

THE BANKS

Monthly Progress Report
February 2010

Infrastructure Development, Streetgrid
and Intermodal Transit Facility
Cincinnati, Ohio



Presented:
March 20, 2010





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TABLE OF CONTENTS MONTHLY REPORT FOR THE PERIOD FEBRUARY 1 – FEBRUARY 28, 2010

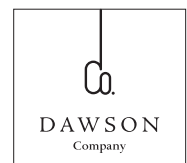
- I. Executive Summary**
 - II. Schedule**
 - III. Budget**
 - IV. Inclusion**
 - V. Construction Manager Report**
- Appendix A – Project Scope Description**
- Appendix B – Stakeholders**
- Appendix C - Glossary of Acronyms**



THE BANKS



I. EXECUTIVE SUMMARY





EXECUTIVE SUMMARY

Despite record-breaking snowfall in February, construction at The Banks plowed through the precipitation and made substantial progress. Block 16 progress included decking, rebar and subsequent podium and slab-on-grade concrete placements that occurred during brief windows of warmer weather (32 degrees or higher). Concrete placements were not limited to Block 16; Block 20 was also full of activity.

Crews in Block 20 dug and poured pile caps, built and poured columns, and placed decking and installed rebar in preparation for podium and slab-on-grade concrete placements. The interior of the Intermodal Facility continues to take shape; masons are building rooms and began constructing elevator shafts. Mechanical equipment installation continues; as each installation is complete, more equipment arrives so a new equipment installation can begin.

Aside from the construction progress that took place, two bid packages were released for bid and one bid package was awarded this month. These bid packages will pave the way for Intermodal Facility completion and Phase 2 work to begin.

Highlights this month:

Safety

1,172 workers have attended the Construction Manager's jobsite safety orientation program to date, and have worked over 186,000 hours on site through February 28, 2010, without a lost time accident. Weekly site safety inspections evaluations are averaging 98.5%; workers continue to make safety a priority.

Inclusion

The overall participation for Small Business Enterprises (SBEs) for construction is 32.5%, exceeding the 30% goal. Minority Business Enterprise participation (MBE) for construction is 9.8% and Women Business Enterprise (WBE) participation is 3.9%. The combined minority and female workforce participation goal is 22%, and is currently 20.42%.

Budget

The Phase 1 of the IDMA remains within budget. The Banks Phase 1 Construction Budget cost-tracking tool includes the latest status of approved change orders and potential change orders sorted by collective Bid Package. Construction budget status information is contained within the Budget Section of this monthly report.

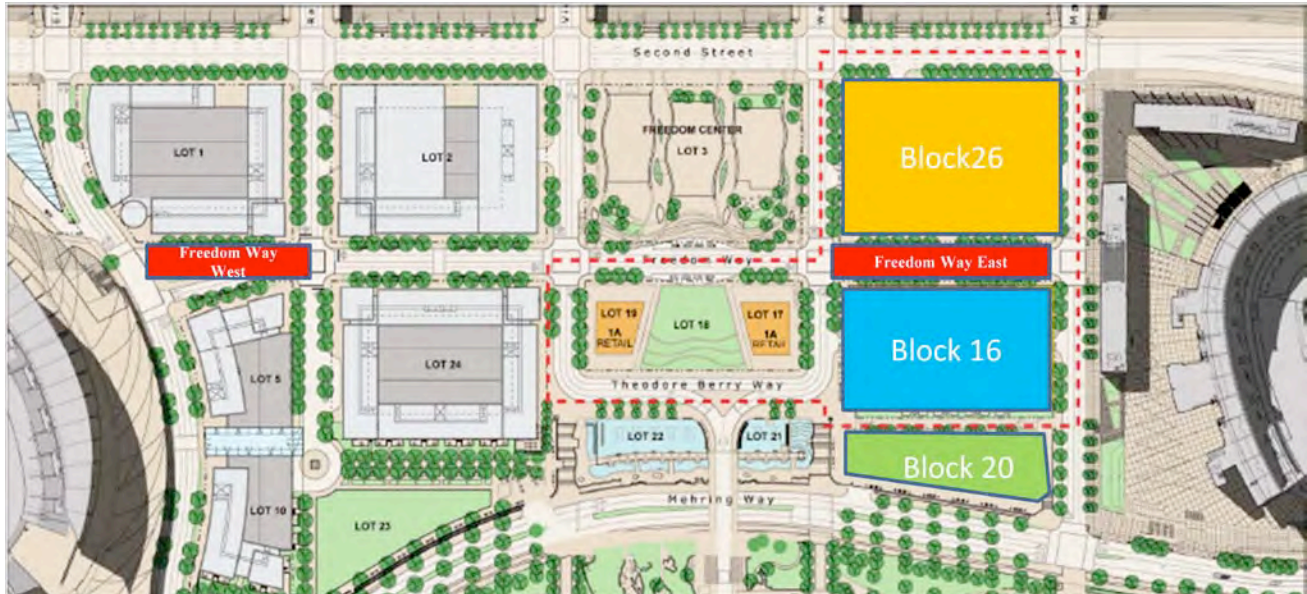
Schedule

The Phase 1 of the Public Infrastructure remains on schedule. Construction schedule status information is contained within the Schedule Section of this monthly report.

BP5 punch list is complete with the exception of warm weather touch-ups that will take place in spring 2010. The BP4 concrete structure punch list items remaining were completed in February. BP6 contractor continued structure work moving south from Block 16 into Block 20. The utility vault work neared completion in February. BP8 contractor continues with MEP installation in Blocks 26 and 16. The private development construction manager, Brasfield & Gorrie, continued building columns and placing slabs in Block 26. The notice to bid for Parks first construction package (Block 21) was published in February. BP 13 was awarded in February; BP9 was opened and the letter of recommendation from the project team was sent. It will be awarded in March. BP13 work, new water main service and new sanitary sewer service for Phase I, began in February. BP9 includes the new Mehring Way construction project. BP10 bids are due in early March.

***Please see Appendix C, Glossary of Acronyms, for an explanation of the acronyms contained within.**

The Banks Project Masterplan



THE BANKS



II. SCHEDULE





SCHEDULE

Messer's "Phase 1 Parking Garage Schedule" currently remains the basis of construction for the Intermodal Facility, new street grid construction, and related infrastructure improvements. Carter-Dawson has included this information in the Development Manager's document, The Banks Master Schedule (TMBS). TMBS is a compilation of schedule information drawn from Messer's monthly report schedule, the City of Cincinnati's DOTE schedule, Carter-Dawson private development overbuild, and the Cincinnati Park Board to create a single schedule that tracks each project's planning and construction activities critical to the successful completion of The Banks Intermodal Facility, The Banks private development, Riverfront Park, and the relocation of Mehring Way. TMBS is being utilized as an effective planning and management tool for each organization involved on The Banks project.

Despite record-breaking snow in February work at The Banks pressed on with contractors shoveling and melting snow to continue making progress in Blocks 16 and 20. The Block 26 Intermodal Facility structure is complete, Block-16 and 20 structures continued to rise from the ground, the BP8 MEP work continues, and the private development work is quickly covering the Block 26 podium. Construction coordination continues between the public parties and the private developer and proves to be a successful way to coordinate the transition of public contractor to private contractor activities.

By the end of February, the final podium slab was placed on Block 16, marking a milestone at The Banks, as the final pour for the private development was complete. Concrete work progressed south continuing into Block 20. BP6 Blocks 16 and 20 concrete structure slab and column placement continued as 213 pile caps, 364 columns, and 39 of 50 concrete slabs had been placed across Blocks 16 and 20 by the end of the month. All podium slabs have been placed in Block 16 and pours continue in Block 20. BP8 Blocks 16, 20, and 26 Architectural and MEP BIM modeling drawings continue to be used to coordinate the MEP installation. BP 13 was awarded in February; BP9 was opened and the letter of recommendation from the project team was sent. It will be awarded in March. Water main installation work by Trend Construction for BP13 began late February and BP9 work will begin in March. BP10 bids are due in early March.

The Carter-Dawson private development team plans to submit their application for permit for the balance of the work in Block 26 and 16 in early March. The private development construction manager, Brasfield & Gorrie, continued placing columns and had completed several elevated slab placements by the end of the month. Parks construction is expected to begin in April.



PHASE DESIGN SCHEDULE UPDATE

The architectural and engineering services are reflected in the phase design schedule. The following Intermodal Facility design activities were performed in February 2010, as identified by **THP Limited, Inc.:**

PHASE 1 – Block 26/16/20 Intermodal Transit Facility

1. Continued Construction Administration for BP 1 through BP 6 and BP 8; submittal review, response to RFI's, attendance at construction meetings, site visits, bulletin pricing, change order reviews, assist with project closeout, and substantial completion, etc.
2. Finalized coordination with the Parks Block 20 design team. Issued Bulletin 24 documenting final design coordination of MEP systems within the Block 20 public stair Podium Level stair enclosure.
3. Significant efforts were made in reviewing Trade Contractors proposed pricing for Bulletins related to Block 20 changes requested by the Park District.
4. Finalized BP 10 – Signage and Wayfinding for Phase 1 and Phase 2 Parking Facilities. BP 10 advertised for bid on February 10, 2010. Assisted during the Bidding Phase for BP 10.

Anticipated March 2010 Tasks:

1. Continue Construction Administration for BP 1 through BP 6 and BP 8.
2. Continue with final punch list inspections of BP 4 work and BP 5 Block 26 structure.
3. Begin punch list activities for BP 6 work; specifically, assisting with punch list inspections for the Block 16 Podium Level structure in preparation for turnover to the Overbuild team.
4. Assist the Construction Manager with BP 10 Post-Bid meeting with the apparent low bidder.
5. Continue to assist the Construction Manager and Development Manager in preparation of applying for the Phase 1 Garage Certificate of Occupancy.

PHASE 2A – Block 2 Intermodal Transit Facility

1. Assisted the Construction Manager during the Bid Period for BP 9.
2. Final assembly of Bid Documents for BP 11 – Phase 2 Block 2 Parking Garage. Bid Documents to be issued after receiving the Authorization to Bid from ODOT and FHWA. Unknown when the Project will receive the authorization to bid.



Anticipated March 2010 Tasks:

1. Deliver Bid Documents for BP 11 – Phase 2 Block 2 Parking Garage to the Construction Manager in preparation for receiving the Authorization to Bid from ODOT and the FHWA.
2. Assist the Construction Manager during the Bid Period for BP 11.
3. Provide Construction Administration services for BP 9.



The following reflects Intermodal Facility design activities in February 2010 as identified by **Burgess & Niple**:

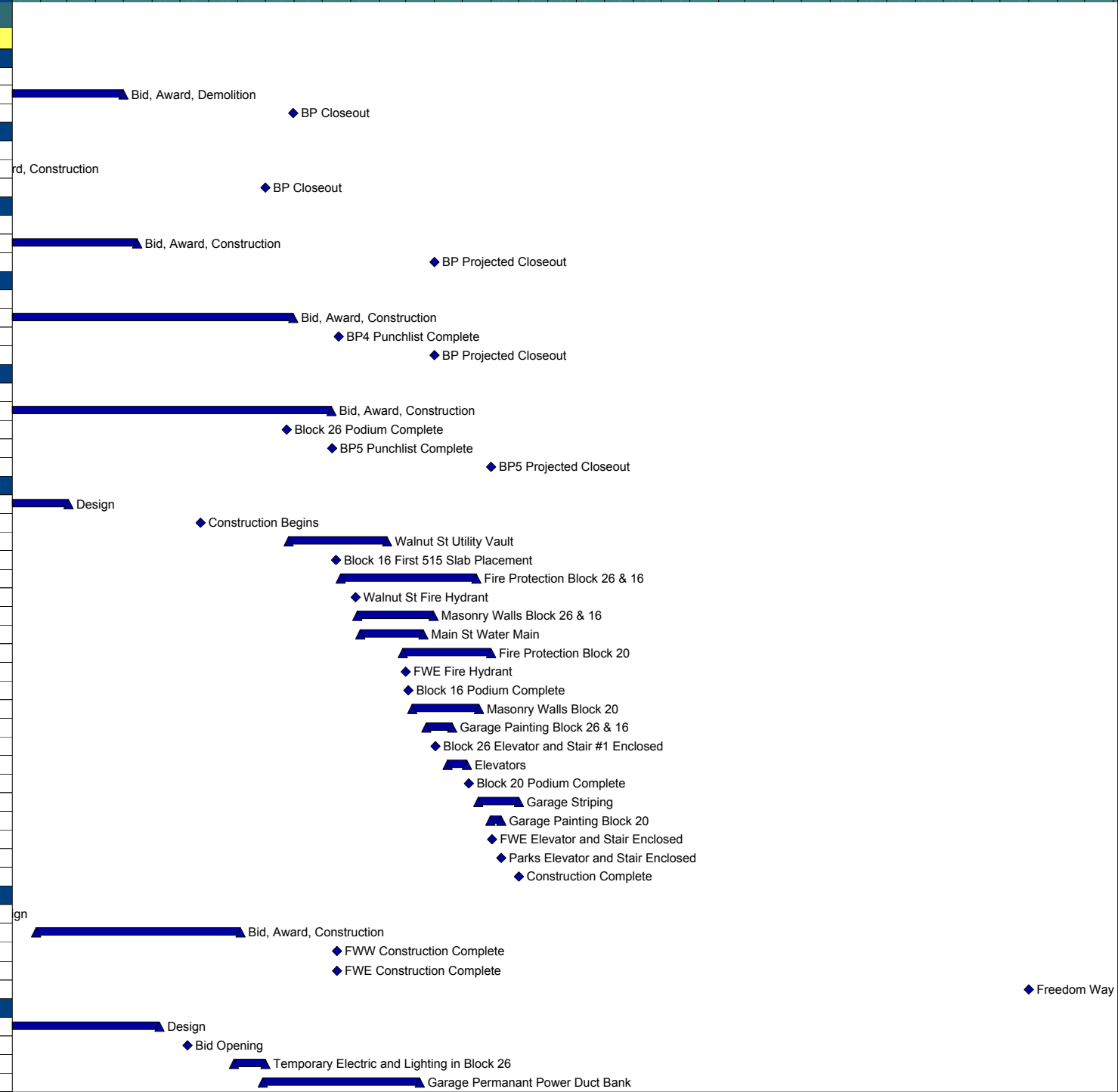
1. Utility Master Plan meeting held with Cincinnati Bell. Basic agreements reached but additional coordination necessary by individual developments.
2. PTI Approval for TBW sanitary sewer received. Submitted final mylars of sewer to MSD for final construction approval. Approval received and permit issued by MSD.

Anticipated March 2010 Tasks:

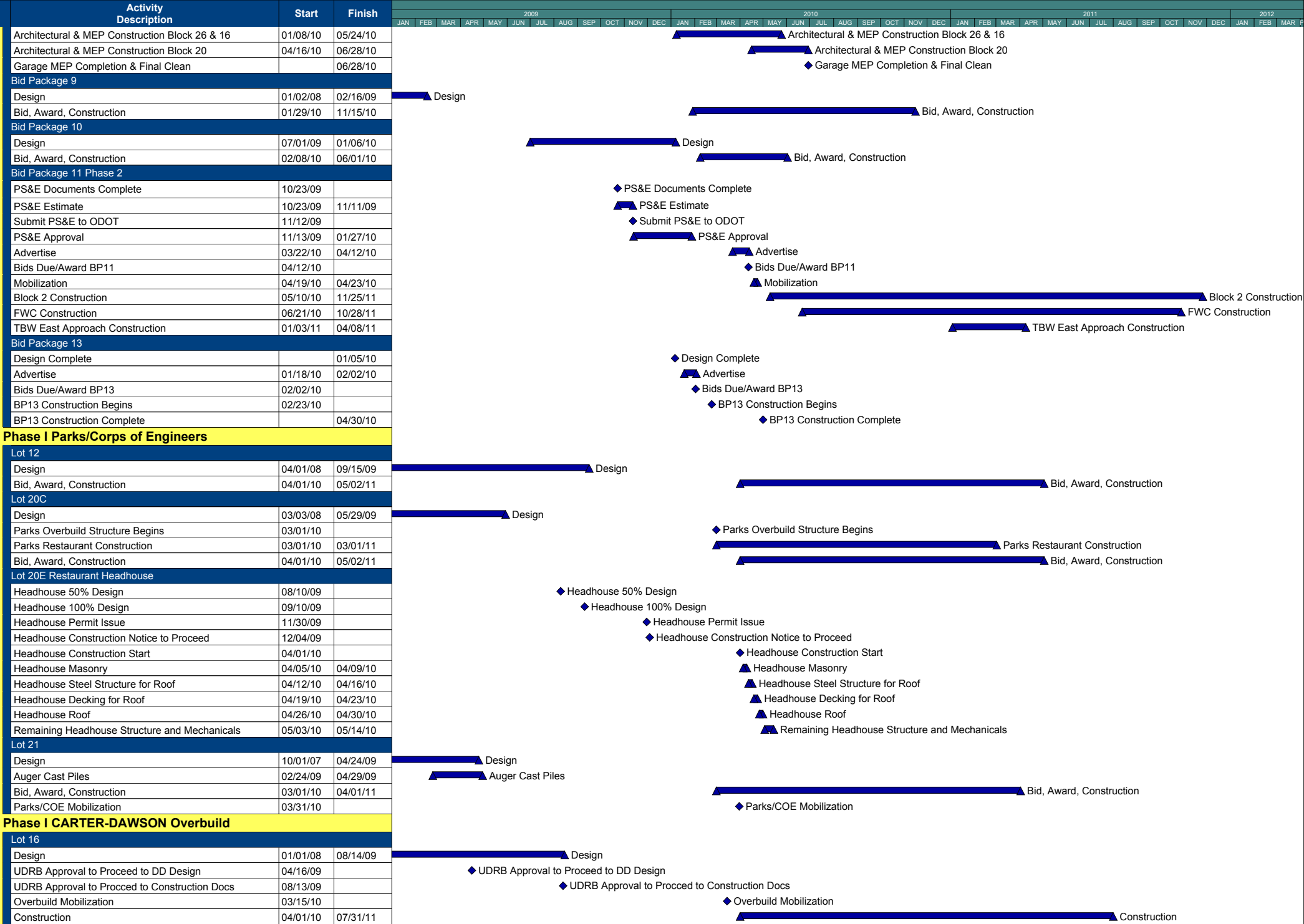
1. Update Utility Master Plan based on comments received to finalize telephone locations.
2. Coordinate the paving and step placement at Block 21 on Walnut and TBW.
3. Produce addendums for BP 11. Addendum for revisions to curb at FW Central due to fire hydrant installation.

The Banks Master Schedule

Phase I Garage		
Bid Package 1		
Design	01/02/08	02/29/08
Bid, Award, Demolition	03/03/08	04/30/09
BP Closeout		10/30/09
Bid Package 2		
Design	01/02/08	05/30/08
Bid, Award, Construction	06/02/08	10/31/08
BP Closeout		09/30/09
Bid Package 3		
Design	01/02/08	07/25/08
Bid, Award, Construction	08/18/08	05/15/09
BP Projected Closeout		03/31/10
Bid Package 4		
Design	01/02/08	07/25/08
Bid, Award, Construction	08/18/08	10/30/09
BP4 Punchlist Complete		12/18/09
BP Projected Closeout		03/31/10
Bid Package 5		
Design	01/02/08	10/09/08
Bid, Award, Construction	12/08/08	12/10/09
Block 26 Podium Complete		10/23/09
BP5 Punchlist Complete		12/11/09
BP5 Projected Closeout		05/31/10
Bid Package 6		
Design	01/01/08	03/02/09
Construction Begins	07/23/09	
Walnut St Utility Vault	10/26/09	02/08/10
Block 16 First 515 Slab Placement	12/16/09	
Fire Protection Block 26 & 16	12/21/09	05/15/10
Walnut St Fire Hydrant		01/05/10
Masonry Walls Block 26 & 16	01/08/10	03/30/10
Main St Water Main	01/11/10	03/19/10
Fire Protection Block 20	02/26/10	05/31/10
FWE Fire Hydrant		02/28/10
Block 16 Podium Complete		03/03/10
Masonry Walls Block 20	03/08/10	05/18/10
Garage Painting Block 26 & 16	03/23/10	04/19/10
Block 26 Elevator and Stair #1 Enclosed		04/01/10
Elevators	04/15/10	05/05/10
Block 20 Podium Complete		05/07/10
Garage Striping	05/18/10	06/30/10
Garage Painting Block 20	05/31/10	06/11/10
FWE Elevator and Stair Enclosed		06/01/10
Parks Elevator and Stair Enclosed		06/11/10
Construction Complete		06/30/10
Bid Package 7		
Design	05/01/08	11/28/08
Bid, Award, Construction	01/27/09	09/03/09
FWW Construction Complete		12/16/09
FWE Construction Complete		12/16/09
Freedom Way Open From PB to GABP	01/01/12	
Bid Package 8		
Design	01/01/08	06/08/09
Bid Opening	07/09/09	
Temporary Electric and Lighting in Block 26	08/28/09	09/30/09
Garage Permanant Power Duct Bank	09/28/09	03/15/10



Start date	10/01/07 10:00AM
Must finish date	06/01/10 3:59PM
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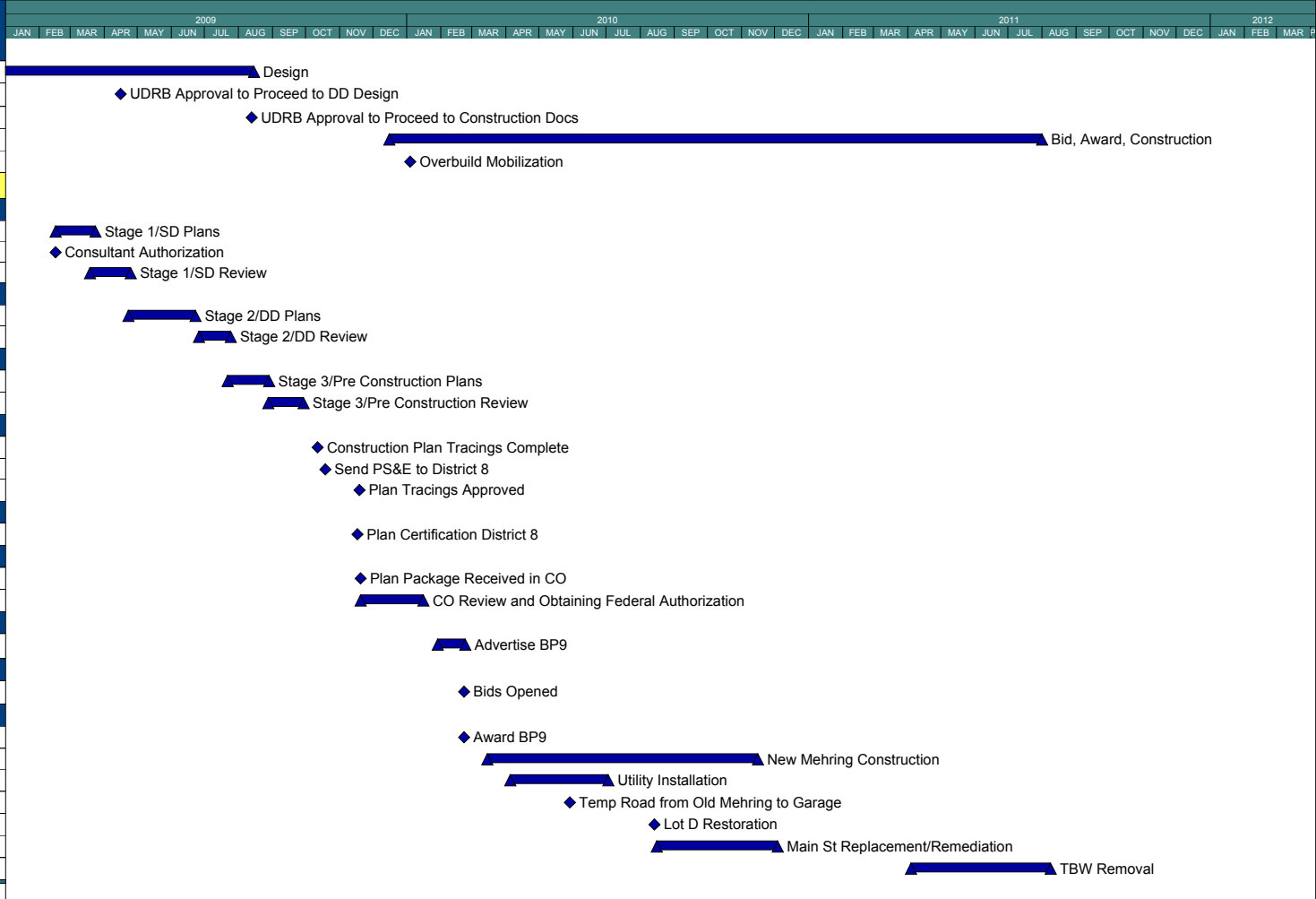


Start date 10/01/07 10:00AM
 Must finish date 06/01/10 3:59PM

Run date 03/15/10 2:00PM
 Page number 2A

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Activity Description	Start	Finish
Lot 26		
Design	01/01/08	08/14/09
UDRB Approval to Proceed to DD Design	04/16/09	
UDRB Approval to Proceed to Construction Docs	08/13/09	
Bid, Award, Construction	12/16/09	07/31/11
Overbuild Mobilization	01/04/10	
BP9 Streetgrid		
Stage 1		
Stage 1/SD Plans	02/16/09	03/23/09
Consultant Authorization	02/16/09	
Stage 1/SD Review	03/19/09	04/24/09
Stage 2		
Stage 2/DD Plans	04/23/09	06/22/09
Stage 2/DD Review	06/26/09	07/24/09
Stage 3		
Stage 3/Pre Construction Plans	07/22/09	08/28/09
Stage 3/Pre Construction Review	08/28/09	09/28/09
PS&E		
Construction Plan Tracings Complete	10/12/09	
Send PS&E to District 8	10/19/09	
Plan Tracings Approved		11/18/09
Certifications		
Plan Certification District 8	11/17/09	
Authorization		
Plan Package Received in CO	11/20/09	
CO Review and Obtaining Federal Authorization	11/20/09	01/15/10
Advertising		
Advertise BP9	01/29/10	02/22/10
Sale		
Bids Opened	02/22/10	
Award		
Award BP9	02/22/10	
New Mehring Construction	03/15/10	11/15/10
Utility Installation	04/05/10	07/02/10
Temp Road from Old Mehring to Garage		05/28/10
Lot D Restoration		08/13/10
Main St Replacement/Remediation	08/16/10	12/03/10
TBW Removal	04/04/11	08/08/11



This schedule is a compilation of schedule information provided by Messer, the Cincinnati Park Board, City of Cincinnati DOTE, and Carter-Dawson overbuild and is currently under review by the Carter IDMA Team.

Start date	10/01/07 10:00AM
Must finish date	06/01/10 3:59PM
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THE BANKS



III. BUDGET





BUDGET

PHASE 1

The Phase 1 Construction Budget remains within budget through the month of February 2010.

The Phase 1 Construction Budget cost-tracking tool has been effectively used to date for the management of anticipated public costs associated with the Phase 1 soft and hard costs. The format and maintenance of the Phase 1 Construction Budget cost-tracking tool (as presented in this monthly report) is a collaborative effort between Hamilton County, City of Cincinnati, Messer, and Carter.

This \$90.7M Phase Construction Budget includes the following Phase 1 scope:

- The Phase 1 Intermodal Facility, street grid, and related infrastructure design and construction costs
- The completion of remaining professional service agreements
- City and County personnel responsibilities and cost distribution
- Permit costs
- Material testing and inspection costs, and
- Required riverfront utility infrastructure costs associated with the proposed scope determined through team meetings

The Banks Public Parties Phase 1 Construction Budget cost-tracking tool includes the latest status of approved change orders and potential changes orders sorted by collective Bid Package. As issues pertaining to potential change orders are discovered, quantified, and negotiated, these costs are moved from the potential change order column into the change order column. Public Parties change orders are 3.5% of construction and Public Parties potential change orders are 1.25% of construction. To date, the Phase 1 Intermodal Facility and Street Grid project is tracking at 4.3% combined potential change orders and change orders. This combined total is well below the Federal Highway Administration historical data, which states the industry standard of total change orders are in the magnitude of 10% of construction.





The Banks Phase 1 Contract Amounts, Figure 1, tracks the total Bid Package prices, which includes “Public” (costs split between Hamilton County and City of Cincinnati), “Parks” (costs funded by Cincinnati Parks) and “Private Developer” (costs funded by Carter-Dawson, the Master Developer).

The Banks – Phase 1 Contract Amounts as of 2/28/10

Bid Category	Scope	Contractor	Contract Amount
	Bid Package No. 1		
TC-01	General Trades	HGC	\$50,900
TC-02	Demolition	Evans Landscaping	\$648,000
	Bid Package No. 2		
TC-05	Auger Cast Piles	Goettle	\$505,000
	Bid Package No. 3		
TC-07	Auger Cast Piles	Goettle	\$4,200,000
	Bid Package No. 4		
TC-09	General Trades	Baker Concrete	\$2,347,000
TC-10	Auger Cast Piles	Goettle	\$578,000
TC-11	Resteel-Material	Ameristeel	\$523,910
TC-12	Resteel-Labor	J&B Steel	\$170,000
TC-13	Hoisting	Maxim	\$455,000
TC-14	Support Deck Forming	Gateway	\$275,000
TC-15	Flatwork Package	Jostin	\$209,500
TC-16	Site Utilities & Underground	Nelson Stark	\$999,600
TC-17	Site Electric	Ginter	\$123,200
	Bid Package No. 5		
TC-18	General Trades	Lithko	\$5,725,500
	Bid Package No. 6		
TC-20	General Trades	Monarch	\$10,717,000
	Bid Package No. 7		
TC-19	General Trades	Baker Concrete	\$5,092,335
	Bid Package No. 8		
TC-21	General Trades	Monarch	\$2,787,000
TC-22	HVAC	Peck, Hannaford, Briggs	\$1,330,000
TC-23	Electrical	DeBra-Kuempel	\$1,666,000
	Bid Package No. 13		
TC-26	Plumbing		\$498,514
TOTAL TO DATE:			\$38,901,459

Figure 1

The Banks Phase 1 Approved Change Order Log, Figure 2, tracks the total change orders, which includes “Public” (costs split between Hamilton County and City of Cincinnati), “Parks” (costs funded by Cincinnati Parks), and “Private Developer” (costs funded by Carter-Dawson, the Master Developer).

Text in **blue** indicates items with updated status during the month of February.

P=Public

D=Private Developer

Pks = Cincinnati Parks



The Banks – Phase 1 Approved Change Order Log as of 2/28/10

Text in **blue** indicates items with updated status during the month of February.

Description	Final Amount	BP#	Funding Source	Bid Package Subtotal
Sleeves for Overbuild Grounding - Lot 26	\$11,253.00	5-Lithko	D	
Bulletin #8- Podium Recess Changes and Transformer Changes	\$80,373.16	5-Lithko	D	
Bulletin #10- Podium Changes (steps and ductbank)	\$467,150.69	5-Lithko	D	
Bulletin 10- FWE Ductbank Expansion Joint	\$19,069.33	5-Lithko	D	
BP 5 - Podium Level Sleeve Changes	\$2,931.16	5-Lithko	D	
Condenser Water Sleeves Block 26	\$626.06	5-Lithko	D	
BP 5 -Change Order correction to CO #2 and #5 OH&P markup was wrong for subcontractor	-\$989.00	5-Lithko	D	
*Add face bars to beams over 48"*** DEVELOPER	\$1,809.66	5-Lithko	D-60	\$582,224
BP 6 Dowels for future columns	\$7,202.00	6-Monarch	D	
BP #6 Condenser Water Sleeve - Lot 16	\$2,285.00	6-Monarch	D	
Bulletin 15- Changes under hotel DEVELOPER	\$75,180.00	6-Monarch	D	\$84,667
FWD-002&RFI-001 Additional inlets foundation wall, pile caps	\$7,768.00	1-Evans	P	
Remove concrete vault per RFI-002 & FWD-004	\$1,744.00	1-Evans	P	
Nested brick near column P10-PC	\$4,494.00	1-Evans	P	
Delete Removal of Pile Caps at Mehring Way	-\$10,752.00	1-Evans	P	
Delete Removal of Asphalt Pavement	-\$11,565.00	1-Evans	P	
Reuse existing stone for temporary roads .	-\$6,000.00	1-Evans	P	
deduct allowance	-\$10,821.00	1-HGC	P	
Update for HGC	\$9.00	1-HGC	P	-\$25,123
BP 2 Piles Overage/Underage vs. Allowance	-\$54,912.00	2-Goettle	P	-\$54,912
Bulletin #1 - Foundation changes/requested by Developer after Foundation bid	\$23,220.00	3-Goettle	P	
Bulletin 6 Block 16 Pile Changes - Developer request - Shear wall at hotel /load changes at Townhouses	\$63,275.00	3-Goettle	P	
BP#3 Deduct for unused Allowance	-\$145,267.91	3-Gottle	P	-\$58,773
Add Column Dowels at P37.3 Line (10 Locations) - RFI0054	\$262.00	4-AmeriSteel	P	
Additional Footings between column line PAA-P34 & PAA-P35	\$222.00	4-AmeriSteel	P	
Bulletn #1 - Ftg & dowel Rebar to extend ramp wall	\$221.00	4-AmeriSteel	P	
Alternate Retaining Wall Design @ Walnut	\$19,903.00	4-Baker	P	
Bulletin 2 - waterproof lower wall of Transit Center from BP5 to BP4	\$28,817.00	4-Baker	P	
Add HC Ramps and Crosswalk Striping @ PRW	\$2,522.00	4-Baker	P	
Bulletin BN-2 Additional sidewalk demolition at Main and MSE wall	\$2,848.00	4-Baker	P	
Thicken pile caps under FWE - RFI0056	\$22,624.00	4-Baker	P	
Existing Concrete @ W .5-PI.8 - RFI0073	\$2,992.00	4-Baker	P	
BP 4 - Existing storm and concrete under Main st.	\$979.00	4-Baker	P	
Bulletin #4 - Elevator pit sizing / Transit Center Dooropening BP5 to BP4	\$1,846.00	4-Baker	P	
Additional cost due to Design Change - Walnut St. Wall	\$21,031.00	4-Baker	P	
Additional Footings between column line PAA-P34 & PAA-P35	\$1,778.00	4-Baker	P	
Remove H-Beams at Cap P31-PB.5	\$817.00	4-Baker	P	
Temporary Relocation and Demolition of Main St. Traffic Ductbank	\$11,421.00	4-Baker	P	
Stairs Foundations Under Freedom East	\$732.00	4-Baker	P	
Bulletin #9-Adding 24 sleeves For Carbon Monoxide Ports,Hose Bibs And Electrical Conduits-FWE 500 Level	\$2,620.00	4-Baker	P	
BP #4- Main Street Duct Bank Demo CORRECTION	\$2,576.37	4-Baker	P	
BP 4 -Cost to back flush, vacuum clean & re-camera MSD mains - TC filled pipes with mud	-\$1,423.70	4-Baker	P	
BP 4 - Undercut frozen soils for 500 level froming at Freedom Way East - needed to maintain schedule for BP#7	\$27,903.89	4-Baker	P	
FWW Underground conduit conflict with piles and caps	\$2,000.00	4-Ginter	P	
Temporary Power For Tower Crane - Generator FWD0011	\$4,732.23	4-Ginter	P	
Temporary Relocation and Demolition of Main St. Traffic Ductbank	\$21,864.54	4-Ginter	P	
Bulletin #12- Lighting Under Freedom Way West	\$37,562.27	4-Ginter	P	
Deduct for unused Allowance - Additional pile work	-\$75,000.00	4-Goettle	P	
BP #4 Est. Resteel Installation vs. Bid	\$23,606.23	4-J&B	P	
BP #4 Est. Resteel Installation vs. Bid Final	\$2,199.40	4-J&B	P	
Changes to Perimeter Beams FWE 500 Pour 4	\$400.00	4-J&B	P	

(continued next page)



The Banks – Phase 1 Approved Change Order Log as of 2/28/10, continued

Description	Final Amount	BP#	Funding Source	Bid Package Subtotal
Credit from Lithko for additional Tower Crane Usage (credit from Lithko)	\$33,000.00	4-Maxim	P	
BP #4 Final Closeout Change Order for Tower Crane	-\$43,575.00	4-Maxim	P	
Bulletin BN-1 Fire Hydrant/ Water Line Bid Package 4	\$18,515.39	4-Nelson S	P	
Bulletin #3 -MSD storm drains / Private from Public Separation	\$97,701.00	4-Nelson S	P	
Delays due to contracting, design, and plumbing permit issues	\$33,000.00	4-Nelson S	P	
Change MSD Manholes and Lids - RFI0070	\$12,014.00	4-Nelson S	P	
Bulletin #4 - Drop manholes requested by MSD	\$3,836.39	4-Nelson S	P	
Change 6" Storm To 8"	\$5,946.00	4-Nelson S	P	
Backwater Value Access	\$23,595.00	4-Nelson S	P	
BP 4 -MSD requirements for Storm and Sanitary pipes - Lot 16	\$11,541.00	4-Nelson S	P	\$363,630
Bulletin #9	\$10,098.56	5-Lithko	P	
Change MSD Manholes and Lids - RFI0070 Lithko	\$9,540.00	5-Lithko	P	
Remedial Patchwork at Main Street	\$21,867.88	5-Lithko	P	
Relocate 3 Traffic Signal Conduits at Main and 2nd Streets	\$6,259.25	5-Lithko	P	
Bulletin #11- BP 5 Podium	\$8,489.25	5-Lithko	P	
Bulletin 10- FWE Ductbank Expansion Joint	\$7,755.03	5-Lithko	P	
Delete concrete crash wall north of room 209	-\$838.00	5-Lithko	P	
BP #5- Credit from Lithko for additional Tower Crane Usage	-\$33,000.00	5-Lithko	P	
BP#5 Lithko Concrete Quality Credit	-\$15,256.87	5-Lithko	P	
BP 5 Repair to existing Walnut Street	\$11,247.29	5-Lithko	P	
BP #5 Extension of Block 26 Fencing	\$2,172.00	5-Lithko	P	
RFI-441 Epoxy Inject Beam	\$1,575.00	5-Lithko	P	
BP 5 -Cost to back flush, vacuum clean & re-camera MSD mains - TC filled pipes with mud	-\$1,423.70	5-Lithko	P	
BP #5 - CORRECTION to Lithko's C.O. #002 total amount of C.O. was \$2,967.33 to high	-\$2,967.33	5-Lithko	P	
BP 5 -Change Order correction to CO #2 and #5 OH&P markup was wrong for subcontractor	-\$37.00	5-Lithko	P	
BP #5- CLAIM- Revision to FWE Stair Stringer Chamfer	\$660.00	5-Lithko	P	
"Add face bars to beams over 48"" PUBLIC	\$1,206.44	5-Lithko	P-40	\$27,348
08-3600-0333 - BP #5 - Floor Drain at PD.5-P25	-\$485.00	6-Monarch	P	
Leave out SOG at MDS Manholes on Block 16 & 20	\$7,418.00	6-Monarch	P	
Bulletin #14- Water Main Taps, Mehring Storm/Sanitary Elevations	\$14,135.00	6-Monarch	P	
BP #6 Drain Line in Elevator Equipment Room	\$2,918.00	6-Monarch	P	
RFI 0404 - BP #6 DBR Replacement under GABP	\$8,187.00	6-Monarch	P	
RFI #419 CCD 005 Missing DBR's under Main Street Bridge	\$1,670.00	6-Monarch	P	
RFI #417 CCD 005 Aligning the expansion joint with existing expansion joint, beam sides	\$1,671.00	6-Monarch	P	
Bulletin #BN10	\$46,626.00	6-Monarch	P	
Epoxy Coating Rebar for Electric Vault on Walnut	\$1,434.00	6-Monarch	P	
"Grade Beam Changes due to RFI 0423"	\$27,001.00	6-Monarch	P	
FWD0072 - BP#6 RFI 0346 Piping In Grade Beams	\$14,299.00	6-Monarch	P	
BP 6 Expansion Fittings on 6" Primary Connectors	\$7,929.00	6-Monarch	P	\$132,803

(continued next page)



The Banks – Phase 1 Approved Change Order Log as of 2/28/10, continued

Description	Final Amount	BP#	Funding Source	Bid Package Subtotal
BP7 Guard Rail Detail/Slab - Bulletin BN-3	\$9,128.00	7-Baker	P	
DBR restoration at Race St	\$289,725.00	7-Baker	P	
Bulletin BN-4 Revised reinforcing steel list sheets	\$39,354.82	7-Baker	P	
Bulletin BN-5 Paver Changes, Future EJ Blockout, Conduit Relocation At FW and Main. Also at FW and Race	\$39,692.50	7-Baker	P	
Bulletin BN 6 FW West Elm St. Plaza DBR Issue & Stair Opening Detail	\$13,045.00	7-Baker	P	
BN 7 - Electric and Plumbing	\$39,867.00	7-Baker	P	
BN 8 - MSD at FW W	\$9,382.26	7-Baker	P	
BN 9 - Edge detail and ramp locations	\$2,662.00	7-Baker	P	
BP 7 - Storm at FW W underground	\$15,525.00	7-Baker	P	
BP 7 - Modify Expansion Joints at Freedom Way East, east and west EJ	\$51,265.00	7-Baker	P	
BP 7 - EJ re-metalizing 100% Zinc CCD 003 Baker	\$44,706.00	7-Baker	P	
RFI 374 CCD003 BP 7 - Modify Expansion Joints at Freedom Way West at plaza sidewalk	\$31,050.00	7-Baker	P	
BN 11 - expansion joint at walnut and fire hydrant infill	\$25,232.00	7-Baker	P	
BN 12 - Light pole at Elm	\$14,320.00	7-Baker	P	
BP 7 - Temp fencing at FW tie in location	\$12,614.00	7-Baker	P	
BP 7 - install new seal in existing EJ at Walnut	\$2,867.00	7-Baker	P	
BP 7 - Rework existing guard rail at Elm and FW W	\$2,872.00	7-Baker	P	
BP 7 - Metazeal EJ at FW W Plaza	\$4,248.00	7-Baker	P	
BP 7 - Rework existing paver south of Main and FWE	\$1,828.00	7-Baker	P	
BP 7 - Extra resteel not in Bulletins	\$16,252.00	7-Baker	P	
New resteel and labor for new design at Elm Street Strain pole base	\$923.00	7-Baker	P	\$666,559
Bulletin #7- Block 20 Pile Changes - Park criteria / distance from 66" sewer	\$22,800.00	3-Goettle	Pks	\$22,800
Bulletin #14- Water Main Taps, Mehring Storm/Sanitary Elevations	\$21,266.00	6-Monarch	Pks	
Bulletin 15- Changes under hotel" PARKS	\$23,658.00	6-Monarch	Pks	\$46,924

Figure 2

The Banks Phase 1 Potential Change Order Log, Figure 3, tracks the total potential change orders, which includes “Public” (costs split between Hamilton County and City of Cincinnati), “Parks” (costs funded by Cincinnati Parks) and “Private Developer” (costs funded by Carter-Dawson, the Master Developer).

P=Public

D=Private Developer

Pks = Cincinnati Parks

Text in blue indicates items with updated status during the month of February.





The Banks – Phase 1 Potential Change Order Log as of 2/28/10

Description	BP#	Estimated Amount	Funding Source	Bid Package Subtotal
Bulletin 13- Delete Hotel Elevator Pit	6-Monarch	\$0	D	
Grounding conduit, boxes, and sleeves for Overbuild	6-Monarch	\$19,119	D	
Installing additional deck sleeves for lightning protection	6-Monarch	\$3,924	D	\$23,043
BP 3 -Cost to back flush, vacuum clean & re-camera MSD mains - TC filled pipes with mud	3-Goettle	(\$1,424)	P	(\$1,424)
Bulletin 21 (Misc.repairs at existing GABP and Block 3 structures)	4-Baker	\$1,000	P	
Block 3 garage storm pipe repair	4-Nelson S	\$15,000	P	\$16,000
BP #5- Incorrect width at Walnut Sidewalk	5-Lithko	\$6,000	P	\$6,000
BP #5- Grease Pit At PF between P29 and P30	6-Monarch	\$761	P	
Bulletin 16-Revision to Utility vault at Walnut Street	6-Monarch	\$25,000	P	
Reduction in scope of ceiling paint	6-Monarch	(\$23,691)	P	
Bulletin 17- Non Parks Lot 20 Structural Changes	6-Monarch	\$12,929	P	
Bulletin 18 - Louver and electric changes (Deleting doors & hardware, revising louver openings)	6-Monarch	(\$1,000)	P	
BP 6 -Cost to back flush, vacuum clean & re-camera MSD mains - TC filled pipes with mud	6-Monarch	(\$1,424)	P	
Bulletin #20 - Lot 16 Parks Changes	6-Monarch	\$82,521	P	
Bulletin 11 - Change Beam Schedule - Lot 16	6-Monarch	\$3,678	P	
BP #6 - Postpone elevator #5 Installation - 1st month	6-Monarch	\$19,946	P	
BP #6 - Postpone elevator #5 Installation - 2nd month and each additional month after	6-Monarch	\$222	P	
BP 6 - Additional ducts to vault required by Duke Energy (Bulletin #22 to address this item)	6-Monarch	\$60,797	P	
BP 6 Openings on Podium Level Slab	6-Monarch	(\$10,000)	P	
Excavate pile caps to lagging wall for Safety - PA.1 - PC.1	6-Monarch	\$4,713	P	
BP 6 - Adding of Access Panels in elevators 2, 3 & 4 shafts	6-Monarch	\$1,182	P	
BP 6 - "MIC Treatment" chemical solution for the fire protection piping system for Lot 26, 16 & 20.	6-Monarch	\$50,000	P	
BP 6 - Thicken Slab at P6 & P7 Ramp to meet sidewalk elevation (Main St.)	6-Monarch	\$3,500	P	
BP 6 Thicken slab & raise top mat @ P2 tie-in to Walnut Street	6-Monarch	\$5,000	P	
BP 6 - Expansion Joint boxout added @ P6 & P7 ramps to Main Street	6-Monarch	\$5,000	P	
BP 6 - Beam in area P13, Beam PB 248 elevation does not work with beam tie in.	6-Monarch	\$1,000	P	
BP 6 - Box out requirements around electric line in P7 Ramp, east side.	6-Monarch	\$500	P	\$240,634
BP 8 - New storm manhole at Ted Berry	8-DeBra	\$35,000	P	
BP 8 - Temp storm line for duct bank install at Ted Berry	8-DeBra	\$3,000	P	
BP 8 - Remove 12" pipe for Man Hole in Ted Berry	8-DeBra	\$3,000	P	
BP 8 - Duct bank at Ted Berry	8-DeBra	\$80,000	P	
Bulletin 23 - Revised Lighting at FW Headhouse	8-Debra	\$2,000	P	
Bulletin 24 - Lighting Plan Change for Headhouse - Lot 20	8-Debra	\$25,000	P	
Lot "C" Repairs - Concrete base and asphalt at Pete Rose Way (\$11,282)	8-Monarch	\$11,282	P	
BN 13 - Deleted work for BP 8, side walk work at Walnut and FWE	8-Monarch	(\$2,500)	P	
BP 8 - Trailer Deck deduct	8-Monarch	(\$3,300)	P	
BP 8 - Block 3 Garage pipe clean out for Walnut street drains	8-Monarch	\$13,000	P	
Bulletin 23 - Elevator 1 at Transit Center	8-Monarch	\$1,000	P	
Bulletin 23 - Generator and Venting	8-PHB	\$1,000	P	\$168,482
Bulletin 17- Parks Structural Changes (Main Street Wall Changes)	6-Monarch	\$49,132	Pks	
Bulletin 17- Parks Structural Changes (Restaurant Area Changes)	6-Monarch	\$29,149	Pks	
Bulletin #19 - Lot 20 Podium Deck Changes	6-Monarch	\$71,714	Pks	
Bulletin #20 - Lot 16 Changes (Schedule extension cost)	6-Monarch	\$100,000	Pks	
Bulletin 24 - Beam PB229A Extension - Lot 20	6-Monarch	\$15,000	Pks	\$264,995
TOTAL		\$717,731		

Figure 3

The Banks Phase 1 Budget Crosswalk, Figure 4, separates all Bid Package prices (through 28FEB2010), all change orders (thru 28FEB2010) and all potential change orders (through 28FEB2010) into “Public”, “Parks – Public”, “Parks – Private” and “Private Developer” categories. The “Public” category includes garage, street grid and utility costs. The “Parks – Public” category includes parks costs. The “Parks – Private” includes parks private development costs. The “Private Developer” category includes infrastructure associated/reimbursed by the Master Developer.



The Banks - Budget Crosswalk as of 2/28/10

BP#	Description	Approved Contract Amount (D)	Approved Change Order Amount (E)	Potential Change Order Amount (F)	Forecasted Total Construction Amount (D+E+F)
1	Site Demolition				
	BP1 Hamilton County / City of Cincinnati (Public) Costs	\$698,900	-\$25,123	\$0	\$673,777
	BP1 Cincinnati Parks Public Costs	\$0	\$0	\$0	\$0
	BP1 Cincinnati Parks Private Development Costs	\$0	\$0	\$0	\$0
	BP1 Carter/Dawson Private Development Costs	\$0	\$0	\$0	\$0
	BP1 Contract Subtotal	\$698,900	-\$25,123	\$0	\$673,777
2	Partial Pile Package				
	BP2 Hamilton County / City of Cincinnati (Public) Costs	\$505,000	-\$54,912	\$0	\$450,088
	BP2 Cincinnati Parks Public Costs	\$0	\$0	\$0	\$0
	BP2 Cincinnati Parks Private Development Costs	\$0	\$0	\$0	\$0
	BP2 Carter/Dawson Private Development Costs	\$0	\$0	\$0	\$0
	BP2 Contract Subtotal	\$505,000	-\$54,912	\$0	\$450,088
3	Piles & Soil Retention				
	BP3 Hamilton County / City of Cincinnati (Public) Costs	\$3,510,188	-\$58,773	-\$1,424	\$3,449,991
	BP3 Cincinnati Parks Public Costs	\$689,812	\$22,800	\$0	\$712,612
	BP3 Cincinnati Parks Private Development Costs	\$0	\$0	\$0	\$0
	BP3 Carter/Dawson Private Development Costs	\$0	\$0	\$0	\$0
	BP3 Contract Subtotal	\$4,200,000	-\$35,973	-\$1,424	\$4,162,603
4	Foundations, Underground Utilities & FW				
	BP4 Hamilton County / City of Cincinnati (Public) Costs	\$5,681,210	\$363,630	\$16,000	\$6,060,840
	BP4 Cincinnati Parks Public Costs	\$0	\$0	\$0	\$0
	BP4 Cincinnati Parks Private Development Costs	\$0	\$0	\$0	\$0
	BP4 Carter/Dawson Private Development Costs	\$0	\$0	\$0	\$0
	BP4 Contract Subtotal	\$5,681,210	\$363,630	\$16,000	\$6,060,840
5	Block 26 Concrete Structure, Slab on Grade through & including Podium				
	BP5 Hamilton County / City of Cincinnati (Public) Costs	\$3,871,260	\$27,348	\$6,000	\$3,904,608
	BP5 Cincinnati Parks Public Costs	\$0	\$0	\$0	\$0
	BP5 Cincinnati Parks Private Development Costs	\$0	\$0	\$0	\$0
	BP5 Carter/Dawson Private Development Costs	\$1,854,240	\$582,224	\$0	\$2,436,464
	BP5 Contract Subtotal	\$5,725,500	\$609,572	\$6,000	\$6,341,072

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The Banks - Budget Crosswalk as of 2/28/10, continued

BP#	Description	Approved Contract Amount (D)	Approved Change Order Amount (E)	Potential Change Order Amount (F)	Forecasted Total Construction Amount (D+E+F)
6	Block 16 & 20 Concrete Structure, Slab on Grade thru & including Podium + Plumbing & Fire Protection				
	BP6 Hamilton County / City of Cincinnati (Public) Costs	\$8,539,304	\$132,803	\$240,634	\$8,912,741
	BP6 Cincinnati Parks Public Costs	\$417,600	\$0	\$192,846	\$610,446
	BP6 Cincinnati Parks Private Development Costs	\$512,096	\$46,924	\$72,149	\$631,169
	BP6 Carter/Dawson Private Development Costs	\$1,248,000	\$84,667	\$23,043	\$1,355,710
	BP6 Contract Subtotal	\$10,717,000	\$264,394	\$528,672	\$11,510,066
7	FW East & West Streetgrid				
	BP7 Hamilton County / City of Cincinnati (Public) Costs	\$4,992,030	\$666,559	\$0	\$5,658,589
	BP7 Cincinnati Parks Public Costs	\$0	\$0	\$0	\$0
	BP7 Cincinnati Parks Private Development Costs	\$0	\$0	\$0	\$0
	BP7 Carter/Dawson Private Development Costs	\$100,305	\$0	\$0	\$100,305
	BP7 Contract Subtotal	\$5,092,335	\$666,559	\$0	\$5,758,894
8	Block 26, 16 & 20 Architectural & Mech & Elec				
	BP8 Hamilton County / City of Cincinnati (Public) Costs	\$5,783,000	\$0	\$168,482	\$5,951,482
	BP8 Cincinnati Parks Public Costs	\$0	\$0	\$0	\$0
	BP8 Cincinnati Parks Private Development Costs	\$0	\$0	\$0	\$0
	BP8 Carter/Dawson Private Development Costs	\$0	\$0	\$0	\$0
	BP8 Contract Subtotal	\$5,783,000	\$0	\$168,482	\$5,951,482
10	Signage				
	BP10 Hamilton County / City of Cincinnati (Public) Costs	\$368,900	\$0	\$0	\$368,900
	BP10 Cincinnati Parks Public Costs	\$0	\$0	\$0	\$0
	BP10 Cincinnati Parks Private Development Costs	\$0	\$0	\$0	\$0
	BP10 Carter/Dawson Private Development Costs	\$0	\$0	\$0	\$0
	BP10 Contract Subtotal	\$368,900	\$0	\$0	\$368,900
13	2nd Street Water Main & TBW Sanitary Sewer				
	BP13 Hamilton County / City of Cincinnati (Public) Costs	\$498,514	\$0	\$0	\$498,514
	BP13 Cincinnati Parks Public Costs	\$0	\$0	\$0	\$0
	BP13 Cincinnati Parks Private Development Costs	\$0	\$0	\$0	\$0
	BP13 Carter/Dawson Private Development Costs	\$0	\$0	\$0	\$0
	BP13 Contract Subtotal	\$498,514	\$0	\$0	\$498,514
	Project Totals - Construction	\$39,270,359	\$1,788,147	\$717,730	\$41,776,236

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The Banks - Budget Crosswalk as of 2/28/10, continued

	Approved Contract Amount (D)	Approved Change Order Amount (E)	Potential Change Order Amount (F)	Forecasted Total Construction Amount (D+E+F)
Component Totals				
Hamilton County / City of Cincinnati (Public) Costs	\$34,448,306	\$1,051,532	\$429,692	\$35,929,530
Cincinnati Parks Public Costs	\$1,107,412	\$22,800	\$192,846	\$1,323,058
Cincinnati Parks Private Development Costs	\$512,096	\$46,924	\$72,149	\$631,169
Carter/Dawson Private Development Costs	\$3,202,545	\$666,891	\$23,043	\$3,892,479
Component Totals	\$39,270,359	\$1,788,147	\$717,730	\$41,776,236

Figure 4

Note: Public/Private Cost Splits continue to be refined commensurate with hard-cost contract amounts refinement.





The Banks - Phase 1 Construction Budget, Figure 5, tracks all public costs, including the public portion of Bid Package prices, change orders and potential change orders.

The Banks – Phase 1 Construction Budget as of 2/28/10

A	B	C	D	E	F	G	H	I	J	K	
BP#	Description	Construction Budget as of 2/10/09	Construction Budget as of 4/29/09	Approved Contract Amount	Approved Change Order Amount	Potential Changes	Forecasted Total Construction Amount (E+F+G)	Unused Grant Allocation ⁴	Expenditures to Date	Balance to Complete (H-I)	Forecast to Budget Variance (H-D)
1	Site Demolition	\$ 698,900	\$ 698,900	\$ 698,900	\$ (25,123)	\$ -	\$ 673,777		\$ 673,777	\$ -	\$ (25,123)
2	Partial Pile Package	505,000	505,000	505,000	(54,912)	-	450,088		443,482	6,606	(54,912)
3	Piles & Soil Retention	4,200,000	4,200,000	3,510,188	(58,773)	(1,424)	3,449,991		3,434,936	15,055	(750,009)
4	Foundations, Underground Utilities & FW	5,681,210	5,681,210	5,681,210	363,630	16,000	6,060,840		5,823,939	236,901	379,630
5	Block 26 Concrete Structure, Slab on Grade through & including Podium	3,794,500	3,794,500	3,871,260	27,348	6,000	3,904,608		3,706,096	198,512	110,108
6	Block 16 & 20 Concrete Structure, Slab on Grade thru & including Podium + Plumbing & Fire Protection	15,649,009	11,487,414	8,539,304	132,803	240,634	8,912,741	1,143,203	3,474,175	5,438,566	(2,574,673)
7	FW East & West Streetgrid	6,102,417	4,341,168	4,992,030	666,559	-	5,658,589	693,348	5,369,628	288,961	1,317,421
8	Block 26, 16 & 20 Architectural & Mech & Elec	2,477,288	5,768,025	5,783,000	-	168,482	5,951,482		850,856	5,100,626	183,457
9	Mehring Way Relocation - Elm to Main including utilities	11,482,236	6,991,000	7,119,556	1	-	7,119,556		-	7,119,556	128,556
10	Signage	-	-	368,900	2	-	368,900		-	368,900	368,900
11	Freedom Way Central	-	7,400,000	-	-	-	-		-	7,400,000	-
13	Plumbing	-	-	498,514	3	-	498,514		-	498,514	498,514
	Subtotal - Construction	\$ 50,590,560	\$ 50,867,217	\$ 41,567,862	\$ 1,051,532	\$ 429,692	\$ 43,049,086	\$ 1,836,551	\$ 23,776,889	\$ 26,672,197	\$ (418,131)
	Parking Grant	3,200,000	3,200,000							3,200,000	
	Soft costs	11,367,117	11,367,117						9,696,702	1,670,415	
	Economic Development Assistance Grant	12,000,000	12,000,000							12,000,000	
	Parks	10,750,000	10,750,000						3,363,490	7,386,510	
	Owner's Contingency	2,874,513	2,597,856					1,836,551	(418,131)	1,179,436	418,131
	Project Totals	\$ 90,782,190	\$ 90,782,190	\$ 41,567,862	\$ 1,051,532	\$ 429,692	\$ 43,049,086	\$ 1,836,551	\$ 36,418,951	\$ 52,108,557	\$ -

Figure 5

- Note:
- BP#9 was bid as part of the Phase 2 construction. The approved contract amount of \$7,119,556 includes original Phase 1 costs and new Phase 2 costs. The transfer of this work to the Phase 2 budget and the cost savings attributable to Phase 1 will be reflected in the monthly report once the Phase 2 budget is finalized.
 - BP#10 is for Signage. This work was originally included in BP #11.
 - BP#13 is for Plumbing. This work was originally included in BP#9.
 - Owner's Contingency has been reduced to account for unused grant allocations due to bid savings. The remaining allocation as a result of bid savings cannot be transferred to future bid packages.





PHASE 2A

The project team is working with staff from Hamilton County and the City of Cincinnati to finalize potential uses of ODOT funding and their impact on project financing. John Deatrck, Project Executive, previously presented draft ODOT funds Sources & Uses information to the Joint Banks Steering Committee (JBSC) and to the City of Cincinnati Economic Development Committee.

Refer to “The Banks – Public Parties Phase 2A Preliminary Estimate as of 2/28/10” for the latest preliminary Phase 2 activity estimate information.

The Banks – Public Parties Phase 2A Preliminary Estimate as of 2/28/10

Uses		Range of Uses		Sources		Range of Sources	
BP #9 - Street Grid: Mehring Way, Ted Berry Way & Main Street		\$ 6,500,000	- \$ 6,500,000	Federal Stimulus:			
BP #11 - Street Grid and Intermodal Center: Freedom Way Central, Race Street, Block 2 Intermodal Center & Overbuild without the Podium		20,299,511	- 22,499,511	OKI Stimulus	\$ 1,500,000	- \$ 1,500,000	
				Governor's Stimulus	5,000,000	- 5,000,000	
Subtotal Construction Uses		\$26,799,511	- \$28,999,511	Intermodal Stimulus	10,200,000	- 10,200,000	
				Street Grid Stimulus	8,000,000	- 8,000,000	
				Subtotal Federal Stimulus	24,700,000	- 24,700,000	
Soft Costs		5,627,897	- 6,089,897	City	2,863,704	- 4,194,704	
				County	2,863,704	- 4,194,704	
Subtotal Soft Costs		\$ 5,627,897	- \$ 6,089,897	Subtotal Public Parties	5,727,408	8,389,408	
Total Uses		\$32,427,408	- \$35,089,408	Developer Contribution ¹	2,000,000	- 2,000,000	
				Subtotal Public Parties & Developer	7,727,408	- 10,389,408	
				Total Sources	\$ 32,427,408	- \$35,089,408	

¹ The Developer Contribution is contingent upon exercise of Future Phase Trigger Notice as specified by MDA and will not be available during garage construction. The public parties will potentially need to budget between \$7,727,408 and \$10,389,408 for th

*The City and County are in the process of defining the potential scope relative to the Phase 2A project and the preliminary estimate of costs associated with such scope.
The public parties have expended \$1,125,297.90 in design costs for Phase 2*



THE BANKS



IV. INCLUSION





ECONOMIC INCLUSION

The following activities with respect to economic inclusion were performed in February 2010 as reported by **Ellington Management Services, Inc.**

During the month of February, the Economic Inclusion Consultant was actively involved in bid opportunities for both Phase I and Phase II of the Banks Project. Efforts have been focused on maximizing opportunities to increase Small Business Enterprise (SBE) participation on the project.

The goal of the inclusion team is to generate reports that are accurate, timely and reflect the best efforts of everyone involved in compiling and reviewing the reports. We are continuing to work with members of the project team to resolve any issues with the inclusion reporting. We have developed a process that identifies functions, roles, responsibilities and timelines.

As the team transitions to Phase II, we continue to exceed the 30% goal for SBE participation for construction. The actual SBE participation for construction through January 25, 2010 is 32.5%. In addition, Minority Business Enterprise (MBE) participation is at 9.8%, and Women Business Enterprise (WBE) participation is at 3.9% (**See Attachment A**).

The bid packages partially funded with federal and/or state dollars are exceeding the Disadvantaged Business Enterprise (DBE) participation goals set by the Ohio Department of Transportation. Actual participation for bid package #5 is 12.1% against a goal of 8%. The prime contractor committed to 10.8% DBE participation. Actual participation for bid package #7 is 12.3% against a goal of 8% and a prime contractor commitment of 10.7%. The most recent ODOT bid package #6 has a prime contractor commitment of 5% participation against a goal of 5%. Actual participation through January 25, 2010 is 6.4% (**See Attachment B**).

SBE participation for professional services is 11.7% and MBE participation is 7.4%. The SBE participation goal is 10% (**See Attachment C**).

The Public Parties set a combined minority and women workforce participation goal of 22% measured in work hours. Workforce participation for minority males is 18.23%. The female workforce participation is at 2.19% for a combined participation of 20.42% (minority females are not counted twice) as reported by hours for September 1, 2008 – January 25, 2010 (**See Attachment D**).

During the December 26, 2009 – January 25, 2010 reporting period, 135 employees on the Banks project lived within the Cincinnati-Middletown Metropolitan Statistics Area and represented 80.36% of the workforce (**See Attachment E**).

The Public Parties and many community organizations have an interest in local residents working for contractors on the project. Local residency information for Banks workers is currently being reviewed and verified. We anticipate this process will be completed by the end of March with monthly reporting thereafter.

**Economic Inclusion
Tracking Report
As of January 25, 2010**

Attachment A
Reporting Date: March 5, 2010

Vendor Information		Commitment				Actual							
Contract	Vendor Name	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						
	Armrel 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	\$380,142	75.3			\$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
	Extreme Reinforcing, Inc					\$1,651	0.4	\$1,651	0.4				
	Total	\$505,000	100.0	\$10,000	2.0	\$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			\$2,112,352	51.0						
	Harrison Concrete	\$1,100,000	26.2	\$1,100,000	26.2	\$1,078,000	26.0	\$1,078,000	26.0				
	Testech, Inc.	\$150,000	3.6	\$150,000	3.6	\$150,000	3.6	\$150,000	3.6	\$150,000	3.6		
	Extreme Reinforcing, Inc	\$680,000	16.2	\$680,000	16.2	\$670,000	16.2	\$670,000	16.2				
	Addison Trucking	\$110,000	2.6	\$110,000	2.6	\$110,000	2.7	\$110,000	2.7			\$110,000	2.7
	Ashcraft Sand & Gravel	\$10,000	0.2	\$10,000	0.2	\$22,785	0.5	\$22,785	0.5				
	Total	\$4,200,000	100.0	\$2,050,000	48.8	\$4,143,137	100.0	\$2,030,785	49.0	\$150,000	3.6	\$110,000	2.7
Place/Finish Concrete TC-09	Baker Construction	\$716,913	30.5			\$1,736,783	69.8						
	Sauerwein Welding, Inc	\$8,891	0.4	\$8,891	0.4	\$8,891	0.4	\$8,891	0.4				
	RJ Beischel	\$378,553	16.1	\$378,553	16.1	\$376,865	15.2	\$376,865	15.2				
	Northside Supply & Services	\$360,000	15.3	\$360,000	15.3	\$364,787	14.7	\$364,787	14.7	\$364,787	14.7		
	National Fence Company	\$11,083	0.5										
	Maxim Crane Works	\$21,560	0.9										
	Richard Goettle Inc	\$850,000	36.2										
	Total	\$2,347,000	100.0	\$747,444	31.8	\$2,487,327	100.0	\$750,544	30.2	\$364,787	14.7	\$0	0.0

**Economic Inclusion
Tracking Report
As of January 25, 2010**

Attachment A
Reporting Date: March 5, 2010

Contract	Vendor Information Vendor Name	Commitment				Actual							
		Total \$	Total %	SBE \$	SBE %	Total \$	Total %	SBE \$	SBE %	MBE \$	MBE %	WBE \$	WBE %
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
	Extreme 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	\$170,000	100.0	\$170,000	100.0	\$195,806	100.0	\$195,806	100.0			\$195,806	100.0
	Total	\$170,000	100.0	\$170,000	100.0	\$195,806	100.0	\$195,806	100.0	\$0	0.0	\$195,806	100.0
Crane Rental TC-13	Maxim Crane Works	\$383,000	84.2			\$346,705	78.0						
	Rod Techs	\$72,000	15.8	\$72,000	15.8	\$97,720	22.0	\$97,720	22.0	\$97,720	22.0		
	Total	\$455,000	100.0	\$72,000	15.8	\$444,425	100.0	\$97,720	22.0	\$97,720	22.0	\$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
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	\$7,000	3.3	\$2,880	1.4	\$2,880	1.4	\$2,880	1.4	\$2,880	1.4
	Total	\$209,500	100.0	\$209,500	100.0	\$209,500	100.0	\$209,500	100.0	\$209,500	100.0	\$2,880	1.4
Underground Plumbing and Site Utilities TC-16	Nelson Stark Construction Co.	\$799,600	80.0			\$937,645	82.4						
	B&C Nationwide	\$100,000	10.0	\$100,000	10.0	\$100,000	8.8	\$100,000	8.8	\$100,000	8.8		
	R. Kelly, Inc.	\$100,000	10.0	\$100,000	10.0	\$100,000	8.8	\$100,000	8.8	\$100,000	8.8		
	Total	\$999,600	100.0	\$200,000	20.0	\$1,137,645	100.0	\$200,000	17.6	\$200,000	17.6	\$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

**Economic Inclusion
Tracking Report
As of January 25, 2010**

Attachment A
Reporting Date: March 5, 2010

Contract	Vendor Information	Commitment				Actual							
	Vendor Name	Total \$	Total %	SBE \$	SBE %	Total \$	Total %	SBE \$	SBE %	MBE \$	MBE %	WBE \$	WBE %
Architectural, HVAC and Electrical TC-21	Monarch Construction Company	\$1,028,327	36.9			\$627,565	82.9						
	Signature Control Systems, LLC	\$822,437	29.5										
	Nelson Stark Construction Co.	\$72,000	2.6			\$57,600	7.6						
	McCool Plaster and Drywall, Inc	\$113,200	4.1	\$113,200	4.1								
	Perry Interiors, Inc.	\$44,680	1.6	\$44,680	1.6								
	Project Skills, Inc												
	Speedy Maintenance Service, LLC	\$42,250	1.5	\$42,250	1.5								
	Rod Techs	\$504,456	18.1	\$504,456	18.1								
	RiverCity Glass, Inc.	\$80,000	2.9	\$80,000	2.9								
	C. A. Threatts & Sons, Inc.	\$79,650	2.9	\$79,650	2.9	\$71,685	9.5	\$71,685	9.5	\$71,685	9.5	\$71,685	9.5
Total	\$2,787,000	100.0	\$864,236	31.0	\$756,850	100.0	\$71,685	9.5	\$71,685	9.5	\$71,685	9.5	
Architectural, HVAC and Electrical TC-23	DeBra Kuempel	\$1,066,000	64.0			\$435,660	100.0						
	FD Lawrence Electric Co., The Graybar												
	M-Pact	\$600,000	36.0	\$600,000	36.0								
	Wesco												
	Buckeye Power Sales												
	Old Castle												
	Beckers												
	Wiseway												
	Richards												
	Simplex												
	Cummins												
Total	\$1,666,000	100.0	\$600,000	36.0	\$435,660	100.0	\$0	0.0	\$0	0.0	\$0	0.0	
Grand Total	\$15,538,110	100.0	\$5,334,500	34.3	\$12,474,680	100.0	\$4,059,744	32.5	\$1,219,117	9.8	\$492,371	3.9	
	Goal			30%									

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

Report Date: March 5, 2010

Contract	Vendor Information	Commitment				Actual							
	Vendor Name	Total \$	Total %	DBE \$	DBE %	Total \$	Total %	DBE \$	DBE %	MBE \$	MBE %	WBE \$	WBE %
Lot 26 Garage Structure TC-18 (ODOT) BP #5	Lithko Contracting	\$5,107,146	89.2			\$5,406,449	87.9						
	Ramcrete, Inc												
	Spurlino												
	Rod Techs	\$618,354	10.8	\$618,354	10.8	\$746,386	12.1	\$746,386	12.1	\$746,386	12.1		
	Ginter												
	Ceco Concrete Constuction												
	Gerdau Ameristeel												
	Nelson Stark Construction Co.												
	Total	\$5,725,500	100.0	\$618,354	10.8	\$6,152,836	100.0	\$746,386	12.1	\$746,386	12.1	\$0	0.0
Hamilton County Street Grid TC-19 (ODOT) BP#7	Baker Construction	\$4,548,019	89.3			\$4,796,110	87.7						
	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	\$673,823	12.3	\$673,823	12.3	\$673,823	12.3		
	Nelson Stark Construction Co.												
	Total	\$5,092,335	100.0	\$544,316	10.7	\$5,469,933	100.0	\$673,823	12.3	\$673,823	12.3	\$0	0.0
Grand Total	\$10,817,835	100.0	\$1,162,670	10.7	\$11,622,769	100.0	\$1,420,210	12.2	\$1,420,210	12.2	\$0	0.0	
	Goal			8%									

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

Contract	Vendor Information	Commitment				Actual							
		Vendor Name	Total \$	Total %	DBE \$	DBE %	Total \$	Total %	DBE \$	DBE %	MBE \$	MBE %	WBE \$
General Trades TC-20 (ODOT) BP#6	Monarch Construction Company	\$5,796,976	54.1			\$5,866,691	93.6						
	RAM Construction	\$185,500	1.7										
	Dalmatian Fire	\$841,000	7.8										
	Perry Interiors, Inc.	\$310,000	2.9										
	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	\$403,338	6.4	\$403,338	6.4	\$403,338	6.4		
	Vertical Systems Elevator Company	\$301,000	2.8										
	Ollier Masonry, Inc.	\$278,000	2.6										
	Nelson Stark Construction Co.	\$689,200	6.4										
	Total	\$10,717,000	100.0	\$536,229	5	\$6,270,029	100.0	\$403,338	6.4	\$403,338	6.4	\$0	0.0
	Grand Total	\$10,717,000	100.0	\$536,229	5	\$6,270,029	100.0	\$403,338	6.4	\$403,338	6.4	\$0	0.0
	Goal			5%									



*Firms may appear in multiple columns

**Economic Inclusion
Tracking Report
Professional Service
As of January 25, 2010**

Attachment C
Report Date: March 5, 2010

Contract	Vendor Information	Commitment				Actual							
	Vendor Name	Total \$	Total %	SBE \$	SBE %	Total \$	Total %	SBE \$	SBE %	MBE \$	MBE %	WBE \$	WBE %
Construction Manager	Messer Construction Company	\$2,722,887	87.7			\$3,580,573	91.3						
	Ace Products					\$12,971	0.3	\$12,971	0.3	\$12,971	0.3		
	Testech, Inc.	\$7,000	0.2	\$7,000	0.2	\$26,948	0.7	\$26,948	0.7	\$26,948	0.7		
	New Concepts Janitorial	\$2,240	0.1	\$2,240	0.1	\$6,529	0.2	\$6,529	0.2	\$6,529	0.2		
	Whitton Trucking					\$3,715	0.1	\$3,715	0.1				
	Rumpke					\$626	0.0						
	Thelen Associates Inc.	\$164,969	5.3	\$164,969	5.3	\$77,693	2.0	\$77,693	2.0				
	MBJ Consultants	\$206,383	6.7	\$206,383	6.7	\$214,433	5.5	\$214,433	5.5	\$214,433	5.5		
	Total	\$3,103,479	100.0	\$380,592	12.3	\$3,923,488	100.0	\$342,289	8.7	\$260,881	6.6	\$0	0.0
Architect Consultant (county)	THP Limited	\$1,869,653	91.1			\$3,148,578	95.3						
	Valu-Tech Engineering	\$38,000	1.9	\$38,000	1.9								
	Heapy Engineering												
	GBBN Architects												
	Arcodect Code Consulting					\$23,775	0.7	\$23,775	0.7				
	DNK Architects	\$145,000	7.1	\$145,000	7.1	\$132,612	4.0	\$132,612	4.0				
	Kolar Design												
Total	\$2,052,653	100.0	\$183,000	8.9	\$3,304,965	100.0	\$156,387	4.7	\$0	0.0	\$0	0.0	
consultant (county)	HC Nutting	\$26,443	100.0			\$205,054	100.0						
Total	\$26,443	100.0	\$0	0.0	\$205,054	100.0	\$0	0.0	\$0	0.0	\$0	0.0	
Inspection Services (county)	Stantec					\$61,530	100.0						
Total				\$0	0.0	\$61,530	100.0	\$0	0.0	\$0	0.0	\$0	0.0

**Economic Inclusion
Tracking Report
Professional Service
As of January 25, 2010**

Vendor Information		Commitment				Actual							
Contract	Vendor Name	Total \$	Total %	SBE \$	SBE %	Total \$	Total %	SBE \$	SBE %	MBE \$	MBE %	WBE \$	WBE %
Architects (city)	Burgess & Niple Inc	\$450,460	86.4			\$524,909	81.4						
	Barr & Prevost	\$70,740	13.6	\$70,740	13.6	\$119,794	18.6	\$119,794	18.6				
	Total	\$521,200	100.0	\$70,740	13.6	\$644,702	100.0	\$119,794	18.6	\$0	0.0	\$0	0.0
Inclusion Consultant	Ellington Management Services Inc.	\$391,700	100.0	\$391,700	100.0	\$379,909	100.0	\$379,909	100.0	\$379,909	100.0		
Total	\$391,700	100.0	\$391,700	100.0	\$379,909	100.0	\$379,909	100.0	\$379,909	100.0	\$0	0.0	
Consultant	Thelen Associates Inc.	\$16,161	100.0	\$16,161	100.0	\$16,161	100.0	\$16,161	100.0				
Total	\$16,161	100.0	\$16,161	100.0	\$16,161	100.0	\$16,161	100.0	\$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	
Testing (city)	ATC Associates	\$35,000	100.0			\$33,886	100.0						
Total	\$35,000	100.0	\$0	0.0	\$33,886	100.0	\$0	0.0	\$0	0.0	\$0	0.0	
Engineering consultants (city)	TEC Engineering Mehring Way	\$32,215	100.0			\$27,821	100.0						
Total	\$32,215	100.0	\$0	0.0	\$27,821	100.0	\$0	0.0	\$0	0.0	\$0	0.0	
Testing (city)	HC Nutting	\$48,500	100.0			\$43,541	100.0						
Total	\$48,500	100.0	\$0	0.0	\$43,541	100.0	\$0	0.0	\$0	0.0	\$0	0.0	
Grand Total	\$6,242,188	100.0	\$1,042,193	16.7	\$8,657,097	100.0	\$1,014,540	11.7	\$640,790	7.4	\$0	0.0	
	Goal			10%									

Document prepared by Ellington Management Services, Inc.

**The Banks – Phase 1 – Public Infrastructure Development Parking Garage and Street Grid
Monthly Workforce Tracking Form**

Contractor Name: All Contractors	PA #21	Form WF-01
Date Submitted: March 2010	Reporting Dates: From September 1, 2008 To January 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)	
	Male	Total % M	Female	Total % F	Male	Total % M	Female	Total % F	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Journey Workers	155265.50	98.08%	3043.75	1.92%	28166.75	17.79%	992.50	0.63%	127098.75	2051.25	16194.75	992.50	627.50	0.00	10813.50	0.00	531.00	0.00
Apprentices	21130.25	96.22%	829.50	3.78%	7471.00	34.02%	127.00	0.58%	13659.25	702.50	6858.50	127.00	0.00	0.00	612.50	0.00	0.00	0.00
Helpers	7429.50	91.74%	669.00	8.26%	1141.00	14.09%	414.00	5.11%	6288.50	255.00	816.00	414.00	0.00	0.00	0.00	0.00	325.00	0.00
Others	19310.00	99.96%	7.50	0.04%	1079.00	5.59%	0.00	0.00%	18231.00	7.50	1079.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grand Totals	203135.25	97.81%	4549.75	2.19%	37857.75	18.23%	1533.50	0.74%	165277.50	3016.25	24948.25	1533.50	627.50	0.00	11426.00	0.00	856.00	0.00

158309.25 19317.50 207685.00 21959.75 8098.50

Total minority/female participation is 20.42%

This report reflects data from 13 contractors not previously reported



*Report reflects total hours worked on the job site by trade contractors

*158309.25 = total m/f journey workers

*19317.50 = total m/f others

*207685 = grand total m/f

*21959.75 = total m/f apprent.

*8098.50 = total m/f helpers

Attachment E

The Banks – Phase 1 – Public Infrastructure Development Parking Garage and Street Grid							
Number of Employees Report							
Contractor Name: All Contractors		Pay Application		21		Form WF-02 The Banks	
Date Submitted: March 2010			Reporting Date: 12/26/2009 to 1/25/2010				
Contact Person: Gene Ellington							
Telephone Number: (513) 554-4012		Email: gene@ellingtonmanagement.com					
Joint Policy Questions	Total Number of Employees	Caucasian Men		Women		Minority	
		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	168	142	84.52%	2	1.19%	26	15.48%
Total number of full-time employees working on Banks contract [6.6 (a) (1)]	156	134	85.90%	2	1.28%	22	14.10%
Total number of part-time employees working on Banks contract [6.6 (a) (1)]	12	8	66.67%	0	0.00%	4	33.33%
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)]	135	109	80.74%	2	1.48%	26	19.26%
Total number of employees working within this MSA	1194	1085	90.87%	16	1.34%	95	7.96%



Two minority female workers counted in both the women and minority columns but only once in the total number of employees column
 Percentage of employees working on the project living within the MSA is approximately 80.35%

THE BANKS



V. CONSTRUCTION MANAGER REPORT



CONSTRUCTION MANAGER REPORT

THE FOLLOWING REPORT IS FROM THE CONSTRUCTION MANAGER:

- Construction Manager detailed report for February.



The Banks Phase 1 Public Infrastructure Development Project Report

March 10th, 2010



Progress Update

In the month of February The Banks made exponential concrete growth in both Blocks 16 and 20. The Bid Package #6 Trade Contractor poured three podium pours and four slab on grade pours in the month of February. With these three podium pours Block 16 is now finished.

The Banks project is looking more complete each week with only one slab on grade pour and eight podium pours remaining. The Bid Package #6 Trade Contractor has also started pouring sections of the New Mehring Way wall. This month the interior of the garage also showed progress. The generator and switch gears were installed in the main electrical room and the north fire pump was set in its room.

Bid Package #13 was awarded this month to Trend Construction. This bid package will be installing a new water main in the Transit center as well as a fire hydrant on second street and a branch line connecting the water main to the Block 26 garage. Trend will also be installing a new sewer line and manholes in Ted Berry Way. Trend Construction will be starting this the first week in March

Respectfully Submitted by Messer Construction Company

CURRENT HIGHLIGHTS

- 1) Bid Package #6 Trade Contractor is now complete with all concrete pours associated with Lot 16.
- 2) Bid Package #6 subcontractor for fire protection continues making good progress with installing fire protection piping on levels 489 and 500 in Lot 26. By next reporting period the subcontractor should be in Lot 16.
- 3) Bid Package #6 subcontractor for masonry has started installing walls for the HVAC mechanical rooms and elevator shafts on levels 489 and 500 in Lot 26.
- 4) Bid Package #6 Trade Contractor completed 4 slab-on-grade pours in Lot 20 in the month of February for a total area of 40,000 square feet.
- 5) Trade Contractor for Bid Package #6 completed two podium pours and a ramp for a total area of 20,000 square feet in Lot 20.
- 6) Bid Package #8 General Trade Contractor has completed water proofing and pouring a major portions of Main Street side walk.
- 7) Trade Contractor for Bid Package #6 continues to dig and pour pile caps and grade beams in Lot 20.
- 8) Bid Package #8 Electrical Trade Contractor has completed setting the switch gear and generator for the project.
- 9) Bid Package #8 subcontractor completed installing louvers and dampers on the 500 level of Lot 26.
- 10) Safety – No lost time injuries to date.

CONSTRUCTION PROGRESS

Demolition Trade Contractor (TC-02) is 100% complete with their work. General Trades Contractor (TC-01) is a 100% complete with their work. Closeout process is now complete.

Goettle is 100% complete with Bid Package #2 scope of work (future Freedom Way East). Closeout process is now complete.

Goettle TC-07 is 100% complete with Bid Package #3 (auger cast piles associated with Lot 26, 16 and 20). Closeout in progress.

Goettle TC-10 is 100% complete with Bid Package #4 (auger cast piles associated with Freedom Way West). Closeout process is now complete.

Amersteel TC-11 is 100% complete with Bid Package #4 (Resteel - Material). Closeout process is now complete.

J&B Steel TC-12 is 100% complete with Bid Package #4 (Resteel - Labor). Closeout process is now complete.

Maxim TC-13 is 100% complete with Bid Package #4 (Hoisting). Closeout process is now complete.

Gateway TC-14 is 100% complete with Bid Package #4 (Support Deck Forming). Closeout process is now complete.

Jostin TC-15 is 100% complete with Bid Package #4 (Flatwork – P/P/P concrete). Closeout in progress.

Ginter TC-17 is 100% complete with Bid Package #4 (Site Electric). Closeout process is now complete.

COST RECAP

The Cost Recap Report includes the following Trade Contractors:

TC-23 (Electrical) construction work is now in progress.

TC-22 (HVAC) construction work is now in progress.

TC-21 (General Trades) construction work is now in progress.

TC-20 (General) construction work is now in progress.

TC-19 (General) construction work is now complete and closeout is in progress.

TC-18 (General) construction work is now complete and closeout is in progress.

TC-17 (Site Electric) construction work is now complete and closeout is now complete.

TC-16 (Site Utilities & Underground) construction work is now in progress.

TC-15 (Flatwork) construction work is now complete and closeout is in progress.

TC-14 (Support Deck Forming) construction work is now complete and closeout is now complete.

TC-13 (Hoisting) construction work is now complete and closeout is now complete.

TC-12 (Resteel-Labor) construction work is now complete and closeout is now complete.

TC-11 (Resteel-Material) construction work is now complete and closeout is now complete.

TC-10 (Auger Cast Piles – Freedom Way West) construction work is now complete and closeout is in progress.

TC-09 (General Trades) construction work is now complete and closeout is in progress.

TC-07 (Auger Cast Piles – Lots 26, 16 & 20)) work is now complete and closeout is in progress.

TC-05 (Auger Cast Piles – Freedom Way East) work is now finished and closeout is now complete.

TC-02 (Demolition) work is now complete and closeout is now complete.

TC-01 (General Trades) work is now complete and closeout is now complete.

QUALITY MANAGEMENT AND ASSURANCE PLAN

The QM/QA plan now incorporates four professional firms to do special inspections and testing associated with the construction of Lots 26, 16 and 20 Intermodal Facility concrete structures. Thelen Associates Inc., H.C. Nutting, Stantec, and ATC are the professional firms providing support to execute the Project QM/QA Plan. The City and the County provide personnel for inspections and material verification per ODOT requirements.

The QM/QA plan covers 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 to be used for the Bid Packages #1, #2, #3, #4 #5, #6, #7and #8.

All Non-Conforming Work gets addressed with the Trade Contractor in a timely manner.

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PROGRESS PHOTOS

Project photos are attached which depict the Auger Cast Pile testing and production.

Photo 1	BP#6 – Conduits being installed into the Walnut St. Vault.
Photo 2	BP#6 – Workers pouring slab-on-grade in Lot 20.
Photo 3	BP#6 – Slab on grade pour in Lot 20.
Photo 4	BP#6 – Form the Mehring Way wall in Lot 20.
Photo 5	BP#8 – Exit signs being placed in the garage.
Photo 6	BP#6 – Decking the podium level in Block 20.
Aerial Photo (Dated 2/26/10)	The Banks Project Site / Freedom Way West



Photo 1

BP#6 – Conduits being installed into the Walnut St. Vault.

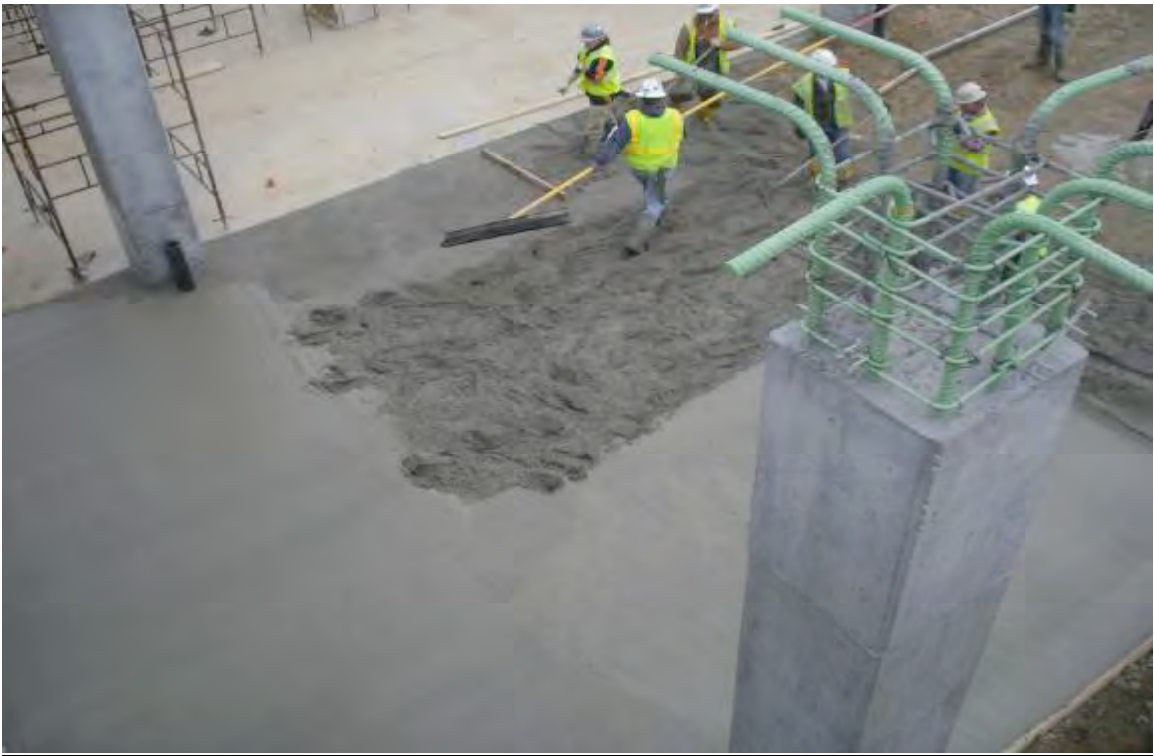


Photo 2

BP#6 – Workers pouring slab-on-grade in Lot 20.



Photo 3

BP#6 – Slab on grade pour in Lot 20.



Photo 4

BP#6 – Form the Mehring Way wall in Lot 20.



Photo 5

BP#8 – Exit signs being placed in the garage.

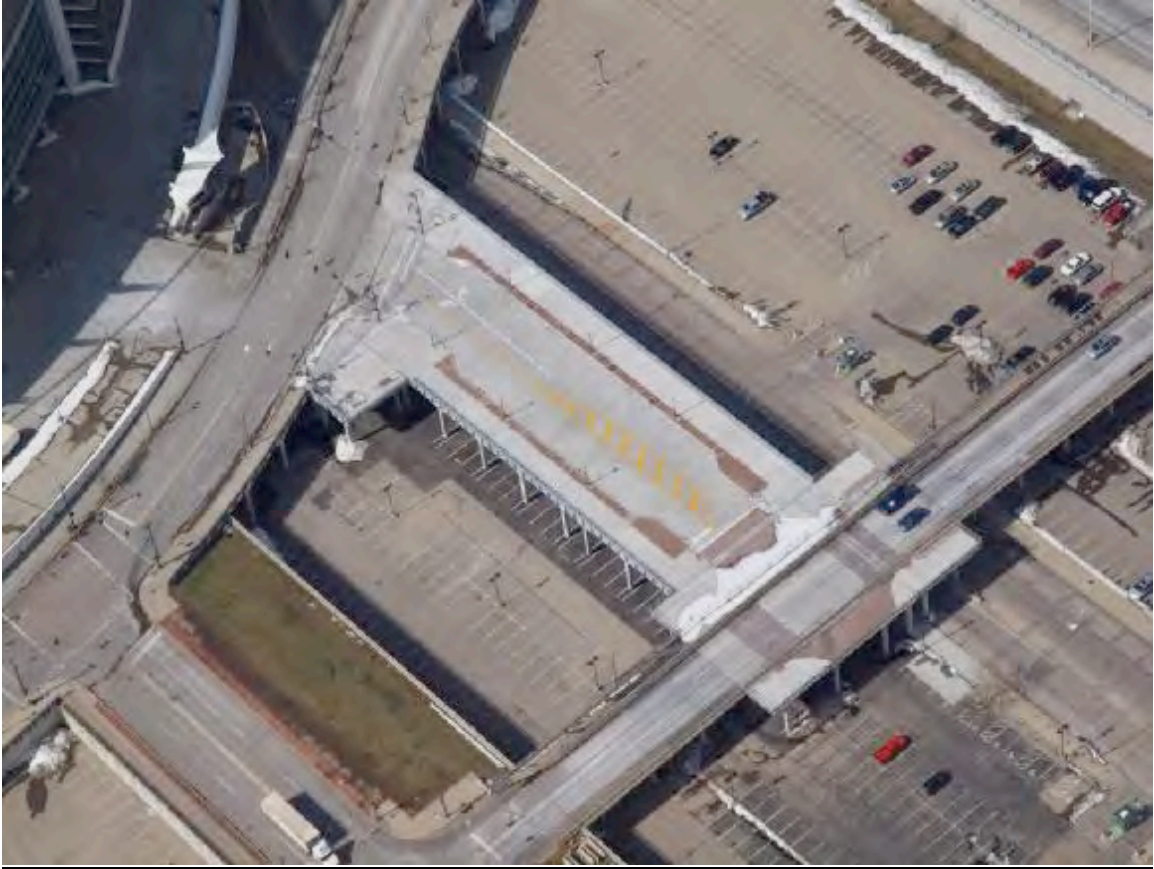


Photo 6

BP#6 – Decking the podium level in Block 20.



Aerial Photo
(2-26-10)



Freedom Way West
(2-26-10)

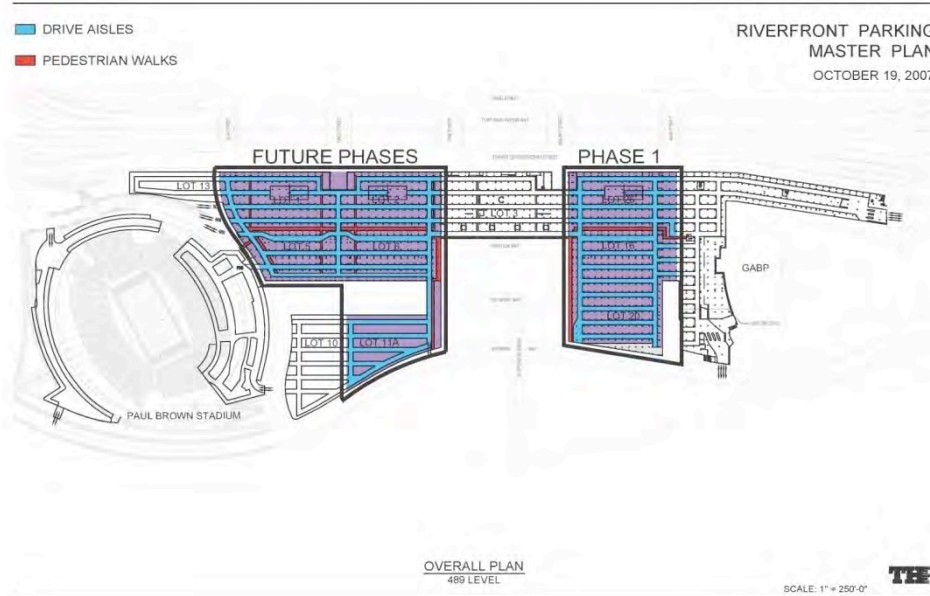


APPENDIX A

PROJECT SCOPE DESCRIPTION

The **Central Riverfront Intermodal Transit Facility**, and the **Freedom Way structural bridge deck, 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.

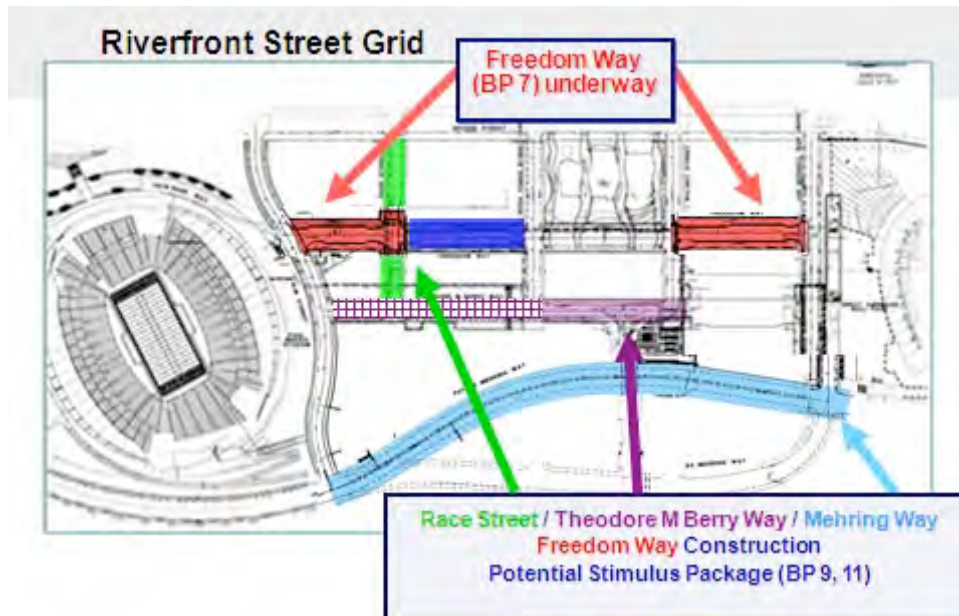
Phase 1 of the Project includes the Central Riverfront Intermodal facility between Second Street (to the North), Mehring Way (to the South), Walnut Street (to the West) and Main Street (to the East).



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 *CLOSE OUT*

- **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 *CLOSE OUT (except TC-16)*

- **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) *CLOSE OUT*

- **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 1), Phase 1A gas main, lines, fire protection systems for Blocks 26, 16, and 20)

Bid Package No. 7 - Freedom Way East & West Streetgrid (ODOT) *CLOSE OUT*

- **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. 9 – Mehring Way and Freedom Way Central (ODOT) *OUT TO BID*

- Trade contracts to be developed. Mehring Way realignment, bike trail, Elm/Ted Berry Way intersection, Ted Berry Way/Roebling Approach reconfiguration, Ted Berry Way West removal, Mehring Way/Ted Berry Way utilities, Elm St. sidewalk remediation, surface parking restoration.

Bid Package No. 10 – Headhouse & Signage *OUT TO BID*

- Trade contracts to be developed. Garage vehicular directional signage. Pedestrian wayfinding signage, elevator signage, emergency exit signage, tree grates, tree pit dirt, other items in development.



Bid Package No. 11 – Freedom Way Central *IN DEVELOPMENT*

- Scope and trade contracts to be developed Phase 2 garage structure, HVAC, electrical and lighting, Freedom Way Central, Race St. sidewalks, Freedom Way East and West headhouses, 2nd St. pavers and remediation

Bid Package No. 12 – Final Street Grid Improvements *IN DEVELOPMENT*

- Scope and trade contracts to be developed. Race St. terminus, Roebling pedestrian access connection to Ted Berry Way, existing Mehring Way removal and remediation.

Bid Package No. 13 – Second Street Water Main and Ted Berry Way Sanitary Sewer *AWARDED*

- TC-26: General Contractor: 2nd Street water main and Ted Berry Way sanitary sewer

APPENDIX B

STAKEHOLDERS

Coordination on the Cincinnati Riverfront park project, the Mehring Way Relocation project, and coordination with utilities including

CITY OF CINCINNATI RIVERFRONT PARK

- Cincinnati Riverfront Park (CRP) Phase IA – Walnut Street Fountains and Stairway (Block 21) Auger Cast Piles contract work executed and building permit issued. Foundation test piles installation began in February.
- U.S. Army Corps. of Engineers authorized Sasaki to perform design and bid documents for CRP Phase IB – Walnut Event Lawn (Block 20B Landscape Improvements).
- The Park Board shared that Block 20B and 21 are projected to be advertised in June 2009.
- A list of Sasaki/THP/B&N coordination issues continues to be coordinated with the IDMA Team, including the design parameters of the Mehring Way wall, expansion joint coordination, and the intermodal facility entrance/exit layout.
- The C-D access easement from City Parks to facilitate public access to the south side of the Block 16 Private Development on Block 16B is being incorporated into the property Declaration.
- The Park Board is represented at the bi-weekly OACM and Project Design meetings.

MEHRING WAY RELOCATION

- Mehring Way design drawing work continues.
- Mehring Way design coordination continues with the intermodal facility south wall and with the CRP interface.
- The City of Cincinnati is represented at the bi-weekly OACM and Project Design meetings.



UTILITY COORDINATION

Utility Coordination meetings are scheduled for every other week on an as needed basis. Key Issues include:

Cincinnati Water Works

- Cincinnati Water Works and the Developer have coordinated the concept of an “in the ground” option running in the southern sidewalk of the Transit Center. The public waterline will run vertically in the transit center north of the “property line” and penetrate the north wall of the intermodal facility into the ceiling plenum of the P1 level. The Developer of Block 26 will take the waterline from this valved location to the meter rooms. Block 16 will be serviced from existing in-ground water mains at Walnut and Main Streets. The development must be served by public fire hydrants, locations designated by the Cincinnati Fire Department.

Block 1 and Block 2 of Banks future development have water provided by a similar CWW installation of a water main in the transit center coming from the west.



Water mains will be installed along the realigned Mehring Way with lines connecting Mehring Way to Walnut and Vine Streets.

Electric Power

- Duke Energy and the Developer have coordinated the concept of the overbuild development locating their transformers and switch boxes internal to the project along the private service drive. The intermodal facility transformer will be located in a sidewalk vault at east side of Block 17.



Primary feeds through the public duct bank will be concrete encased, continuing up to the individual transformers. A structure is planned in the middle of the E-W direction of Freedom Way on the south side with conduit running west to existing manhole at Freedom Way and Walnut Street. Six 6-inch conduits will run north and south to serve Blocks 26 and 16. A room will be created in the P1 level of the intermodal facility to serve as “manhole” for the Freedom Way structure.

Storm & Sanitary

- The Developer is responsible for the cost of the sanitary and storm lines down to connect above the P2 Level slab-on-grade. Sanitary and storm from this clean-out connection just above 489 to the new and/or existing mains would be by the public parties. Maintenance of these distribution lines, under the slab, will be maintained by the Developer.

Data/Telecom

- A Data/Telecom conduit duct bank is shown in the right-of-way for these lines. The Developer does not need rooms in the Intermodal Facility, but instead will locate the Data/Telecom rooms in the Phase 1A and Phase 1B-Office development.

Gas

- Natural gas shall be suspended under Freedom Way. The gas main serving Block 26 will terminate at the meter room on the north side of the parking deck ramp at the P1 Level. The gas main for Block 16 will terminate in the designated meter rooms. Gas mains will be installed along the realigned Mehring Way with line connecting Mehring Way to Walnut and Vine Streets.

PERMITTING COORDINATION

Permitting Coordination meetings are scheduled for every other week on an as needed basis. Key Issues include:

- The City of Cincinnati facilitates bi-weekly Code Task Force meetings to continue to address various aspects of Building Code coordination related to the mixed-use occupancy nature of The Banks project, particularly in regards to how the public intermodal facility permitting and code issues need to be coordinated with the overbuild, and the overall permitting and code issues affect the below podium work.
- The code coordination meetings are also used as an opportunity to address the public utility companies code issues related to providing utilities to the project.
- Building Permit Status:
 - There are no outstanding Building Permit issues to report at the close of February 2010.



APPENDIX C

GLOSSARY OF ACRONYMS

B&N	Burgess & Niple
BIM	Building Information Modeling
BP	Bid Package
C-D	Carter-Dawson
CM	Construction Manager
DBE	Disadvantaged Business Enterprise
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)
FWE	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