

THE BANKS



August 2008 Progress Report



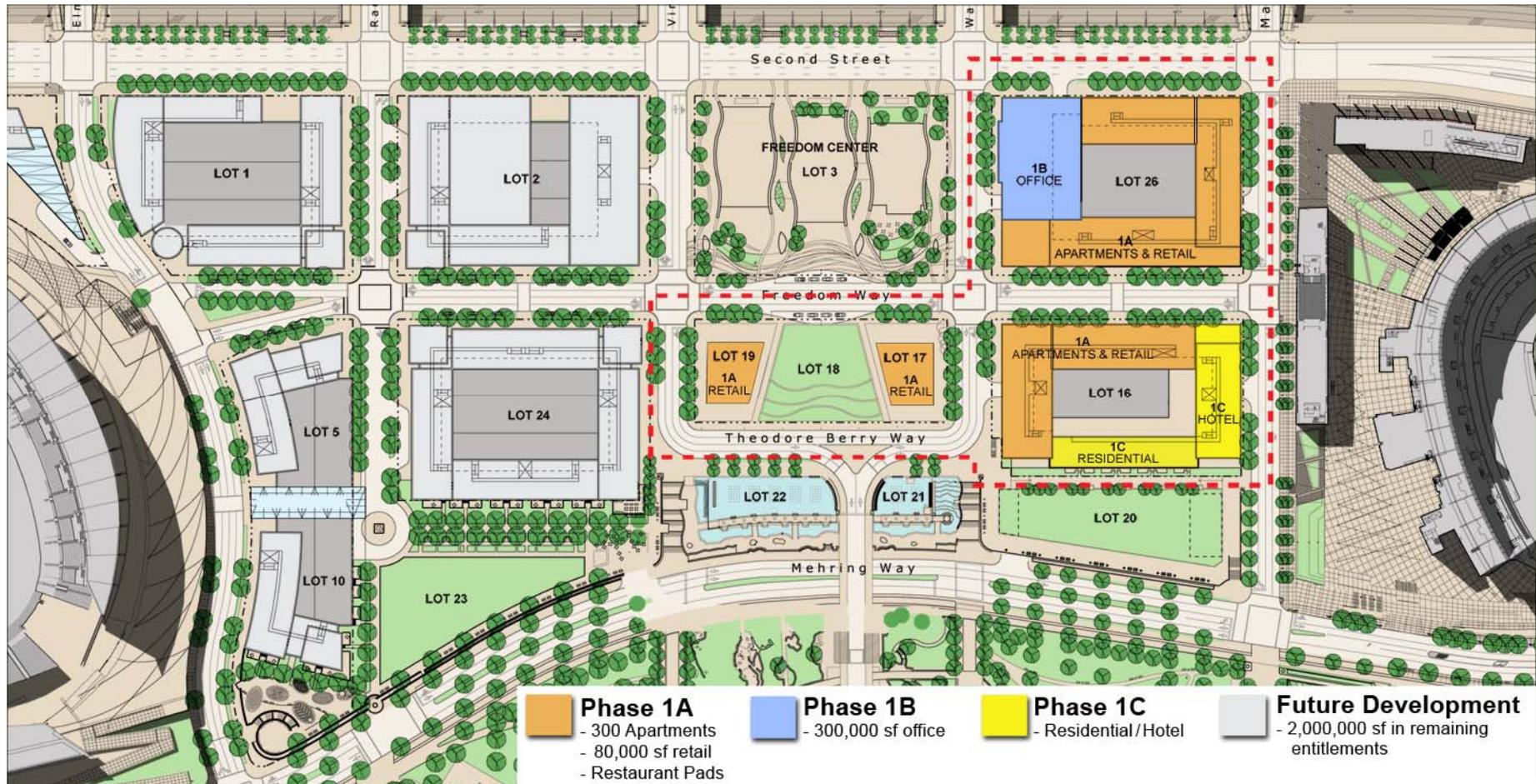


Cincinnati Riverfront Development





Master Development Plan



THE BANKS



The Banks – Phase 1





Progress and Schedule Update



Sept 10 - Start auger cast pile testing

Sept. 18 - Perform compression test

Sept. 15 – Bid Opening BP No. 3: Auger cast piles, demolition and soil retention wall for Blocks 16, 20 and 26

Sept. 22,23 - Perform lateral test and start drilling production piles

Sept 25: Advertise bid package no. 4

Oct. 29: HC approve contracts

Nov. 11: Start pile caps



Key Completion Dates



March 2010 –
Parking garage
open

Late Spring 2010 –
First occupancy



Budget Update

- An updated public infrastructure project budget will be established in the next 30 days. Construction Manager, architects and engineers will continue to refine design and complete value analysis.
- Preliminary Design Development estimates indicate a potential 5% increase over conceptual estimates.





Inclusion Update

Aug. 7 – Joint Session on
DBE certification
(City/County/ODOT)

Aug. 26-27 - “Piece of the
Action Conference”
sponsored by Minority
Contractors

Ongoing – Advise on future
bid packages and their
award to maximize SBE and
DBE participation





Inclusion Update – Infrastructure

Trade Contract	Budget Original	Current Contract	SBE \$	SBE %
BP #1				
Trade Contract 01 General Trades	\$ 70,000.00	\$ 50,900.00	\$ 50,900.00	100%
Trade Contract 02 Demolition	\$ 1,325,000.00	\$ 648,000.00	\$113,400.00	18%
Trade Contract 03 Site Surveying	\$ 20,000.00	With Drawn	N/A	N/A
BP #1 Site Demolition Total	\$ 1,415,000.00	\$ 698,900.00	\$164,300.00	24%
BP #2				
Trade Contract 04 General Trades	\$ 40,000.00	Not Awarded	N/A	N/A
Trade Contract 05 Auger Cast Piles	\$ 580,000.00	\$ 505,000.00	\$10,000.00	2%
Bp #2 Partial Pile Package Total	\$ 620,000.00	\$ 505,000.00	\$10,000.00	2%
Project Total	\$ 2,035,000.00	\$ 1,203,900.00	\$174,300.00	14%



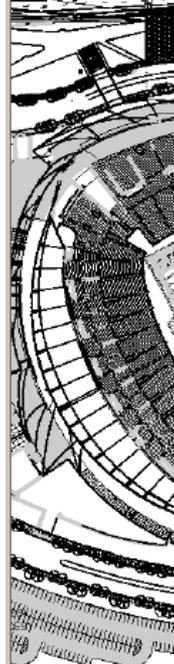
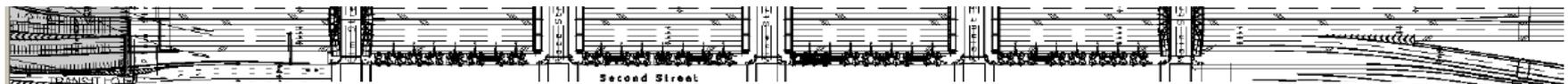
Inclusion Update – Private Development

	SBE % Goal	MDA Overbuild Program		
		SBE %	MBE %	WBE %
Total Construction	No procurement to date for Phase IA or Phase IB			
Total Commodities	No procurement to date for Phase IA or Phase IB			
Total General Services	No procurement to date for Phase IA or Phase IB			
Total Professional Services	10.00%	11.09%	23.99%	1%

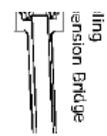
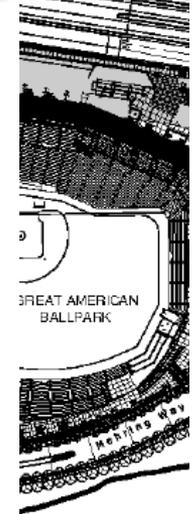
The above percentages are based on contracts let to date



Safety & Site Logistics



- All workers attend Safety Orientation, 43 to date
- Messer/MBJ on-site Safety Coordinator
- Daily “Huddle Meetings” to raise safety awareness
- 1, 578 safe effort hours, no lost time accidents
- Maintain safe site and secure perimeter for Riverfront special events.



OHIO RIVER

Center	
Chilled water protection barrier	
Walkways	
Safety Barricade	
Current demolition location	
Job Perimeter Fence	
Completed Demolition	



Sustainability

- Sustainable measures have been considered right from the beginning with onsite grinding of 3,900 tons of demolition concrete/asphalt and recycling 100 tons of steel reinforcing.
- The Apartment component will use the Energy Star and USGBC LEED pilot program for multi-family and the Retail component will use LEED-CS rating systems. Additionally, the closed pilot LEED for neighborhood development will be used as a guideline.

A New Mindset for
Corporate Sustainability
Make **business** work for people and planet



“The Triple Bottom Line”



Accessibility

Accessibility is an important design component:

- The County and Developer will use the Inclusion Network as a consultant.
- The City will use the in-house Public Works Advisory Board.





Riverfront Park Update

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Groundbreaking of Cincinnati Riverfront Park

September 29

[Photo Gallery](#)



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[Cincinnati Riverfront Park - Can you dig it?](#) (4.9 MB)

CINCINNATI, OH:— Groundbreaking ceremonies for Cincinnati Riverfront Park—the new 45-acre “front yard” for the City—will take place on Monday morning, September 29 at 10:00 a.m. at the Roebling Suspension Bridge (*foot of Walnut Street*). The event is FREE and open to the public. UDF ice-cream will be served following the ceremonies.

Cincinnati Parks—which is leading the effort to plan, design and construct the park—is hosting the ceremonies in partnership with The City of Cincinnati, Hamilton County, The State of Ohio and The U.S. Army Corps of Engineers. While many elected officials and other dignitaries have been invited to participate in the groundbreaking event—including Ohio Governor Ted Strickland, U.S. Senators Brown and Voinovich, U.S. Representatives Jean Schmidt and Steve Chabot, Cincinnati Mayor Mark Mallory, Cincinnati City Council members and Hamilton County Commissioners—every citizen attending will also be

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