

Monthly Progress Report for August 2010

Issued: September 20, 2010



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Section 1: Executive Summary



Section 1: Executive Summary

Performance Report for August 2010

The Cincinnati Central Riverfront continued its transformation during the month of August. The Banks Phase 1 Garage is operating smoothly. The Mehring Way Relocation and Block 2 Garage construction are on schedule. The Developer is on schedule with the overbuild. Last but not least, both phases of the Public Parties work are on schedule, on budget, and meeting economic inclusion goals for Small Business Enterprise and Disadvantaged Business Enterprise, as well as goals for safety.

- **Safety**

For Phase 1 and Phase 2 combined, a total of 1,563 trade workers have attended the site safety orientations. The Project currently stands at 274,565 hours worked without a lost-time accident. Formal site safety walk-throughs are conducted three times per week. Workers continue to maintain a very good attitude about working safely.

- **Economic Inclusion**

As of July 25, 2010, Small Business Enterprise (SBE) construction participation totaled 33.5% (goal 30%). Minority Business Enterprise (MBE) participation is 13.0% with Women Business Enterprise (WBE) totaling 2.8%. The combined minority/female workforce participation is 17.62%.

- **Budget**

With 99% of the work completed, Phase 1 construction projections remain within approved target budget. Phase 2a construction projected expenditures remain within the approved budget through the month of August 2010. Public Parties change orders and potential changes orders total 0%, compared to industry average of total change orders at 10% of construction.

- **Schedule**

Phase 2a construction includes Bid Package #9 (Trade Contract 24) and Bid Package #11 (Trade Contract 25). All Phase 2a activities remain on schedule in the areas of design, construction and construction administration.

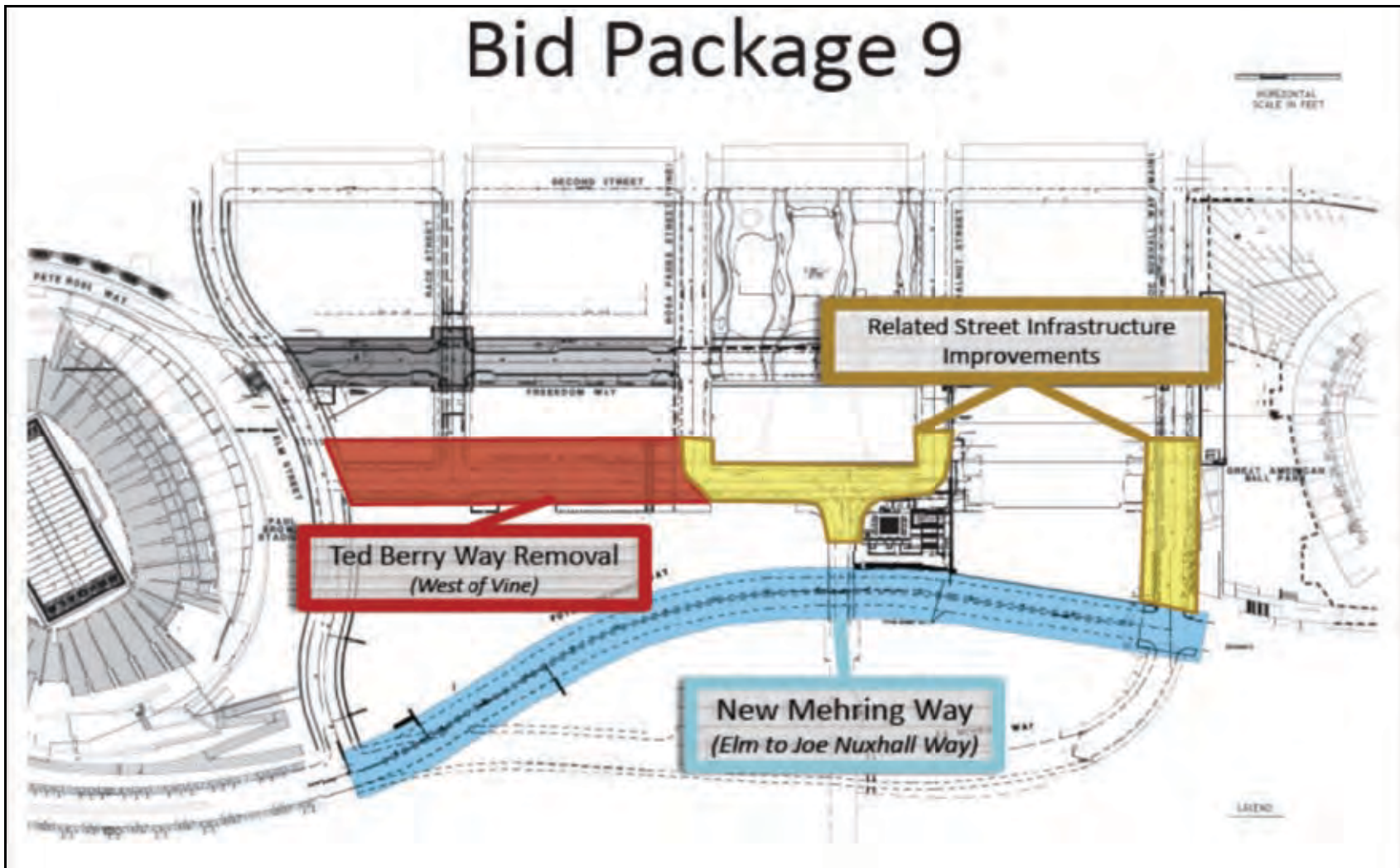


Figure 1 – Aerial View of Bid Package

Bid Package 11

Riverfront Street Grid and Intermodal Center

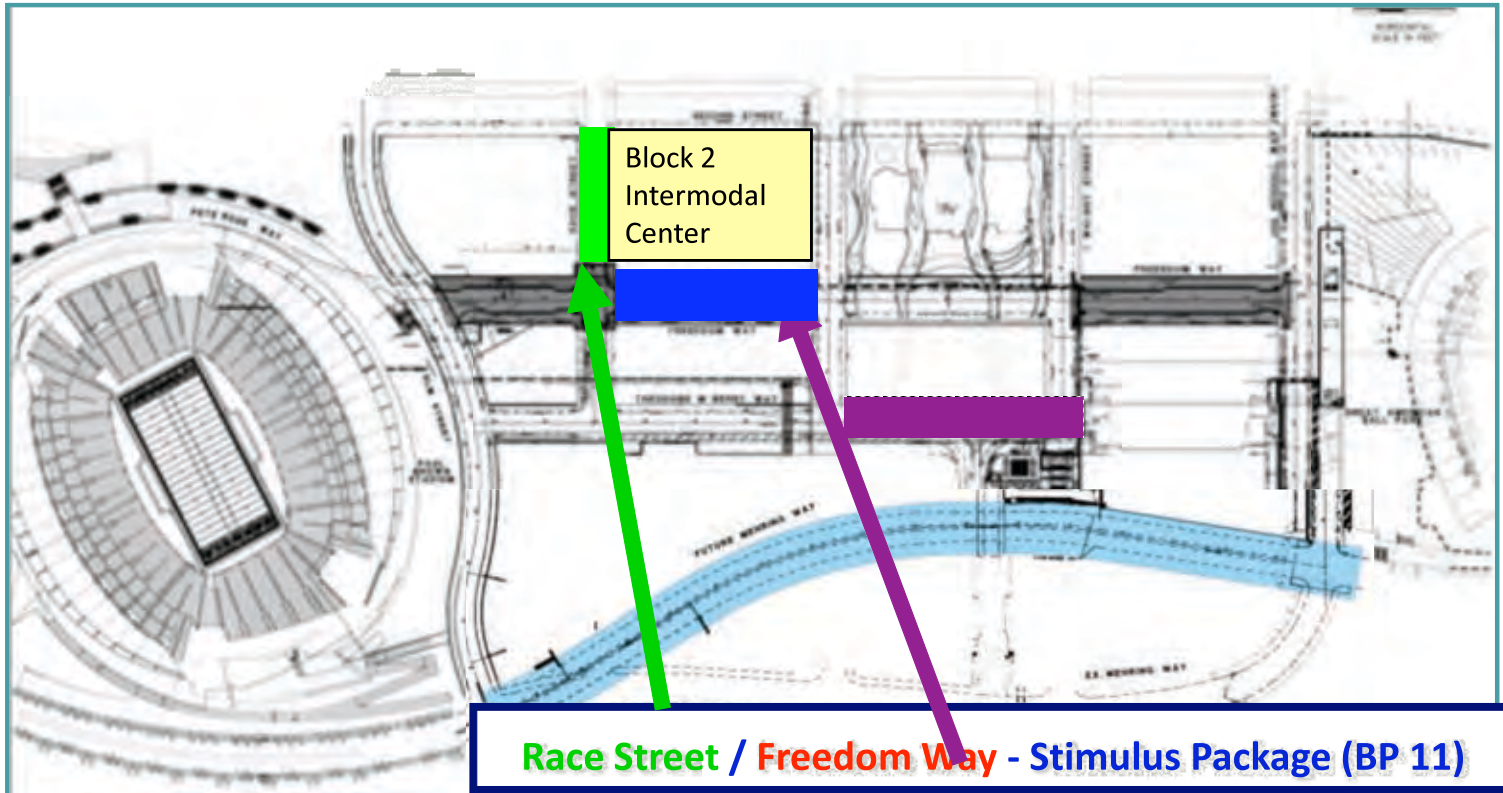
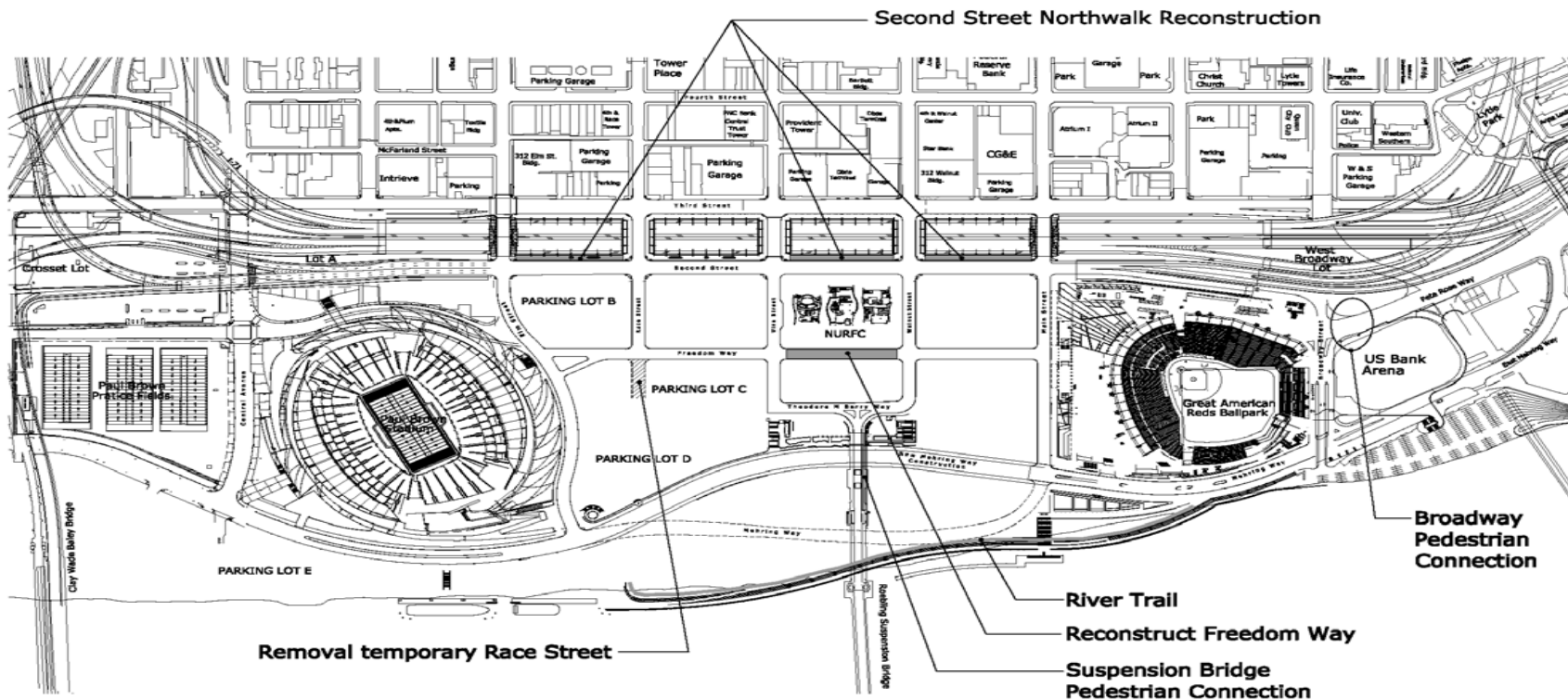


Figure 2 – Aerial View of BP 11 with Significant Areas Highlighted.

Phase IIa – Future Bid Package 12 Completion of the Street Grid and Pedestrian Network

The Banks Project



Bid Package 12 Scope of Work

8-23-2010

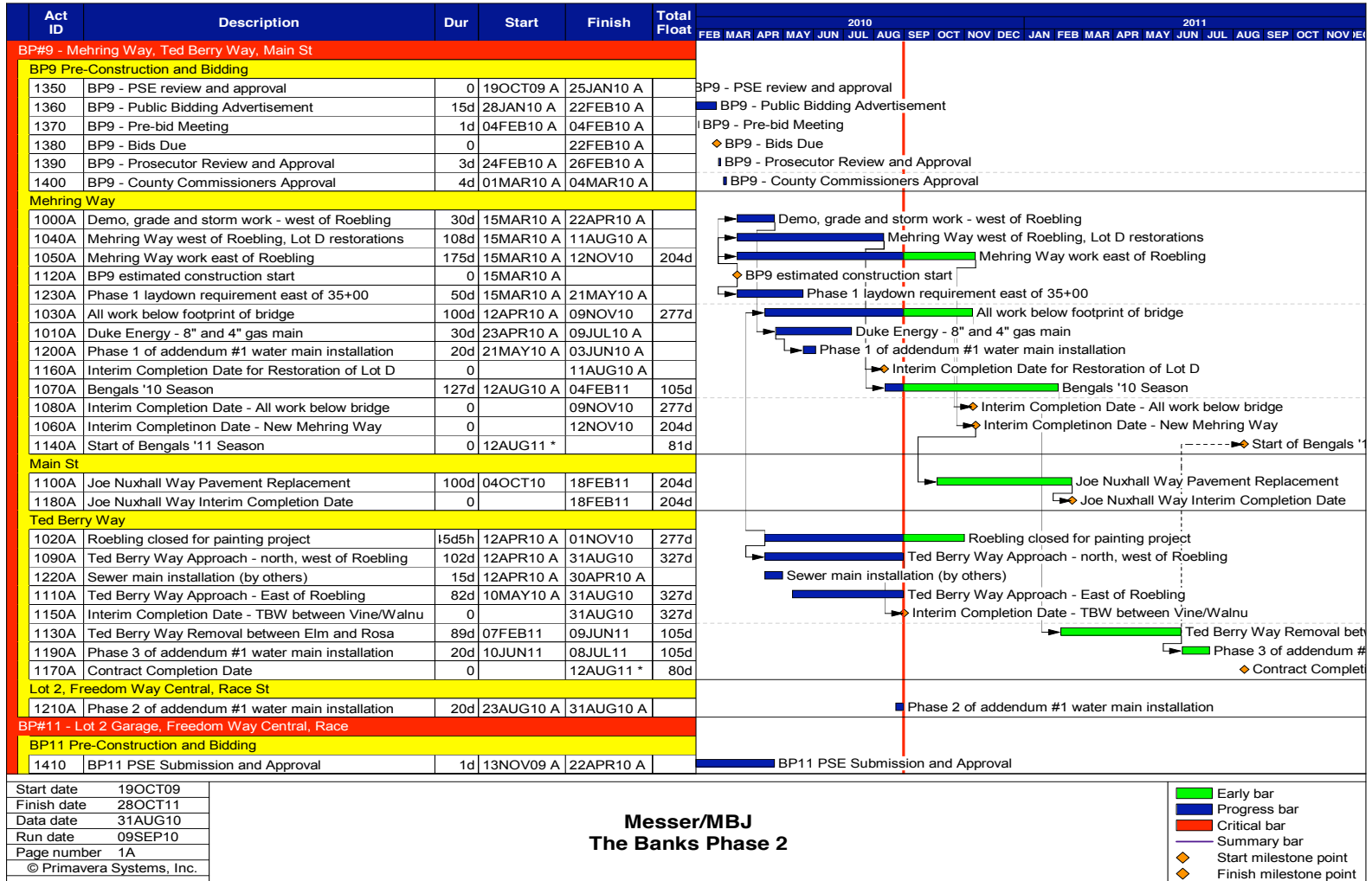
Section 2: Schedule

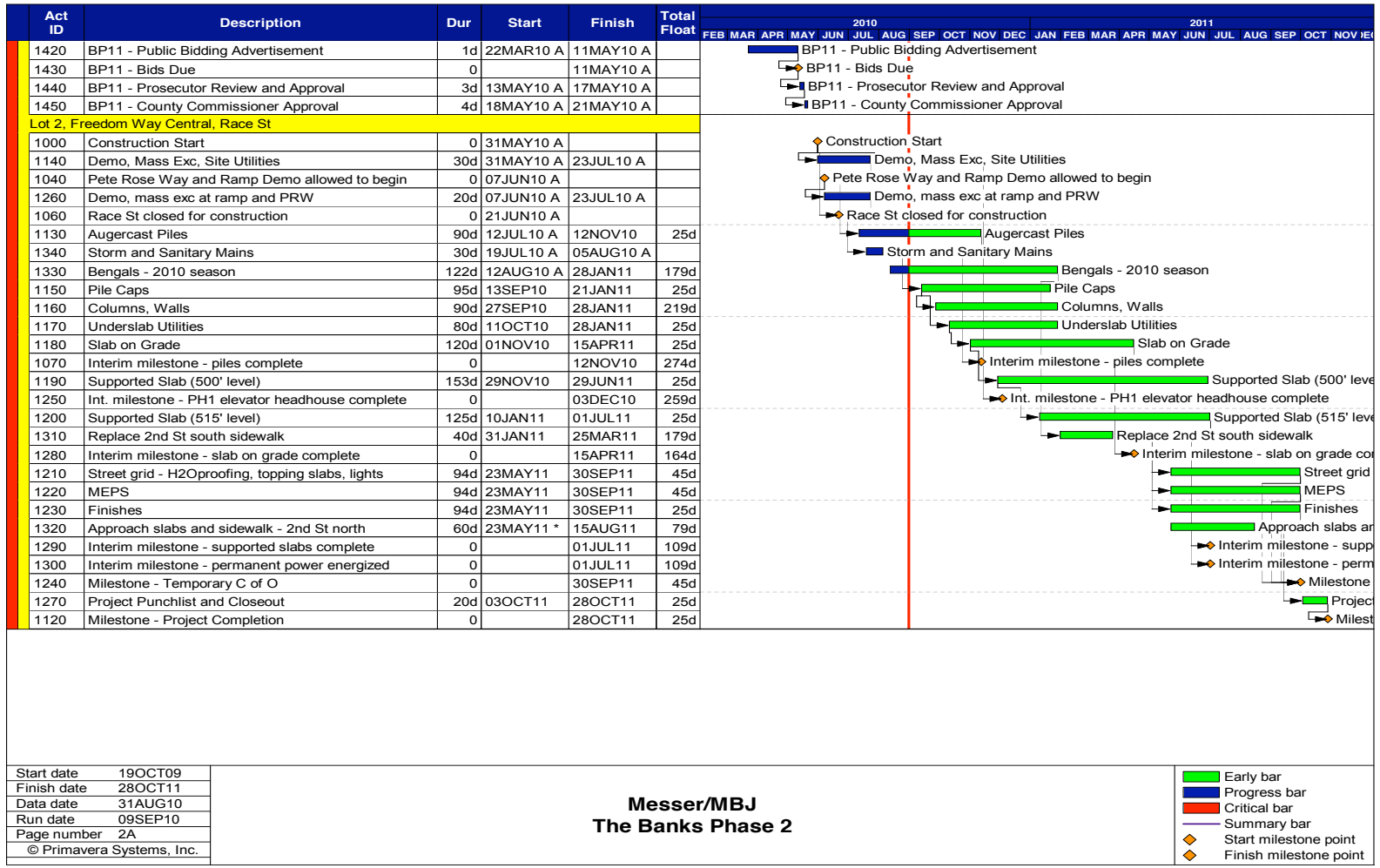


Section 2: Schedule

Activities associated with Bid Package #9 Mehring Way relocation continue their progress toward completion by mid-November 2010. Work included in Bid Package #11 for construction of the Lot 2 Garage is proceeding on schedule. Lot 2 Garage opening is planned for the end of 2011.

Construction schedule coordination continues successfully among Project team members working on behalf of the City, the County, the private developer, and Cincinnati Parks.





Section 3: Development Manager's Report



Section 3: Development Manager's Report

Phase 1 Progress Update

Messer is working to complete and close out the remaining Phase 1 Bid Packages. Highlights of this effort include:

- The Bid Package #6 and #8 trade contractors are working to complete the punchlist work for Blocks 16 and 20. A final punchlist review by THP to verify completed items is scheduled for September 13, 2010.
- Work on the Parks elevator in Block 20 is wrapping up. Once completed, the elevator will be closed until the Park is ready for operation.
- Miscellaneous painting work is ongoing to address scope items added during the construction process.
- Terra cotta work and handrail and glass installation continued on the stairwells for Blocks 16 and 20.

Safety continues to be a success for the project. Nearly 275,000 hours have been worked without a lost time accident. Weekly site inspections continue to be favorable. The majority of the at-risk observations cited involve personal protection type of items.

Messer continues to be proactive in managing their work around the existing Riverfront community. They are working with the County on the scheduling of their work both in the operational facility, as well as with the City on the surrounding environment.

Design coordination and feedback were provided by the design firms throughout the project. With the substantial completion of work, few remaining design clarifications exist. Messer is working with the design team to address any issues that arise.

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. Any deficient items are addressed accordingly and in a timely manner.

Phase 2 Progress Update

The Phase 2 work of the Parking Facility continues to progress well. On the Bid Package #9 scope of work, all foundations for the existing Roebling Suspension Bridge approach were demolished and new barriers were poured. Completion of this work allows for the shoring in the area to be removed and excavation for the new roadway to begin. Sidewalk and new paving installation continued at both Theodore M. Berry Way and the new Mehring Way. Berry Way work is scheduled to be completed by the end of the September to coincide with the re-opening of the Roebling Bridge.

On Bid Package #11, significant progress has been made. To date, approximately one third of the piles have been installed. Current production rates on site for piles are approximately 35 to 40 piles a day. In addition to the pile installation, the trade contractor has started the installation of pile caps and columns. Nearly all of the caps and first lift of columns under the future Freedom Way area have been poured. The first slab on grade pour is scheduled for late in the week of September 13, 2010. Demolition of the Race Street Bridge temporary structure was completed.

Focus on safety is a priority to the Project Team. Messer is working to ensure not only are their workers following the necessary safety requirements, but also that they are creating an environment around the site that is safe. With the volume of work occurring in the Riverfront parking areas, Messer has been working with the County on temporary protection, sequencing, and staging so that the impact to the public and operations is minimized. Specific meetings are being held to coordinate the tie-in and opening of the new roadways.

The design team is sufficiently supporting the trade contractors' efforts. As submittal and request for information (RFI) documents are issued, they are being addressed. At the close of the month, only a few RFIs were outstanding.

Similar to the Phase 1 efforts, quality is a focus for the team. In addition to the inspection efforts cited, Messer is engaging the utility groups and the Federal Highway Administration in site reviews of installations on site.

Budget Review

Messer is working to close out the Bid Package Contracts associated with Phase 1. Final reconciliations of soft costs by the County is ongoing. Additionally, the County has been working with the Private Developer to finalize reimbursement of the Podium Costs.

On Phase 2, the hard costs are projected to be \$29.4M for Bid Packages #9 and #11. This amount is approximately \$11.7 million below the Construction Manager Published Estimate of \$40.3 million.

Bid Package #9 was awarded at an amount of \$7.1 million. No changes have been made to the contract amount since the contract was executed. To date, the contractor has billed for costs in an amount of \$2.3 million. An allowance of \$800,000 was included within the contract. Approximately \$388,000 of this allowance has been utilized.

The contract amount for Bid Package #11 is \$22.3 million. Since the contract was awarded, a deductive change order in an amount of \$15,000 has been issued. The contractor has billed for work in an amount of \$3.3 million. The contract allowance of \$975,000 has not yet been utilized.

Carter will be focused with the Project Team in the coming month on establishing a detailed soft costs budget for the Phase 2 work.

Inclusion Review

An economic inclusion review will be provided in the October 2010 Report.

Parks and Overbuild Updates

Parks

Monarch Construction, continues their effort on the Walnut Street Fountain and Stairs. Megen Construction is mobilizing on site and preparing for full production work on the Schmidlapp Event Lawn was awarded during the month . Megen will begin mobilizing in the month of August. Scheduled completions for the Walnut Street Fountain and Stairs and Event Lawn are August 2011 and May 2011, respectively.

Work on the Event Lawn Headhouse continues, with completion scheduled for September 2010. Tenant construction of the Moerlein Lager House will begin in October 2010.

Various features south of Mehring Way are in design at this time, and are anticipated for bidding during January of 2011. The features will include the Black Brigade Memorial, Women's Committee Garden, Phyllis Smale Tree Grove, Labyrinth, and Main Street Plaza.

Overbuild

The Overbuild construction continues to progress rapidly above the Intermodal Transit Center. All structural concrete work has been completed on both blocks, with only miscellaneous concrete work remaining. The structural steel work for the residential areas is substantially complete on Block 26 and Block 16. Steel for the two-story retail area will be set in the coming week, and the installation of the parking deck roof will follow. The mason has substantially completed the majority of CMU block work on both blocks.

Significant progress was also made on the wood framing construction on Blocks 26 and 16. On Block 26, all framing on the south elevation is complete, and all framing through the fourth floor of the east and north elevation are complete. Over the next month, the north block building will top out. On Block 16, the wood framing crews are rapidly working in the counterclockwise direction from the north elevation to the west, and then to the south elevation.

Mechanical, electrical, and plumbing work is also ongoing. The majority of the retail space rough-in's are complete. In the residential areas, the trades continue to closely following the framing crews, so that in-wall rough-ins can be completed as efficiently as possible.

Most of the south elevation windows on Block 26 are complete. This has allowed the face brick and stone work to begin on this elevation. The façade work will follow the established counterclockwise sequence of work flow on the Block.

Installation of the first roof section has begun. This will allow for dry-in of the south elevation, which in turn will then allow for drywall work to begin in the coming weeks.

Section 4: Budget



Section 4: Budget

With 99% of work completed, Phase 1 Construction expenditure projections remain within the approved target budget. This section includes a table listing new approved change orders and an updated listing of potential change orders. For a complete listing of all approved change orders for Phase 1, please go to IDMA June 2010 Monthly Report available at <http://thebankspublicpartnership.com/content/2010/105>. Total change orders for Phase 1 Construction Contracts total 3.62%. For comparison, Federal Highway Administration historical data indicate an industry average of total change orders at 10% of construction.

Phase 2A Construction projected expenditures remain within the approved budget through the month of August 2010. This \$52.3 million budget includes:

- Phase 2A Intermodal Facility, street grid including Mehring Way relocation, and related infrastructure design and construction costs
- Completion of the work included in professional service agreements
- City and County personnel responsibilities and cost distribution
- Permit costs
- Material testing and inspection costs, and
- Required riverfront utility infrastructure construction associated with the utility masterplan approved by the City and County Banks Project Team.

Phase 2A Construction Budget cost tracking includes the latest status of approved change orders and potential change ordered by Bid Package. To date, all additional scope items have been covered by the allowances contained in the contracts as bid. Therefore, Public Parties change orders are 0.00% of construction and potential change orders are 0.1% for a combined 0.1% potential and change orders. As noted above under Phase 1, for comparison, Federal Highway Administration historical data indicate an industry average of total change orders at 10% of construction.

**THE BANKS PUBLIC PARTIES
PHASE 1 CONSTRUCTION BUDGET
AS OF 8/31/2010**

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	400,944	-	6,082,154		5,967,449	114,705	400,944
5	Block 26 Concrete Structure, Slab on Grade through & including Podium	3,794,500	3,794,500	3,794,500	3,871,260	(101,265)	-	3,769,995		3,723,375	46,620	(24,505)
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	172,722	15,101	8,727,127	1,143,203	8,310,734	416,393	(2,760,287)
7	FW East & West Streetgrid	6,102,417	4,341,168	4,341,168	4,992,030	682,258	-	5,674,288	693,348	5,474,024	200,264	1,333,120
8	Block 26, 16 & 20 Architectural & Mech & Elec	2,477,288	5,768,025	5,768,025	5,783,000	238,701	100,589	6,122,290		5,580,674	541,616	354,265
9	Mehring Way Relocation - Elm to Main including utilities	11,482,236	6,991,000		N/A	-	-	-		-	-	
10	Signage				368,900	23,947		392,847		248,263	144,584	392,847
11	Freedom Way Central	-	7,400,000		N/A	-	-	-		-	-	
13	Plumbing				498,514	(31,163)		467,351		467,084	267	467,351
	Subtotal - Construction	\$ 50,590,560	\$ 50,867,217	\$ 36,476,217	\$ 34,448,306	\$ 1,247,336	\$ 115,690	\$ 35,811,332	\$ 1,836,551	\$ 34,346,883	\$ 1,464,449	\$ (664,885)
	Parking Grant	3,200,000	3,200,000	3,200,000	3,200,000	-	-	-		1,400,000	1,800,000	-
	Soft costs	11,367,117	11,367,117	9,374,258	9,374,258	2,441,699	-	11,815,957		11,815,957	-	2,441,699
	Economic Development Assistance Grant	12,000,000	12,000,000	12,000,000	12,000,000	-	-	-		-	12,000,000	-
	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	-	-	-	-	1,836,551	1,776,814	175,405	(1,776,814)
	Project Totals	\$ 90,782,190	\$ 90,782,190	\$ 75,589,245	\$ 69,772,564	\$ 3,689,035	\$ 115,690	\$ 47,627,289	\$ 1,836,551	\$ 60,089,655	\$ 15,439,854	\$ -

THE BANKS PHASE 1
PUBLIC INFRASTRUCTURE DEVELOPMENT
PARKING GARAGE AND STREETGRID

Approved Change Log
for August 2010

Number	Description	Final Amount	BP#
ECI0291	BP 8 - Communication Cable for parking booths	\$9,513	8-Debra
ECI0313	Bulletin 30 - Bollards and Elevator tile	\$9,393	6-Monarch
ECI0337	Install Extra EJ Header Material - BACKCHARGE	(\$2,388)	4-Jostin
ECI0340	Grinding and Chipping of Expansion Joints - BACK CHARGE	(\$620)	4-Jostin
ECI0361	Main St. Lighting Changes	\$12,101	8-Debra
ECI0362	Wire Elev. Coolers	\$10,245	8-Debra
ECI0375	GFCI receptical for Head house	\$774	8-Debra
ECI0377	Reinstall street light pole on Walnut	\$1,016	8-Debra
ECI0380	Water damaged FA strobes & speakers	\$2,616	8-Debra
ECI0380	Water damaged FA strobes & speakers BACK CHARGE from DeBra	(\$2,616)	8-Monarch
ECI0381	BP #5 Unused Allowance credit per Allowance log	(\$138,724)	5-Lithko
ECI0384	Additional Parking Booth Equipment	\$533	8-Debra

TOTAL	\$	(98,157)		
BP1	\$	-	BP6	\$ 9,393
BP2	\$	-	BP7	\$ -
BP3	\$	-	BP8	\$ 34,183
BP4	\$	(3,008)	BP10	\$ -
BP5	\$	(138,724)	BP13	\$ -

THE BANKS PHASE 1
 PUBLIC INFRASTRUCTURE DEVELOPMENT
 PARKING GARAGE AND STREETGRID

Potential Change Log
 as of 8/31/10

Number	Description	BP#	Estimated Amount
ECI0228	BP 6 Openings on Podium Level Slab (cover openings at Podium Level)	6-Monarch	(\$10,000)
ECI0314	Bulletin #31-Striping, Power for Signs, Temp Signs	8-Debra	\$20,000
ECI0334	BP 8 - Fire Alarm and Life Safety additional equipment and proگرامing per Inspectors.	8-Debra	\$44,235
ECI0358	BP 6 - Fire Dept connection paint	6-Monarch	\$1,019
ECI0359	Damaged Indicator Fixture for Elev. 1	6-Monarch	\$692
ECI0365	Bulletin #33 - Changes - Stair #1 paint cmu wall	6-Monarch	\$7,000
ECI0367	Communication conduit and wiring from Block 3 to GABP	8-Debra	\$31,406
ECI0376	Core drill in elev. machine room	8-Debra	\$747
ECI0378	Electrical hook-ups to parking booths for 2nd St.	8-Debra	\$1,053
ECI0379	Core drill beam in Stair 11 for MEP	8-Debra	\$750
ECI0383	Bulletin 35 (Gas meter fence enclosure)	6-Monarch	\$16,390
ECI0386	BP 6 - Elevator #1 key switch change for Transit Center operation (Allowance \$1,019 act.)	6-Monarch	\$0
ECI0387	Elevator #5 and #11 extended warranty (10 mosx\$325/mo-elev #11+ 6 mosx \$325/mo - elev #5) Allowance	6-Monarch	\$0
ECI0388	Fan safety shutoff switch (4 x \$600 ea)	8-PHB	\$2,400

TOTAL	\$115,690	
BP1	\$0	BP5
BP2	\$0	BP6
BP3	\$0	BP7
BP4	\$0	BP8
		BP10

**THE BANKS
PHASE IIA CONSTRUCTION BUDGET
AS OF 8/31/2010**

A	B	D	E	F	G	H	I	J	K	L
BP#	Description	Construction Budget as of March 2010	Approved Contract Amount	Approved Change Order Amount	Potential Changes	Forecasted Total Construction Amount (E+F+G)	Remaining Grant Allocation	Expenditures to Date	Balance to Complete (H-J)	Forecast to Budget Variance (H-D)
9	Site Demolition	\$ 7,119,555	\$ 7,119,555	\$ -	\$ -	\$ 7,119,555		\$ 1,184,907	\$ 5,934,648	\$ -
11	Partial Pile Package	30,466,924	22,303,433	-	40,000	22,343,433	4,788,568	986,793	21,356,641	(8,123,491)
12	Riverfront Streetgrid and Pedestrian Network	2,860,000	-	-	-	-		-	-	-
Subtotal - Construction		\$ 40,446,479	\$ 29,422,988	\$ -	\$ 40,000	\$ 29,462,988	\$ 4,788,568	\$ 2,171,699	\$ 27,291,289	\$ (8,123,491)
	Soft costs	9,302,691	9,302,691	-	-	9,302,691	1,000,000	2,133,041	7,169,650	-
	Owner's Contingency	2,487,459	-	-	-	-	5,788,568	(8,123,491)	4,822,382	8,123,491
Project Totals		\$ 52,236,629	\$ 38,725,679	\$ -	\$ 40,000	\$ 38,765,679	\$ 5,788,568	\$ (3,818,751)	\$ 39,283,321	\$ -

Approved Change Order Items

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

TOTAL \$(15,000)
 BP9 \$-
 BP11 \$(15,000)

Potential Change Order Items

Description	Estimate	BP#	Funding Source	Classification	TC
ECI0044 - Move Lot B Entrance to the West	\$40,000	11 - Baker	P	CRC	TC-25

TOTAL \$40,000
 BP9 \$-
 BP11 \$40,000

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

Section 5: Economic Inclusion



Section 5: Economic Inclusion

As Phase 2 of the Project continues, the Economic Inclusion activities are focused on tracking inclusion and workforce outcomes and analyzing the effectiveness of Phase 1 efforts. Inclusion consultants Ellington Management Services, Inc. and Quest Management Consulting LLC are reviewing each trade contract to ensure compliance. Of the 13 contracts that are closed, 11 of the contractors met or exceeded their committed goal. Two contractors fell less than 1% below their commitments. Complete data on all Phase 1 and Phase 2a work is included in Appendix D.

The Banks Employee Readiness Committee met on August 23, 2010. Agenda and discussion items included general updates on The Banks business and workforce inclusion efforts, and a presentation by the members of the Two-Way Referral Subcommittee on the SuperJobs Center and apprentice program referral process.

A report of contractor and workforce inclusion along with workforce residency participation for the City of Cincinnati, Hamilton County and the Cincinnati-Middletown Metropolitan Statistical Area (MSA) was presented to the group. (The Banks Project has no established local residency goals.)

The Project continues to exceed the 30% goal for Small Business Enterprise (SBE) participation for construction. The actual SBE participation for construction (through July 25, 2010) is 33.5%. In addition, Minority Business Enterprise (MBE) participation is 13.0%, and Women Business Enterprise (WBE) participation is at 2.8% (See Attachment A in Appendix D).

The Disadvantaged Business Enterprise (DBE) participation goal established by the Ohio Department of Transportation (ODOT) for Bid Packages #5 and #7 is 8%. Contractors committed 10.8% and 10.7% to DBE participation for Bid Packages #5 and #7, respectively. The actual participation to date is 12.0% for Bid Package #5, and 11.8% for Bid Package #7. The goal for Bid Package #6 is 5.0%. The contractor DBE commitment for Bid Package #6 is 5.0%. The DBE participation to date is 5.4%. Bid package #6 also has 1.7% WBE participation. The goal for Bid Package #9 is 4%. The commitment is 4.9%. The actual DBE participation is 4.2% and 4.2% WBE participation. The goal for Bid Package #11 is 8%. No payments to subcontractors have been made as of this reporting date (See Attachment B in Appendix D).

The Small Business Enterprise participation goal is 10% for professional services. The current level of SBE participation is 10.5%. The MBE participation is 9.0% and WBE participation is 2.1% (See Attachment C in Appendix D).

The Public Parties set a combined minority and women workforce participation goal of 22%, measured in work hours. Workforce participation for minorities is 16.38% which includes minority female hours. The total female participation is 2.26% for a combined participation of 17.62% (minority females are not counted twice) as reported by hours for September 1, 2008 – July 25, 2010 (See Attachment D, Appendix D).

From June 26, 2010 to July 25, 2010, employees on The Banks Project living within the 15-County Cincinnati-Middletown Metropolitan Statistical Area (MSA) represented 92.5% of the workforce (See Appendix D, Attachment E).

Certified payroll and workforce forms were used to analyze the composition of The Banks Project workforce with regard to residency. Only information for production workers active on site with complete addresses during the period December 2008 through June 2010 was analyzed. Analysis of data for 1031 workers active on the project during the covered period revealed that 97.38% lived within the Tri-State (Ohio, Kentucky, and Indiana). 74.88% lived within the Cincinnati-Middletown MSA. 24.44% lived within Hamilton County and 9.12% lived within the City of Cincinnati. (There are no local residency participation goals for this project.)

Section 6: Construction Manager's Report



Section 6: Construction Manager's Report

The Bid Package #9 work is progressing well. Pavement and sidewalk installation continues at Mehring Way while the work at Theodore M. Berry Way will complete in September in time for the Roebling Suspension Bridge planned re-opening in October.

At the Lot 2 parking facility, two rigs have drilled one-third of the piles to support the foundation. The installation of pile caps and columns began at the south end of the site at the end of the month.

Current Highlights

- Bid Package #9 trade contractor continued sidewalk and pavement installation at New Mehring Way. (Photo #1)
- Bid Package #9 trade contractor installed pavement and sidewalk at Ted Berry Way. (Photo #2)
- Bid Package #9 trade contractor performed the demolition of the existing Roebling Bridge approach foundation and poured the new barriers wall at Bent 3. (Photo #3)
- Bid Package #9 trade contractor completed the pavement installation at the new Mehring Way entrances to Lots D and F. (Photo #4)
- Bid Package #11 trade contractor continued pile installation in Lot 2. (Photo #5)
- Bid Package #11 trade contractor began the installation of columns on the south end of the garage. (Photo #6)
- Bid Package #11 trade contractor began the installation of pile caps on the south end of the garage. (Photo #7)
- Bid Package #11 trade contractor performed the demolition of the Race Street temporary structure near Second Street. (Photo #8)



Photo #1 – Bid Package #9: Mehring Way pavement installation at Phase 1 Garage Entrance.



Photo #2 – Bid Package #9: Forming for pavement at Theodore M. Berry Way.



Photo #3 – Bid Package #9: Forming the last barrier wall under the Roebling Bridge approach.



Photo #4 – Bid Package #9: Prep for pavement at the new Lot D entrance at Mehring Way.



Photo #5 – Bid Package #9: Grout trucks lining up for pile installation.



Photo #6 – Bid Package #11: The first columns on the south end of the Lot 2 Garage.



Photo #7 – Bid Package #11: Re-steel placement for pile cap installation.



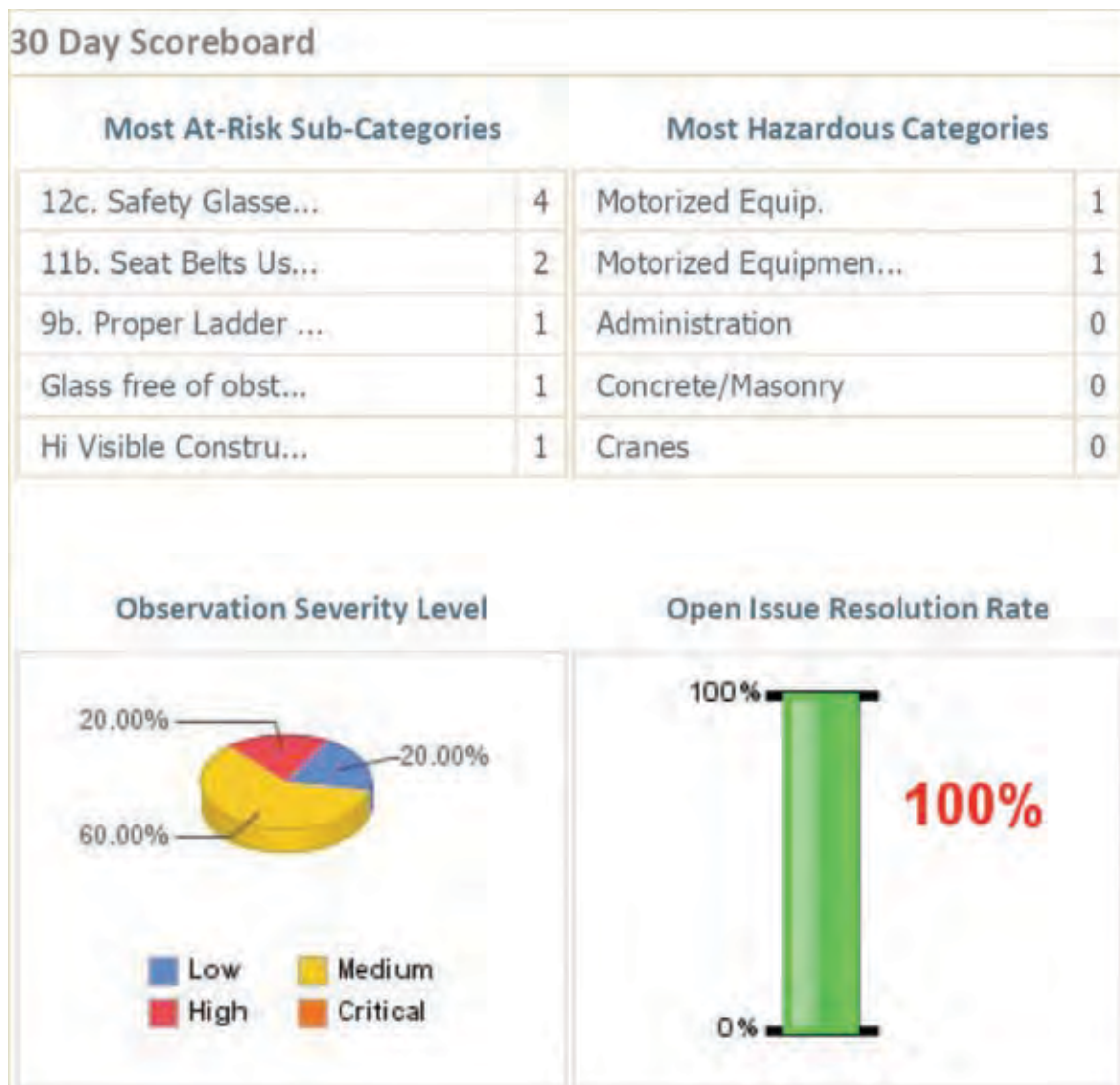
Photo #8 – Bid Package #11: Demolition of the Race Street Bridge Temporary Structure.

Community Environment Impact and Project Safety

The Bid Package #9 and #11 Trade Contractors have continued to make public safety a priority. They have been mindful of the public within the Lots B, C, D and F and have utilized construction fencing to isolate their activities. Pro-active communication with the County has also kept the patrons of these lots informed of the ongoing changes associated with the construction work.

Phases 1 and 2 combined, a total of 1,563 trade workers have attended the site safety orientation. The project currently stands at 274,565 hours without a lost time accident. Formal site safety walk-throughs are conducted three times a week. Workers continue to maintain a very good attitude about working safely.

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



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. Berry Way reopened from Elm Street to Rosa Parks Street. The Theodore M. Berry Way approach to the Roebling Suspension Bridge remains closed. Detours are in place.

Operation of Adjacent Facilities

No impact to GABP, the Reds HOF, PBS, the Arena or the Transit Center.

Pedestrian Routes

- 1) Pedestrian traffic within Lot D is still affected by the construction of new Mehring Way. Individuals parking on the south side of Lot D will either need to follow Mehring Way to Main Street or use the stairs to the Roebling Suspension Bridge to access areas to the north.
- 2) Theodore M. Berry Way remains closed between Walnut Street and Rosa Parks. Pedestrian access will be maintained from the Roebling Bridge to Rosa Parks Street during construction and the Bridge painting.
- 3) 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 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

Phase 1 is 99% complete, leaving only minor punchlist items. The schedule included in this month's report includes activities associated with the two active Phase 2 contracts-- Bid Packages #9 and #11.

Cost Recap

The Cost Recap Report includes the following Trade Contractors:

- TC-24 (Bid Package #9 General Trades) construction work is now in progress.
- TC-25 (Bid Package #11 General Trades) construction work is now in progress.

Change Management

With the Bid Package #9 Contractor (TC-24), all extra work is paid via allowances that are already part of the trade contractor's contract.

Approved and Potential Change Order Logs for Bid Package #11 (TC-25) are included in Section 4: Budget. At this time, all other pending changes will be paid via allowances that are already part of the trade contractor's contract.

Requests for Information (RFIs) and Bulletins

The RFI Log identifies request for information issued to date and the status of each RFI. To date, there have been 91 RFIs created, a total of 83 of which are closed.

The Bulletin Log identifies all bulletins issued to date and the pricing status for each affected Trade Contractor. A bulletin is issued by the Architect/Engineer to identify a design change. Costs associated with Bulletins will be incorporated into Change Orders. There have been no bulletins issued to date.

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. is the professional firm 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 Concrete 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.

A representative from the Ohio EPA was on site in August to review and inspect storm water pollution prevention plans and installations for Bid Package #11. There were no issues to report.

The QM/QA plan will cover 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 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.

Section 7: Cincinnati Riverfront Park



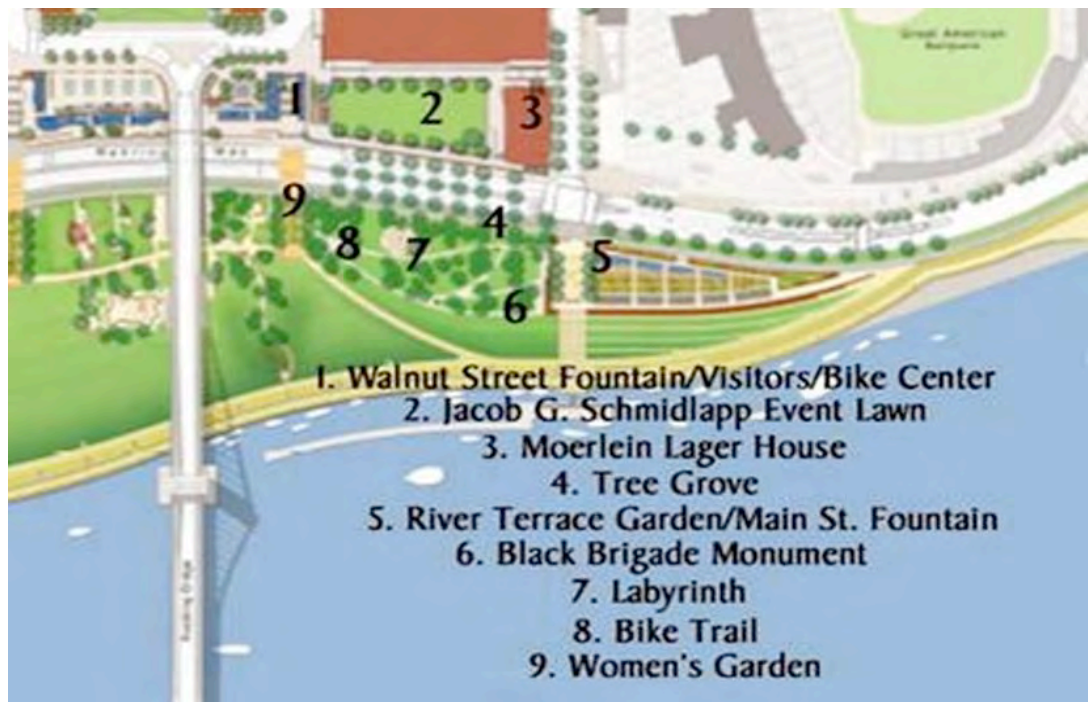
Section 7: Cincinnati Riverfront Park

The Cincinnati Board of Park Commissioners executed their lease on August 16, 2010, with MLH Cincinnati USA, LLC, to construct and operate the 22,000 square-foot Moerlein Lager House at 125 Joe Nuxhall Way located at the east end of the Schmidlapp Event lawn on Lot 20E. The Lager House is expected to open next summer.

The US Army Corps of Engineers' contractor for the Schmidlapp Event Lawn and Stage is Megen Construction, a local certified small business enterprise. Megen is mobilized and proceeding with construction. This contract is scheduled to be completed by May 2, 2011. The Corps' contractor for the Walnut Street Fountain and Stairs—Monarch Construction—has completed placing the twenty 300-foot deep geothermal wells and is proceeding with underground utility installation. This contract is scheduled to be completed in August 2011.

The Elevator #11 head house, constructed for the Park Board by Universal Contracting (a local certified small business enterprise) is substantially completed except for the vegetated roof installation, which is awaiting cooler late-September temperatures for completion. The Corps and the Park Board staff have approved Sasaki's final design for Lot 12, the area south of Mehring Way east of the Roebling Suspension Bridge, and authorized Sasaki to proceed with plans and specifications for bidding early 2011.





Cincinnati Riverfront Park Draft Rendering



<http://www.mycincinnati-riverfront-park.com/>

<http://www.cincyparks.com/>

Section 8: Communications



Section 8: Communications

This section details highlights of August media coverage of The Banks Riverfront Development. These items were published on newspaper websites, magazine websites and blogs.

The italicized text summarizes the overall topic of the articles to follow. 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.

First Tenants

First tenants sign up to live at The Banks

Cincinnati Enquirer

<http://news.cincinnati.com/apps/pbcs.dll/article?AID=/AB/20100805/BIZ01/8060364/>

Casino Development

Work on casino to speed up

Cincinnati.com News

<http://news.cincinnati.com/article/20100817/BIZ01/308170070/1076/BIZ/Work-on-Cincinnati-casino-to-speed-up-developer-says>

City's Future

City manager speaks about Cincinnati's future

Cincinnati.com News

August 17, 2010

<http://communitypress.cincinnati.com/article/20100817/NEWS/8170307/City-manager-speaks-about-Cincinnati-s-future>

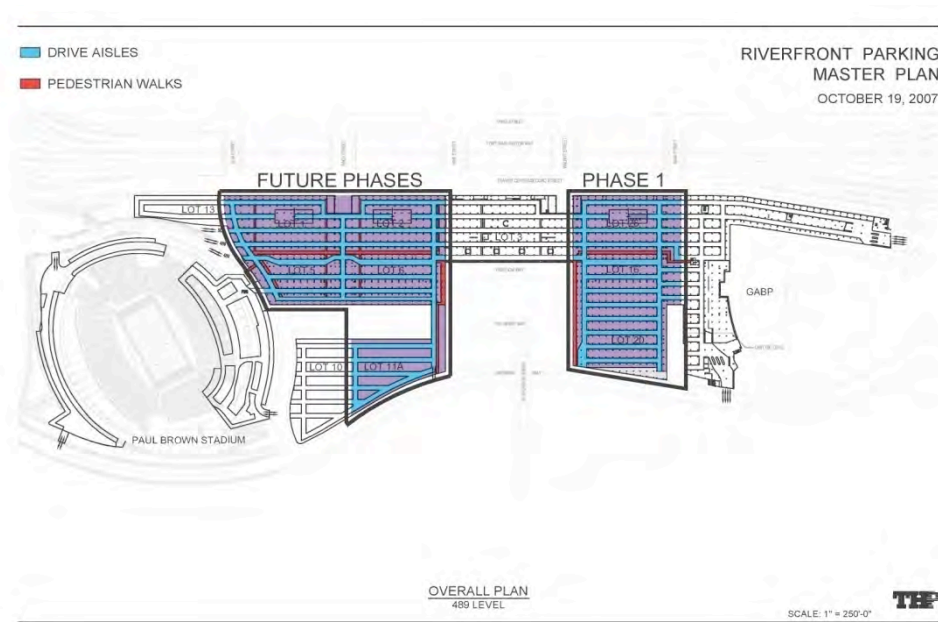
Appendices



APPENDIX A: Project Scope Description

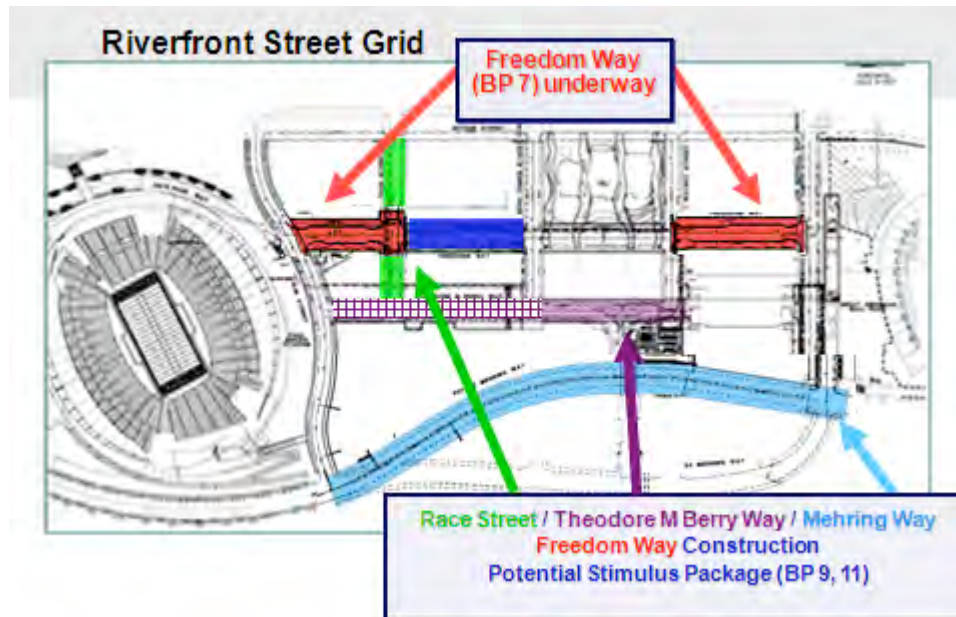
The **Central Riverfront Intermodal Transit Facility**, and the **completion of Central Riverfront Street Grid and pedestrian network, utility infrastructure and traffic control** (i.e., the “Project”) is the design and construction of multiple structured public parking facilities and related public 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).



Central Riverfront Intermodal Transit Facility– Phase 1

Phase 1 of the Project also includes Freedom Way West (between Elm Street and Vine Street) and Freedom Way East (between Walnut Street and 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) UNDER CONSTRUCTION

- **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), Phase IA 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 UNDER CONSTRUCTION

- **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 & Ted Berry Way utility infrastructure, Main St. 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 Ted Berry Way Sanitary Sewer PUNCH LIST IN PROGRESS

- TC-26: General Contractor: 2nd Street water main and Ted 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, existing Mehring Way removal and remediation.

APPENDIX B: Designer's Report

THP Monthly Report – August 2010

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

PHASE 1 - Lot 26/16/20 Parking Garage

A. Phase 1 - August 2010 Design and Construction Administration Activities:

1. Continued Construction Administration for BP #6 and BP #8. Activities included attendance at construction meetings, periodic site visits, bulletin pricing and change order reviews, and assist with project closeout and substantial completion.
2. BP #10 – Signage and Wayfinding for Phase 1 and Phase 2 Parking Facilities: Continued with Construction Administration including, but not limited to, submittal review, on-site sample reviews, and review of installed signage.
3. Issued Bulletin 35 – Lot 16 Gas Meter Enclosure, and Bulletin 36 – Permanent Routing of the Lot 16 Generator Exhaust Pipe.

B. Phase 1 - Anticipated September 2010 Tasks:

1. Complete punch list inspections for all Phase 1 work including architectural elements, mechanical, electrical, plumbing, and fire protection systems, and structural work not reviewed in previous punch list inspections.
2. Assist with the close-out of remaining Phase 1 Trade Contracts.
3. Develop Bulletin to convert vehicular entry/exit lanes to cash-on-exit operations.

PHASE 2 – New Mehring Way and Lot 2 Intermodal Transit Facility:

A. Phase 2 – August 2010 Design and Construction Administration Activities:

1. Provided Construction Administration services for BP# 9 – Mehring Way Re-Alignment and Lot D Modifications.
2. Continued with Construction Administration services for BP #11 – Phase 2 Lot 2 Garage construction.

B. Phase 2 – Anticipated September 2010 Tasks:

1. Continue Construction Administration services for BP #11 - Phase 1 Lot 2 Garage construction. Primary activities will be the review of shop drawings and submittals, perform periodic site visits, attend the weekly Construction Coordination meetings, and review and respond to RFIs.
2. Develop Bulletin to revise the vehicular entry/exit lanes at the west side of the Phase 2 Lot 2 Garage.

The Banks-Phase I & 2 August Monthly Report Burgess & Niple

Accomplishments in the Month of August

1. Bid Package #7 final construction cost was reviewed and signed.

Goals for Month of September

1. Shop Drawing reviews as needed for Bid Package #11.
2. Bid Package #9 construction assistance, as required.

SBE Report

City Contract amount \$1,129,550.00

SBE contract amount \$119,991.30

Percentage SBE (10% Goal) $\$119,991.30 / 1,129,550 = 10.62\%$

Current SBE Invoicing \$119,793.80

SBE Percentage to Date 10.60% of Total Contract Amount

APPENDIX C: Budget Details

For past budget details, please go to <http://www.thebankspublicpartnership.com/content/2010/105> and access the monthly report for July 2010. 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.

APPENDIX D: Economic Inclusion

Economic Inclusion
Tracking Report
As of July 25, 2010

Attachment A
Reporting Date: August 31, 2010

Closed Contracts

Contract	Vendor Information Vendor Name	Commitment				Actual							
		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						
	Armirel 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						
	Hilltop Concrete	\$114,858	22.7			\$114,858	25.1						
	Addison Trucking	\$10,000	2.0	\$10,000	2.0	\$10,000	2.2	\$10,000	2.2			\$10,000	2.2
	Xtreme Reinforcing, Inc	\$1,651	0.3	\$1,651	0.3	\$1,651	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						
	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		
	Ashcraft Sand & Gravel	\$10,000	0.2	\$10,000	0.2	\$22,785	0.5	\$22,785	0.5				
	Xtreme Reinforcing, Inc	\$680,000	16.2	\$680,000	16.2	\$670,000	15.9	\$670,000	15.9				
	Addison Trucking	\$110,000	2.6	\$110,000	2.6	\$110,000	2.6	\$110,000	2.6			\$110,000	2.6
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	

Economic Inclusion
Tracking Report
As of July 25, 2010

Attachment A
Reporting Date: August 31, 2010

Contract	Vendor Information		Commitment				Actual						
	Vendor Name	Total \$	Total %	SBE \$	SBE %	Total \$	Total %	SBE \$	SBE %	MDF \$	MDF %	WBE \$	WBE %
Place/Finish Concrete TC-09	Baker Construction	\$716,913	30.5			\$1,324,629	52.9						
	Northside Supply & Services	\$360,000	15.3	\$360,000	15.3	\$364,787	14.6	\$364,787	14.6	\$364,787	14.6		
	National Fence Company	\$11,083	0.5			\$0	0.0						
	Maxim Crane Works	\$21,560	0.9			\$0	0.0						
	Richard Goettle Inc	\$850,000	36.2			\$0	0.0						
	RJ Belschel	\$378,553	16.1	\$378,553	16.1	\$804,830	32.2	\$804,830	32.2				
	Sauerwein Welding, Inc	\$8,891	0.4	\$8,891	0.4	\$8,891	0.4	\$8,891	0.4				
	Total	\$2,347,000	100.0	\$747,444	31.8	\$2,503,138	100.0	\$1,178,509	47.1	\$364,787	14.6	\$0	0.0
Auger Cast Piles TC-10	Richard Goettle Inc	\$503,000	87.0			\$418,495	81.2						
	TesTech, Inc.	\$15,000	2.6	\$15,000	2.6	\$36,825	7.1	\$36,825	7.1	\$36,825	7.1		
	Addison Trucking	\$10,000	1.7	\$10,000	1.7	\$10,000	1.9	\$10,000	1.9			\$10,000	1.9
	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
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	\$97,720	21.6		
	Total	\$455,000	100.0	\$72,000	15.8	\$451,465	100.0	\$97,720	21.6	\$97,720	21.6	\$0	0.0
Support Deck Forming TC-14	Gateway Concrete Forming Services, Inc	\$207,800	75.6			\$207,800	75.6						
	Rod Techs	\$67,200	24.4	\$67,200	24.4	\$67,200	24.4	\$67,200	24.4	\$67,200	24.4		
	Total	\$275,000	100.0	\$67,200	24.4	\$275,000	100.0	\$67,200	24.4	\$67,200	24.4	\$0	0.0

Economic Inclusion
Tracking Report
As of July 25, 2010

Attachment A
Reporting Date: August 31, 2010

Contract	Vendor Information Vendor Name	Commitment				Actual							
		Total \$	Total %	SBE \$	SBE %	Total \$	Total %	SBE \$	SBE %	MBE \$	MBE %	WBE \$	WBE %
Pump/Place/Finish TC-15	Jostin Concrete Construction, Inc.	\$202,500	96.7	\$202,500	96.7	\$206,620	98.6	\$206,620	98.6	\$206,620	98.6		
	Brewster Pumping, LLC	\$7,000	3.3			\$2,880	1.4			\$2,880	1.4	\$2,880	1.4
	Total	\$209,500	100.0	\$202,500	96.7	\$209,500	100.0	\$206,620	98.6	\$209,500	100.0	\$2,880	1.4
Underground Plumbing and Site Utilities TC-16	Nelson Stark Construction Co.	\$1,039,457	83.9			\$994,295	83.3						
	R. Kelly, Inc.	\$100,000	8.1	\$100,000	8.1	\$100,000	8.4	\$100,000	8.4	\$100,000	8.4		
	B&C Nationwide	\$100,000	8.1	\$100,000	8.1	\$100,000	8.4	\$100,000	8.4	\$100,000	8.4		
Total	\$1,239,457	100.0	\$200,000	16.1	\$1,194,295	100.0	\$200,000	16.7	\$200,000	16.7	\$0	0.0	
Electric TC-17	Ginter	\$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
Architectural, HVAC and Electrical TC-21	Monarch Construction Company	\$995,527	35.7			\$1,857,480	73.2						
	McCool Plaster and Drywall, Inc	\$113,200	4.1	\$113,200	4.1	\$99,508	3.9	\$99,508	3.9				
	Signature Control Systems, LLC	\$822,437	29.5				0.0						
	Nelson Stark Construction Co.	\$72,000	2.6				0.0						
	Project Skills, Inc	\$44,680	1.6	\$44,680	1.6	\$23,517	0.9	\$23,517	0.9				
	Speedy Maintenance Service, LLC	\$42,250	1.5	\$42,250	1.5		0.0						
	Perry Interiors, Inc.	\$2,800	0.1	\$2,800	0.1	\$2,800	0.1	\$2,800	0.1			\$2,800	0.1
	Custom Glass & Glazing, LLC	\$110,000	3.9	\$110,000	3.9	\$81,000	3.2	\$81,000	3.2				
	C. A. Threatts & Sons, Inc.	\$79,650	2.9	\$79,650	2.9	\$71,685	2.8	\$71,685	2.8	\$71,685	2.8	\$71,685	2.8
	Rod Techs	\$504,456	18.1	\$504,456	18.1	\$401,309	15.8	\$401,309	15.8	\$401,309	15.8		
Total	\$2,787,000	100.0	\$897,036	32.2	\$2,537,299	100.0	\$679,819	26.8	\$472,994	18.6	\$74,485	2.9	

**Economic Inclusion
Tracking Report
DBE
As of July 25, 2010**

Attachment B

Report Date: August 31, 2010

Contract	Vendor Information Vendor Name	Commitment				Actual							
		Total \$	Total %	DBE \$	DBE %	Total \$	Total %	DBE \$	DBE %	MBE \$	MBE %	WBE \$	WBE %
Lot 26 Garage Structure TC-18 (ODOT) BP #5	Lithko Contracting, Inc	\$5,107,146	89.2			\$5,462,664	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												
	Ceco Concrete Constuction												
	Gerdau Ameristeel												
	Nelson Stark Construction Co.												
Total		\$5,725,500	100.0	\$618,354	10.8	\$6,209,050	100.0	\$746,386	12.0	\$746,386	12.0	\$0	0.0
Hamilton County Street Grid TC-19 (ODOT) BP#7	Baker Construction	\$4,548,019	89.3			\$5,065,059	88.2						
	CMC												
	Gerdau Ameristeel												
	Hilltop Concrete												
	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	11.8	\$676,741	11.8	\$676,741	11.8		
	Nelson Stark Construction Co.												
Total		\$5,092,335	100.0	\$544,316	10.7	\$5,741,800	100.0	\$676,741	11.8	\$676,741	11.8	\$0	0.0
Grand Total		\$10,817,835	100.0	\$1,162,670	10.7	\$11,950,850	100.0	\$1,423,127	11.9	\$1,423,127	11.9	\$0	0.0
	Goal				8%								



**Economic Inclusion
Tracking Report
DBE
As of July 25, 2010**

Attachment B

Report Date: August 31, 2010

Contract	Vendor Information	Commitment				Actual							
	Vendor Name	Total \$	Total %	DBE \$	DBE %	Total \$	Total %	DBE \$	DBE %	MBE \$	MBE %	WBE \$	WBE %
General Trades TC-20 (ODOT) BP#6	Monarch Construction Company	\$5,796,976	54.1			\$10,335,405	92.9						
	RAM Construction	\$185,500	1.7										
	Dalmatian Fire	\$841,000	7.8										
	Perry Interiors, Inc.	\$310,000	2.9			\$180,823	1.6					\$180,823	1.6
	Maxim Crane Works	\$131,695	1.2										
	Glenwood Electric, Inc	\$34,000	0.3										
	CHC Manufacturing Inc,	\$137,400	1.3										
	Gateway Concrete Forming Services, Inc	\$1,476,000	13.8										
	Rod Techs	\$536,229	5.0	\$536,229	5.0	\$595,296	5.4	\$595,296	5.4	\$595,296	5.4		
	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	\$11,120,443	100.0	\$595,296	5.4	\$595,296	5.4	\$189,742	1.7
Grand Total	\$10,717,000	100.0	\$536,229	5.0	\$11,120,443	100.0	\$595,296	5.4	\$595,296	5.4	\$189,742	1.7	
	Goal			5%									



**Economic Inclusion
Tracking Report
DBE
As of July 25, 2010**

Attachment B

Report Date: August 31, 2010

Contract	Vendor Information	Commitment				Actual							
	Vendor Name	Total \$	Total %	DBE \$	DBE %	Total \$	Total %	DBE \$	DBE %	MBE \$	MBE %	WBE \$	WBE %
Ham-Mehring Way Construction TC-24 ODOT BP#9	Prus Construction	\$4,713,069	66.2			\$1,468,378	90.3						
	Security Fence	\$320,977	4.5	\$320,977	4.5	\$68,057	4.2	\$68,057	4.2			\$68,057	4.2
	Maxim Crane Works	\$540,052	7.6										
	Scherzinger Drilling Inc	\$10,650	0.1			\$10,650	0.7						
	Barrett Paving Materials	\$391,148	5.5										
	Delta Electric Contractors	\$954,220	13.4			\$78,679	4.8						
	Geotech Services Contractors	\$112,500	1.6										
	Rod Techs	\$30,264	0.4	\$30,264	0.4								
	Kneisel Contracting Corporation	\$46,675	0.7										
	Total	\$7,119,556	100.0	\$351,241	4.9	\$1,625,764	100.0	\$68,057	4.2	\$0	0.0	\$68,057	4.2
Grand Total	\$7,119,556	100.0	\$351,241	4.9	\$1,625,764	100.0	\$68,057	4.2	\$0	0.0	\$68,057	4.2	
	Goal			4%									



**Economic Inclusion
Tracking Report
DBE
As of July 25, 2010**

Attachment B

Report Date: August 31, 2010

Contract	Vendor Information	Commitment				Actual							
	Vendor Name	Total \$	Total %	DBE \$	DBE %	Total \$	Total %	DBE \$	DBE %	MBE \$	MBE %	WBE \$	WBE %
Garage and Street Grid TC-25 (ODOT) BP#11	Baker Construction	\$15,295,765	68.6			\$1,833,880	100.0						
	Nelson Stark Construction Co.	\$1,741,514	7.8										
	Elex	\$295,098	1.3	\$295,098	1.3								
	Security Fence	\$253,621	1.1	\$253,621	1.1								
	Richard Goettle Inc	\$2,195,000	9.8										
	Delta Electric Contractors	\$1,243,000	5.6										
	Rod Techs	\$1,279,437	5.7	\$1,279,437	5.7								
	Total	\$22,303,435	100.0	\$1,828,156	8.2	\$1,833,880	100.0	\$0	0.0	\$0	0.0	\$0	0.0
Grand Total	\$22,303,435	100.0	\$1,828,156	8.2	\$1,833,880	100.0	\$0	0.0	\$0	0.0	\$0	0.0	
	Goal			8%									



**Economic Inclusion
Tracking Report
Professional Services
As of July 25, 2010**

Attachment C
Reporting Date: September 7, 2010

Vendor Information		Commitment				Actual							
Contract	Vendor Name	Total \$	Total %	SBE \$	SBE %	Total \$	Total %	SBE \$	SBE %	MBE \$	MBE %	WBE \$	WBE %
Construction Manager	Messer Construction Company	\$2,722,887	87.7			\$4,917,705	92.0						
	Ace Products					\$14,447	0.3	\$14,447	0.3	\$14,447	0.3		
	New Concepts Janitorial	\$2,240	0.1	\$2,240	0.1	\$8,994	0.2	\$8,994	0.2	\$8,994	0.2		
	TesTech, Inc.	\$7,000	0.2	\$7,000	0.2	\$26,948	0.5	\$26,948	0.5	\$26,948	0.5		
	Whitton Trucking					\$3,865	0.1	\$3,865	0.1				
	Rumpke					\$626	0.0						
	MBJ Consultants	\$206,383	6.7	\$206,383	6.7	\$297,051	5.6	\$297,051	5.6	\$297,051	5.6		
	Thelen Associates Inc.	\$164,969	5.3			\$77,693	1.5						
	Total		\$3,103,479	100.0	\$215,623	6.9	\$5,347,330	100.0	\$351,306	6.6	\$347,441	6.5	\$0
Architect Consultant (county)	THP Limited	\$1,286,555	62.7			\$2,928,733	79.0						
	McGill Smith Punshon, Inc	\$34,276	1.7			\$34,276	0.9						
	Kolar Design, Inc.	\$52,872	2.6	\$52,872	2.6	\$43,241	1.2	\$43,241	1.2			\$43,241	1.2
	Heapy Engineering	\$282,000	13.7			\$286,035	7.7						
	Valu-Tech Engineering	\$38,000	1.9	\$38,000	1.9	\$38,000	1.0	\$38,000	1.0	\$38,000	1.0		
	Thelen Associates Inc.	\$23,950	1.2			\$23,950	0.6						
	Walker Parking	\$75,000	3.7			\$63,077	1.7						
	GBBN Architects	\$115,000	5.6			\$126,254	3.4						
	Arcodect Code					\$23,775	0.6						
	DNK Architects	\$145,000	7.1	\$145,000	7.1	\$140,571	3.8	\$140,571	3.8	\$140,571	3.8		
Total		\$2,052,653	100.0	\$235,872	11.5	\$3,707,912	100.0	\$221,812	6.0	\$178,571	4.8	\$43,241	1.2
consultant (county)	HC Nutting	\$492,151	100.0			\$335,856	100.0						
Total		\$492,151	100.0	\$0	0.0	\$335,856	100.0	\$0	0.0	\$0	0.0	\$0	0.0

**Economic Inclusion
Tracking Report
Professional Services
As of July 25, 2010**

Attachment C
Reporting Date: September 7, 2010

Vendor Information		Commitment				Actual							
Contract	Vendor Name	Total \$	Total %	SBE \$	SBE %	Total \$	Total %	SBE \$	SBE %	MBE \$	MBE %	WBE \$	WBE %
Inspection Services (county)	Stantec	\$142,485	100.0			\$141,846	100.0						
	Total	\$142,485	100.0	\$0	0.0	\$141,846	100.0	\$0	0.0	\$0	0.0	\$0	0.0
Engineering (county)	CTL Engineering					\$2,407	100.0						
	Total			\$0	0.0	\$2,407	100.0	\$0	0.0	\$0	0.0	\$0	0.0
Marketing (county)	Starboard Strategy					\$88,243	100.0	\$88,243	100.0			\$88,243	100.0
	Total			\$0	0.0	\$88,243	100.0	\$88,243	100.0	\$0	0.0	\$88,243	100.0
Architects (city)	Burgess & Niple Inc	\$450,460	86.4			\$661,292	84.7						
	Barr & Prevost	\$70,740	13.6	\$70,740	13.6	\$119,794	15.3	\$119,794	15.3				
	Total	\$521,200	100.0	\$70,740	13.6	\$781,085	100.0	\$119,794	15.3	\$0	0.0	\$0	0.0
Inclusion Consultant	Ellington Management Services Inc.	\$391,700	100.0	\$391,700	100.0	\$380,034	79.6	\$380,034	79.6	\$380,034	79.6		
	Quest Management Consulting					\$97,271	20.4			\$97,271	20.4	\$97,271	20.4
	Total	\$391,700	100.0	\$391,700	100.0	\$477,305	100.0	\$380,034	79.6	\$477,305	100.0	\$97,271	20.4
Consultant	Thelen Associates Inc.	\$16,161	100.0			\$31,630	100.0						
	Total	\$16,161	100.0	\$0	0.0	\$31,630	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

Attachment D

The Banks – Phase 1 – Public Infrastructure Development Parking Garage and Street Grid Monthly Workforce Tracking Form																				
Contractor Name: All Contractors										PA #27				Form WF-01						
Date Submitted: September 2010										Reporting Dates: From September 1, 2008 To July 25, 2010										
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	239160.95	235375.70	98.42%	3785.25	1.58%	34241.45	1432%	1286.75	0.54%	201134.25	2498.50	2059520	1286.75	627.50	0.00	11968.25	0.00	1050.50	0.00	
Apprentices	36180.00	34216.25	94.57%	1963.75	5.43%	9759.50	26.97%	869.25	2.40%	24456.75	1094.50	9097.00	869.25	0.00	0.00	662.50	0.00	0.00	0.00	
Helpers	14132.00	12875.50	91.11%	1256.50	8.89%	2534.00	17.93%	1001.50	709%	10341.50	255.00	1803.50	1001.50	0.00	0.00	0.00	0.00	730.50	0.00	
Others	20536.00	20528.50	99.96%	7.50	0.04%	107900	5.25%	0.00	0.00%	19449.50	7.50	1079.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Grand Totals	310008.95	302995.95	97.74%	7013.00	2.26%	47613.95	15.36%	3157.50	1.02%	255382.00	385550	32574.70	3157.50	627.50	0.00	12630.75	0.00	1781.00	0.00	
Total Min./Female				17.62%																



The Banks – Phase 1 – Public Infrastructure Development Parking Garage and Street Grid								
Number of Employees Report								
Contractor Name: All Contractors			Pay Application		27		Form WF-02 The Banks	
Date Submitted: September 2010			Reporting Date: 6/26/2010 to 7/25/2010					
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		187	148	79.14%	12	6.42%	31	16.58%
Total number of full-time employees working on Banks contract [6.6 (a) (1)]		171	134	78.36%	11	6.43%	29	16.96%
Total number of part-time employees working on Banks contract [6.6 (a) (1)]		16	14	87.50%	1	6.25%	2	12.50%
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)]	92.5%	173	134	77.46%	13	7.51%	31	17.92%
Total number of employees working within this MSA		1610	1396	86.71%	56	161.00%	99	6.15%

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
DOT	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)
FEW	Freedom Way East
FWW	Freedom Way West
GCWW	Greater Cincinnati Water Works
IDMA	Infrastructure Development Management Agreement
JBSC	Joint Banks Steering Committee
MEP	Mechanical, Electrical, Plumbing
MBE	Minority Business Enterprise
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