

Team City Hall

October 2008

Issue 13

Milwaukee Historic City Hall

Restoration Project Participation Performance

This Quarterly Report provides an update on construction participation performance on the Milwaukee City Hall Historic Building Restoration Project through July 2008. The work continues under General Contractor J. P. Cullen with Project Monitoring provided by Prism Technical.

REQUIREMENTS

The City of Milwaukee Department of Public Works (DPW) requires that, by the Project's expected conclusion in November 2008:

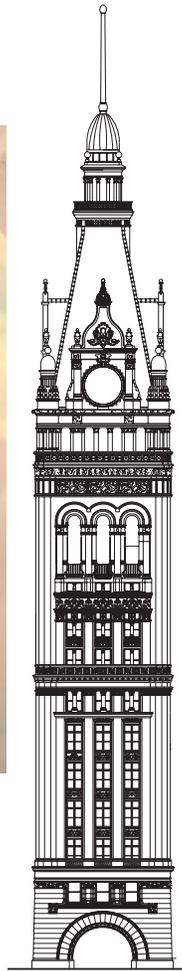
- (1) At least 18% of the construction payments must go to businesses certified by the City of Milwaukee's Emerging Business Enterprise (EBE) Program;
- (2) At least 25% of onsite construction hours must be worked by individuals certified under the City's Residents Preference Program (RPP); and
- (3) At least six apprentices, working a total of at least 10,000 hours, must be employed on the Project, and must come from the following trades: Bricklayers, Roofers and Carpenters.

EBE PARTICIPATION

Approved Change Orders totaling \$5,209,400 have raised the total construction value of the project to \$65,136,618.

EBE Projections

Through July 31, 2008, nine EBE subcontractors had finalized contracts in hand, totaling \$15,288,129, including one known instance of EBE to EBE subcontracting. Of that total, \$14,584,129 of the amount pledged to EBE firms may be counted towards the Project's EBE participation. Accounting for change orders, EBE participation is currently projected to be 22.4%, well over the project's 18% requirement.



EBE Payment Performance

Per the Department of Public Works, as of July 31, 2008, J. P. Cullen had received \$56,977,499 for work completed on the Project. Of the amount received by the GC, \$13,438,385, or 23.6%, has been paid to EBE contractors.

RPP PARTICIPATION

RPP Performance

Using Prism's RPP Implementation Plan™ format, the GC projected RPP performance to be approximately 25% by the end of the quarter. Actual numbers show RPP at 26.2%. RPP performance is expected to remain fairly steady through project completion.

Workforce Diversity

Through July 31, 2008, people of color worked 92,752 of 319,740 total project hours, for a minority workforce percentage of 29%.

APPRENTICE UTILIZATION

Through July 31, 2008, apprentices had worked 22,993.5 hours or 7.2% of all onsite construction hours.

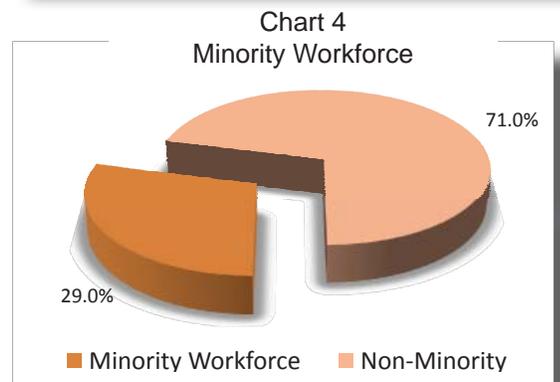
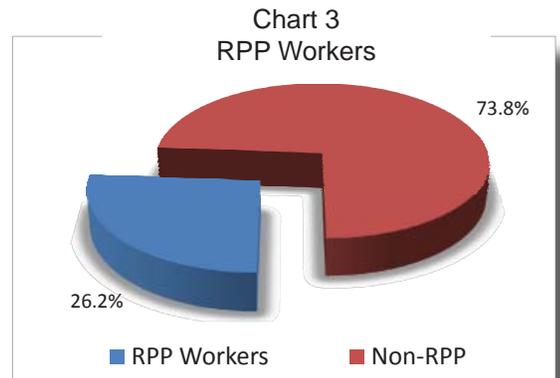
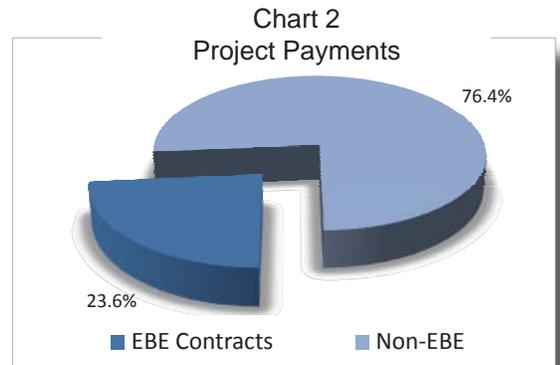
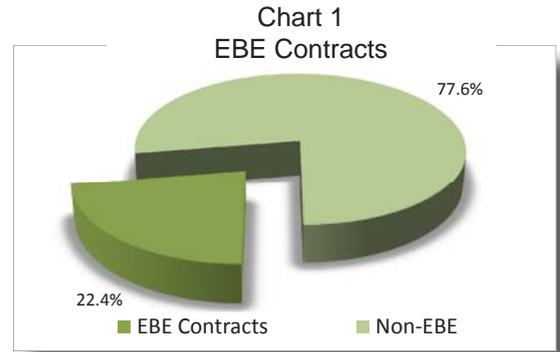
Among the three specified trades, (bricklayers, roofers and carpenters) 33 apprentices had worked 14,558 hours on the project. People of color represented 66% of all apprentice hours.

END OF PROJECT REQUIREMENTS V.S. JULY 2008 PERFORMANCE

EBE Requirement	18.0%
EBE Plan	22.4%
EBE Performance	23.6% ✓
RPP Requirement	25.0%
RPP Plan	25.0%
RPP Performance	26.2% ✓
Apprenticeship Requirement hours	10,000
Apprenticeship Performance hours	14,558 ✓
Minority Workforce Requirement	N/A
Minority Workforce Performance	29.0% ✓

Table: Workforce by Contractor

Contractor	RPP Percentage	Minority Percentage
J.P. Cullen & Sons	25.53%	31.6%
Al's Window Cleaning	0.0%	0.0%
Arteaga Construction	44.0%	34.0%
B&D Contractors	54.2%	70.1%
Bohman & Vick	0.0%	0.0%
F. J. A. Christiansen Roofing	1.6%	1.0%
J.F. Cook Co.	30.8%	12.4%
Davis Structural	0.0%	0.0%
Dawes Riggings Crane Rental	0.0%	48.4%
Doral Corporation	11.2%	27.2%
DST, Inc.	0.0%	7.6%
Grunau Corp	3.4%	13.7%
Hess Swietzer, Inc.	9.9%	10.3%
Jahn & Sons	0.0%	0.0%
Krause Konstruktion	0.0%	0.0%
Lee Mfg. Co.	20.6%	0.0%
Thomas A. Mason Co.	36.7%	39.6%
Masonry Restoration	7.3%	8.0%
National Construction Rentals	0.0%	37.8%
Peerless Electric	0.0%	0.0%
The Penebaker Enterprises	32.1%	28.3%
Reynolds Transfer & Storage	0.0%	0.0%
Roberts Roofing	10.7	11.3%
Safway Services, Inc.	22.1%	33.8%
Spectrum Contracting Corp.	0.0%	0.0%
Union Contracting Inc. / Eugene Matthews	38.0%	41.8%
Western Waterproofing	35.1%	41.2%
PROJECT TOTAL	26.2%	29.0%



SUMMARY

As the City Hall Restoration Project nears completion, all of the participation requirements and goals have been surpassed and are on track to maintain this level of success. Through July 31, 2008, the Residents Preference Program participation percentage remains over 25% and Emerging Business Enterprises have been paid over 23% of the total project construction dollars; both figures are at or above the requirements. Specified trade apprentices have worked nearly 15,000 hours, well surpassing the project goal, and two-thirds of apprentices are minorities. Further, 29% of all onsite construction hours have been worked by people of color, including construction novices and experienced workers.



Workforce and payment data monitored and reviewed by:

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