

Smale Riverfront Park visitors enjoy an interactive sculpture in the goVibrantscape.



# The Banks Monthly Report: June 2015

In June, Public Parties completed modifications to the security camera system; monitoring will continue until close-out. The Ohio River Walk extension was substantially completed. Contracts were awarded for Phase IIIA infrastructure work. The Developer's team continued progress on Radius (apartment structure), while topping out on the GE Building. Smale Riverfront Park celebrated opening of several features. Funding applications were submitted for future development of the Intermodal Transit Facility.

## PUBLIC PARTIES CONSTRUCTION

### Public Safety

- Security camera modifications were completed, and close-out process continues.

### Bid Packages 12-1, 12-2

- Close-out of BP12-2 is complete, while BP12-1 close-out is underway.

### Lot 2 Podium Fit-Out

- Painting and striping in the public garage continues, Brasfield & Gorrie coordinates with Hamilton County on sequencing of these efforts.

### Ohio River Walk

- Ohio River Walk extension was substantially completed in June. A site walk (which included ODOT representatives) was completed. Contractor is currently working on punch list items, with close-out to follow.

### Phase IIIA

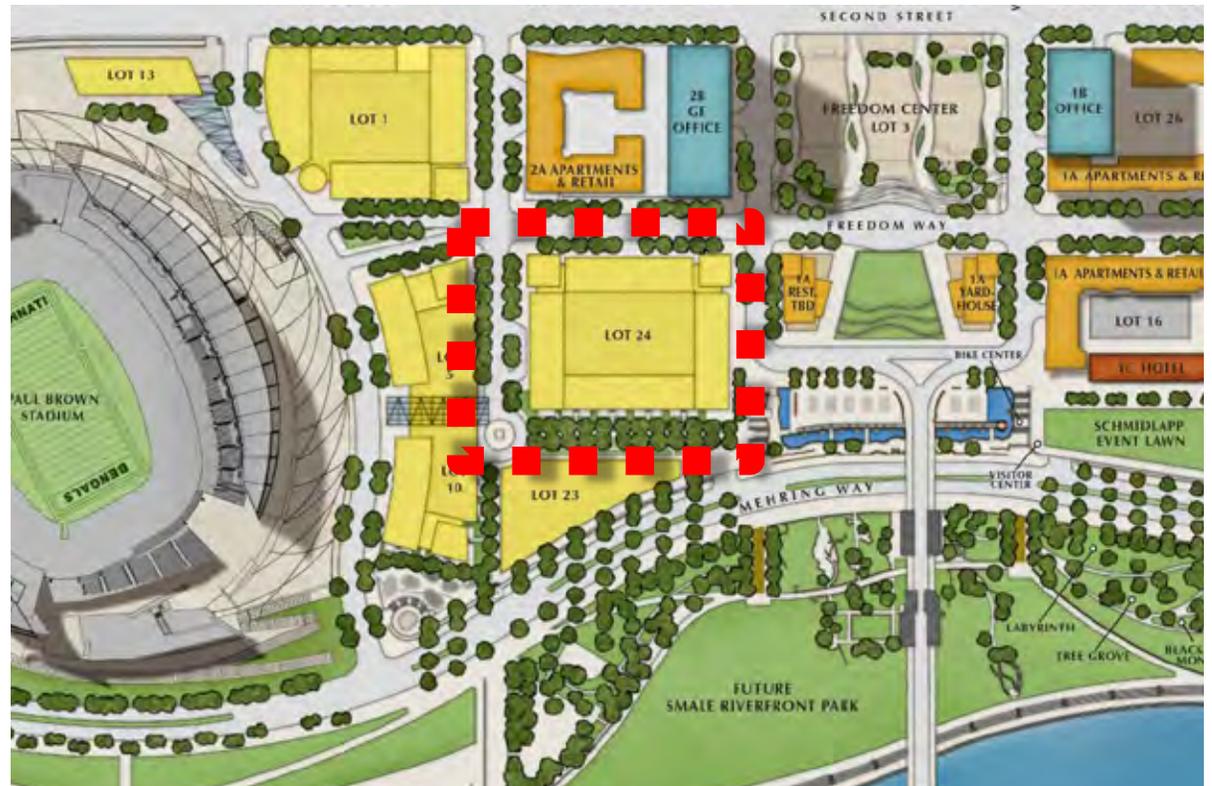
- Contractor outreach session for Phase III work was held June 4.
- Bids were solicited and received for this phase. Contract for cast piles was awarded to Beaty Construction, while Prus Construction was awarded the contract for site demolition. Contractors will begin mobilizing on July 20.

### Phase IIIB, C, and IV

- TIGER Funds application was submitted for Phase IIIB, C, and Phase IV of the intermodal Transit Facility.



Crew installs granite steps and executes a concrete pour for the Ohio River Walk.



Phase IIIA contracts were awarded in June for site preparation and auger cast pile work in Lot 24 and on Race Street.

## ECONOMIC INCLUSION

The latest Public Parties construction Economic Inclusion information documents results through May 31, 2015.

Disadvantaged Business Enterprise (DBE) participation on BP12-2 is 19.1% (vs. 6.0% overall goal). A total of \$1,003,968 has been paid to BP12-2 DBE contractors. BP12-1 participation is 6.4% (vs. 9% overall goal). A total of \$272,100 has been paid to BP12-1 DBE contractors.

Combined minority and women workforce participation is 17.52% as reported by hours for September 1, 2008 through May 31, 2015.

Employees living within the 15-county Cincinnati-Middletown Metropolitan Statistical Area represented 100% of the construction workforce. There are no local residency participation goals for the project.

Additional information available here.

<http://thebankspublicpartnership.com/sites/default/files/economic-inclusion-jun2015.pdf>



Workers install sod along the Ohio River Walk.

## SAFETY

A total of 462,675 hours has been worked without a lost-time incident on Phase 1 and Phase 2a Public Parties construction through June 30, 2015.

Developer's Phase IIA construction crew worked a total of 308,049 hours without a lost-time incident April 28, 2014 through June 30, 2015.

## BUDGET

As of June 30, 2015, Phase 2a Budget for Public Parties Construction remained within the published Construction Budget amount of \$56.1 million.

Phase 2a budget expended to date is 97.88%.

Budget spreadsheet, project report as well as approved and potential change orders for the month are available.

<http://thebankspublicpartnership.com/sites/default/files/budget-jun2015.pdf>

## SCHEDULE

All Public Parties construction work remained on schedule through June 30, 2015.



Workers prepare for the final concrete pour on the GE Building.



View of the Radius apartment building courtyard.



Workers smooth the fresh concrete along the Ohio River Walk.

## DEVELOPER

Brasfield & Gorrie maintained their progress on the apartment project. The building has been dried in and the exterior skin cladding installation is underway, with cementitious panel and face brick subcontractors making progress daily. At the building interiors, unit framing and rough-in have reached the seventh floor. Finish trades, including the painting, cabinetry, ceramic tile, and flooring subcontractors are all engaged at the third floor. Progress of the interior trades will continue to sequence up the building in the coming months. Elevator installation is underway, and the MEP subcontractors continue their work on the building systems.

Carter announced the apartment structure will be named Radius, and Bell Partners will handle leasing and building management for both the Radius (Phase II) and Current at The Banks (Phase I) residences.

The GE Building structure has been topped out. Glass installation at the building skin is underway. With the system being panelized, progress up the building will move very quickly. Mechanical equipment continues to be set. Installation of the elevator shaft walls, restroom plumbing modules, and other core building work is underway.

Construction crew members worked a total of 308,049 hours without a lost-time incident April 28, 2014 through June 30, 2015.



Glass is installed in the GE Building lobby.



Apartment structure exterior skin cladding installation is underway.



Crews work on final concrete pour for GE Building which topped out in June.

## PARKS

Smale Riverfront Park construction continued in June:

### Phase 3 Adventure Playground and US Army Corps of Engineers work

- The US Army Corps of Engineers scope was substantially completed in June, with only a few minor items remaining.

### Phase 5 south of Mehring Way, west of Roebling Bridge

- Procter & Gamble goVibrantscape opened to the public in June.
- Rosenberg Swings opened to the public in June.
- Gardner Family Grove and Rose Garden opened to the public in June.
- Construction continues on the Vine Street water garden and the Castellini Esplanade (ribbon-cutting for each of these areas is planned for July 9).
- The Great Lawn and extension of the Ohio River Walk will also open to the public in early July.

### The future

- In July, construction at Smale Riverfront Park will be complete, for the time being, with future projects currently in the early stages of design and planning.

### Word of thanks

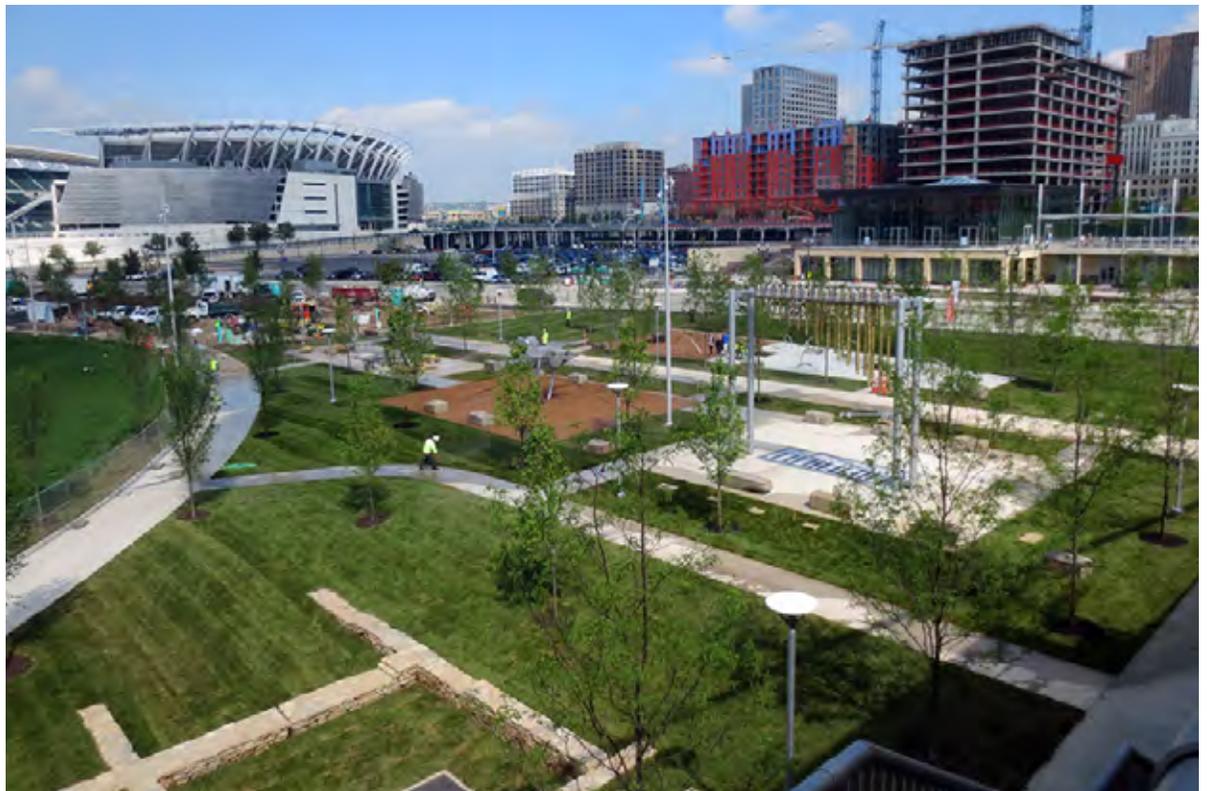
- Smale Riverfront Park leadership sends congratulations and thanks to its construction team, Parks staff, project partners, and donors for a 'job well done' and for making this project a success. Smale Riverfront Park was a mere vision in 1997—a vision that has now become a reality that will be enjoyed by the local community and visitors to the City of Cincinnati for decades to come.



Rosenberg Swings opened west of the Roebling Bridge.



Gardner Family Grove and Rose Garden opened in June.



Procter & Gamble goVibrantscape opened to the public.

## COMMUNICATIONS

For June, media coverage included 14 broadcast/digital stories featuring infrastructure/public partnership and 41 broadcast/digital stories and/or mentions and two print/digital stories regarding development.

<http://thebankspublicpartnership.com/sites/default/files/media-summary-jun2015.pdf>

Social media activity for the month included 37 posts to Twitter @lBackTheBanks. Retweets, mentions and favorites totaled 97; with 28 new followers. In June, the number of followers of @lBackTheBanks on Twitter exceeded 1,000.

In June, The Banks Project Executive for the Public Parties appeared with the Carter Project Executive and the project's legal counsel on WVXU-FM's Cincinnati Edition to discuss Phase IIIA and future development.

<http://wvxu.org/post/we-update-progress-banks-development-along-ohio-river#stream/0>



Crowds of visitors enjoy Smale Park on a sunny June afternoon.



GE Building top deck construction ('all hands on deck').

## WHAT'S NEXT

Public Parties will move forward on site preparation for Phase IIIA work. Developer will continue work on exterior and interior finishes to Radius apartment structure, while making further progress on the GE Building exterior finish and interior mechanical and other core work. Design and planning for future phases of Smale Riverfront Park will begin.



Cranes and partially constructed buildings silhouetted against the early morning sky.



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