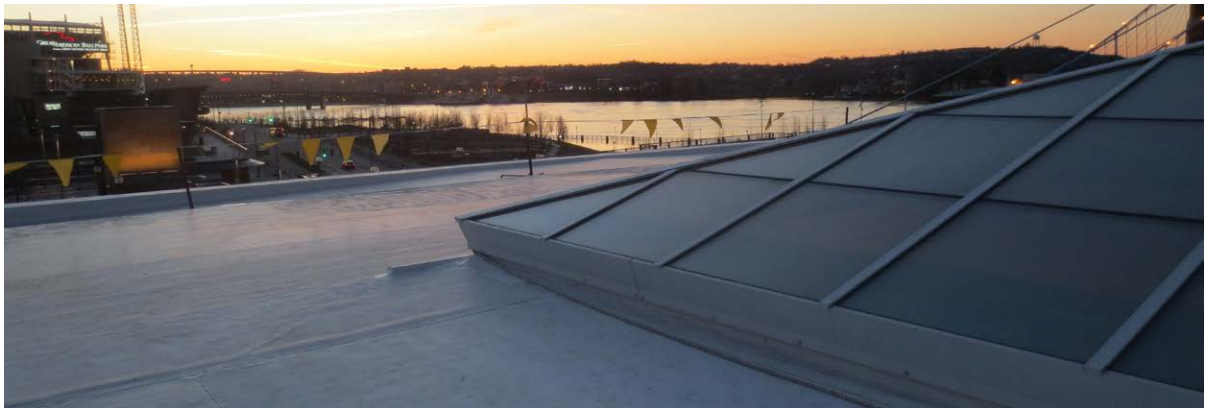


Pergola installation, US Army Corps of Engineers.

COMMUNICATIONS

For March, media coverage included 15 stories/ mentions for infrastructure/public partnership and 30 stories and/or mentions regarding development. http://thebankspublicpartnership.com/sites/default/files/media-summary-mar2015.pdf

Social media activity for the month included 35 posts to Twitter @IBackTheBanks. Retweets, mentions and favorites totaled 105; with 40 new followers.



River view from the Carousel roof.

Work continued as schedules were adjusted around heavy spring rains and flooding.

WHAT'S NEXT

Parks will continue work leading up to a three-month series of openings of several features including the May 9 opening of The Heekin Family/ PNC Grow Up Great Adventure Playground; the May 16 ribbon-cutting for Carol Ann's Carousel, and for the Castellini Esplanade on June 21. The Developer will continue progress on the Phase IIA buildings. The Public Parties will continue work on the River Walk and on the design for the Phase III future infrastructure.

Smale Park Carousel, with apartments and GE building tower cranes in the background.

THE BANKS
Public Partnership

Phil Beck
The Banks Project Executive
(513) 946-4434
www.thebankspublicpartnership.com

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