

Aerial view of completed Race Street extension and ramp to 710 parking spaces on the west end of the Central Riverfront Garage.

The Banks Monthly Report: September 2016

In September, contractors for the Public Parties celebrated the completion of Phase IIIA with a ribbon-cutting ceremony. The developer closed out construction of the GE Building, and continued leasing apartments at Radius. The AC Hotel construction focused on guest room framing, electrical and plumbing work. Smale Riverfront Park's world-class recreational features continued to draw visitors.

PUBLIC PARTIES CONSTRUCTION

Phase IIIA Race Street/Parking Structure

- Public Parties construction crews completed construction at the end of August on 710 parking spaces and one block extension of Race Street—enabling the Public Partnership to host a ribbon-cutting on September 1.
- Cincinnati Mayor Cranley and Hamilton County Commission President Monzel officially cut the ribbon, after comments from Kristi Tanner, senior managing director of JobsOhio, one of Phase IIIA's funders.
- Drummers from School for Creative and Performing Arts provided the cadence and drumroll for the ribbon-cutting.
- Team mascots Twister (US Bank Arena/Cincinnati Cyclones), Gapper and Mr. Red (Cincinnati Reds), and Who Dey (Cincinnati Bengals) became the 'first patrons' of the new parking area.
- Crews worked on punch list items in September.

Wayfinding

- OKI's Prioritization Subcommittee recommended \$4 million for the Variable Message Signage Phase II project. The recommendations go before the OKI Board in October.

Lot 23

- Design is underway for the area known as Lot 23 (between Phase IIIA to the north and Mehring Way to the south).



Mayor Cranley and County Commission President Monzel lead the team of dignitaries in cutting the ribbon on expansion of the Central Riverfront Garage.



JobsOhio's Kristi Tanner joined project executive Phil Beck and team mascots at the Phase IIIA ribbon-cutting.



Mascots surround the drummers from SPCA during a break in the September 1 ribbon-cutting ceremony.

DEVELOPER

Construction of the Radius apartment structure and the GE Building has been closed out.

Taste of Belgium is putting their finishing touches together and hiring staff. Opening is planned for fourth quarter.

Pies and Pints continues with their buildout. Core drilling and framing is taking place.

The property management and leasing team continues its marketing effort for the remaining inline retail space.

At the AC Hotel site, exterior framing for the tower roof is installed; upper floor balconies are set at the north elevation.

- Commercial building anchors are set in place for structural steel.
- Guest room framing, electrical and plumbing work continues.



Global Operations Center employees moved in to the GE Building in September. Here, food trucks line up to welcome the GE lunch time crowd.



Crane moves material for the AC Hotel balconies, under construction.

ECONOMIC INCLUSION

Phase IIIA Economic Inclusion through August, 2016:

Small Business Enterprise (SBE) participation is 28.4% (overall goal 30%). A total of \$5,035,363 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 30.1% with a total of \$161,539 paid.
- BP2 TC-03 is 29.1%, with a total of \$2,323,916 paid.
- BP2 TC-04 is 32% participation, with a total of \$345,203 paid.
- BP3 TC-05 is 45.5% with a total of \$633,806 paid.
- BP3 TC-06 is 0.1%, with \$1,100 paid.
- BP3 TC-07 is 24.2% with a total of \$122,065 paid.
- BP4 TC-09 is 100% with a total of \$256,968 paid.
- BP4 TC-10 is 15.3% with a total of \$12,441 paid.

SBE participation for professional services is 8% (vs. 10% overall goal) through September 30, 2016.

Minority workforce participation is 15.18% which includes minority female hours. Total female participation is .46%. Combined minority and women workforce participation is 15.30% as reported by hours for Phase IIIA from July 1, 2015 through August 31, 2016.

Workers living within the 26-county Consolidated Metropolitan Statistical Area represented 93.5% of the construction workforce. There are no local residency participation goals for the Project.

Economic Inclusion information reported through August is available here.

<http://thebankspublicpartnership.com/sites/default/files/economic-inclusion-sep2016.pdf>



Vehicles fill the new parking spaces built by Phase IIIA construction contractors whose combined minority and women workforce participation is currently 15.30%.

SAFETY

Since the Project's inception in 2008 through September 30, 2016, The Banks Public Parties construction crews recorded 697,756 work-hours without a lost-time incident.

Developer's Phase IIA construction crews worked a total of 879,460.25 hours without a lost-time incident from April 28, 2015 through September 30, 2016.

Public Parties' Phase IIIA construction crews recorded a total of 104,711 work-hours without a lost-time incident July 1, 2015-September 30, 2016.

AC Hotel developer's contractors logged 24,560 hours January 1-September 30, 2016 without a lost-time incident.

BUDGET

The Public Parties project work remained within budget for September.

Phase IIIA budget expended totaled 77.96% through September 30, 2016.

Spreadsheets for the month are available.
<http://thebankspublicpartnership.com/sites/default/files/budget-sep2016.pdf>

SCHEDULE

All Public Parties work remained on schedule throughout the month of September.



Construction on the exterior of the AC Hotel continued in September.



Head house signage at the entrance to parking at Rosa Parks Street and Theodore M. Berry Way (Phase IIIA).



Team mascots parade down the ramp to Central Riverfront Garage parking off Race Street.

PARKS

Visitors continued to enjoy the many features of Smale Riverfront Park in September.



Pre-schoolers playing on the chessboard at Smale Riverfront Park.



Picnicking in Smale Park with a hint of fall in the air.

COMMUNICATIONS

For September, media coverage included a total of three print/digital and 18 broadcast/digital stories or mentions featuring infrastructure/public partnership.

A total of four print/digital stories or mentions and 32 broadcast/digital stories or mentions appeared regarding development.

Social media activity for the month included 35 posts to Twitter @lBackTheBanks. Retweets, mentions and favorites totaled 184 with 22 new followers.

<http://thebankspublicpartnership.com/sites/default/files/media-summary-sep2016.pdf>



Media gather to report on Phase IIIA ribbon-cutting to signal the opening of expanded Central Riverfront Garage and extension of Race Street.



Streetcar stops at The Banks to bring visitors to Oktoberfest.

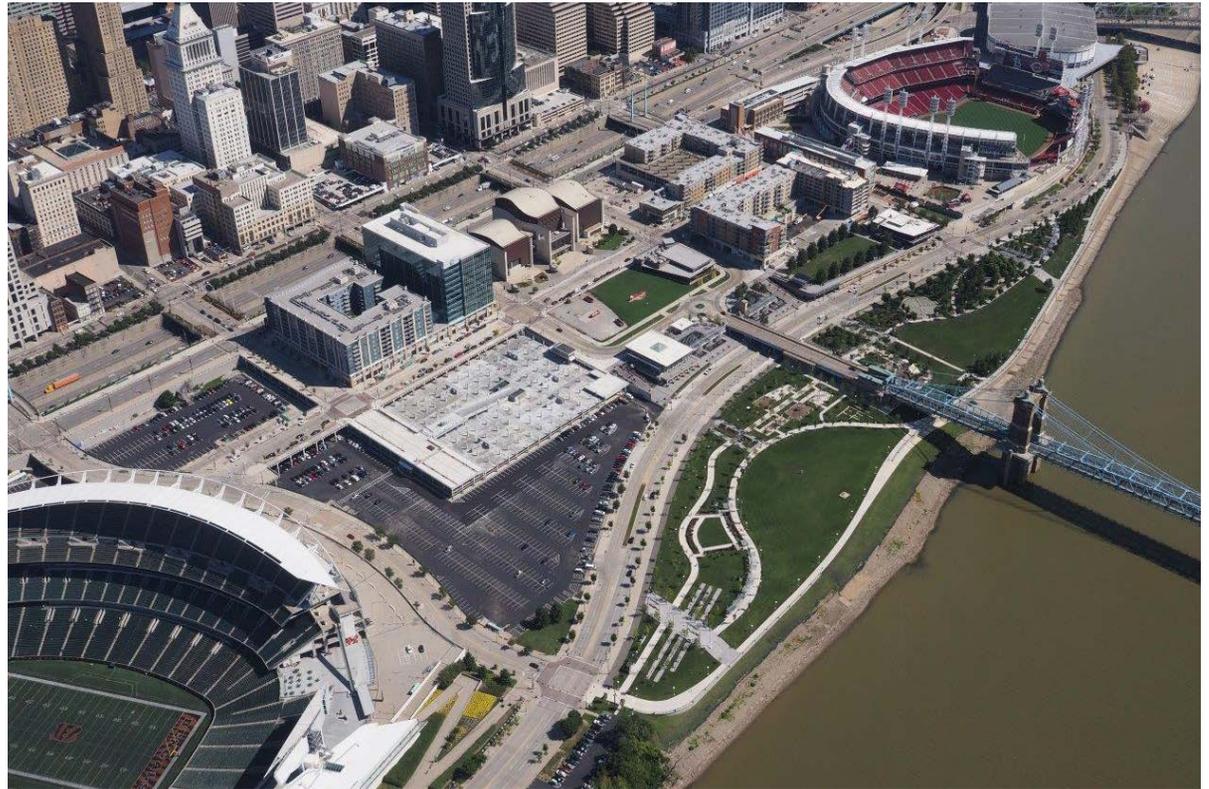
WHAT'S NEXT

Public Parties construction partners will focus on remaining Phase IIIA punch list items.

The Developer will continue leasing the Radius apartments and recruiting for Phase II street-level retail space.

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.



With Phase IIIA parking and infrastructure completed, the developer's Phase II work winding down, and the streetcar loop from The Banks to Over the Rhine in operation—September was a milestone month!



THE BANKS
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