

THE BANKS

Monthly Progress Report
November 2009

Infrastructure Development, Streetgrid
and Intermodal Transit Facility
Cincinnati, Ohio



Presented by:
December 20, 2009



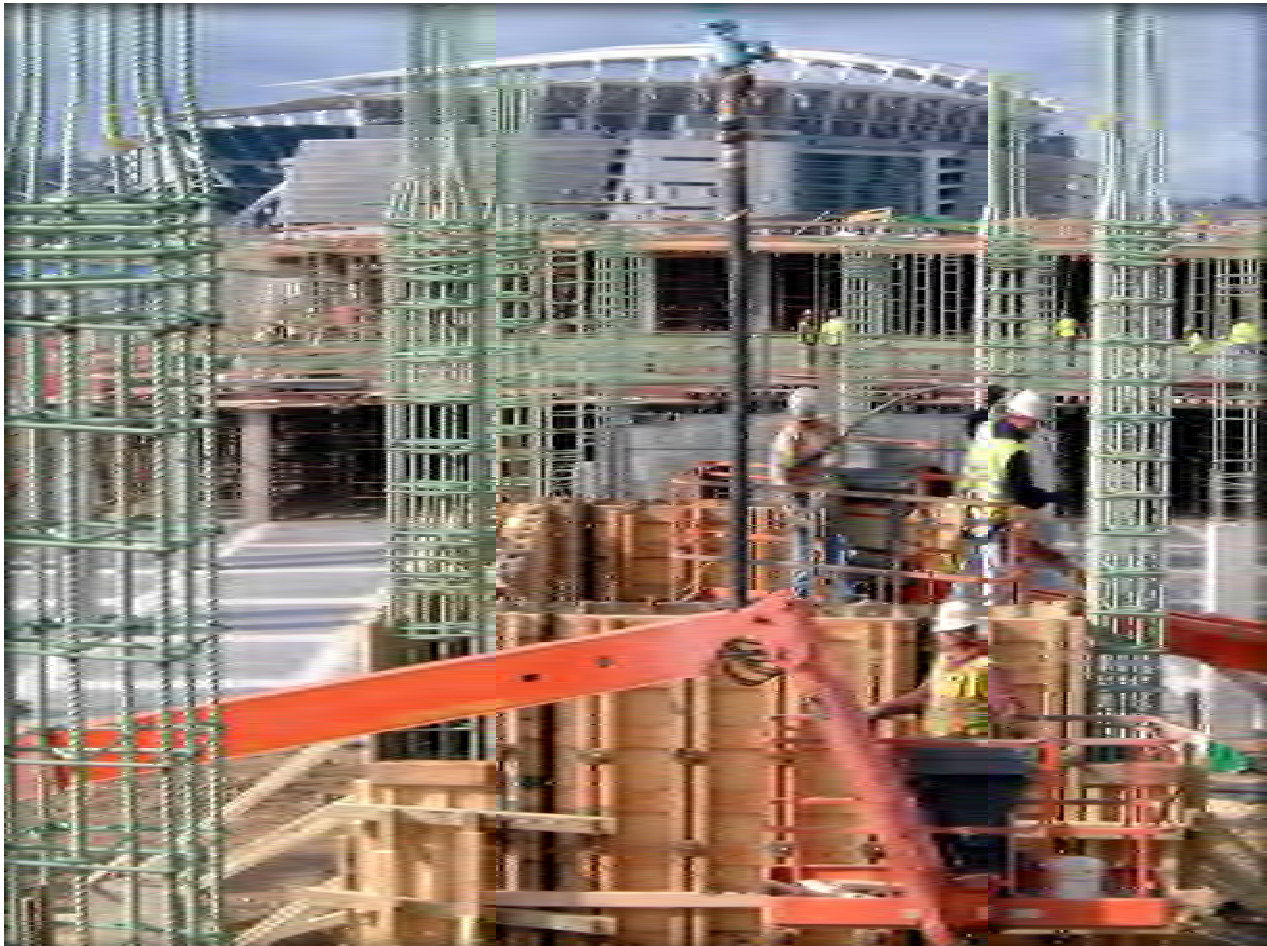


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THE BANKS



I. EXECUTIVE SUMMARY





EXECUTIVE SUMMARY

Utility work continued throughout the month of November in Blocks 20 and 26. Block 26 work is primarily utility work, including installation of the gas main, garage permanent lighting, and plumbing. The remaining work in Block 26 is associated with clean up activities. Concrete placements in Blocks 16 and 20 were plentiful this month. After building decking and installing rebar, much concrete was poured including pile caps, shear walls, and sections of slab-on-grade. Final activities in Freedom Way East and Freedom Way West are in progress; pavers were installed, traffic signals were wired, power was connected to the street lighting, and the road surfaces were grooved.

Highlights this month are summarized below:

Safety

Over 1,042 workers have attended the Construction Manager's jobsite safety orientation program to date, and have worked over 137,636 hours on site through November 30, 2009, without a lost time accident. Messer held a safety celebration in November to recognize achieving a monumental milestone – working 125,000 hours without a lost-time accident.

Inclusion

The overall participation for Small Business Enterprises (SBEs) for construction is 33.4%, exceeding the 30% goal. Minority Business Enterprise participation (MBE) for construction is 9.4% and Women Business Enterprise (WBE) participation is 3.6%. The combined minority and female workforce participation is 22.83%, exceeding the 22% goal.

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

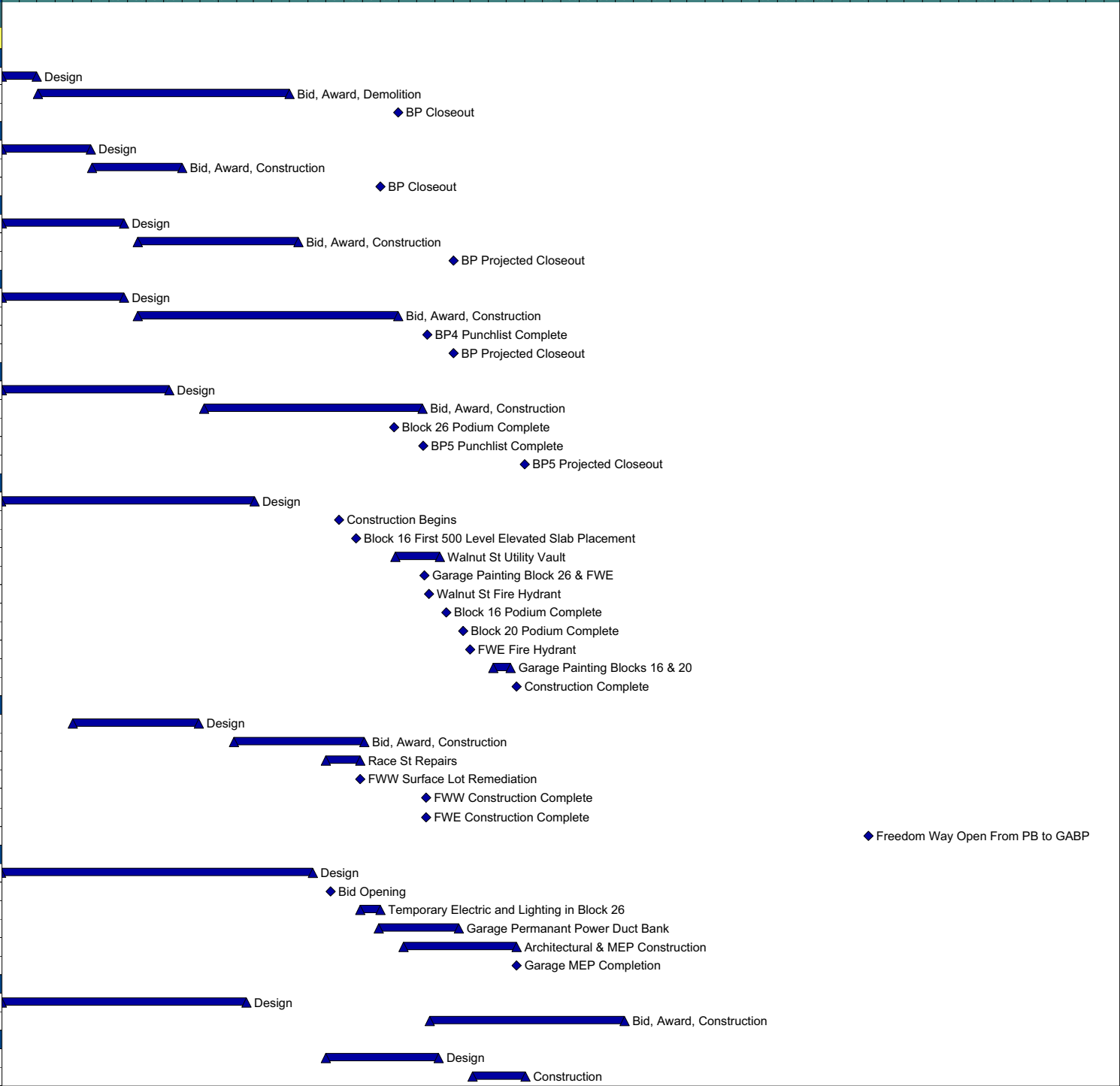
The Phase 1 of the Public Infrastructure remains on schedule; the Intermodal Facility completion date remains May 2010. Parks construction will begin early November 2009 and the private development will begin in mid-December 2009. Construction schedule status information is contained within the Schedule Section of this monthly report.

BP5 punch list is almost complete and the final pour strips on the podium and in the lower levels of the Block 26 Intermodal Facility structure were placed in November. BP6 continued making progress toward a January 19, 2010 Lot 16 podium completion. BP4 underground plumbing was nearly complete by the end of November and the BP4 concrete structure punch list neared completion. BP7 FWE and FWW expansion joint areas were poured back, street grooving work completed and traffic signals installed. BP6 contractor completed preparations for painting and the utility vault work continued, on schedule, in Lot 17 to house the primary electric service for Phase I. The private development received their permit for the Lot 26 concrete structure and they announced the selection of Brasfield & Gorrie as their construction manager for the Phase I private development.

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

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		01/31/10
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		01/31/10
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	
Block 16 First 500 Level Elevated Slab Placement	08/21/09	
Walnut St Utility Vault	10/26/09	01/08/10
Garage Painting Block 26 & FWE	12/14/09	
Walnut St Fire Hydrant		12/21/09
Block 16 Podium Complete		01/19/10
Block 20 Podium Complete		02/16/10
FWE Fire Hydrant		02/28/10
Garage Painting Blocks 16 & 20	04/09/10	05/07/10
Construction Complete		05/17/10
Bid Package 7		
Design	05/01/08	11/28/08
Bid, Award, Construction	01/27/09	09/03/09
Race St Repairs	07/01/09	08/27/09
FWW Surface Lot Remediation		08/27/09
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 Permanent Power Duct Bank	09/28/09	02/09/10
Architectural & MEP Construction	11/09/09	05/17/10
Garage MEP Completion		05/17/10
Bid Package 9		
Design	01/02/08	02/16/09
Bid, Award, Construction	12/23/09	11/15/10
Bid Package 10		
Design	07/01/09	01/06/10
Construction	03/05/10	06/01/10



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Activity Description	Start	Finish
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		12/23/09
Advertise	01/05/10	01/26/10
Bids Due/Award BP13	01/27/10	

Phase I Parks/Corps of Engineers

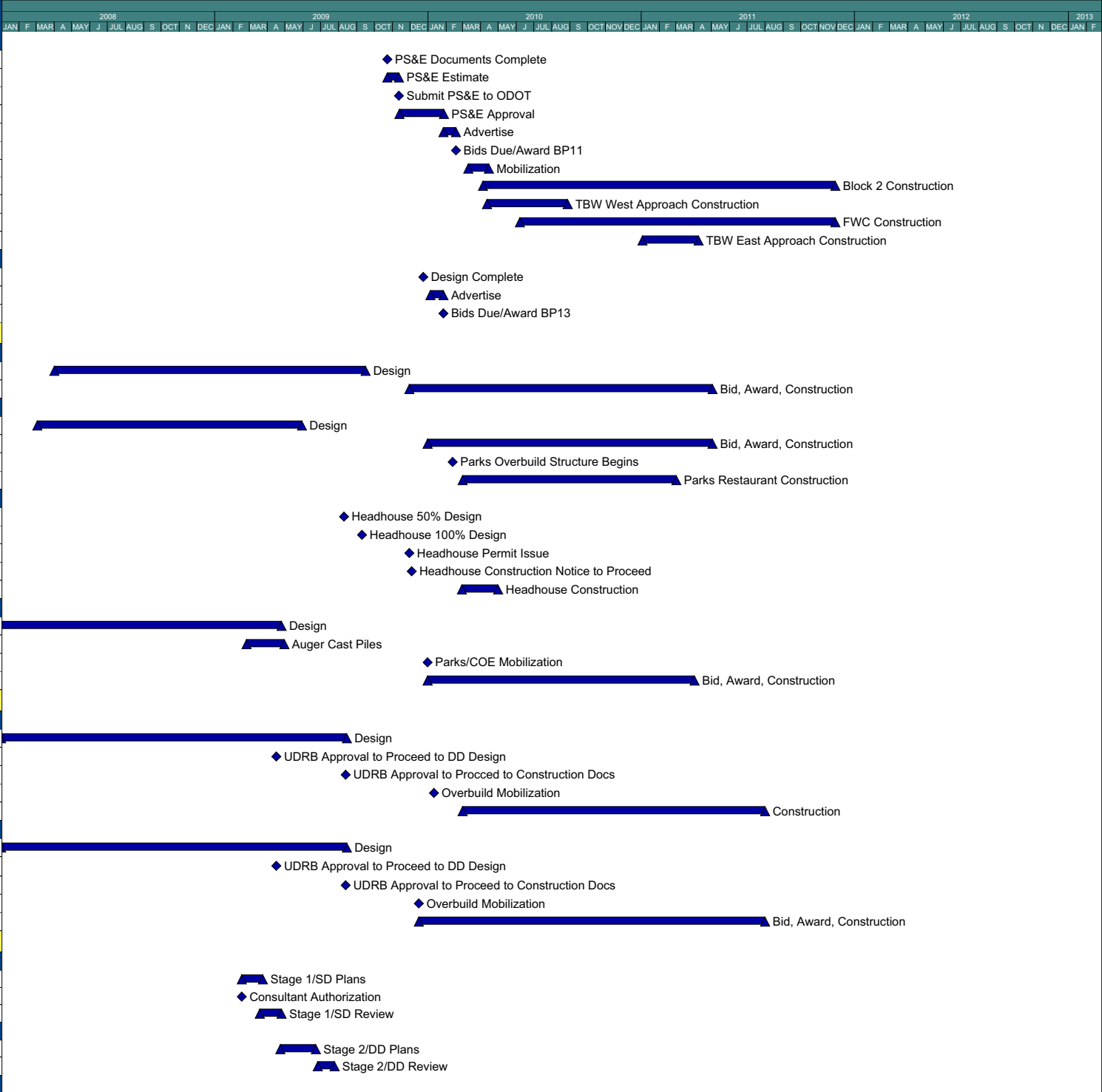
Lot 12		
Design	04/01/08	09/15/09
Bid, Award, Construction	11/30/09	05/02/11
Lot 20C		
Design	03/03/08	05/29/09
Bid, Award, Construction	12/31/09	05/02/11
Parks Overbuild Structure Begins	02/12/10	
Parks Restaurant Construction	03/01/10	03/01/11
Lot 20E Restaurant Headhouse		
Headhouse 50% Design	08/10/09	
Headhouse 100% Design	09/10/09	
Headhouse Permit Issue	11/30/09	
Headhouse Construction Notice to Proceed	12/04/09	
Headhouse Construction	02/28/10	04/30/10
Lot 21		
Design	10/01/07	04/24/09
Auger Cast Piles	02/24/09	04/29/09
Parks/COE Mobilization	12/31/09	
Bid, Award, Construction	12/31/09	04/01/11

Phase I CARTER-DAWSON Overbuild

Lot 16		
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	
Overbuild Mobilization	01/11/10	
Construction	03/01/10	07/31/11
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	
Overbuild Mobilization	12/16/09	
Bid, Award, Construction	12/16/09	07/31/11

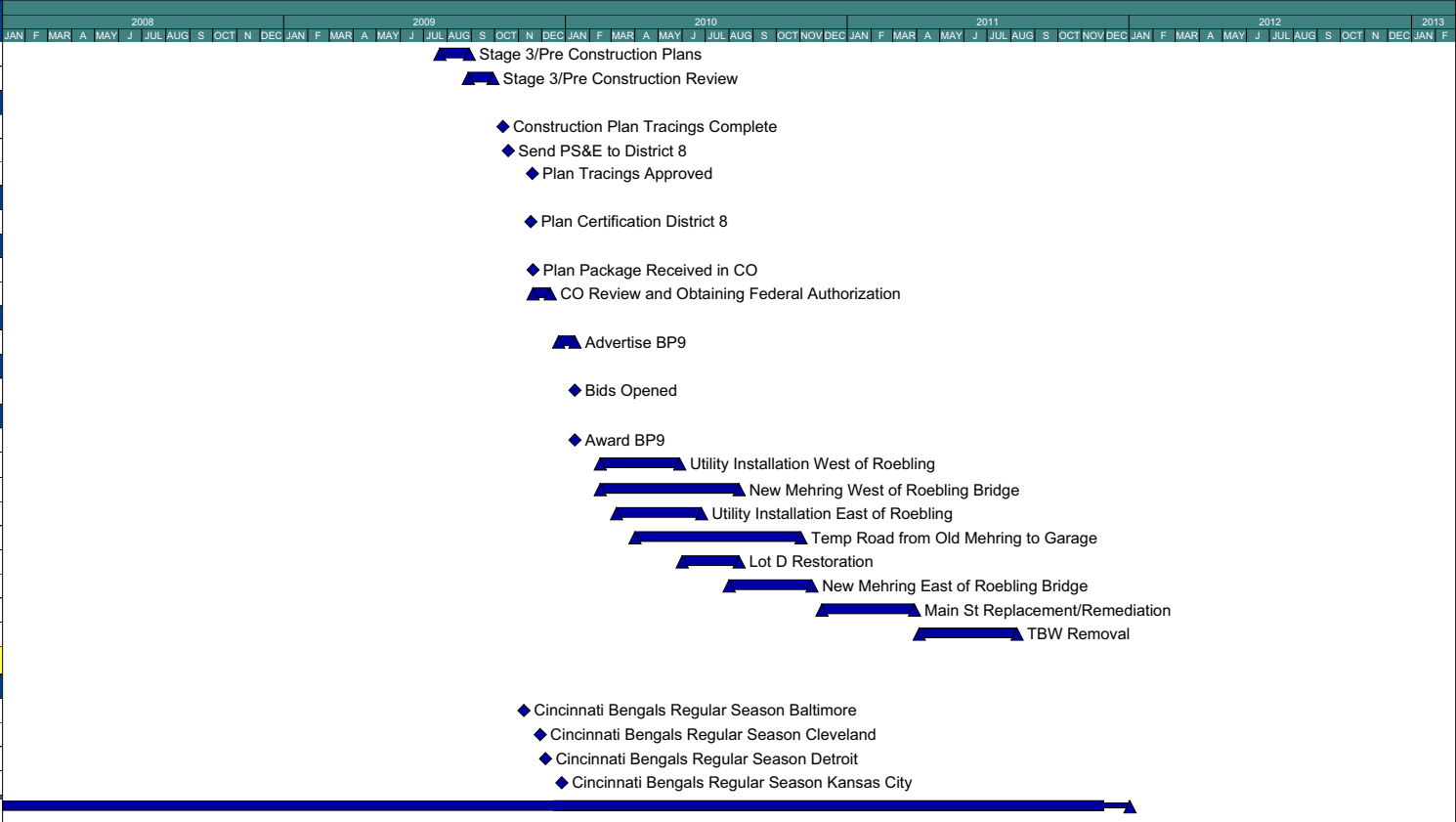
BP9 Streetgrid

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		



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Activity Description	Start	Finish
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	12/11/09
Advertising		
Advertise BP9	12/23/09	01/12/10
Sale		
Bids Opened	01/13/10	
Award		
Award BP9	01/13/10	
Utility Installation West of Roebling	02/15/10	05/28/10
New Mehring West of Roebling Bridge	02/15/10	08/13/10
Utility Installation East of Roebling	03/08/10	06/25/10
Temp Road from Old Mehring to Garage	04/01/10	11/01/10
Lot D Restoration	06/01/10	08/13/10
New Mehring East of Roebling Bridge	08/01/10	11/15/10
Main St Replacement/Remediation	11/29/10	03/28/11
TBW Removal	04/04/11	08/08/11
Special Events		
Cincinnati Bengals Home Games		
Cincinnati Bengals Regular Season Baltimore	11/08/09	
Cincinnati Bengals Regular Season Cleveland	11/29/09	
Cincinnati Bengals Regular Season Detroit	12/06/09	
Cincinnati Bengals Regular Season Kansas City	12/27/09	
	10/01/07	01/01/12

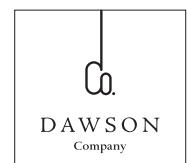


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II. SCHEDULE





SCHEDULE

The Phase 1 of the IDMA remains on schedule; the Intermodal Facility completion date remains 5/17/2010.

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 projects' 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.

As Old Man Winter approaches Cincinnati, work continues at The Banks. The overbuild contractor, Brasfield & Gorrie, attended their first meeting with the Public Parties to begin the construction coordination process with the Intermodal Facility construction team. The Lot 26 structure punch list is near completion, ODOT is scheduled to visit the site in early December to document the completion of FWE and FWW, and the Lot 16 structure is quickly rising from the ground.

By the end of November, the Block 26 structure was nearly complete with only a few small touch ups remaining, BP4 underground plumbing was nearly complete, the Walnut St electric vault work continued, street lights and traffic signals were installed along FWE and FWW, the areas around the FWE and FWW expansion joints were poured back, and all work progressed south continuing in Lot 16 and into Lot 20. The new gas main installation under FWE for service to Blocks 26 and 16 began in late November and will continue into early December. BP6 Blocks 16 and 20 concrete structure work continued as 215 pile caps and 279 columns were poured across Blocks 16 and 20 by the end of the month. The first 515 level concrete pour is planned for early December in the NW corner of Block 16. BP8 Blocks 16, 20, and 26 Architectural and MEP BIM modeling completed in early November as a result of 2 months of continuous collaboration between the construction manager and all of the BP8 MEP contractors. The Intermodal Facility painting contractor completed preparations for the first coat of paint; the paint mock-up will be ready for inspection in early December. The BP6 utility vault installation at the east side of Lot 17 is on schedule and will be complete in late January 2010 providing permanent power to the Intermodal Facility by February 9th. BP8 duct bank installation through Lot D was completed late in the month.

The Carter-Dawson private development team received their structural permit for Lot 26 in early November. They plan to submit for permit for the balance of the work in Block 26 and 16 in December or January. Carter-Dawson announced that Brasfield & Gorrie was selected for Phase I construction management services for the private development.

BP9 PS&E comments were received from ODOT in November and the BP9 LPA is expected to be complete in December. Plan certification is expected from ODOT central office in December. The Parks Department headhouse permit was received and a notice to proceed is expected to be issued to the headhouse contractor the first week of December. The Parks Department is still waiting for the PPA agreement to be finalized at the federal level. Mobilization will take place when that agreement is delivered. Final restaurant design changes that impact the Intermodal Facility are in progress and the final bulletin for changes in that area is expected in early December. Parks plans to send the Lot 21 COE project plans out to advertise for bids by the end of December.



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 November 2009, 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. Performed punch list inspections for BP 4 work.
3. Performed punch list inspections for BP 5 Lot 26 structure.
4. Continued coordination with the Parks Lot 20 design team. Coordination focused on the Lot 20 stair and elevator enclosure, and proposed restaurant development. Issued Bulletin 19 and draft of Bulletin 20 documenting design changes to Lot 20.
5. Continued development of BP 10 - Signage and Wayfinding for Phase 1 and Phase 2.

Anticipated December 2009 Tasks:

1. Continue Construction Administration for BP 1 through BP 6 and BP 8.
2. Continue with final punch list inspections of BP 5 Lot 26 structure.
3. Continue coordination with the Parks Department to accommodate the proposed restaurant development and final plaza design on the east side of Lot 20. Issue final Bulletin to incorporate requested changes.
4. Issue the Schematic Design/Design Development Package for BP 10 - Signage and Wayfinding for Phase 1 and Phase 2 Parking Facilities. SD/DD package is projected to be submitted by December 4, 2009.
5. Continue with development of Construction Documents for BP 10 – Signage and Wayfinding for Phase 1 and Phase 2 Parking Facilities. Pricing and Review package scheduled to be issued January 2010.



PHASE 2A – Lot 2 Intermodal Transit Facility

1. Finalized Construction Documents for BP 11 – Phase 2 Lot 2 Parking Garage.
2. Issued the BP 11- Phase 2 Lot 2 PS&E Submittal to ODOT District 8 on November 13, 2009.
3. Provided disposition to ODOT review comments on the BP 11 – Phase 2 Lot 2 Pricing and Review Submittal.
4. Provided disposition to first round of review comments from ODOT District 8 on the BP 11 – Phase 2 Lot 2 PS&E Submittal.

Anticipated December 2009 Tasks:

1. Assemble Bid Documents for BP 9 - Lot D Modifications. Bid Documents to be issued after receiving authorization to bid from ODOT and FHWA.
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.





The following reflects Intermodal Facility design activities in November 2009 as identified by **Burgess & Niple**:

1. Utility Master Plan submitted for final review.
2. Sketches submitted for review for Phase 2 water line and hydrant locations.
3. PTI for phase 2 sanitary sewer submitted for review.
4. BP 9 and BP 11 plans revisions for ODOT review completed.
5. Sketches submitted for TBW sanitary sewer submitted for review.

Anticipated December 2009 Tasks:

1. Update Utility Master Plan based on comments received.
2. Final Water Works sign off for BP 9 water main.
3. Coordinate the paving and step placement at Lot 21 on Walnut and TBW.
4. Complete design of TBW sanitary sewer and PTI submittal
5. Begin design of Phase 2 water main.



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III. BUDGET





BUDGET

PHASE 1

The Phase 1 Construction Budget remains within budget through the month of November 2009.

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 2.52% of construction and Public Parties potential change orders are 1.00% of construction. To date, the Phase 1 Intermodal Facility and Street Grid project is tracking at 3.52% 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 11/30/09

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 November.



The Banks – Phase 1 Approved Change Order Log as of 11/30/09

Description	Final Amount	BP#
FWD-002&RFI-001 Additional inlets, foundation wall, pile caps	\$ 7,768	1-Evans
Remove concrete vault per RFI-002 & FWD-004	\$ 1,744	1-Evans
Nested brick near column P10-PC	\$ 4,494	1-Evans
Delete Removal of Pile Caps at Mehring Way	\$ (10,752)	1-Evans
Delete Removal of Asphalt Pavement	\$ (11,565)	1-Evans
Reuse existing stone for temporary roads.	\$ (6,000)	1-Evans
deduct allowance	\$ (10,821)	1-HGC
Update for HGC	\$ 9	1-HGC
BP 2 Piles Overage/Underage vs. Allowance	\$ (54,912)	2-Goettle
Bulletin #1 - Foundation changes/requested by Developer after Foundation bid	\$ 23,220	3-Goettle
Bulletin 6 Block 16 Pile Changes - Developer request - Shear wall at hotel /load changes at Townhouses	\$ 63,275	3-Goettle
Bulletin #7- Block 20 Pile Changes - Park criteria / distance from 66" sewer	\$ 22,800	3-Goettle
Add Column Dowels at P37.3 Line (10 Locations) - RFI0054	\$ 262	4-AmeriSteel
Additional Footings between column line PAA-P34 & PAA-P35	\$ 222	4-AmeriSteel
Bulletn #1 - Ftg & dowel Rebar to extend ramp wall	\$ 221	4-AmeriSteel
Alternate Retaining Wall Design @ Walnut	\$ 19,903	4-Baker
Bulletin 2 - waterproof lower wall of Transit Center from BP5 to BP4	\$ 28,817	4-Baker
Add HC Ramps and Crosswalk Striping @ PRW	\$ 2,522	4-Baker
Bulletin BN-2 Additional sidewalk demolition at Main and MSE wall	\$ 2,848	4-Baker
Thicken pile caps under FWE - RFI0056	\$ 22,624	4-Baker
Existing Concrete @ W.5-Pl.8 - RFI0073	\$2,992	4-Baker
BP 4 - Existing storm and concrete under Main st.	\$979	4-Baker
Bulletin #4 - Elevator pit sizing / Transit Center Dooropening BP5 to BP4	\$ 1,846	4-Baker
Additional cost due to Design Change - Walnut St. Wall	\$ 21,031	4-Baker
Additional Footings between column line PAA-P34 & PAA-P35	\$1,778	4-Baker
Remove H-Beams at Cap P31-PB.5	\$817	4-Baker
Temporary Relocation and Demolition of Main St. Traffic Ductbank	\$ 11,421	4-Baker
Stairs Foundations Under Freedom East	\$732	4-Baker
Bulletin #9-Adding 24 sleeves For Carbon Monoxide Ports,Hose Bibs And Electrical Conduits-FWE 500 Level	\$2,620	4-Baker
FWW Underground conduit conflict with piles and caps	\$ 2,000	4-Ginter
Temporary Power For Tower Crane - Generator FWD0011	\$ 4,732	4-Ginter
Temporary Relocation and Demolition of Main St. Traffic Ductbank	\$ 21,865	4-Ginter
Bulletin #12- Lighting Under Freedom Way West	\$ 37,562	4-Ginter
Deduct for unused Allowance - Additional pile work	\$ (75,000)	4-Goettle

(continued next page)





The Banks – Phase 1 Approved Change Order Log as of 11/30/09, continued

Description	Final Amount	BP#
BP #4 Est. Resteel Installation vs. Bid	\$ 23,606	4-J&B
BP #4 Est. Resteel Installation vs. Bid Final	\$ 2,199	4-J&B
Credit from Lithko for additional Tower Crane Usage (credit from Lithko)	\$ 33,000	4-Maxim
Bulletin BN-1 Fire Hydrant/ Water Line Bid Package 4	\$ 18,515	4-Nelson S
Bulletin #3 -MSD storm drains / Private from Public Separation	\$ 97,701	4-Nelson S
Delays due to contracting, design, and plumbing permit issues	\$ 33,000	4-Nelson S
Change MSD Manholes and Lids - RFI0070	\$ 12,014	4-Nelson S
Bulletin #4 - Drop manholes requested by MSD	\$ 3,836	4-Nelson S
Change 6" Storm To 8"	\$ 5,946	4-Nelson S
Backwater Value Access	\$ 23,595	4-Nelson S
Sleeves for Overbuild Grounding - Lot 26	\$ 11,253	5-Lithko
Bulletin #8- Podium Recess Changes and Transformer Changes	\$ 80,373	5-Lithko
Bulletin #9	\$ 10,099	5-Lithko
Change MSD Manholes and Lids - RFI0070 Lithko	\$ 9,540	5-Lithko
Bulletin #10- Podium Changes (steps and ductbank)	\$ 467,151	5-Lithko
Remedial Patchwork at Main Street	\$21,868	5-Lithko
Relocate 3 Traffic Signal Conduits at Main and 2nd Streets	\$6,259	5-Lithko
Bulletin #11- BP 5 Podium	\$ 8,489	5-Lithko
Bulletin 10- FWE Ductbank Expansion Joint	\$ 19,069	5-Lithko
Bulletin 10- FWE Ductbank Expansion Joint	\$ 7,755	5-Lithko
Delete concrete crash wall north of room 209	(\$838)	5-Lithko
Condenser Water Sleeves Block 26	\$626	5-Lithko
Bp #5- Credit from Lithko for additional Tower Crane Usage	\$ (33,000)	5-Lithko
BP #5 - CORRECTION to Lithko's C.O. #002 total amount of C.O. was \$2,967.33 to high	(\$2,967)	5-Lithko
BP7 Guard Rail Detail/Slab - Bulletin BN-3	\$ 9,128	7-Baker
DBR restoration at Race St	\$ 289,725	7-Baker
Bulletin BN-4 Revised reinforcing steel list sheets	\$ 39,355	7-Baker
Bulletin BN-5 Paver Changes, Future EJ Blockout, Conduit Relocation At FW and Main,Also at FW and Race	\$ 39,693	7-Baker
Bulletin BN 6 FW West Elm St. Plaza DBR Issue & Stair Opening Detail	\$ 13,045	7-Baker
BN 7 - Electric and Plumbing	\$ 39,867	7-Baker
BN 8 - MSD at FWW	\$ 9,382	7-Baker
BN 9 - Edge detail and ramp locations	\$ 2,662	7-Baker
TOTAL	\$ 1,444,001	

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).

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



The Banks – Phase 1 Potential Change Order Log as of 11/30/09

Description	Estimated Amount	BP#
BP 3 -Cost to back flush, vacuum clean & re-camera MSD mains - TC filled pipes with mud	(\$1,424)	3-Goettle
BP#3 Deduct for unused Allowance	(\$145,268)	3-Gottle
Add Donut Terminators to Column Dowels @ Pour 4 of Leve 500 FWE	\$550	4-Ameristeel
Undercut unsuitable soils under FWE per Thelen field inspector's direction - 4/2/09	\$4,215	4-Baker
Undercut unsuitable soils under FWE per Thelen field inspector's direction - 4/9/09	\$4,215	4-Baker
BP #4- Main Street Duct Bank Demo CORRECTION	\$2,576	4-Baker
BP 4 -Cost to back flush, vacuum clean & re-camera MSD mains - TC filled pipes with mud	(\$1,424)	4-Baker
BP 4 - Undercut frozen soils for 500 level froming at Freedom Way East - needed to maintain schedule for BP#7	\$27,904	4-Baker
Changes to Perimeter Beams FWE 500 Pour 4	\$400	4-J&B
"Add face bars to beams over 48"" DEVELOPER	\$1,810	5-Lithko
"Add face bars to beams over 48"" PUBLIC	\$1,206	5-Lithko
BP 5 - Podium Level Sleeve Changes	\$2,931	5-Lithko
BP#5 Lithko Concrete Quality Credit	(\$15,257)	5-Lithko
Remove Guardrail Plates at Walnut Street	\$2,000	5-Lithko
BP 5 Repair to existing Walnut Street	\$11,247	5-Lithko
BP #5- Incorrect width at Walnut Sidewalk	\$3,000	5-Lithko
BP #5 Extension of Block 26 Fencing	\$3,000	5-Lithko
RFI-441 Epoxy Inject Beam	\$1,575	5-Lithko
BP 5 -Cost to back flush, vacuum clean & re-camera MSD mains - TC filled pipes with mud	(\$1,424)	5-Lithko
Bulletin 13- Delete Hotel Elevator Pit	\$0	6-Monarch
08-3600-0333 - BP #5 - Floor Drain at PD.5-P25	(\$485)	6-Monarch
BP 6 Dowels for future columns	\$7,202	6-Monarch
Leave out SOG at MDS Manholes on Block 16 & 20	\$8,560	6-Monarch
Grounding conduit, boxes, and sleeves for Overbuild	\$18,320	6-Monarch
BP #5- Grease Pit At PF between P29 and P30	\$761	6-Monarch
Bulletin #14- Water Main Taps, Mehring Storm/Sanitary Elevations	\$42,405	6-Monarch
Bulletin #14- Water Main Taps, Mehring Storm/Sanitary Elevations	\$14,135	6-Monarch
Lot 20 Park Restaurant Geothermal Line Sleeve Locations	\$5,000	6-Monarch
Lot 20 Park Podium Elevations Revisions To Sheet A103B	\$10,000	6-Monarch
Lot 20 Park Ramp/Stair Grades - Hotel Terrace	\$4,000	6-Monarch
BP #6 Drain Line in Elevator Equipment Room	\$2,918	6-Monarch
BP #6 Condenser Water Sleeve - Lot 16	\$2,285	6-Monarch
RFI 0404 - BP #6 DBR Replacement under GABP	\$8,883	6-Monarch
RFI #419 CCD 005 Missing DBR's under Main Street Bridge	\$1,670	6-Monarch
RFI #417 CCD 005 Aligning the expansion joint with existing expansion joint, beam sides	\$1,671	6-Monarch
Bulletin #BN10	\$46,626	6-Monarch
"Bulletin 15- Changes under hotel" DEVELOPER	\$79,416	6-Monarch
"Bulletin 15- Changes under hotel" PARKS	\$27,790	6-Monarch
Epoxy Coating Rebar for Electric Vault on Walnut	\$1,434	6-Monarch
"Grade Beam Changes due to RFI 0423"	\$27,001	6-Monarch
FWD0072 - BP#6 RFI 0346 Piping In Grade Beams	\$14,943	6-Monarch
Bullietin 16-Revision to Utility vault at Walnut Street	\$25,000	6-Monarch
Reduction in scope of ceiling paint	(\$16,200)	6-Monarch

(continued next page)



The Banks – Phase 1 Potential Change Order Log as of 11/30/09, continued

Description	Estimated Amount	BP#
Bulletin 17- Parks Structural Changes (Main Street Wall)	\$69,788	6-Monarch
Bulletin 17- Parks Structural Changes (Main Street Wall)	\$37,482	6-Monarch
Bulletin 17- Parks Structural Changes	\$12,929	6-Monarch
Bulletin #15 to Bulletin #17 Park Main Street Wall Changes - Lot 20 (T&M Cost Not In Bulletin CCD 013)	\$15,000	6-Monarch
Bulletin #19 - Lot 20 Podium Deck Changes	\$67,359	6-Monarch
Bulletin 18 - Louver and electric changes	(\$1,000)	6-Monarch
BP 6 -Cost to back flush, vacuum clean & re-camera MSD mains - TC filled pipes with mud	(\$1,424)	6-Monarch
BP 7 - Storm at FWW underground	\$15,525	7-Baker
BP 7 - EJ re-metalizing 100% Zinc CCD 003 Baker	\$44,706	7-Baker
RFI 374 CCD003 BP 7 - Modify Expansion Joints at Freedom Way West at plaza sidewalk	\$31,050	7-Baker
BN 11 - expansion joint at walnut and fire hydrant infill	\$26,558	7-Baker
BN 12 - Light pole at Elm	\$16,018	7-Baker
BP 7 - Temp fencing at FW tie in location	\$12,614	7-Baker
BP 7 - install new seal in existing EJ at Walnut	\$2,867	7-Baker
BP 7 - Rework existing guard rail at Elm and FWW	\$2,872	7-Baker
BP 7 - Metazeal EJ at FWW Plaza	\$4,248	7-Baker
BP 7 - Rework existing paver south of Main and FWE	\$1,828	7-Baker
BP 7 - Extra resteel not in Bulletins	\$16,252	7-Baker
BP 8 - New storm manhole at Ted Berry	\$35,000	8-DeBra
BP 8 - Temp storm line for duct bank install at Ted Berry	\$3,000	8-DeBra
BP 8 - Remove 12" pipe for Man Hole in Ted Berry	\$3,000	8-DeBra
BP 8 - Duct bank at Ted Berry	\$80,000	8-DeBra
BN 13 - Deleted work for BP 8, side walk work at Walnut and FWE	(\$2,500)	8-Monarch
BP 8 - Trailer Deck deduct	(\$3,300)	8-Monarch
TOTAL		\$725,041

Figure 3

The Banks Phase 1 Budget Crosswalk, Figure 4, separates all Bid Package prices (through 30NOV2009), all change orders (thru 30NOV2009) and all potential change orders (through 30NOV2009) 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 11/30/09

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	\$86,495	-\$146,692	\$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	\$109,295	-\$146,692	\$4,162,603
4	Foundations, Underground Utilities & FW				
	BP4 Hamilton County / City of Cincinnati (Public) Costs	\$5,681,210	\$366,207	\$38,437	\$6,085,854
	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	\$366,207	\$38,437	\$6,085,854
5	Block 26 Concrete Structure, Slab on Grade through & including Podium				
	BP5 Hamilton County / City of Cincinnati (Public) Costs	\$3,871,260	\$27,205	\$5,348	\$3,903,813
	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	\$578,472	\$4,741	\$2,437,453
	BP5 Contract Subtotal	\$5,725,500	\$605,677	\$10,089	\$6,341,266
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	\$0	\$147,422	\$8,686,726
	BP6 Cincinnati Parks Public Costs	\$417,600	\$0	\$119,841	\$537,441
	BP6 Cincinnati Parks Private Development Costs	\$512,096	\$0	\$158,983	\$671,079
	BP6 Carter/Dawson Private Development Costs	\$1,248,000	\$0	\$107,223	\$1,355,223
	BP6 Contract Subtotal	\$10,717,000	\$0	\$533,469	\$11,250,469

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The Banks - Budget Crosswalk as of 11/30/09, continued

BP#	Description	Approved Contract Amount	Approved Change Order Amount	Potential Change Order Amount	Forecasted Total Construction Amount (D+E+F)
7	FW East & West Streetgrid				
	BP7 Hamilton County / City of Cincinnati (Public) Costs	\$4,873,159	\$442,857	\$174,538	\$5,490,554
	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	\$219,176	\$0	\$0	\$219,176
	BP7 Contract Subtotal	\$5,092,335	\$442,857	\$174,538	\$5,709,730
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
9	Mehring Way Relocation - Elm to Main including utilities				
10	Signage				
11	Freedom Way Central				
12	Freedom Way Central				
Project Totals - Construction		\$38,402,945	\$1,444,001	\$725,041	\$40,571,987

Component Totals	Approved Contract Amount	Approved Change Order Amount	Potential Change Order Amount	Forecasted Total Construction Amount (D+E+F)
BP8 Hamilton County / City of Cincinnati (Public) Costs	\$33,462,021	\$842,729	\$334,253	\$34,639,003
BP8 Cincinnati Parks Public Costs	\$1,107,412	\$22,800	\$119,841	\$1,250,053
BP8 Cincinnati Parks Private Development Costs	\$512,096	\$0	\$158,983	\$671,079
BP8 Carter/Dawson Private Development Costs	\$3,321,416	\$578,472	\$111,964	\$4,011,852
Component Totals	\$38,402,945	\$1,444,001	\$725,041	\$40,571,987

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 11/30/09

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	\$ 648,573	\$ 25,204	\$ (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	86,495	(146,692)	3,449,991	3,434,936	15,055	(750,009)
4	Foundations, Underground Utilities & FW	5,681,210	5,681,210	5,681,210	366,207	38,437	6,085,854	5,695,356	390,498	404,644
5	Block 26 Concrete Structure, Slab on Grade through & including Podium	3,794,500	3,794,500	3,871,260	27,205	5,348	3,903,813	4,043,678	(139,865)	109,313
6	Block 16 & 20 Concrete Structure, Slab on Grade thru & including Podium + Plumbing & Fire Protection	15,649,009	11,487,414	8,539,304	-	147,422	8,686,726	1,212,181	7,474,545	(2,800,688)
7	FW East & West Streetgrid	6,102,417	4,341,168	4,873,159	442,857	174,538	5,490,554	3,660,073	1,830,481	1,149,386
8	Block 26, 16 & 20 Architectural & Mech & Elec	2,477,288	5,768,025	5,783,000	-	115,200	5,898,200	453,280	5,444,920	130,175
9	Mehring Way Relocation - Elm to Main including 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	\$ 33,462,021	\$ 842,729	\$ 334,253	\$ 34,639,003	\$ 19,591,559	\$ 29,438,444	\$ (1,837,214)
	Parking Grant	3,200,000	3,200,000	-	-	-	-	-	3,200,000	-
	Soft costs	11,367,117	11,367,117	-	-	-	-	8,842,654	2,524,463	-
	Economic Development Assistance Grant	12,000,000	12,000,000	-	-	-	-	-	12,000,000	-
	Parks	10,750,000	10,750,000	-	-	-	-	2,328,136	10,750,000	-
	Owner's Contingency	2,874,513	2,597,856	-	-	-	-	(1,837,214)	5,074,726	1,837,214
	Project Totals	\$ 90,782,190	\$ 90,782,190	\$ 33,462,021	\$ 842,729	\$ 334,253	\$ 34,639,003	\$ 28,925,136	\$ 62,987,633	\$ -

Figure 5





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 Deatrick, 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 11/30/09” for the latest preliminary Phase 2 activity estimate information.

The Banks – Public Parties Phase 2A Preliminary Estimate as of 11/30/09

Uses		Range of Uses	
BP #9 - Street Grid: Mehring Way, Ted Berry Way & Main Street	\$ 6,500,000	-	\$ 6,500,000
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
Subtotal Construction Uses	\$26,799,511	-	\$28,999,511
Soft Costs	5,627,897	-	6,089,897
Subtotal Soft Costs	\$ 5,627,897	-	\$ 6,089,897
Total Uses	\$32,427,408	-	\$35,089,408

Sources		Range of Sources	
Federal Stimulus:			
OKI Stimulus	\$ 1,500,000	-	\$ 1,500,000
Governor's Stimulus	5,000,000	-	5,000,000
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
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 IIA 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 November 2009 as reported by **Ellington Management Services, Inc.**

The Banks Inclusion Team meets monthly and continues its efforts to increase Small, Minority and Female participation on the Banks Project. We also discuss challenges that the Project faces and strategies to overcome them.

This month EMS met with two female-owned businesses interested in working on the Project, one a construction company, the other a CPA firm. Both were given suggestions on how to pursue opportunities on the Project.

We continue to meet with community stakeholder organizations to provide them with updates on the success of the Project. This month we met with both the Baptist Ministers Conference and the NAACP. One of the continuing issues is the perceived lack of African Americans working on the Banks Project. EMS shared with the groups the negative impact the economy has had on the construction industry both locally and nationally, and emphasized the current minority/female workforce participation for the Project.

A representative of the team attended a meeting of the Construction Pathways Trade Group. A presentation developed by the Greater Cincinnati Workforce Network was shared with group members. The presentation brought together the work of many teams working to develop the entry pathway for the construction industry (both traditional and non-traditional), grants that have been applied for along with those received and those that are pending. The work reflects the participation of government, education (K-12 and higher education), the SuperJobs Center, training providers and several employers who have worked for the past 18 months in a comprehensive collaborative to define and articulate the Construction Pathway. We hope these efforts will help enhance the local construction workforce.

On Monday, November 16, 2009, The AMOS Project held a second protest at the Hamilton County Administration Building claiming that only 6% of the workers on the Banks Project lived in the City of Cincinnati. On the same date, the Banks Project Executive and two members of the Inclusion Team representing the City and Hamilton County attended a previously scheduled meeting with AMOS Project members to listen to their concerns and to share details of the correct numbers as determined by review of contractor workforce reports and certified payroll information.

While the tracking of Cincinnati residents working on the Banks was not included in the data EMS was contracted to monitor and track, EMS and the team felt it necessary to provide accurate information regarding Cincinnati residents working on the Project. After careful review of certified payroll data and workforce participation reports submitted by contractors, we have determined that substantially more than 6% of the workers on the Banks Project live in the City of Cincinnati. The data reviewed covers the period of September 2008 - August 2009.

The final outreach session of the year has been scheduled for Thursday, December 10 from 4:00 – 6:00 p.m. at the Community Action Agency. This session will focus on increasing attendance at pre-bid meetings with the ultimate goal of increasing the number of small, minority and female-owned businesses that participate on the Project as contractors and/or subcontractors.



There was virtually no change in participation measures from last month. The actual SBE participation for construction through October 25, 2009 is 33.4%, exceeding our 30% goal. In addition, Minority Business Enterprise (MBE) participation is at 9.4%, and Women Business Enterprise (WBE) participation is at 3.6% (See Attachment A).

Contractors committed to 10.7% DBE participation for bid packages #5 and #7. The actual participation to date is 11.7%. The goal as established by the Ohio Department of Transportation (ODOT) is 8% (See Attachment B). The contractor commitment for bid package #6 is 7.9%. The participation to date is 6.8%. The goal for bid package #6 is 5% (See Attachment B). SBE participation for professional services is 11.8%, and the MBE participation is 8.0% (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 21.06% which includes minority female hours. The female participation is 2.34% for a combined participation of 22.83% as reported by hours for September 1, 2008 – October 25, 2009 (See Attachment D).

During this one month reporting period 190 employees on the Banks Project lived within the Cincinnati-Middletown Metropolitan Statistics Area and represented 80.51% of the workforce (See Attachment E).

Beginning in January 2010, we will provide a report that has workforce participation by trades; we have been asked to provide this data on a monthly basis. We will assign an Administrative Assistant to work on this project. We will also coordinate with the Construction Manager and the Development Manager regarding the logistics of collecting the information. In addition, we will track Cincinnati and Hamilton County residents that are working on the Project.



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

**Attachment A
Reporting Date: December 4, 2009**

Contract	Vendor Information Vendor Name	Commitment				Actual							
		Total \$	Total %	SBE \$	SBE %	Total \$	Total %	SBE \$	SBE %	MBE \$	MBE %	WBE \$	WBE %
General Trades TC-01	HGC Const. 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

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

**Attachment A
Reporting Date: December 4, 2009**

Contract	Vendor Information Vendor Name	Commitment				Actual							
		Total \$	Total %	SBE \$	SBE %	Total \$	Total %	SBE \$	SBE %	MBE \$	MBE %	WBE \$	WBE %
Place/Finish Concrete TC-09	Baker Const.	\$716,913	30.5			\$1,703,581	69.6						
	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	\$372,104	15.2	\$372,104	15.2				
	Northside Supply & Services	\$360,000	15.3	\$360,000	15.3	\$364,787	14.9	\$364,787	14.9	\$364,787	14.9		
	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	\$2,449,364	100.0	\$745,783	30.4	\$364,787	14.9	\$0	0.0
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

Vendor Information	Commitment	Actual
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**Economic Inclusion
Tracking Report
As of October 25, 2009**

**Attachment A
Reporting Date: December 4, 2009**

Contract	Vendor Name	Total \$	Total %	SBE \$	SBE %	Total \$	Total %	SBE \$	SBE %	MBE \$	MBE %	WBE \$	WBE %
Crane Rental TC-13	Maxim Crane Works	\$383,000	84.2			\$350,825	79.9						
	Rod Techs	\$72,000	15.8	\$72,000	15.8	\$88,000	20.1	\$88,000	20.1	\$88,000	20.1		
	Total	\$455,000	100.0	\$72,000	15.8	\$438,825	100.0	\$88,000	20.1	\$88,000	20.1	\$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 Const. 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			\$898,428	81.8						
	B&C Nationwide	\$100,000	10.0	\$100,000	10.0	\$100,000	9.1	\$100,000	9.1	\$100,000	9.1		
	R. Kelly, Inc.	\$100,000	10.0	\$100,000	10.0	\$100,000	9.1	\$100,000	9.1	\$100,000	9.1		
	Total	\$999,600	100.0	\$200,000	20.0	\$1,098,428	100.0	\$200,000	18.2	\$200,000	18.2	\$0	0.0
Electric TC-17	Ginter	\$104,820	85.1	\$104,820	85.1	\$170,179	89.9	\$170,179	89.9				
	Bluegrass Excavation & Construction	\$18,380	14.9			\$19,180	10.1						
	Total	\$123,200	100.0	\$104,820	85.1	\$189,359	100.0	\$170,179	89.9	\$0	0.0	\$0	0.0

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

**Attachment A
Reporting Date: December 4, 2009**

Contract	Vendor Information Vendor Name	Commitment				Actual							
		Total \$	Total %	SBE \$	SBE %	Total \$	Total %	SBE \$	SBE %	MBE \$	MBE %	WBE \$	WBE %
Archit., HVAC and Electrical TC-21	Monarch Const. Company	\$1,028,327	36.9			\$554,500	100.0						
	Signature Control Systems, LLC	\$822,437	29.5										
	Nelson Stark Construction Co.	\$72,000	2.6										
	McCool Plaster and Drywall, Inc.	\$113,200	4.1	\$113,200	4.1								
	Perry Interiors	\$44,680	1.6	\$44,680	1.6								
	Project Skills, Inc.												
	Speedy Maint. Svc. 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								
	Total	\$2,787,000	100.0	\$864,236	31.0	\$554,500	100.0	\$0	0.0	\$0	0.0	\$0	0.0

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

**Attachment A
Reporting Date: December 4, 2009**

Contract	Vendor Information Vendor Name	Commitment				Actual							
		Total \$	Total %	SBE \$	SBE %	Total \$	Total %	SBE \$	SBE %	MBE \$	MBE %	WBE \$	WBE %
Archit., HVAC and Electrical TC-23	DeBra	\$1,066,000	64.0			\$95,860	100.0						
	Kuempel												
	FD Lawrence Electric Co.												
	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	\$95,860	100.0	\$0	0.0	\$0	0.0	\$0	0.0
Grand Total		\$15,538,110	100.0	\$5,334,500	34.3	\$11,834,187	100.0	\$3,948,509	33.4	\$1,115,887	9.4	\$420,686	3.6
	Goal				30%								

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

Report Date: December 4,2009

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			\$5,426,637	89.7							
	Ramcrete, Inc													
	Spurlino													
	Rod Techs	\$618,354	10.8	\$618,354	10.8	\$621,959	10.3	\$621,959	10.3	\$621,959	10.3			
	Ginter													
	Ceco Concrete Constuction													
	Gerdau Ameristeel													
	Nelson Stark Construction Co.													
	Total		\$5,725,500	100.0	\$618,354	10.8	\$6,048,596	100.0	\$621,959	10.3	\$621,959	10.3	\$0	0.0
Hamilton County Street Grid TC-19 (ODOT) BP#7	Baker Construction	\$4,548,019	89.3			\$4,368,079	86.6							
	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	13.4	\$673,823	13.4	\$673,823	13.4			
	Nelson Stark Construction Co.													
	Total		\$5,092,335	100.0	\$544,316	10.7	\$5,041,902	100.0	\$673,823	13.4	\$673,823	13.4	\$0	0.0
	Grand Total		\$10,817,835	100.0	\$1,162,670	10.7	\$11,090,498	100.0	\$1,295,782	11.7	\$1,295,782	11.7	\$0	0.0
Goal					8%									



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

Report Date: December 4,2009

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			\$2,512,400	93.2						
	RAM Construction	\$185,500	1.7										
	Dalmatian Fire	\$841,000	7.8										
	Perry Interiors	\$310,000	2.9	\$310,000	2.9								
	Maxim Crane	\$131,695	1.2										
	Glenwood Electric,	\$34,000	0.3										
	CHC Manufacturing Inc.	\$137,400	1.3										
	Gateway Concrete Forming Services,	\$1,476,000	13.8										
	Rod Techs	\$536,229	5.0	\$536,229	5.0	\$184,036	6.8	\$184,036	6.8	\$184,036	6.8		
	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	\$846,229	7.9	\$2,696,436	100.0	\$184,036	6.8	\$184,036	6.8	\$0	0.0
	Grand Total	\$10,717,000	100.0	\$846,229	7.9	\$2,696,436	100.0	\$184,036	6.8	\$184,036	6.8	\$0	0.0
Goal				5%									



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

Contract	Vendor Information Vendor Name	Commitment				Actual							
		Total \$	Total %	SBE \$	SBE %	Total \$	Total %	SBE \$	SBE %	MBE \$	MBE %	WBE \$	WBE %
Construction Manager	Messer Construction Company	\$2,722,887	87.7			\$3,102,996	91.3						
	Ace Products					\$5,213	0.2	\$5,213	0.2	\$5,213	0.2		
	Rumpke					\$626	0.0						
	Thelen & Associates	\$164,969	5.3			\$77,693	2.3						
	MBJ Consultants	\$206,383	6.7	\$206,383	6.7	\$177,870	5.2	\$177,870	5.2	\$177,870	5.2		
	New Concepts Janitorial	\$2,240	0.1	\$2,240	0.1	\$4,566	0.1	\$4,566	0.1	\$4,566	0.1		
	Whitton Trucking					\$3,490	0.1	\$3,490	0.1				
	Testech, Inc.	\$7,000	0.2	\$7,000	0.2	\$26,948	0.8	\$26,948	0.8	\$26,948	0.8		
Total	\$3,103,479	100.0	\$215,623	6.9	\$3,399,402	100.0	\$218,087	6.4	\$214,597	6.3	\$0	0.0	
Architect Consultant (county)	THP Limited	\$1,869,653	91.1			\$2,041,669	92.9						
	Heapy Engineering												
	Kolar Design												
	GBBN Architects												
	Arcodect Code Consulting					\$23,775	1.1	\$23,775	1.1				
	DNK Architects	\$145,000	7.1	\$145,000	7.1	\$132,612	6.0	\$132,612	6.0				
	Valu-Tech Engineering	\$38,000	1.9	\$38,000	1.9								
Total	\$2,052,653	100.0	\$183,000	8.9	\$2,198,056	100.0	\$156,387	7.1	\$0	0.0	\$0	0.0	
Consultant (county)	HC Nutting	\$26,443	100.0			\$170,911	100.0						
Total	\$26,443	100.0	\$0	0.0	\$170,911	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	

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

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			\$488,736	83.4						
	Barr & Prevost	\$70,740	13.6	\$70,740	13.6	\$97,529	16.6	\$97,529	16.6				
	Total	\$521,200	100.0	\$70,740	13.6	\$586,265	100.0	\$97,529	16.6	\$0	0.0	\$0	0.0
Inclusion Consultant	Ellington Management Services Inc	\$391,700	100.0	\$391,700	100.0	\$333,573	100.0	\$333,573	100.0	\$333,573	100.0		
	Total	\$391,700	100.0	\$391,700	100.0	\$333,573	100.0	\$333,573	100.0	\$333,573	100.0	\$0	0.0
Consultant	Thelen & Associates	\$16,161	100.0			\$16,161	100.0						
	Total	\$16,161	100.0	\$0	0.0	\$16,161	100.0	\$0	0.0	\$0	0.0	\$0	0.0
Consultant (city)	HNTB Ohio	\$14,837	100.0			\$15,639	100.0						
	Total	\$14,837	100.0	\$0	0.0	\$15,639	100.0	\$0	0.0	\$0	0.0	\$0	0.0
Testing (city)	ATC Associates					\$29,076	100.0						
	Total			\$0	0.0	\$29,076	100.0	\$0	0.0	\$0	0.0	\$0	0.0
Engineering Consultants (city)	TEC Engineering Mehring Way					\$21,295	100.0						
	Total			\$0	0.0	\$21,295	100.0	\$0	0.0	\$0	0.0	\$0	0.0
Testing (city)	HC Nutting					\$42,831	100.0						
	Total			\$0	0.0	\$42,831	100.0	\$0	0.0	\$0	0.0	\$0	0.0
Grand Total		\$6,126,473	100.0	\$861,063	14.1	\$6,822,101	100.0	\$805,576	11.8	\$548,170	8.0	\$0	0.0
		Goal			10%								

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

Contractor Name: All Contractors	PA #18	Form WF-01
Date Submitted: December 2009	Reporting Dates: From September 1, 2008 To October 25, 2009	
Contact Person: Gene Ellington		
Telephone Number: (513) 554-4012	Email: gene@ellingtonmanagement.com	

The Banks Workforce

Job Category	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	105726.75	97.47%	2739.00	2.53%	22535.25	20.78%	764.00	0.70%	83191.50	1975.00	11617.25	764.00	627.50	0.00	10235.50	0.00	55.00	0.00
Apprentices	16013.25	96.35%	606.00	3.65%	6123.50	36.85%	0.00	0.00%	9889.75	606.00	5511.00	0.00	0.00	0.00	612.50	0.00	0.00	0.00
Helpers	2949.50	97.88%	64.00	2.12%	120.00	3.98%	64.00	2.12%	2829.50	0.00	72.00	64.00	0.00	0.00	0.00	0.00	48.00	0.00
Others	17594.75	99.96%	7.50	0.04%	1079.00	6.13%	0.00	0.00%	16515.75	7.50	1079.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grand Totals	142284.25	97.66%	3416.50	2.34%	29857.75	20.49%	828.00	0.57%	112426.50	2588.50	18279.25	828.00	627.50	0.00	10848.00	0.00	103.00	0.00

108465.75 17602.25 145700.75 16619.25 3013.50



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

*108465.75 = total m/f journey workers

*17602.25 = total male + total f other

*145700.75 = grand total male + grand total female

*16619.25 = 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		18		Form WF-02 The Banks	
Date Submitted: December 2009			Reporting Date: 9/26/2009 to 10/25/2009				
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	236	202	85.59%	4	1.69%	31	13.14%
Total number of full-time employees working on Banks contract [6.6 (a) (1)]	221	191	86.43%	4	1.81%	26	11.76%
Total number of part-time employees working on Banks contract [6.6 (a) (1)]	15	10	66.67%	0	0.00%	5	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)]	190	156	80.51%	3	1.58%	31	16.32%
Total number of employees working within this MSA	989	895	90.50%	11	1.11%	83	8.39%



* One minority female worker is counted in both the women and minority columns but only once in the total number of employees column

THE BANKS



V. CONSTRUCTION MANAGER REPORT





CONSTRUCTION MANAGER REPORT

THE FOLLOWING REPORT IS FROM THE CONSTRUCTION MANAGER:

- Construction Manager detailed report for November



Line Banks Phase 1
Public Infrastructure Development
Project Report
December 10th, 2009



Progress Update

When you hear the words "punch list" it means the work is almost complete. In the month of November the Bid Package #5 Trade Contractor focused all of their effort on completing punch list items associated with Lot 26. All major construction materials have been removed from Lot 26 and the parking facility has been swept clean at all levels. This sets the stage to allow other Trade Contractors such as electrical, plumbing and fire protection to begin their work.

The Bid Package #6 Trade Contractor for Lot 16 and Lot 20 continues to make progress with work associated with all three levels (489, 500 and Podium) of the Intermodal Facility. The construction of the wall along Main Street continues south into Lot 20.

The installation of underground sanitary piping for new Mehring Way is well under way. This is the first underground construction activity that sets the stage for the upcoming relocation of the existing Mehring Way.

The installation of the Duke Energy main gas line is complete. This line will service Lots 26 and 16.

Respectfully Submitted by Messer Construction Company
"We Are Building"

CURRENT HIGHLIGHTS

- 1) Bid Package #4 Punch list issued to Trade Contractors. Trade Contractors have started work on the list and plan to complete all items before the end of the year.
- 2) Bid Package #6 Gas main under Freedom Way East is 90% complete. This line will service Lot 26 and Lot 16.
- 3) Bid Package #6 (Lot 26 Structure) Trade Contractor completed all remaining pour strips on level 500 as well as completed pour area 14A & B.
- 4) Bid Package #6 Trade Contractor completed pouring 20,000 square feet of slab-on grade in Lot 16.
- 5) Trade Contractor for Bid Package #6 completed two more elevated deck pours in Lot 16 which accounts for an additional 20,000 square feet of poured concrete to level 500.
- 6) Trade Contractor for Bid Package #6 continues to dig and pour pile caps and grade beams in Lot 20. The caps and grade beams in Lot 16 are now complete.
- 7) Bid Package #6 Trade Contractor has completed pouring the slab and all walls for the electric vault at Walnut Street.
- 8) Bid Package #6 Trade Contractor subcontractor has completed the installation of the Walnut Street water main and is now in the process of testing the system.
- 9) Bid Package #8 MEP Trades (electrical and plumber) have started their work in Lot 26.
- 10) Safety – No lost time injuries to date.

Community Environment Impact and Project Safety

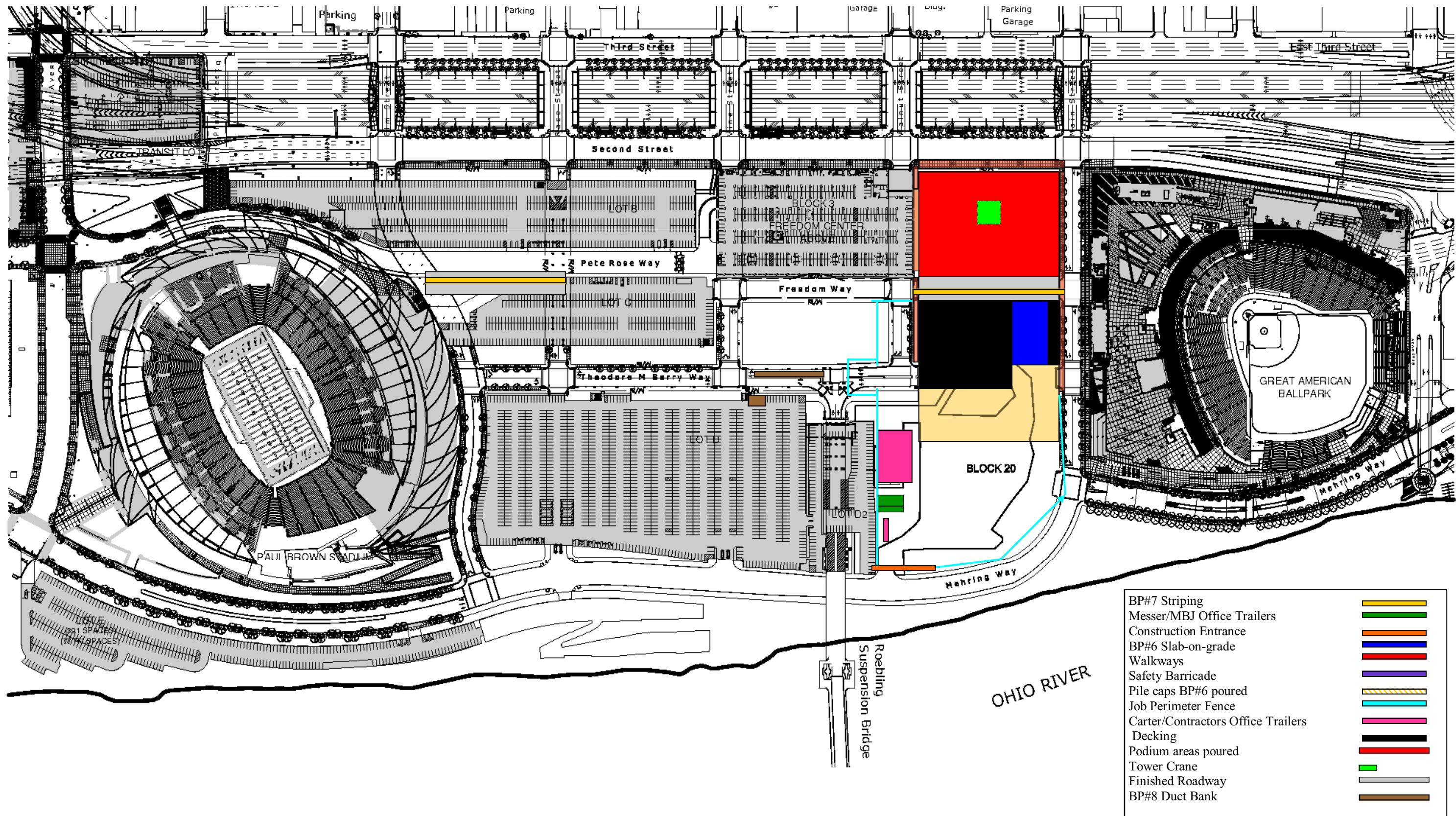
The Project Site Plan Progress Update report and the Riverfront Parking Layout sketch information is intended to show the relationship of construction activities as it relates to the surrounding community. The Project Site Plan identifies areas which are impacted by construction activities and the Riverfront Parking Layout sketch provides an overview of construction work areas and construction progress within those areas. These documents are used to convey safety, construction and community impact information.

Trade Contractors continue to keep public safety in mind. Plans were developed to install the Intermodal Parking facility electrical duct bank at night. This strategy allows workers to perform their work in a manner that does not impact the public, plus it allows the Trade Contractor to deal with uncertainties as they arise. Fencing, concrete barricades, signage, traffic safety equipment and street cleaning continue to be used in an effective manner to create a safe environment for the public.

For Bid Packages #1 through #8 over 137,636 hours have been worked without a lost time accident and 1,042 people have gone through the jobsite safety orientation program.

Weekly site safety inspections evaluation scores are now averaging 99%. Workers continue to maintain a very good attitude about working safely.

RIVERFRONT PARKING



BP#7 Striping	
Messer/MBJ Office Trailers	
Construction Entrance	
BP#6 Slab-on-grade	
Walkways	
Safety Barricade	
Pile caps BP#6 poured	
Job Perimeter Fence	
Carter/Contractors Office Trailers	
Decking	
Podium areas poured	
Tower Crane	
Finished Roadway	
BP#8 Duct Bank	

RIVERFRONT PARKING LAYOUT



SCALE: 1" = 250'-0"



The Banks - Phase 1 Parking Garage and Streetgrid

Project: 08-3600-00

100 E Mehring Way, Lot A
Cincinnati, OH 45202

Phone: 513-381-4157
Fax: 513381-4238

Meeting ID 000001

Progress Update

<u>Item ID</u>	<u>Description and Notes</u>	<u>Notes</u>
000001	Traffic	
New	11-30-2009 Access to Site - 10 Mehring Way East	
	11-30-2009 Access around site - No Impact (lane closures on night pours and work on TBW)	
	11-30-2009 Impact on Transit Center - No Impact	
	11-30-2009 Impact on existing roads in site - No Impact	
	11-30-2009 List roads - Mehring Way, Theodore M. Berry Way (Night work), Walnut St. Freedom Way, 2 nd St., Main St.	
000002	Operation of Adjacent Facilities	
New	11-30-2009 GABP - No Impact	
	11-30-2009 HOF - No Impact	
	11-30-2009 PBS - No Impact	
	11-30-2009 Arena - No Impact	
	11-30-2009 Transit Center - No Impact	
000003	Pedestrian Routes	
New	11-30-2009 Adjacent to site - No Impact	
	11-30-2009 Around site - Sidewalk closed at TBW and Walnut for Vault work. Main Street sidewalks being worked on.	
	11-30-2009 To GABP - No Impact	
	11-30-2009 To HOF - No Impact	
	11-30-2009 To PBS - No Impact	
	11-30-2009 To Arena - No Impact	
	11-30-2009 To Transit Center - No Impact	
000004	Parking	
New	11-30-2009 Evaluate each for access to, impact upon spaces, impact on parkers walking to and from their cars and impact on facilities - No Impact	
	11-30-2009 GABP - No Impact	
	11-30-2009 PBS - No Impact	
	11-30-2009 NURFC - No Impact	
	11-30-2009 Existing surface parking - Bridge work is now done, parking resumes under the bridge.	
	11-30-2009 HOF - No Impact	
	11-30-2009 Arena - No Impact	
000005	Site Safety	
New	11-30-2009 Signage - Danger Do Not Enter, Danger Hard Hat Area, No Trespassing,	

The Banks - Phase 1 Parking Garage and Streetgrid

<u>Item ID</u>	<u>Description and Notes</u>	<u>Notes</u>
11-30-2009	Fencing – Checked Daily	

Reference - Riverfront Parking layout (Drawing Riverfront Parking)

Next Update Information

Date TBA
Location Messer Field Trailer
Comments

Subject Project Site Plan

CONSTRUCTION PROGRESS

Reference Sections 2 for current highlights and 5 for construction schedule update.

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.

The updated schedule includes Bid Package #5, #6, #7 and #8 activities.

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 has not started.

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 in progress.

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

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

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

TC-15 (Flatwork) construction work is now complete.

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

TC-13 (Hoisting) construction work is now in progress.

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

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

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

TC-09 (General Trades) construction work is now 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 complete.

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

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

PROGRESS PHOTOS

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

- | | |
|----------------------------------|---|
| Photo 1 | BP#6 – Decking in areas U3 and U4. |
| Photo 2 | BP#6 – Pouring the slab on grade of the electrical vault. |
| Photo 3 | BP#6 – Monarchs new crane onsite lifting loads of steel. |
| Photo 4 | BP#6 – Mock up paint in north east corner of Block 26 |
| Photo 5 | BP#8 – Sidewalk demolition on Main Street. |
| Photo 6 | BP#6 – Poured Walls and set resteel for the electrical vault. |
| Aerial Photo
(Dated 11/25/09) | The Banks Project Site / Freedom Way West |



Photo 1

BP#6 – Decking in areas U3 and U4.



Photo 2

BP#6 – Pouring the slab on grade of the electrical vault.



Photo 3

BP#6 – Monarchs new crane onsite lifting loads of steel.



Photo 4

BP#6 – Mock up paint in north east corner of Block 26.



Photo 5

BP#8 – Sidewalk demolition on Main Street.

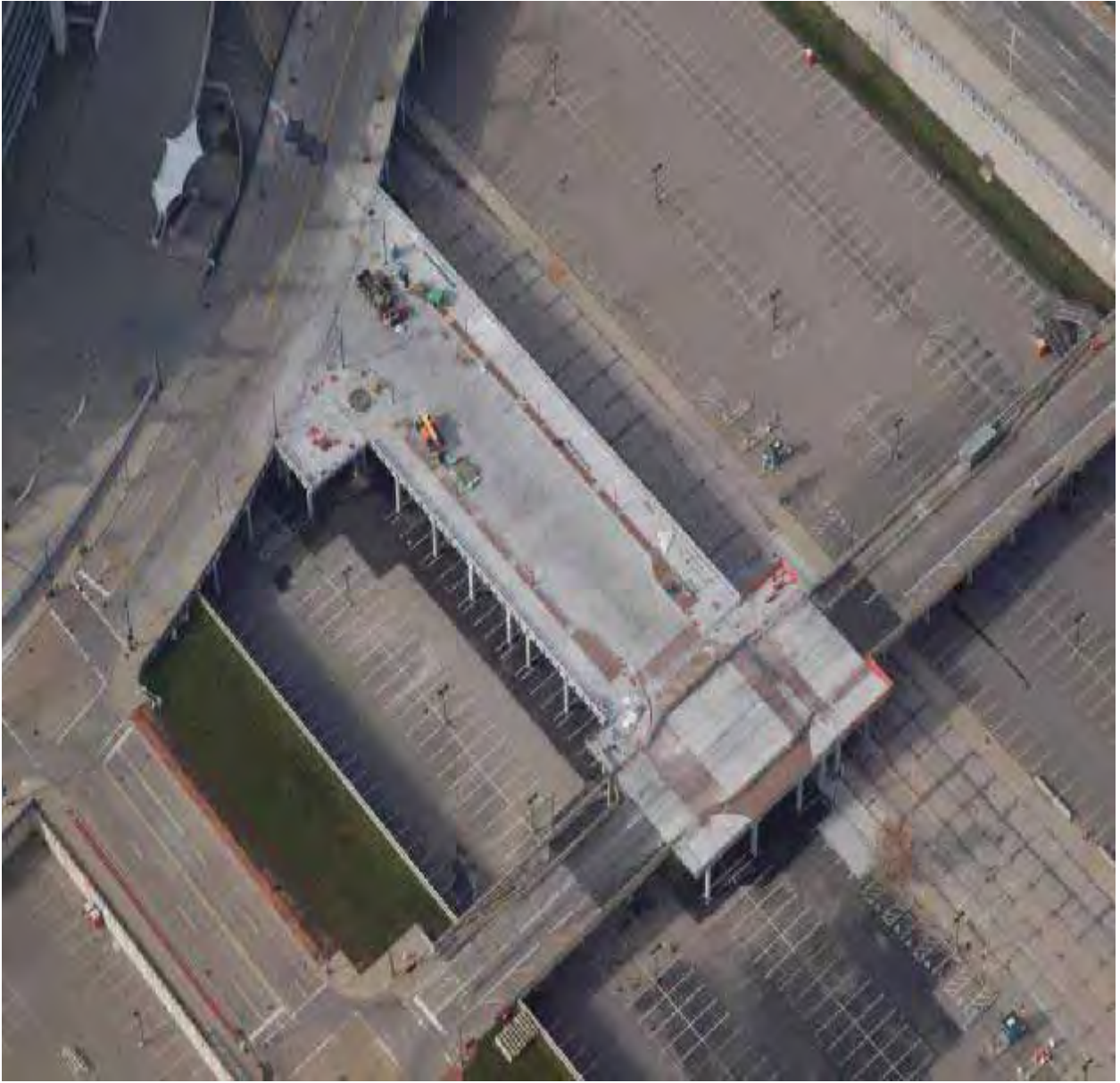


Photo 6

BP#6 – Poured Walls and set resteel for the electrical vault.



Aerial Photo
(11-25-09)



Freedom Way West
(11-25-09)

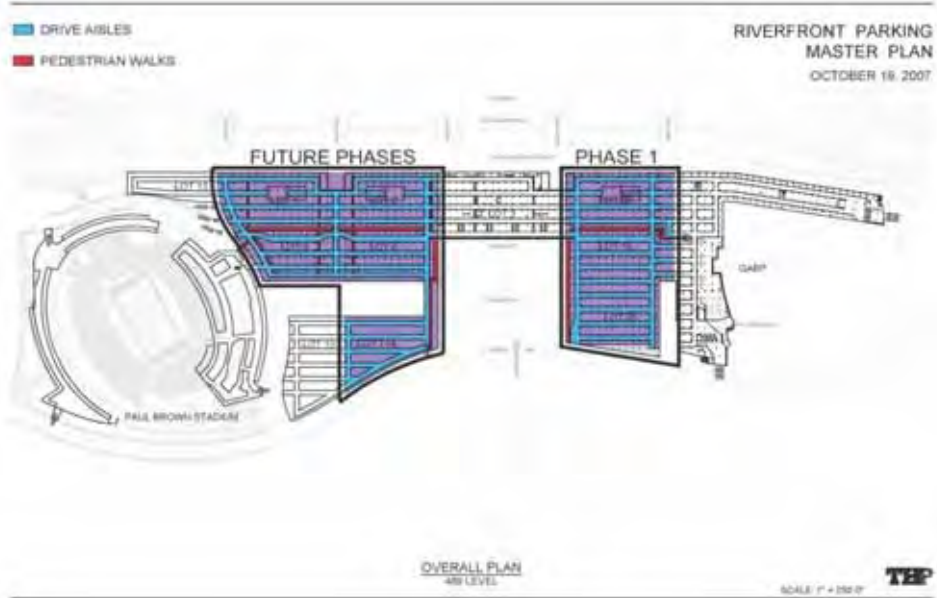


APPENDIX A

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.

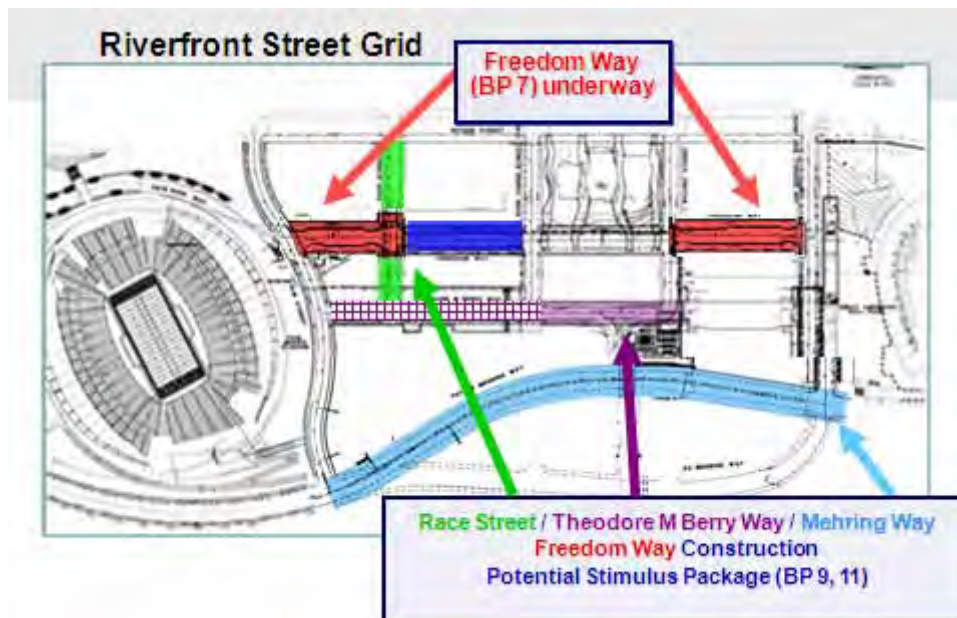
Phase 1 of the Project includes the Central Riverfront Intermodal facility between Second Street (to the North), Mehring Way (to the South), Walnut Street (to the West) and Main Street (to the East).



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 UNDER CONSTRUCTION

- **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) UNDER CONSTRUCTION

- **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 November 2009.



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