



THIS IS 2014: THE BANKS PROJECT YEAR IN REVIEW

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The Banks team concluded another Project year on time and within budget on all its work. Public Parties concluded work on Bid Package 12, while preparing to complete the fit-out of Phase II parking structure once the developer began building the mixed-use structure podium over the existing parking in the Race Street lot. Public Parties initiated preliminary planning and design of Phase III. The developer broke ground on Phase IIA mixed-use (residential and retail) structure. The Public Parties announced GE Shared Services as a tenant for an office structure to be built adjacent to the mixed-use building. Cincinnati Parks met several project milestones in the Smale Riverfront Park development, pushing the award-winning riverfront park further west, beyond the Roebling Bridge. In all, The Banks has made significant progress toward the vision of Cincinnati's riverfront as a vibrant neighborhood where people live, work and play.



## PUBLIC PARTIES CONSTRUCTION

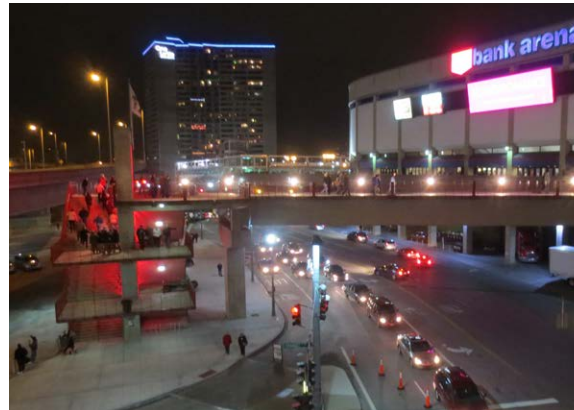
The contractors for the Public Parties completed design and construction, installation, and activation of public safety technologies throughout The Banks, including the intermodal transit and parking facility. At year-end, the team's focus was troubleshooting a limited number of wireless nodes for testing and integrating the wireless camera system.

Reconstruction of Second Street and Race Street, as well as work on Freedom Way between Rosa Parks Street and Walnut Street was completed. Freedom Way and the approaches to Walnut Street and Main Street were completed in time for Opening Day, while work on Second Street was completed in October.

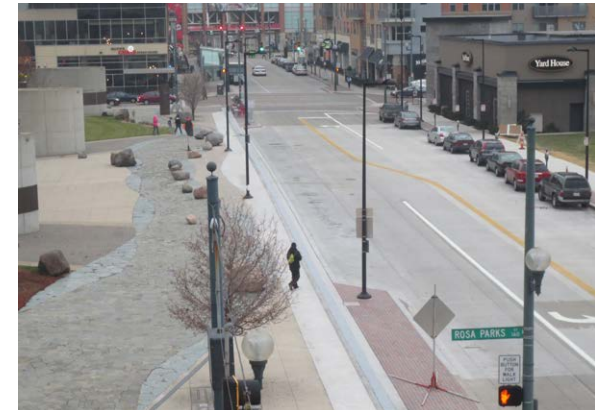
The Public Parties completed handrail modifications on the Pete Rose Way pedestrian bridge and stair tower.

Plans for the Ohio River Walk extension were prepared and submitted to ODOT for approval.

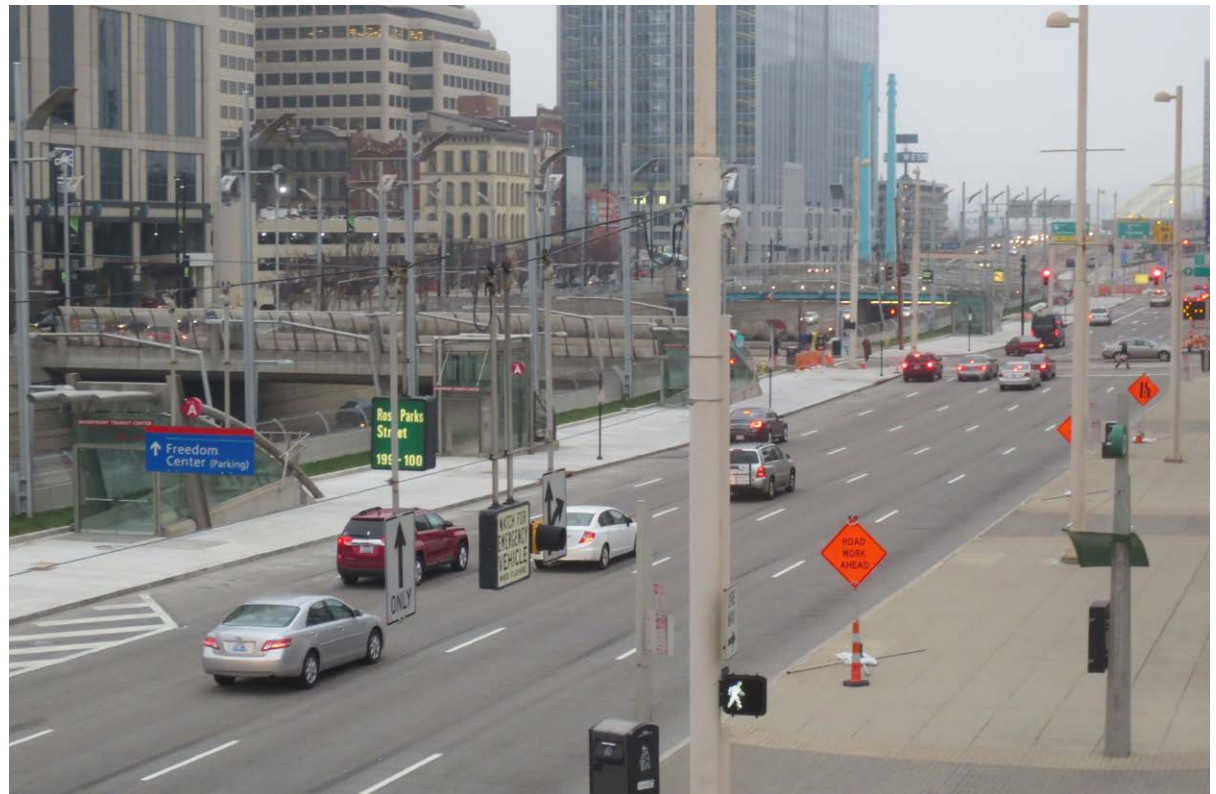
Public Parties will continue the Phase II podium fit-out construction, and design for Phase III future construction.



Pete Rose Way Pedestrian Bridge and Stair in full use for an evening event.



Freedom Way modifications were completed in 2014.



Second Street was reworked to be more user-friendly.

## DEVELOPER

The developer, Carter and The Dawson Co., and USAA Real Estate sold the site of the Yard House at the corner of Walnut and East Freedom Way.

In May, the Developer's team held a ceremonial concrete pour to mark the start of construction on Phase IIA's mixed-use structure on the block bounded by Freedom Way, and Race, Second and Rosa Parks Streets.

Phase IIA general contractor, Brasfield & Gorrie, placed construction cranes on site in May to move equipment and materials on the job site.

In June, the Public Parties (City of Cincinnati and Hamilton County) and Carter announced General Electric's selection of The Banks for a new shared services operations center, bringing 1,800 new jobs to the central riverfront.

Since the start of Phase IIA construction, concrete pours (and the accompanying traffic lane and sidewalk closures) have been occurring on an almost weekly basis (weather permitting).

At the end of the year, all concrete structure for the apartments has been completed. Work on wall framing and concrete decks continues. For the GE structure, the fourth level has been poured and forming activities for the fifth level are underway.



US Rep. Brad Wenstrup (center) and Joint Banks Steering Committee Chair Bob Castellini (right) mark the official start of Phase IIA construction.



Phase IIA project view at close of the 2014 calendar year.



Concrete pour in the GE Block.



Developer's crew frames the apartments.





## ECONOMIC INCLUSION

The Banks public construction maintained 36% Small Business Enterprise (SBE) participation (vs. its 30% goal).

Of the two active Disadvantaged Business Enterprise (DBE) projects, actual DBE participation was 17.9% for BP12-2 (exceeding ODOT DBE goal of 6.0%). BP12-1 achieved 6.2% DBE participation toward an ODOT DBE goal of 9%, through October 31, 2014.

The amount paid to DBE contractors through October 2014 totaled \$918,876.

For professional services contracts, The Banks Project achieved 18.3% Small Business Enterprise (SBE) participation (vs. 10% goal) through November 30, 2014.

Combined male and female workforce participation was 17.55% (vs. 22% goal) as reported in work hours for September 1, 2008 through October 31, 2014.

## SAFETY

Since the Project's inception in 2008 through December 31, 2014, The Banks Public Parties construction crews recorded 462,675 work-hours without a lost-time incident.

Developer's Phase IIA construction crews worked a total of 133,711 hours without a lost-time incident from April 28 through December 31, 2014.

## BUDGET

The Public Parties project work remained within budget throughout 2014.

Phase 2a budget expended totaled 93.74% of the \$56 million total at the conclusion of 2014.

## SCHEDULE

All Public Parties work remained on schedule throughout the year.



Team finishing sidewalk at the northeast corner of Second and Race Streets.



One of numerous concrete pours for the GE building.

Positioning the tower crane for the GE office building.





## PARKS

Cincinnati Parks continued expansion of Smale Riverfront Park. Officials are targeting a spring 2015 opening for features in Phase 3 and Phase 4.

### Phase 3—Adventure Playground

Continued work on Adventure Playground, Walnut Street pergola, connector plaza between Walnut Street and Vine Street Carousel, and the Roebling Bridge anchorage improvements. In 2014, US Army Corps of Engineers began their work in these areas.

### Phase 4—Vine Street Fountain and Carousel

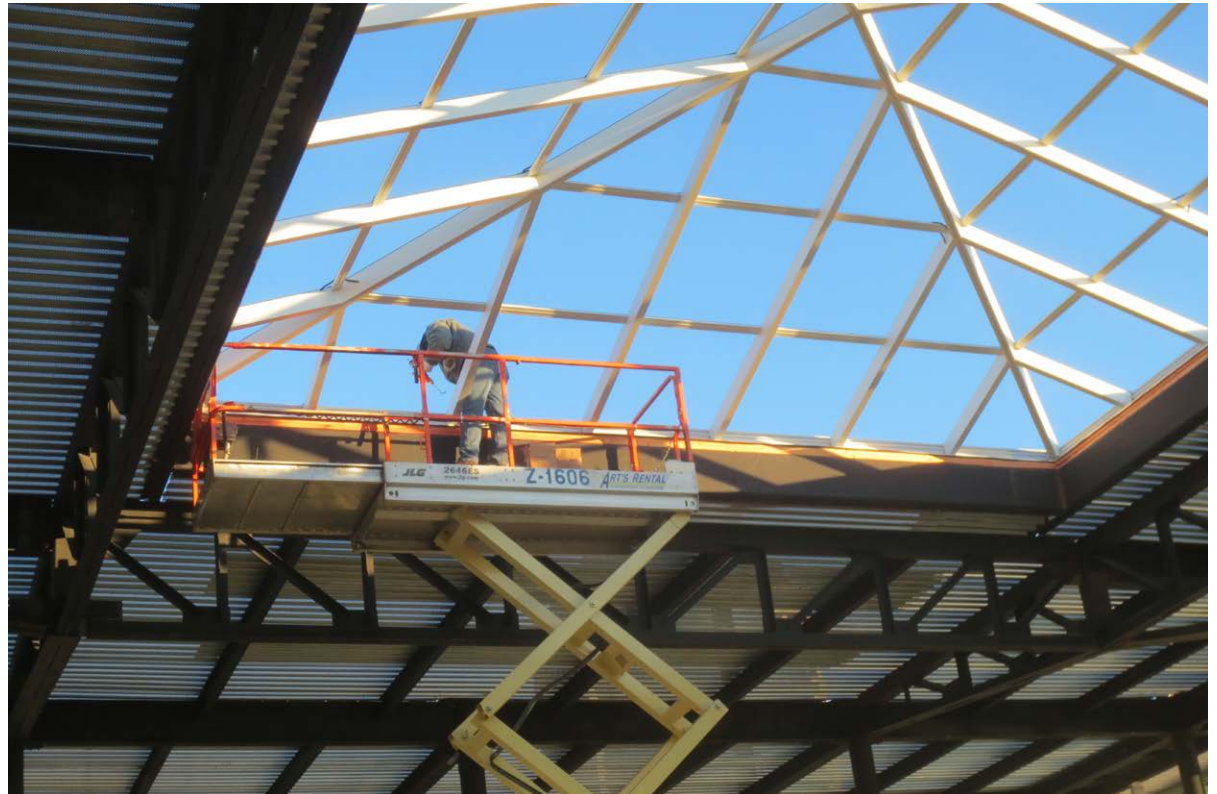
Completed curtain wall and Carousel skylight framing and glass installation.

Began installation of fountain controls and equipment, while electrical, HVAC and kitchen equipment installation continued.

### Phase 5—South of Mehring Way, west of Roebling Bridge

Completed soil installation, tree planting and irrigation in the Great Lawn in December.

Continued with underground utility installation, excavation and demolition in preparation for feature construction (north of Great Lawn).



Framing the Carousel building's skylight.



Concrete pour for Adventure Playground.



View of the Carousel building and the Vine Street fountain and stairs.



## COMMUNICATIONS

Overall, The Banks Project continued to leverage news media relations and social media to raise awareness of the Public Parties—and the Developer's—roles in transforming the central riverfront.

Earned a total of 7,600 total combined visitor sessions on The Banks Public Partnership website [www.thebankspublicpartnership.com](http://www.thebankspublicpartnership.com) for an average of 634 per month.

- A total of 6,415 unique visitors, an average of 535 per month.
- A total of 18,021 page views.
- Average of 2.36 minutes spent on the site per visit.

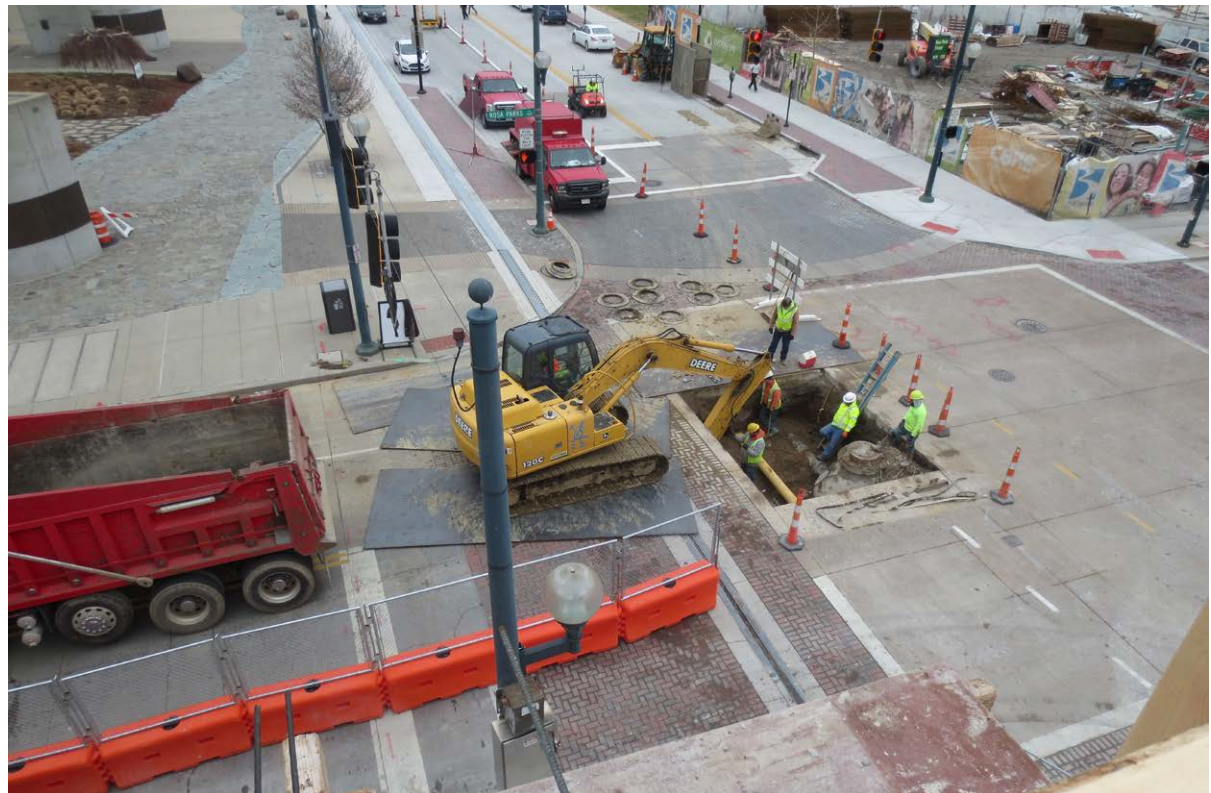
The Banks Project received a total of 199 broadcast and online mentions related to infrastructure and the Public Partnership in 2014, while development-related stories totaled 415.

In 2014, followers of @IBackTheBanks, the Project's Twitter handle, increased from 625 to 873. The Project followed 308 Twitter accounts, tweeted 210 times, while engaging followers 363 times through retweets, favorites and mentions.

The Banks Public Partnership continued to offer a mobile landing page to connect visitors via their mobile devices to parking, to tenants and to neighbors of The Banks. Use of the mobile landing page included 5,446 page views to the parking page; 1,258 overall page views; 1,139 visits on a mobile device and 719 visits on a tablet.



Stakeholders and news media are alerted each time a concrete pour requires traffic lane adjustments.



Water main excavation at Rosa Parks Street and Freedom Way.



## WHAT'S NEXT

Public Parties will continue design and planning for Phase III west of the Roebling Bridge.

The Developer's efforts will be focused on completing the Phase IIA residential, retail, and office developments.

Smale Riverfront Park will continue to grow, as Cincinnati Parks plans for the spring opening of several new features: the Adventure Playground, Vine Street fountains, Carousel and banquet center, tree grove and rose garden, and esplanade. These features will all be open to the public prior to the Major League Baseball All-Star game scheduled for Cincinnati in July. Future phases of Smale Riverfront Park—now in the planning and fundraising stages—include a dog park area, boat marina, and restaurant complex.

The entire City/County team, together with the Joint Banks Steering Committee, will continue collaborating on all development and construction aspects, ensuring that on-time, on-strategy and within budget performance remain the hallmarks of The Banks project.



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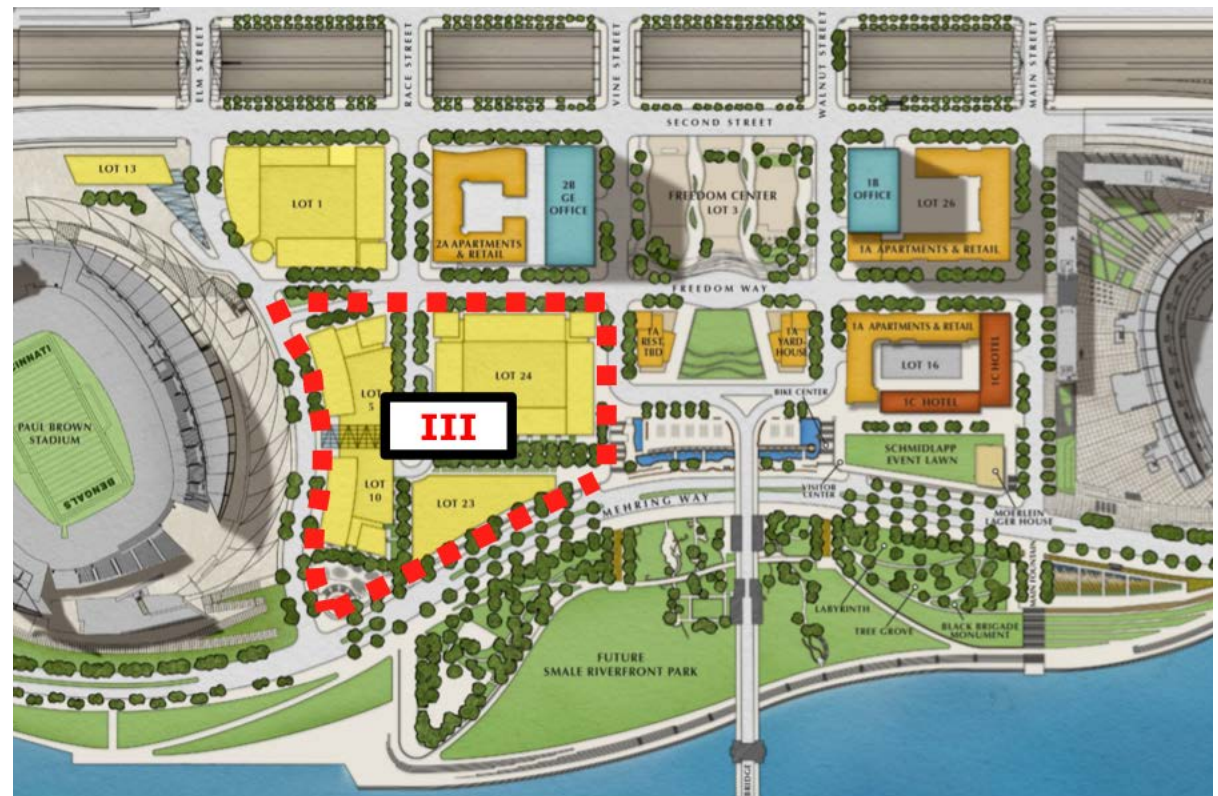
Updated 1/20/15



Construction of residential, retail and office structures will continue in earnest in 2015.



Crews install top soil in Smale Riverfront Park sections under construction.



Planning of Phase III will continue in 2015.