

THE BANKS

Monthly Progress Report
January 2010

Infrastructure Development, Streetgrid
and Intermodal Transit Facility
Cincinnati, Ohio



Presented by:
February 20, 2010





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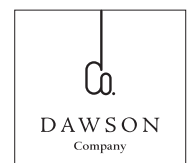
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THE BANKS



I. EXECUTIVE SUMMARY





EXECUTIVE SUMMARY

The Banks project welcomed the New Year in January; the site will be transformed this year as the Intermodal Facility will be completed and the private development will rise up above Lot 26. This month the interior of the Intermodal Facility is being equipped with mechanical, electrical, and plumbing equipment necessary to make the garage operational. Major equipment deliveries were prevalent this month, and this will continue in the coming months as construction advances. The site continues to develop on both the interior and exterior; masons are constructing mechanical rooms and walls within the Intermodal Facility. Crews continued to build and place columns and shear walls throughout the month in Lots 16 and 20. Installation of steel and forms for the Mehring Way wall and Main Street wall progressed. Concrete placements have built up the southeast corner of Lot 20.

Highlights this month are summarized below:

Safety

1,143 workers have attended the Construction Manager's jobsite safety orientation program to date, and have worked over 169,000 hours on site through January 31, 2010, without a lost time accident. Weekly site safety inspections evaluations are averaging 98%; workers continue to make safety a priority.

Inclusion

The overall participation for Small Business Enterprises (SBEs) for construction is 33.1%, exceeding the 30% goal. Minority Business Enterprise participation (MBE) for construction is 9.8% and Women Business Enterprise (WBE) participation is 4.0%. The combined minority and female workforce participation goal is 22%, and is currently 21.21%.

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

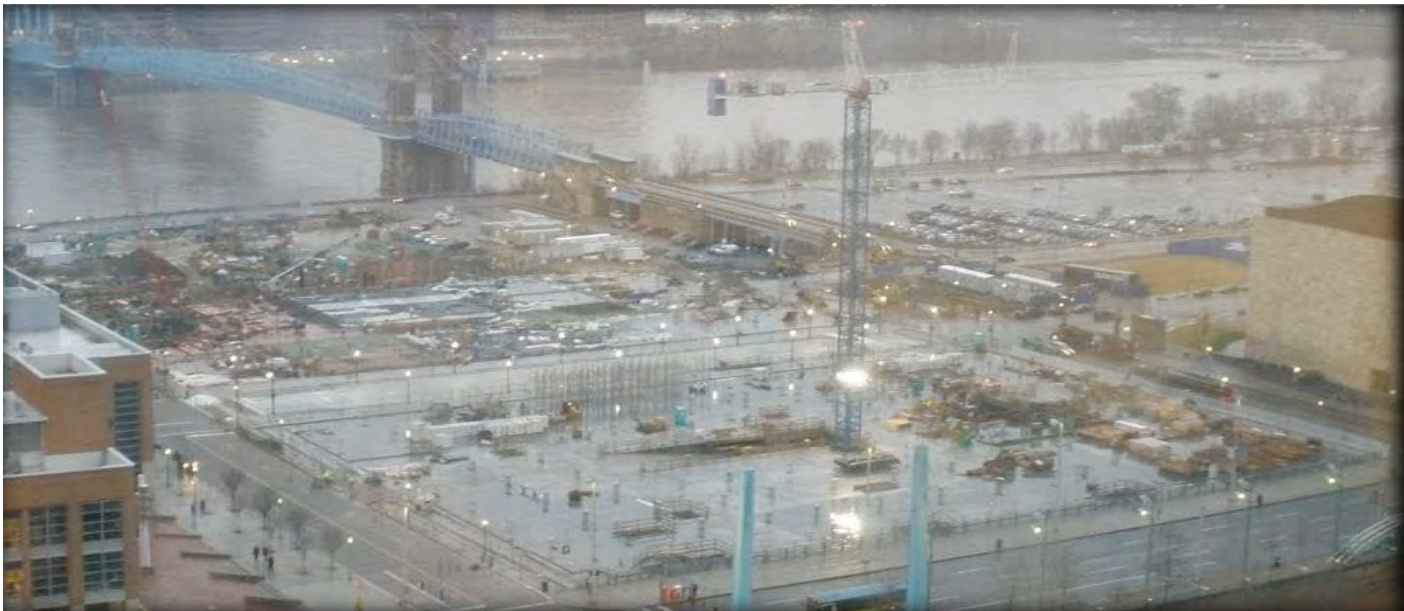
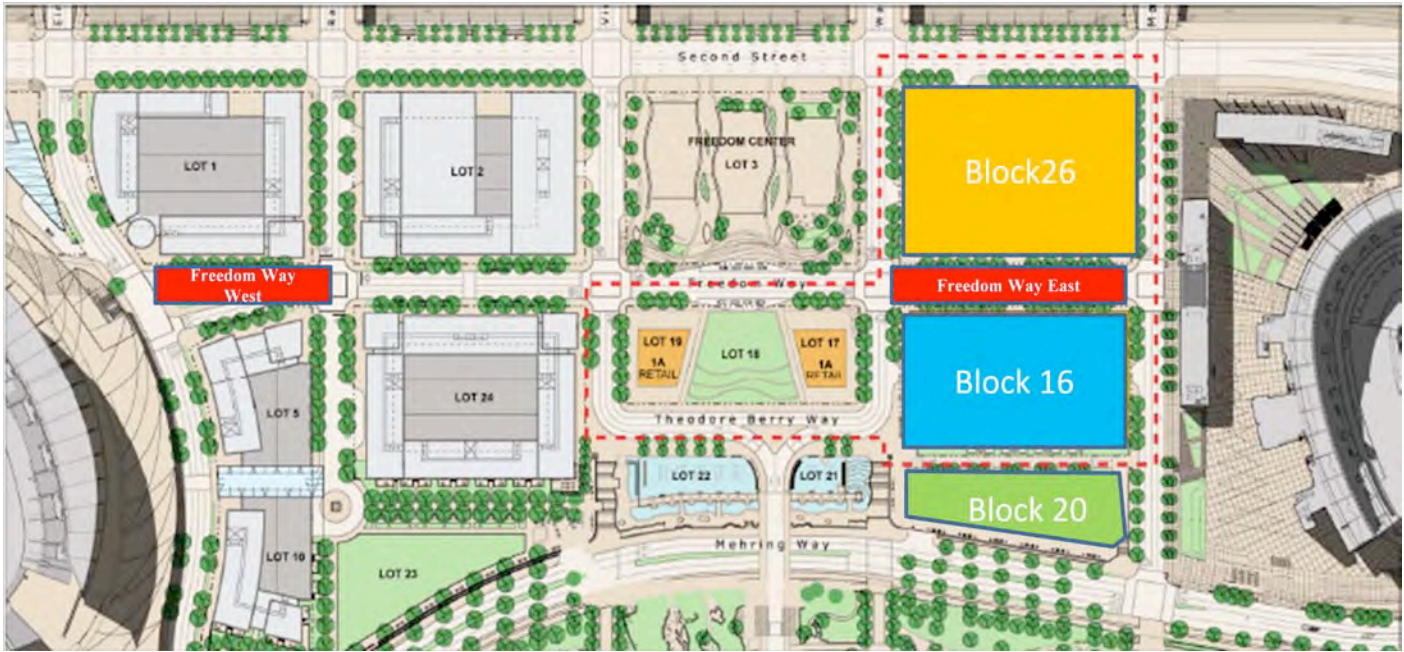
The Phase 1 of the Public Infrastructure remains on schedule. Parks construction will begin spring 2010 and the private development began construction in early January. Construction schedule status information is contained within the Schedule Section of this monthly report.

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 will be complete in early February. BP6 contractor continued structure work moving south from Lot 16 into Lot 20 in January. The utility vault work continued, on schedule, in Lot 17 to house the primary electric service for Phase I. BP8 contractor continues with MEP installation in Blocks 26 and 16. The private development construction manager, Brasfield & Gorrie, began building columns and the private development garage ramp in January.

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



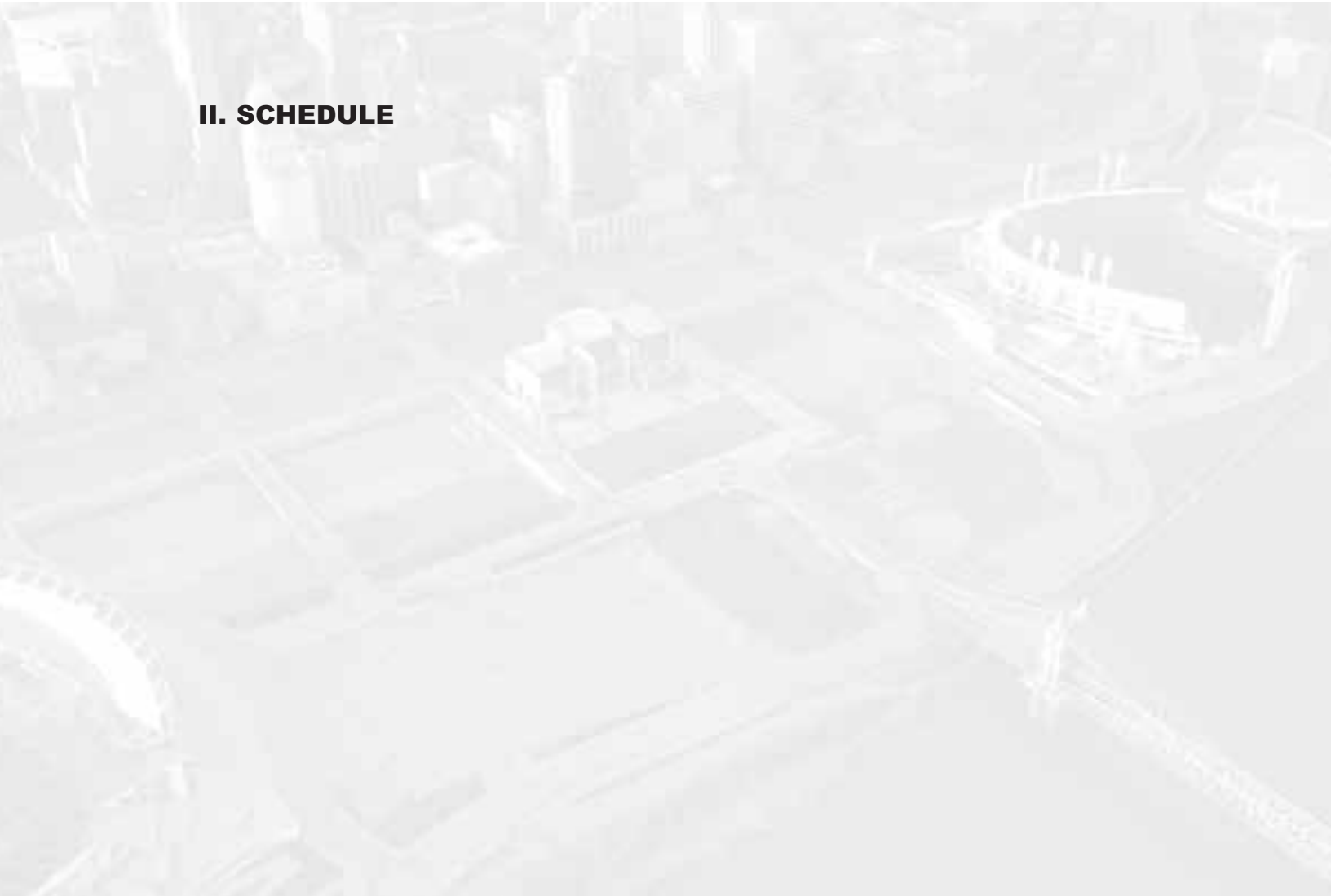
The Banks Project Masterplan



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.

The New Year at The Banks began with construction in full swing both underground and above. The Lot 26 Intermodal Facility structure is complete, Lot 16 and 20 structures continued to rise from the ground, the BP8 MEP work is in full swing, 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 January, the Walnut St electric vault work was near completion, work progressed south continuing in Lot 16 and into Lot 20. BP6 Blocks 16 and 20 concrete structure slab and column placement continued as 246 pile caps, 359 columns, and 30 of 45 concrete slabs had been placed across Blocks 16 and 20 by the end of the month. All but two podium slabs have been placed in Block 16. BP8 Blocks 16, 20, and 26 Architectural and MEP BIM modeling drawings continued to be used to coordinate the MEP installation. The BP6 utility vault installation was completed in late January 2010 providing permanent power to the Intermodal Facility by February 15th.

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 late February. The private development construction manager, Brasfield & Gorrie, began layout and placement of columns and the private garage ramp on the Lot 26 podium in January.

Finalization of the BP9 LPA occurred in January and BP9 will go out to bid in early February. The Parks Department is still waiting for the PPA agreement to be finalized at the federal level to begin work on Lot 20 and 21. Mobilization will take place when that agreement is delivered. Final restaurant design changes were completed in January and the restaurant designers are fully engaged in the coordination process. Parks plans to send the Lot 20 and 21 COE project plans out to advertise for bids when the PPA is fully executed.



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 January 2010, as identified by **THP Limited, Inc.:**

PHASE 1 – Lot 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. Continued coordination with the Parks Lot 20 design team. Attended a coordination meeting with a new restaurant design team on January 25. Significant efforts were made in reviewing Trade Contractors proposed pricing for Bulletins related to Lot 20 changes requested by the Park District.
3. Finalized Construction Documents for BP 10 – Signage and Wayfinding for Phase 1 and Phase 2 Parking Facilities. Pricing and Review package was issued January 6, 2010. Construction Documents were delivered to the Construction Manager on January 27.

Anticipated February 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 Lot 26 structure.
3. Assist the Construction Manager during the Bid Period for BP 10. BP 10 is expected to be advertised for bid on February 10, 2010.
4. Assist the Construction Manager and Development Manager in preparation of applying for the Phase 1 Garage Certificate of Occupancy.

PHASE 2A – Lot 2 Intermodal Transit Facility

1. Provided disposition to FHWA and ODOT comments to the BP 11 PS&E Submittal.
2. Received the Ohio EPA Permit to Install Application for the new sanitary sewers in BP 11.
3. Issued BP 9 - Lot D Modifications for Bid.

Anticipated February 2010 Tasks:

1. Assist the Construction Manager during the Bid Period for BP 9. Bids due February 9, 2010.
2. Assemble Bid Documents for BP 11 – Phase 2 Lot 2 Parking Garage. Bid Documents to be issued after receiving authorization to bid from ODOT and FHWA. Unknown when the Project will receive the authorization to bid.



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

1. Utility Master Plan comments received including Cincinnati Bell Layout for entire Banks area. Additional coordination necessary.
2. Phase 2 water line integrated into BP 9 and BP 11.
3. BP 11 Sanitary Sewer Permit To Install approved. MSD approved final construction plans.
4. Ted Berry Way sanitary sewer submitted for Permit To Install to EPA
5. Final Water Works sign off for BP 9 water main received include Lot 2 water main.
6. BP 9 Addendum 1 completed including additional water main for Lot 2 fire hydrant.
7. BP 13 completed.

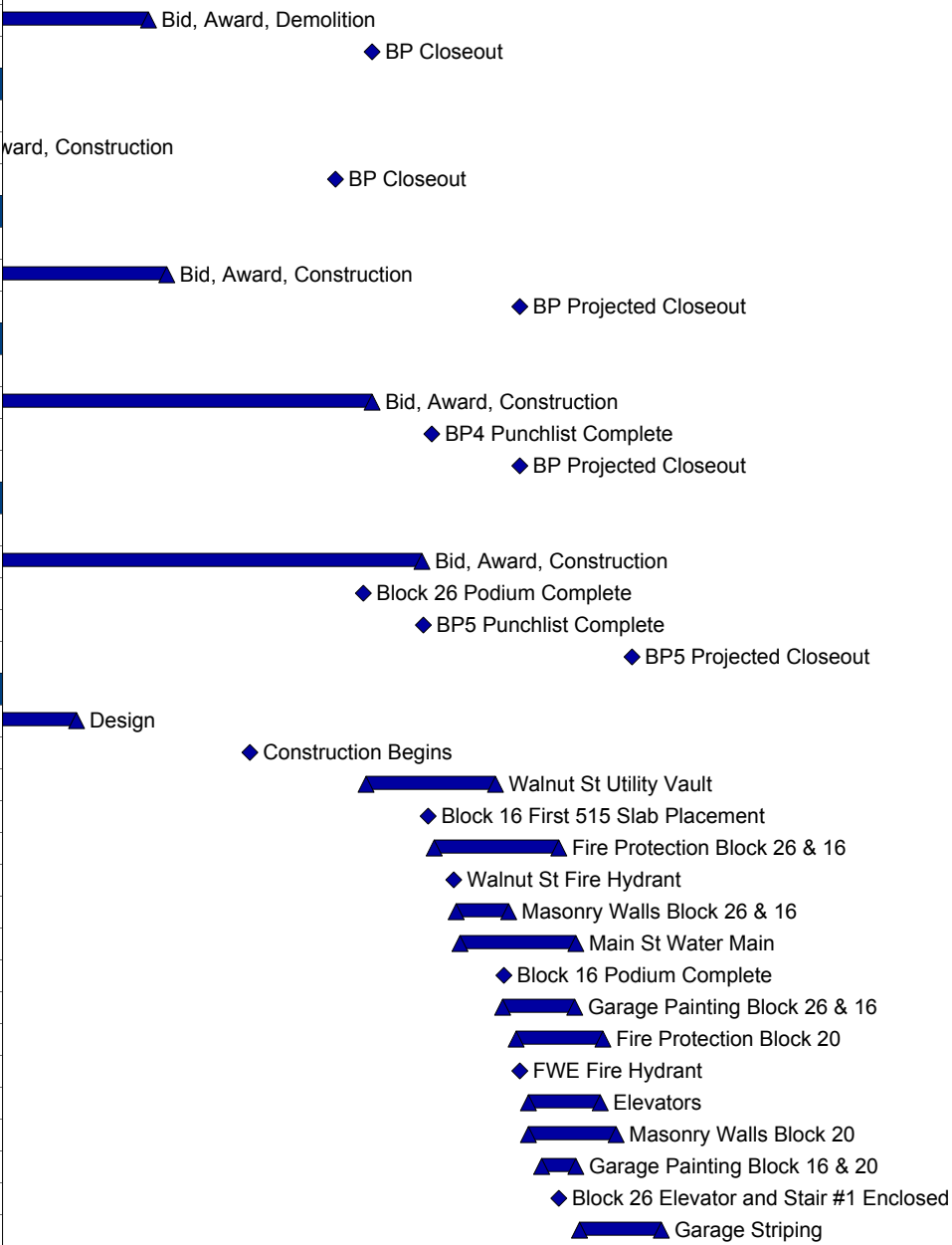
Anticipated February 2010 Tasks:

1. Update Utility Master Plan based on comments received to finalize telephone locations.
2. Coordinate the paving and step placement at Lot 21 on Walnut and Ted Berry Way.
3. Produce addendums for BP 11. Addendum for revisions to curb at Freedom Way Central due to fire hydrant installation.
4. Anticipate Permit To Install Approval for Ted Berry Way sanitary sewer. Submit final mylar of sewer to MSD for final construction approval after Permit To Install is received.

The Banks Master Schedule

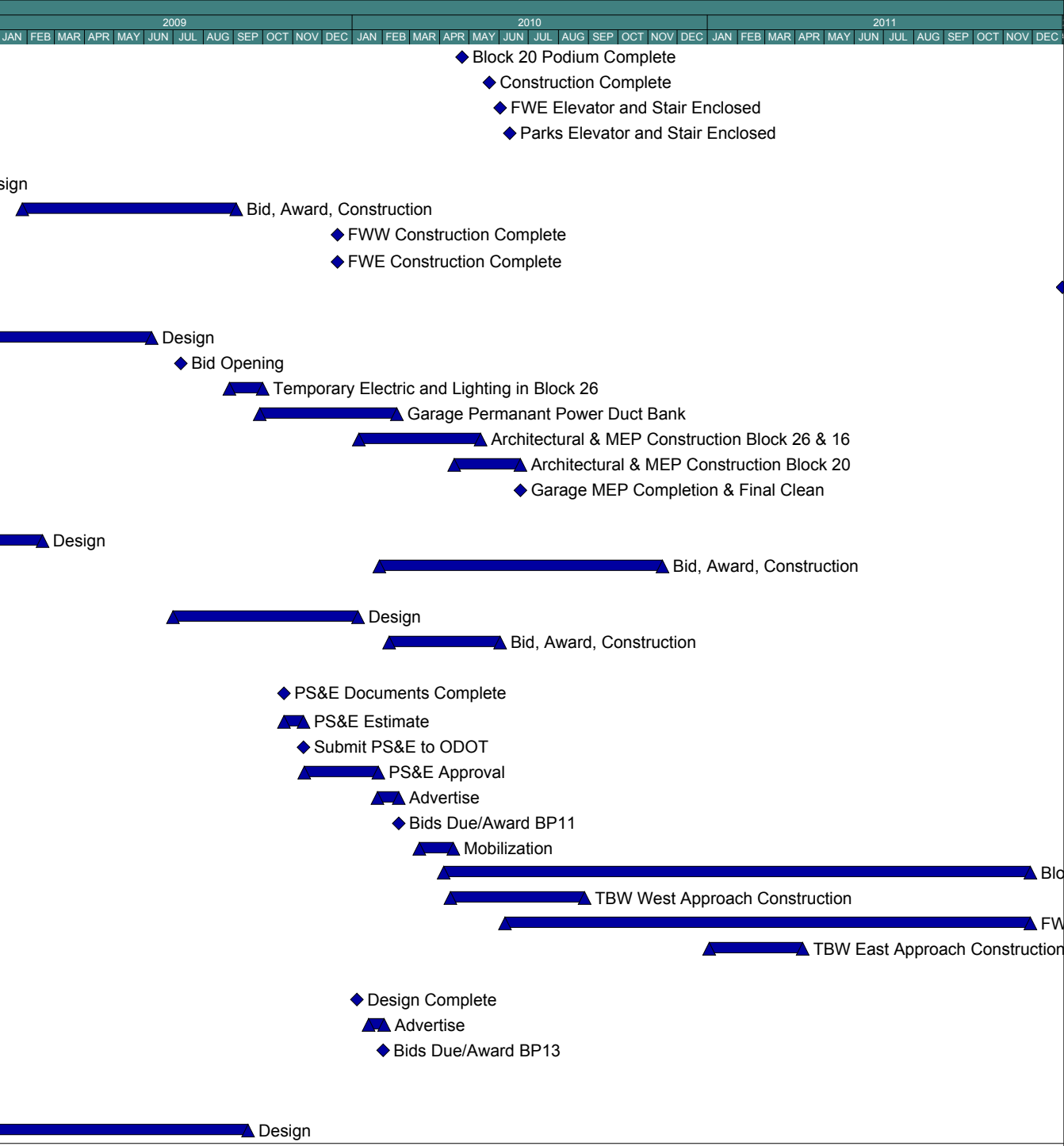
Phase I Garage

Activity Description	Start	Finish
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		02/28/10
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		02/28/10
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	04/01/10
Walnut St Fire Hydrant		01/05/10
Masonry Walls Block 26 & 16	01/08/10	02/19/10
Main St Water Main	01/11/10	04/15/10
Block 16 Podium Complete		02/15/10
Garage Painting Block 26 & 16	02/15/10	04/14/10
Fire Protection Block 20	02/26/10	05/07/10
FWE Fire Hydrant		02/28/10
Elevators	03/08/10	05/05/10
Masonry Walls Block 20	03/08/10	05/18/10
Garage Painting Block 16 & 20	03/19/10	04/15/10
Block 26 Elevator and Stair #1 Enclosed		04/01/10
Garage Striping	04/19/10	06/24/10



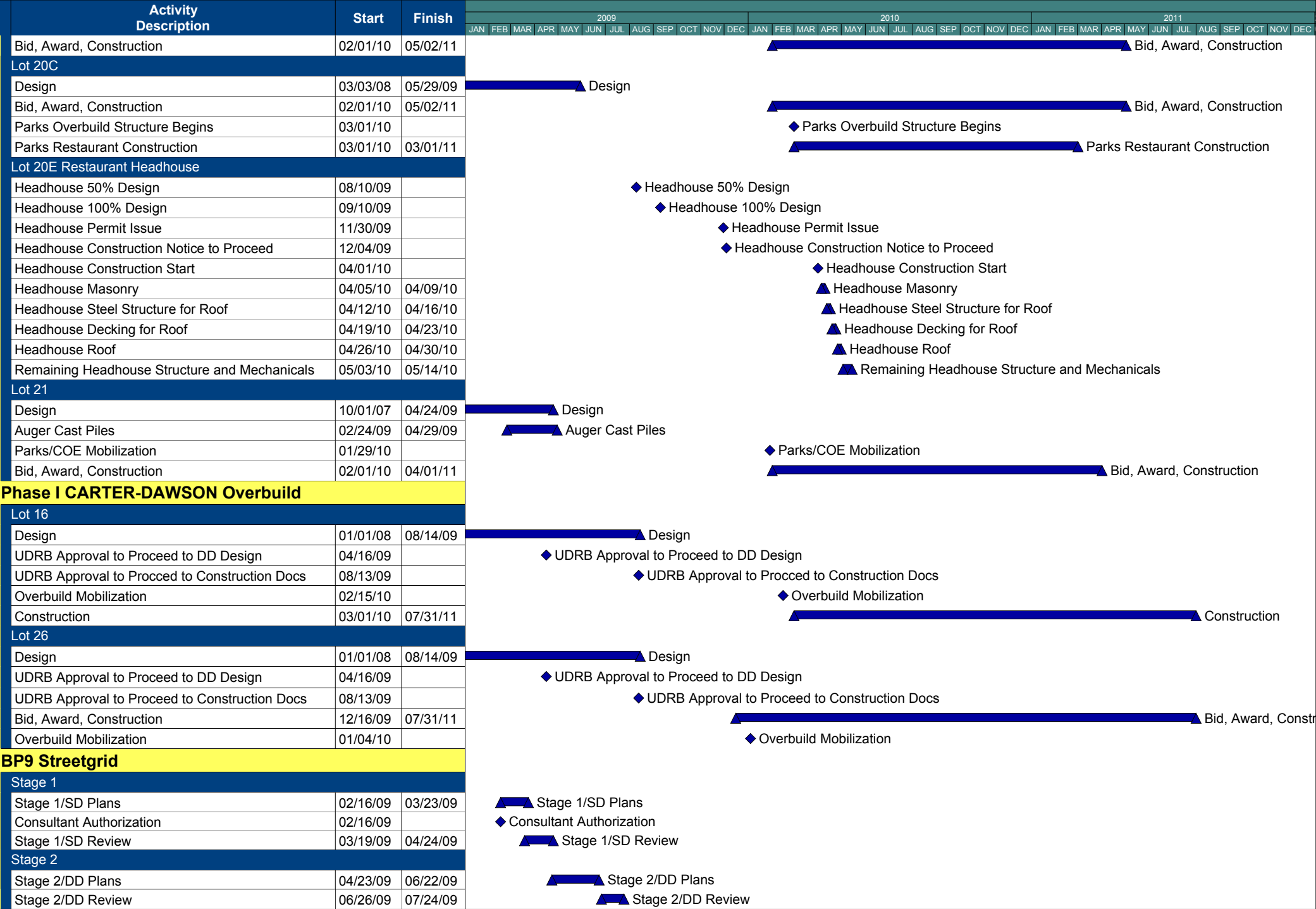
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Run date	02/15/10 12:00PM
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Activity Description	Start	Finish
Block 20 Podium Complete		04/23/10
Construction Complete		05/21/10
FWE Elevator and Stair Enclosed		06/01/10
Parks Elevator and Stair Enclosed		06/11/10
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	02/15/10
Architectural & MEP Construction Block 26 & 16	01/08/10	05/12/10
Architectural & MEP Construction Block 20	04/16/10	06/22/10
Garage MEP Completion & Final Clean		06/22/10
Bid Package 9		
Design	01/02/08	02/16/09
Bid, Award, Construction	01/29/10	11/15/10
Bid Package 10		
Design	07/01/09	01/06/10
Bid, Award, Construction	02/08/10	06/01/10
Bid Package 11 Phase 2		
PS&E Documents Complete	10/23/09	
PS&E Estimate	10/23/09	11/11/09
Submit PS&E to ODOT	11/12/09	
PS&E Approval	11/13/09	01/27/10
Advertise	01/27/10	02/17/10
Bids Due/Award BP11	02/18/10	
Mobilization	03/11/10	04/14/10
Block 2 Construction	04/05/10	11/28/11
TBW West Approach Construction	04/12/10	08/27/10
FWC Construction	06/07/10	11/28/11
TBW East Approach Construction	01/03/11	04/08/11
Bid Package 13		
Design Complete		01/05/10
Advertise	01/18/10	02/02/10
Bids Due/Award BP13	02/02/10	
Phase I Parks/Corps of Engineers		
Lot 12		
Design	04/01/08	09/15/09



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**Carter
The Banks Master Schedule**



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Must finish date	06/01/10 3:59PM
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Carter The Banks Master Schedule

Activity Description

Start

Finish

2009 2010 2011
 JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

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	02/18/10
Sale		
Bids Opened	02/19/10	
Award		
Award BP9	01/13/10	
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
	10/01/07	01/01/12



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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**Carter
The Banks Master Schedule**

THE BANKS



III. BUDGET





BUDGET

PHASE 1

The Phase 1 Construction Budget remains within budget through the month of January 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 2.83% of construction and Public Parties potential change orders are 1.28% of construction. To date, the Phase 1 Intermodal Facility and Street Grid project is tracking at 4.11% 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 1/31/10

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
TOTAL TO DATE:			\$38,402,945

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 January.

P=Public

D=Private Developer

Pks = Cincinnati Parks



The Banks – Phase 1 Approved Change Order Log as of 1/31/10

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

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	
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	\$ 577,483
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-Gotttle	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 Cross walk 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-Pl.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 -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 FW D0011	\$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 1/31/10, continued

SECTION III - BUDGET

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	\$ 361,054
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	
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	\$ 23,969
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	
BP #6 Drain Line in Elevator Equipment Room	\$2,918.00	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	
BP 6 Expansion Fittings on 6" Primary Connectors	\$7,929.00	6-Monarch	P	\$69,181.00

(continued next page)





The Banks – Phase 1 Approved Change Order Log as of 1/31/10, 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 FWW	\$9,382.26	7-Baker	P	
BN 9 - Edge detail and ramp locations	\$2,662.00	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	
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 FWW	\$2,872.00	7-Baker	P	
BP 7 - Metazeal EJ at FWW 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	\$ 635,791
Bulletin #7- Block 20 Pile Changes - Park criteria / distance from 66" sewer	\$22,800.00	3-Goettle	Pks	\$ 22,800

TOTAL \$1,551,470

Figure 2

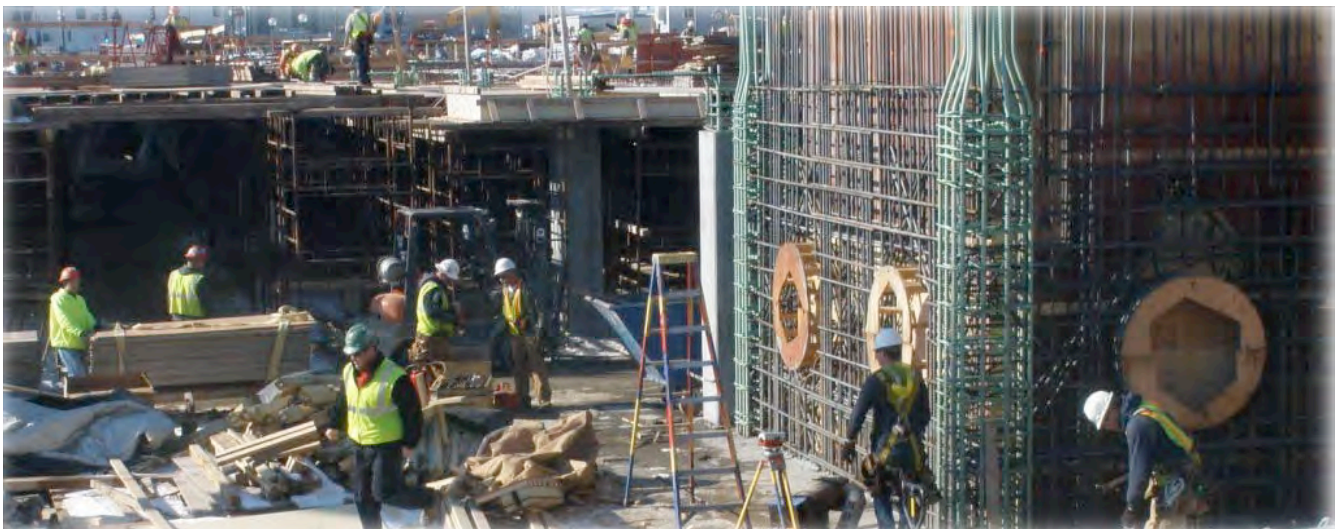
The Banks Phase 1 Potential Change Order Log, Figure 3, tracks the total potential change orders, which includes “Public” (costs split between Hamilton County and City of Cincinnati), “Parks” (costs funded by Cincinnati Parks) and “Private Developer” (costs funded by Carter-Dawson, the Master Developer).

P=Public

D=Private Developer

Pks = Cincinnati Parks

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





The Banks – Phase 1 Potential Change Order Log as of 1/31/10

Description	BP#	Estimated Amount	Funding Source	Bid Package Subtotal
BP 5 - Podium Level Sleeve Changes	5-Lithko	\$2,931	D	
"Add face bars to beams over 48" " DEVELOPER	5-Lithko	\$1,810	D-60	\$4,741
Bulletin 13- Delete Hotel Elevator Pit	6-Monarch	\$0	D	
BP 6 Dowels for future columns	6-Monarch	\$7,202	D	
Grounding conduit, boxes, and sleeves for Overbuild	6-Monarch	\$18,320	D	
BP #6 Condenser Water Sleeve - Lot 16	6-Monarch	\$2,285	D	
" Bulletin 15- Changes under hotel" DEVELOPER	6-Monarch	\$79,416	D	
Installing additional deck sleeves for lightning protection	6-Monarch	\$3,924	D	\$111,147
BP 3 -Cost to back flush, vacuum clean & re-camera MSD mains - TC filled pipes with mud	3-Goettle	(\$1,424)	P	(\$1,424)
Add Donut Terminators to Column Dowels @ Pour 4 of Leve 500 FWE	4-Ameristeel	\$550	P	
BP #4- Main Street Duct Bank Demo CORRECTION	4-Baker	\$2,576	P	
BP 4 -Cost to back flush, vacuum clean & re-camera MSD mains - TC filled pipes with mud	4-Baker	(\$1,424)	P	\$1,703
BP #5- Incorrect width at Walnut Sidewalk	5-Lithko	\$6,000	P	
BP #5 Extension of Block 26 Fencing	5-Lithko	\$2,172	P	
BP 5 -Cost to back flush, vacuum clean & re-camera MSD mains - TC filled pipes with mud	5-Lithko	(\$1,424)	P	
"Add face bars to beams over 48" " PUBLIC	5-Lithko	\$1,206	P-40	\$7,955
BP #5- Grease Pit At PF between P29 and P30	6-Monarch	\$761	P	
Bulletin #14- Water Main Taps, Mehring Storm/Sanitary Elevations	6-Monarch	\$14,135	P	
BP #6 Drain Line in Elevator Equipment Room	6-Monarch	\$2,918	P	
RFI 0404 - BP #6 DBR Replacement under GABP	6-Monarch	\$8,883	P	
"Grade Beam Changes due to RFI 0423"	6-Monarch	\$27,001	P	
FWD0072 - BP#6 RFI 0346 Piping In Grade Beams	6-Monarch	\$14,943	P	
Bulletin 16-Revision to Utility vault at Walnut Street	6-Monarch	\$25,000	P	
Reduction in scope of ceiling paint	6-Monarch	(\$16,200)	P	
Bulletin 17- Non Parks Lot 20 Structural Changes	6-Monarch	\$12,929	P	
Bulletin 18 - Louver and electric changes	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 BN 11 - Fire hydrant infil at FWE - Sheet #33	6-Monarch	\$5,000	P	
Bulletin 11 - Change Beam Schedule - Lot 16	6-Monarch	\$4,871	P	
BP #6 - Adding 8 more sleeves in utility vault per requirements of Duke Energy - Reference ECI0227	6-Monarch	\$0	P	
BP #6 - Postpone elevator #5 Installation - 1st month	6-Monarch	\$16,062	P	
BP #6 - Postpone elevator #5 Installation - 2nd month and each additional month after	6-Monarch	\$14,617	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	
Backfilling Vault on Walnut Street - Reference ECI0227	6-Monarch	\$0	P	
Excavate pile caps to lagging wall for Safety - PA.1 - PC.1	6-Monarch	\$4,713	P	\$266,527

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The Banks – Phase 1 Potential Change Order Log as of 1/31/10, continued

Description	BP#	Estimated Amount	Funding Source	Bid Package Subtotal
BP 7 - Storm at FWW underground	7-Baker	\$15,525	P	
BN 12 - Light pole at Elm	7-Baker	\$16,018	P	
BP 7 - install tree grates and plywood covers at FWE & FW W	7-Baker	\$7,303	P	
New resteel and labor for new design at Elm Street Strain pole base	7-Baker	\$923	P	\$39,769
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	
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	\$115,200
Bulletin #14- Water Main Taps, Mehring Storm/Sanitary Elevations	6-Monarch	\$42,405	Pks	
Lot 20 Park Restaurant Geothermal Line Sleeve Locations (cost priced in Bulletin)	6-Monarch	\$0	Pks	
Lot 20 Park Podium Elevations Revisions To Sheet A 103B (cost priced in Bulletin)	6-Monarch	\$0	Pks	
Lot 20 Park Ramp/Stair Grades - Hotel Terrace (cost priced in Bulletin)	6-Monarch	\$0	Pks	
"Bulletin 15- Changes under hotel" PARKS	6-Monarch	\$27,790	Pks	
Bulletin 17- Parks Structural Changes (Main Street Wall)	6-Monarch	\$69,788	Pks	
Bulletin 17- Parks Structural Changes (Main Street Wall)	6-Monarch	\$37,482	Pks	
Bulletin #15 to Bulletin #17 Park Main Street Wall Changes - Lot 20 (T&M Cost Not In Bulletin CCD 013)	6-Monarch	\$15,000	Pks	
Bulletin #19 - Lot 20 Podium Deck Changes	6-Monarch	\$64,640	Pks	
Bulletin #20 - Lot 16 Changes (Schedule extension cost)	6-Monarch	\$100,000	Pks	\$357,105

TOTAL \$902,723

Figure 3

The Banks Phase 1 Budget Crosswalk, Figure 4, separates all Bid Package prices (through 31JAN2010), all change orders (thru 31JAN2010) and all potential change orders (through 31JAN2010) 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 1/31/10

BP#	Description	Approved Contract Amount	Approved Change Order Amount	Potential Change Order Amount	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	\$361,054	\$1,703	\$6,043,967
	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	\$361,054	\$1,703	\$6,043,967
5	Block 26 Concrete Structure, Slab on Grade through & including Podium				
	BP5 Hamilton County / City of Cincinnati (Public) Costs	\$3,871,260	\$23,969	\$7,955	\$3,903,184
	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	\$577,483	\$4,741	\$2,436,464
	BP5 Contract Subtotal	\$5,725,500	\$601,452	\$12,696	\$6,339,648

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The Banks - Budget Crosswalk as of 1/31/10, continued

BP#	Description	Approved Contract Amount	Approved Change Order Amount	Potential Change Order Amount	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	\$69,181	\$266,527	\$8,875,012
	BP6 Cincinnati Parks Public Costs	\$417,600	\$0	\$217,122	\$634,722
	BP6 Cincinnati Parks Private Development Costs	\$512,096	\$0	\$139,983	\$652,079
	BP6 Carter/Dawson Private Development Costs	\$1,248,000	\$0	\$111,147	\$1,359,147
	BP6 Contract Subtotal	\$10,717,000	\$69,181	\$734,779	\$11,520,960
7	FW East & West Streetgrid				
	BP7 Hamilton County / City of Cincinnati (Public) Costs	\$4,992,030	\$635,791	\$39,769	\$5,667,590
	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	\$635,791	\$39,769	\$5,767,895
8	Block 26, 16 & 20 Architectural & Mech & Elec				
	BP8 Hamilton County / City of Cincinnati (Public) Costs	\$5,783,000	\$0	\$115,200	\$5,898,200
	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	\$115,200	\$5,898,200
10	Signage				
	BP10 Hamilton County / City of Cincinnati (Public) Costs	\$642,000	\$0	\$0	\$642,000
	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	\$642,000	\$0	\$0	\$642,000
12	FW Upgrade, Mehring Demo, Suspension Bridge Ped Connection, Race Street Demo				
	BP12 Hamilton County / City of Cincinnati (Public) Costs	\$2,860,000	\$0	\$0	\$2,860,000
	BP12 Cincinnati Parks Public Costs	\$0	\$0	\$0	\$0
	BP12 Cincinnati Parks Private Development Costs	\$0	\$0	\$0	\$0
	BP12 Carter/Dawson Private Development Costs	\$0	\$0	\$0	\$0
	BP12 Contract Subtotal	\$2,860,000	\$0	\$0	\$2,860,000

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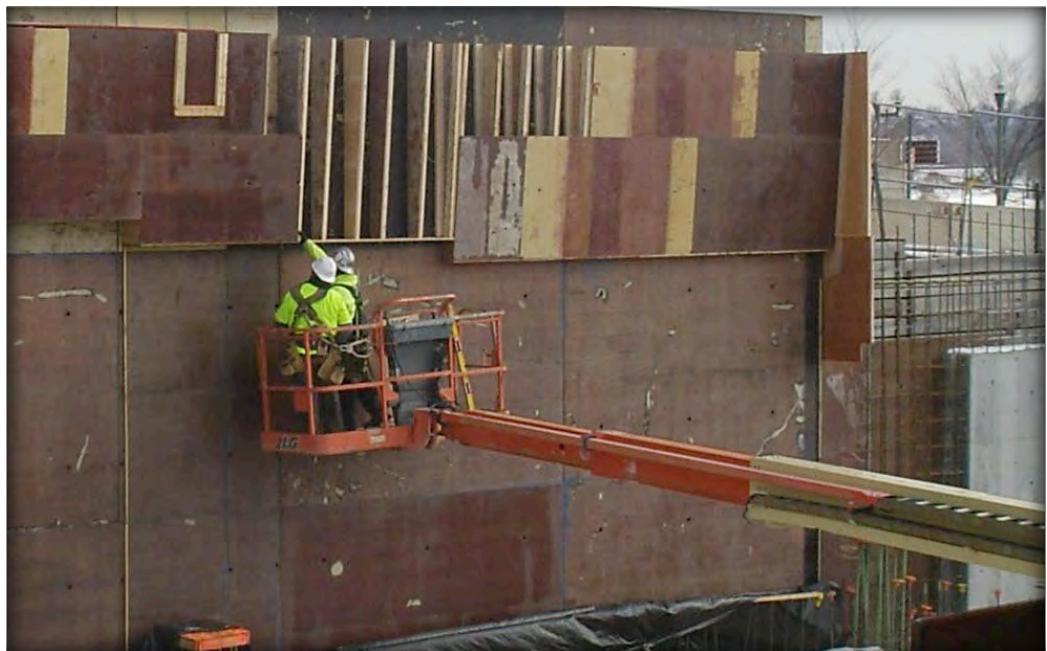
The Banks - Budget Crosswalk as of 1/31/10, continued

BP#	Description	Approved Contract Amount	Approved Change Order Amount	Potential Change Order Amount	Forecasted Total Construction Amount (D+E+F)
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		\$42,403,459	\$1,551,470	\$902,723	\$44,857,652

Component Totals	Approved Contract Amount	Approved Change Order Amount	Potential Change Order Amount	Forecasted Total Construction Amount (D+E+F)
Hamilton County / City of Cincinnati (Public) Costs	\$40,247,000	\$0	\$0	\$40,247,000
Cincinnati Parks Public Costs	\$0	\$0	\$0	\$0
Cincinnati Parks Private Development Costs	\$0	\$0	\$0	\$0
Carter/Dawson Private Development Costs	\$0	\$0	\$0	\$0
Component Totals	\$40,247,000	\$0	\$0	\$40,247,000

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

Figure 4





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 1/31/10

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)	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	361,054	1,703	6,043,967	5,823,939	220,028	362,757
5	Block 26 Concrete Structure, Slab on Grade through & including Podium	3,794,500	3,794,500	3,871,260	23,970	7,955	3,903,185	3,579,221	323,964	108,685
6	Block 16 & 20 Concrete Structure, Slab on Grade thru & including Podium + Plumbing & Fire Protection	15,649,009	11,487,414	8,539,304	69,181	266,527	8,875,012	3,482,946	5,392,066	(2,612,402)
7	FW East & West Streetgrid	6,102,417	4,341,168	4,992,030	635,791	39,769	5,667,590	5,051,026	616,564	1,326,422
8	Block 26, 16 & 20 Architectural & Mech & Elec	2,477,288	5,768,025	5,783,000	-	115,200	5,898,200	850,856	5,047,344	130,175
9	utilities	11,482,236	6,991,000	-	-	-	-	-	6,991,000	-
11	Freedom Way Central	-	7,400,000	-	-	-	-	-	7,400,000	-
	Subtotal - Construction	\$ 50,590,560	\$ 50,867,217	\$ 33,580,892	\$ 951,188	\$ 429,730	\$34,961,810	\$23,340,183	\$ 26,012,627	\$ (1,514,407)
	Parking Grant	3,200,000	3,200,000	-	-	-	-	-	3,200,000	-
	Soft costs	11,367,117	11,367,117	-	-	-	-	10,560,595	806,522	-
	Economic Development Assistance Grant	12,000,000	12,000,000	-	-	-	-	-	12,000,000	-
	Parks	10,750,000	10,750,000	-	-	-	-	3,266,961	7,483,039	-
	Owner's Contingency	2,874,513	2,597,856	-	-	-	-	(1,514,407)	4,112,263	1,514,407
	Project Totals	\$ 90,782,190	\$ 90,782,190	\$ 33,580,892	\$ 951,188	\$ 429,730	\$34,961,810	\$35,653,333	\$ 53,614,450	\$ -

Figure 5





The Banks - Phase 2A Preliminary Estimate as of 5/31/09

PHASE 2A

The project team is working with staff from Hamilton County and the City of Cincinnati to identify potential uses of ODOT funding and their impact on project financing. On May 14, 2009, John Deatrck, Project Executive, presented potential ODOT funds Sources & Uses information to the Joint Banks Steering Committee (JBSC) for discussion. The JBSC feedback has been incorporated into subsequent July funds Sources & Uses presentations to Hamilton County and the City of Cincinnati including Hamilton County Commissioners and the City of Cincinnati Economic Development Committee.

Refer to "The Banks – Public Parties Phase 2A Preliminary Estimate as of 1/31/10" for the latest preliminary Phase 2 activity estimate information.

The Banks – Public Parties Phase 2A Preliminary Estimate as of 1/31/10

Uses		Sources	
Range of Uses		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
Subtotal Construction Uses	\$ 26,799,511 - \$28,999,511	Governor's Stimulus	5,000,000 - 5,000,000
Soft Costs	5,627,897 - 6,089,897	Intermodal Stimulus	10,200,000 - 10,200,000
Subtotal Soft Costs	\$ 5,627,897 - \$ 6,089,897	Street Grid Stimulus	8,000,000 - 8,000,000
Total Uses	\$ 32,427,408 - \$35,089,408	Subtotal Federal Stimulus	24,700,000 - 24,700,000
		City	2,863,704 - 4,194,704
		County	2,863,704 - 4,194,704
		Subtotal Public Parties	5,727,408 - 8,389,408
		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 the cost of construction

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 BANKS



IV. INCLUSION





ECONOMIC INCLUSION

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

We are excited about the progress that has been made on the project as we complete the bidding process for the Public Infrastructure – Phase I, especially in regard to the economic inclusion efforts. We are streamlining our processes and are continuing to seek ways to increase the number of small and disadvantaged businesses, including minority- and women-owned firms, working on the Banks Project.

Representatives of the inclusion team reviewed relevant information and recommended a 30% SBE participation goal for bid package #13 which was accepted. Phone calls were made and e-mail messages were sent to representatives of SBEs to encourage them to attend the pre-bid meeting, which occurred on January 21, and to seek opportunities to submit bids to prime contractors. Bids were opened on January 26, and the apparent low bidder met the goal established for the bid package.

The actual SBE participation for construction through December 25, 2009 is 33.1%, exceeding our 30% goal. In addition, MBE participation is at 9.8%, and Women Business Enterprise participation is at 4.0% (**See Attachment A**). During the month of January, EMS verified the certification of Minority Business Enterprises (MBEs) that are currently working on the project. We have determined that all firms are either certified as MBEs or they are in the process of becoming certified.

We are exceeding the Disadvantaged Business Enterprise (DBE) participation goals set by the Ohio Department of Transportation for bid packages #5 - #7. Actual DBE participation for bid package #5 is 12.1%, the goal is 8%. Actual participation for bid package #6 is 6.3%, the goal is 5%. Actual participation for bid package #7 is 12.3%, and the goal is 8% (**See Attachment B**). We are also exceeding the SBE participation goal for professional services which is 10%; our actual participation is for professional services is 11.7% (**See Attachment C**).

The Public Parties set a combined minority and women workforce participation goal of 22% measured in work hours. Workforce participation for minorities is 19.72% which includes minority female hours. The total female participation is 2.20% for a combined minority and female workforce participation of 21.21% for September 1, 2008 – December 25, 2009. (**Attachment D**). During November 26, 2009 – December 25, 2009, 150 employees on the Banks Project lived within the Cincinnati-Middletown Metropolitan Statistical Area and represented 78.12% of the workforce (**See Attachment E**).

Going forward, the Economic Inclusion Team will continue to use its best efforts to implement the Joint Policy for Economic Inclusion, Small Business Enterprises, and Workforce Development by encouraging SBEs to seek contracting and subcontracting opportunities, sharing information relating to SBE and DBE certification, expanding its reporting to include local residency participation, promoting the use of SBEs and DBEs and a diversified workforce by bidders, in addition to other activities.

**Economic Inclusion
Tracking Report
As of December 25, 2009**

Attachment A
Reporting Date: February 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			\$1,708,738	69.5						
	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	15.3	\$376,865	15.3				
	Northside Supply & Services	\$360,000	15.3	\$360,000	15.3	\$364,787	14.8	\$364,787	14.8	\$364,787	14.8		
	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	\$2,459,282	100.0	\$750,544	30.5	\$364,787	14.8	\$0	0.0	

**Economic Inclusion
Tracking Report
As of December 25, 2009**

Attachment A
Reporting Date: February 5, 2010

Contract	Vendor Information	Commitment				Actual							
	Vendor Name	Total \$	Total %	SBE \$	SBE %	Total \$	Total %	SBE \$	SBE %	MBE \$	MBE %	WBE \$	WBE %
Auger Cast Piles TC-10	Richard Goettle Inc	\$503,000	87.0			\$428,000	85.1						
	Testech, Inc.	\$15,000	2.6	\$15,000	2.6	\$15,000	3.0	\$15,000	3.0	\$15,000	3.0		
	Addison Trucking	\$10,000	1.7	\$10,000	1.7	\$10,000	2.0	\$10,000	2.0			\$10,000	2.0
	Extreme Reinforcing, Inc	\$50,000	8.7	\$50,000	8.7	\$50,000	9.9	\$50,000	9.9				
	Total	\$578,000	100.0	\$75,000	13.0	\$503,000	100.0	\$75,000	14.9	\$15,000	3.0	\$10,000	2.0
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			\$924,195	82.2						
	B&C Nationwide	\$100,000	10.0	\$100,000	10.0	\$100,000	8.9	\$100,000	8.9	\$100,000	8.9		
	R. Kelly, Inc.	\$100,000	10.0	\$100,000	10.0	\$100,000	8.9	\$100,000	8.9	\$100,000	8.9		
	Total	\$999,600	100.0	\$200,000	20.0	\$1,124,195	100.0	\$200,000	17.8	\$200,000	17.8	\$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 December 25, 2009**

Attachment A
Reporting Date: February 5, 2010

Contract	Vendor Information Vendor Name	Commitment				Actual							
		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			\$535,515	80.6						
	Signature Control Systems, LLC	\$822,437	29.5										
	Nelson Stark Construction Co.	\$72,000	2.6			\$57,600	8.7						
	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	10.8	\$71,685	10.8	\$71,685	10.8	\$71,685	10.8
Total	\$2,787,000	100.0	\$864,236	31.0	\$664,800	100.0	\$71,685	10.8	\$71,685	10.8	\$71,685	10.8	

Architectural, HVAC and Electrical TC-23	DeBra Kuempel	\$1,066,000	64.0			\$319,760	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	\$319,760	100.0	\$0	0.0	\$0	0.0	\$0	0.0	

Grand Total	\$15,538,110	100.0	\$5,334,500	34.3	\$12,212,915	100.0	\$4,037,919	33.1	\$1,197,292	9.8	\$492,371	4.0
Goal				30%								

**Economic Inclusion
Tracking Report
DBE
As of December 25, 2009**

Attachment B

Report Date: February 5, 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			\$5,406,449	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 December 25, 2009**

Attachment B

Report Date: February 5, 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			\$4,778,344	93.7						
	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	\$318,621	6.3	\$318,621	6.3	\$318,621	6.3		
	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	5.0	\$5,096,965	100.0	\$318,621	6.3	\$318,621	6.3	\$0	0.0
Grand Total	\$10,717,000	100.0	\$536,229	5.0	\$5,096,965	100.0	\$318,621	6.3	\$318,621	6.3	\$0	0.0	
	Goal			5%									



*Firms may appear in multiple columns

**Economic Inclusion
Tracking Report
Professional Service
As of December 25, 2009**

**Attachment C
Report Date: February 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			\$3,431,000	91.3						
	Ace Products					\$12,902	0.3	\$12,902	0.3	\$12,902	0.3		
	Rumpke					\$626	0.0						
	Thelen Associates Inc.	\$164,969	5.3	\$164,969	5.3	\$77,693	2.1	\$77,693	2.1				
	MBJ Consultants	\$206,383	6.7	\$206,383	6.7	\$200,383	5.3	\$200,383	5.3	\$200,383	5.3		
	New Concepts Janitorial	\$2,240	0.1	\$2,240	0.1	\$5,942	0.2	\$5,942	0.2	\$5,942	0.2		
	Whitton Trucking					\$3,640	0.1	\$3,640	0.1				
	Testech, Inc.	\$7,000	0.2	\$7,000	0.2	\$26,948	0.7	\$26,948	0.7	\$26,948	0.7		
Total		\$3,103,479	100.0	\$380,592	12.3	\$3,759,135	100.0	\$327,509	8.7	\$246,175	6.5	\$0	0.0
Architect Consultant (county)	THP Limited	\$1,869,653	91.1			\$3,148,432	95.3						
	Heapy Engineering												
	Kolar Design												
	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				
	Valu-Tech Engineering	\$38,000	1.9	\$38,000	1.9								
Total		\$2,052,653	100.0	\$183,000	8.9	\$3,304,819	100.0	\$156,387	4.7	\$0	0.0	\$0	0.0
Consultant (county)	HC Nutting	\$26,443	100.0			\$185,008	100.0						
Total		\$26,443	100.0	\$0	0.0	\$185,008	100.0	\$0	0.0	\$0	0.0	\$0	0.0
Inspection Services (county)	Stantec					\$8,892	100.0						
Total				\$0	0.0	\$8,892	100.0	\$0	0.0	\$0	0.0	\$0	0.0
Architects (city)	Burgess & Niple Inc	\$450,460	86.4			\$516,310	81.2						
	Barr & Prevost	\$70,740	13.6	\$70,740	13.6	\$119,794	18.8	\$119,794	18.8				
Total		\$521,200	100.0	\$70,740	13.6	\$636,103	100.0	\$119,794	18.8	\$0	0.0	\$0	0.0
Inclusion Consultant	Ellington Management Services Inc.	\$391,700	100.0	\$391,700	100.0	\$364,084	100.0	\$364,084	100.0	\$364,084	100.0		
Total		\$391,700	100.0	\$391,700	100.0	\$364,084	100.0	\$364,084	100.0	\$364,084	100.0	\$0	0.0

*Firms may appear in multiple columns

**Economic Inclusion
Tracking Report
Professional Service
As of December 25, 2009**

**Attachment C
Report Date: February 5, 2010**

Contract	Vendor Information	Commitment				Actual							
	Vendor Name	Total \$	Total %	SBE \$	SBE %	Total \$	Total %	SBE \$	SBE %	MBE \$	MBE %	WBE \$	WBE %
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	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					\$33,782	100.0						
	Total			\$0	0.0	\$33,782	100.0	\$0	0.0	\$0	0.0	\$0	0.0
Engineering Consultants (city)	TEC Engineering Mehring Way					\$27,821	100.0						
	Total			\$0	0.0	\$27,821	100.0	\$0	0.0	\$0	0.0	\$0	0.0
Testing (city)	HC Nutting					\$43,541	100.0						
	Total			\$0	0.0	\$43,541	100.0	\$0	0.0	\$0	0.0	\$0	0.0
	Grand Total	\$6,126,473	100.0	\$1,042,193	17.0	\$8,395,386	100.0	\$983,935	11.7	\$610,260	7.3	\$0	0.0
	Goal				10%								

Document prepared by Ellington Management Services, Inc.

Attachment D

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

Contractor Name: All Contractors		PA #20	Form WF-01
Date Submitted: February 2010		Reporting Dates: From September 1, 2008 To December 25, 2009	
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	137117.25	97.83%	3043.75	2.17%	26323.25	18.78%	992.50	0.71%	110794.00	2051.25	14586.75	992.50	627.50	0.00	10778.00	0.00	331.00	0.00
Apprentices	19055.25	96.12%	769.00	3.88%	6921.00	34.91%	83.00	0.42%	12134.25	686.00	6308.50	83.00	0.00	0.00	612.50	0.00	0.00	0.00
Helpers	5615.00	96.03%	232.00	3.97%	715.50	12.24%	232.00	3.97%	4899.50	0.00	492.50	232.00	0.00	0.00	0.00	0.00	223.00	0.00
Others	18433.25	99.96%	7.50	0.04%	1079.00	5.85%	0.00	0.00%	17354.25	7.50	1079.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grand Totals	180220.75	97.80%	4052.25	2.20%	35038.75	19.01%	1307.50	0.71%	145182.00	2744.75	22466.75	1307.50	627.50	0.00	11390.50	0.00	554.00	0.00

140161.00 18440.75 184273.00 19824.25 5847.00

Total minority/female participation is 21.21%



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

*140161= total m/f journey workers

*18440.75 = total m/f others


*184273= grand total m/f

*19824.25= total m/f apprent.

*5847=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		20		Form WF-02 The Banks	
Date Submitted: February 2010			Reporting Date: 11/26/2009 to 12/25/2009				
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	192	163	84.90%	2	1.04%	29	15.10%
Total number of full-time employees working on Banks contract [6.6 (a) (1)]	184	157	85.33%	2	1.09%	27	14.67%
Total number of part-time employees working on Banks contract [6.6 (a) (1)]	8	6	75.00%	0	0.00%	2	25.00%
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)]	150	122	81.33%	2	1.33%	28	18.67%
Total number of employees working within this MSA	1436	1297	90.32%	21	1.46%	120	8.36%

 * 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 78.12%

THE BANKS



V. CONSTRUCTION MANAGER REPORT



CONSTRUCTION MANAGER REPORT

THE FOLLOWING REPORT IS FROM THE CONSTRUCTION MANAGER:

- Construction Manager detailed report for December.



The Banks Phase 1 Public Infrastructure Development Project Report

February 10th, 2010



Progress Update

In the month of January we have seen The Banks job site grow exponentially with some visible concrete improvements and not so visible internal improvements to the Intermodal Facility. The Trade Contractor's productivity in the month of December resulted in a total of four podium pours in Lot 16, what a great way to start the New Year.

The Bid Package #6 Trade Contractor for Lot 16 and Lot 20 has completed nine Podium pours in Lot 16 with only two left which will be completed next month. This Trade Contractor continues with digging pile caps and grade beams in Lot 20 as well as the new wall along New Mehring Way. Inside of the Intermodal Facility the BP#6 Trade Contractor subcontractor has started with masonry walls and building utility rooms. The Walnut Street electric vault is now complete. It is now ready for Duke Energy to set their equipment and pull feeders to the Intermodal Facility.

The BP#8 MEP Trade Contractors have contributed a great deal to the interior of the parking facility. The generator and switchgears have arrived and will be installed next month. A highlight to the Intermodal Facility was the four fans that were delivered and placed in the parking facility by the tower crane.

Respectfully Submitted by Messer Construction Company
"We Are Building"

CURRENT HIGHLIGHTS

- 1) Bid Package #6 subcontractor completed 9 Podium pours in Lot 16 with two left to complete in February.
- 2) Bid Package #6 subcontractor received the two Fire Pumps required for the garage.
- 3) Duke Vault at Walnut St. has been completed.
- 4) Trade Contractor for Bid Package #6 continues to dig and pour pile caps, grade beams, and walls in Lot 20.
- 5) Bid Package #8 Generator and Switchgear arrived on site. Installation will start in February.
- 6) Bid Package #8 Fans and Frequency Drives arrived and installed.
- 7) 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 in progress.

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 – CMU being installed in the 500 level. |
| Photo 2 | BP#8 – Fans being delivered by tower crane through the podium slab. |
| Photo 3 | BP#8 – Fans being placed on the 500 level |
| Photo 4 | BP#8 – Putting elastizell in the tree pits on Main Street. |
| Photo 5 | BP#6 – Podium slab that just finished being poured. |
| Photo 6 | BP#6 – Podium steel set and tied. |
| Aerial Photo
(Dated 1/27/10) | The Banks Project Site / Freedom Way West |



Photo 1

BP#6 – CMU being installed in the 500 level.



Photo 2

BP#8 – Fans being delivered by tower crane through the podium slab.



Photo 3

BP#8 – Fans being placed on the 500 level.



Photo 4

BP#8 – Putting elastizell in the tree pits on Main Street.



Photo 5

BP#6 – Podium slab that just finished being poured.

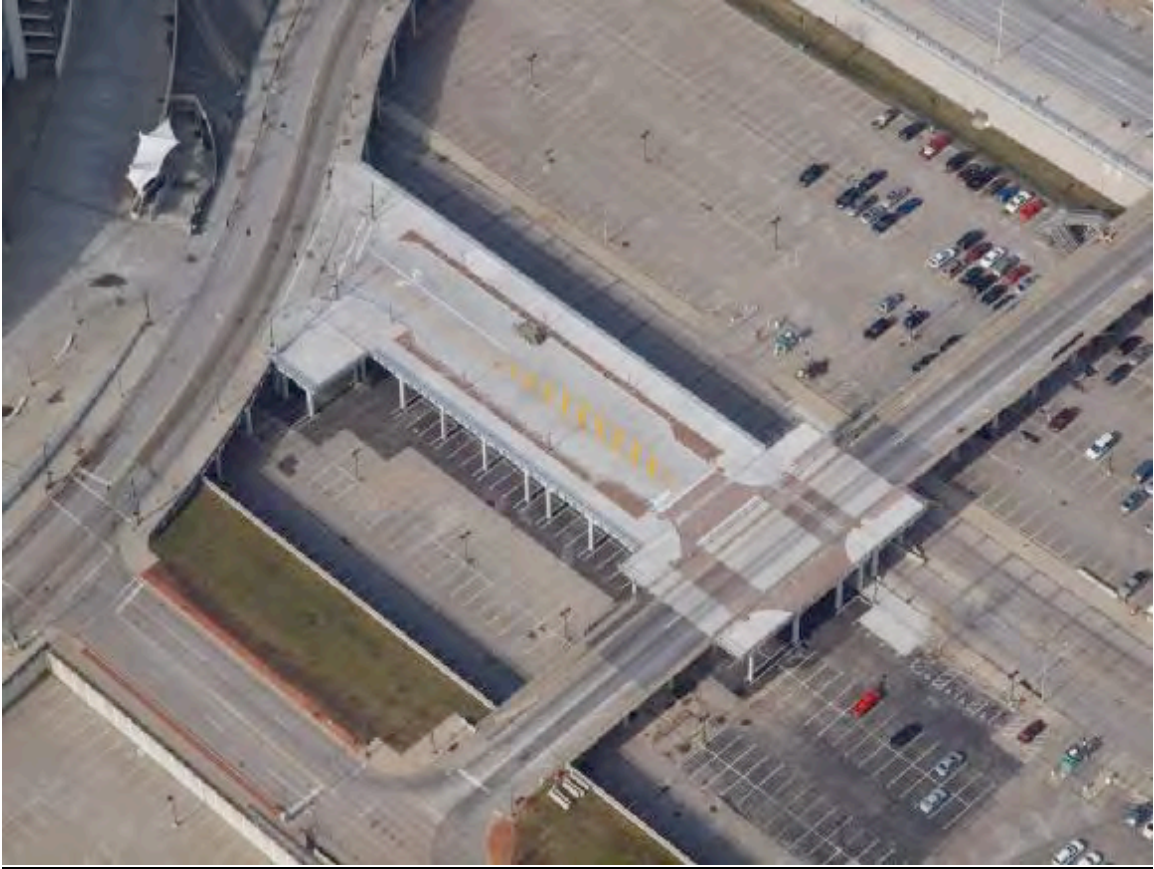


Photo 6

BP#6 – Podium steel set and tied.



Aerial Photo
(1-27-10)



Freedom Way West
(1-27-10)

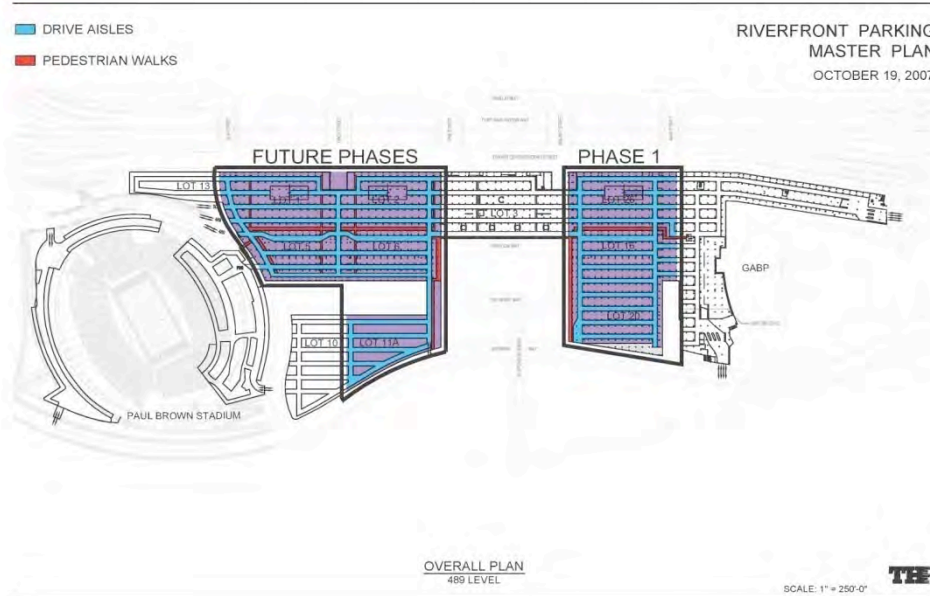


APPENDIX A

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.

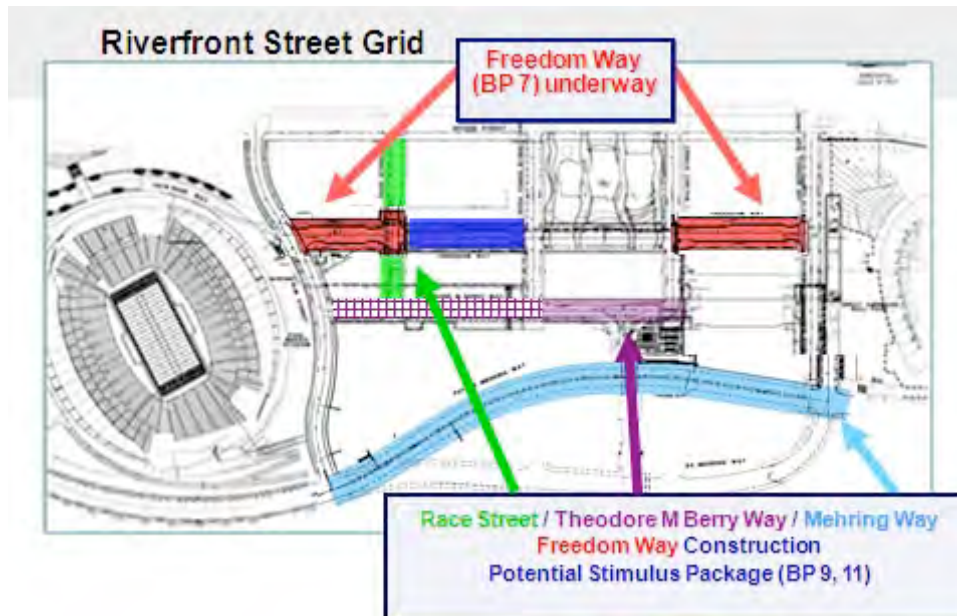
Phase 1 of the Project includes the Central Riverfront Intermodal facility between Second Street (to the North), Mehring Way (to the South), Walnut Street (to the West) and Main Street (to the East).



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*

- **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 Lots 26, 16, and 20)

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

- **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) *IN DEVELOPMENT*

- 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 *IN DEVELOPMENT*

- 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.





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 (Lot 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 (Lot 20B Landscape Improvements).
- The Park Board shared that Lot 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 Lot 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.

Lot 1 and Lot 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 Lot 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 Lot 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 January 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