

# Team City Hall

February 2008  
Issue 10

## 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 October 31, 2007. 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

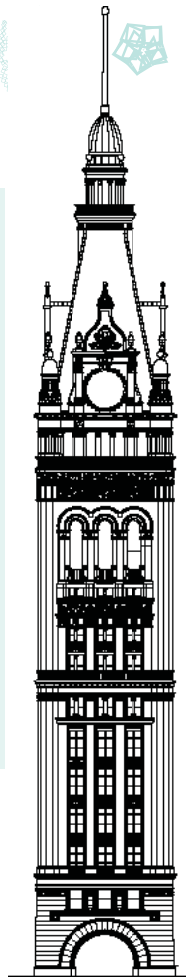
Approved Change Orders totaling \$3,798,713 have raised the total construction value of the project to \$63,725,931.

### EBE Projections

Through October 31, 2007, nine EBE subcontractors had finalized contracts in hand, totaling \$15,288,129 (including one known instance of EBE to EBE subcontracting.) Of that total, \$14,580,289 of the dollars pledged to EBE firms may be counted towards the Project's EBE participation. Accounting for change orders, EBE participation is currently projected to be 22.9%, well over the project's 18% requirement.

### EBE Payment Performance

Per the Department of Public Works, as of July 31, 2007, J. P. Cullen had received \$32,903,355 for work completed on the Project. Of the amount received by the GC, \$5,921,541, or 18.0%, has been paid to EBE contractors. This percentage is expected to increase as the Project nears completion.



### RPP PARTICIPATION

#### RPP Performance

Using Prism's RPP Implementation Plan™ format, the GC projected RPP performance to be 24.1% through the end of the quarter. Actual numbers show RPP at 25.9%. RPP performance has stabilized over the last few quarters and is expected to remain fairly steady through project completion.

#### Workforce Diversity

Through October 31, 2007, people of color worked 62,239 of 209,823 total project hours for a minority workforce percentage of 29.7%.

### APPRENTICE UTILIZATION

Through October 31, 2007, apprentices had worked 13,525 hours or 6.4% of all onsite construction hours.

Among the three specified trades (bricklayers, roofers and carpenters), 19 apprentices had worked 8,881 hours on the project. People of color represented 73.9% of all apprentice hours.

### END OF PROJECT REQUIREMENTS V.S. JULY 2007 PERFORMANCE

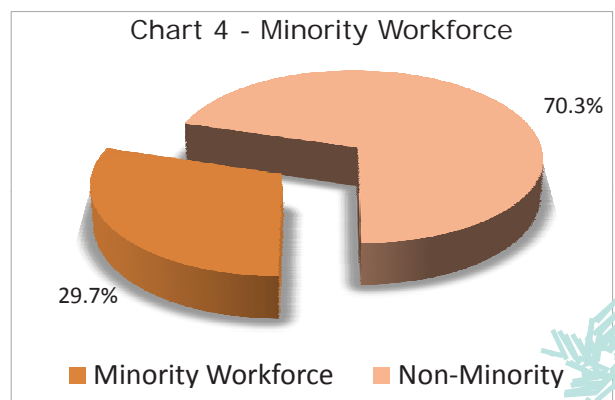
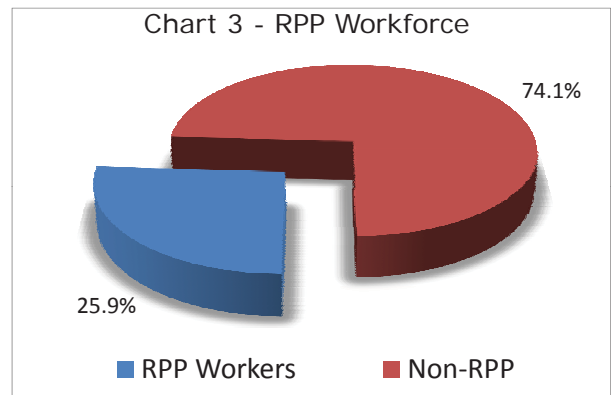
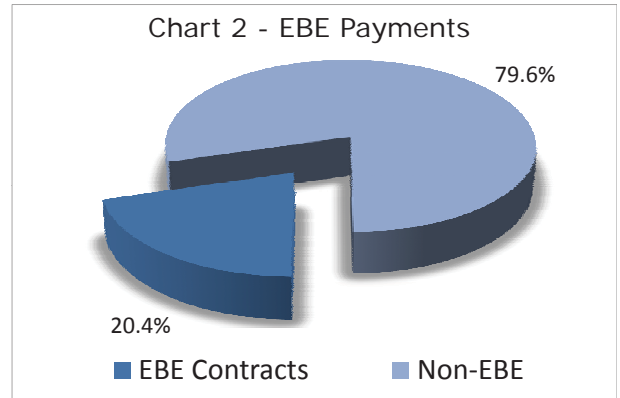
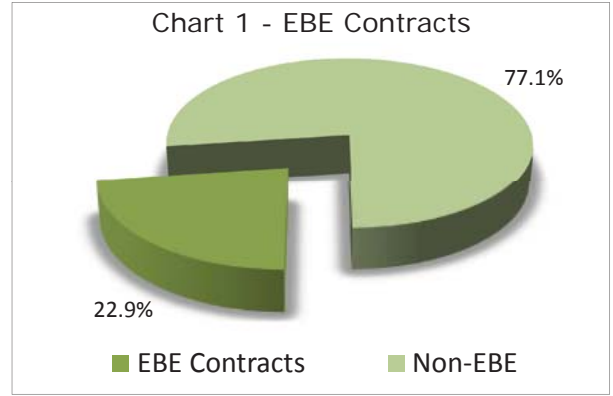
EBE Requirement	18.0%
EBE Plan	22.7%
EBE Performance	20.4%
RPP Requirement	25.0%
RPP Plan	24.1%
RPP Performance	25.9%

Apprenticeship Requirement	10,000 Hours
Apprenticeship Performance	8,881 Hours

Minority Workforce Requirement	N/A
Minority Workforce Performance	29.7%

**Table: Workforce by Contractor**

Contractor	RPP Percentage	Minority Percentage
J.P. Cullen & Sons	24.3%	27.8%
Arteaga Construction	40.6%	31.7%
B&D Contractors	48.8%	69.3%
Bohman & Vick	0.0%	0.0%
F. J. A. Christiansen Roofing	15.3%	3.4%
J.F. Cook Co.	4.5%	5.9%
Davis Structural	0.0%	0.0%
Doral Corporation	10.4%	25.2%
Grunau Corp	0.0%	25.1%
Hess Swietzer, Inc.	9.9%	10.3%
Jahn & Sons	0.0%	0.0%
Lee Mfg. Co.	20.6%	0.0%
Thomas A. Mason Co.	34.7%	35.9%
National Construction Rentals	0.0%	37.8%
Peerless Electric	0.0%	0.0%
The Penebaker Enterprises	26.9%	43.9%
RC Masonry Restoration	0.0%	18.3%
Roberts Roofing	11.9%	15.2%
Safway Services, Inc.	21.4%	34.9%
Union Contracting Inc. / Eugene Matthews	46.9%	54.4%
Western Waterproofing	34.3%	34.9%
<b>PROJECT TOTAL</b>	<b>25.9%</b>	<b>29.7%</b>



## SUMMARY

The City Hall Restoration Project continues to progress on track toward meeting its participation requirements and goals. Through the end of the Ninth Project Quarter – October 31, 2007 – the Residents Preference Program participation percentage was nearly 26% and Emerging Business Enterprises have been paid 20% of the total project construction dollars, both at or above the requirements. Specified trade apprentices have worked 8,881 hours, and the vast majority of apprentices are minorities. Further, nearly 30% of all hours have been worked by people of color, including construction novices and experienced workers.

Workforce and payment data monitored and reviewed by:

Prism Technical Management & Marketing Services, LLC  
6114 W Capitol Drive, Suite 200  
Milwaukee, WI 53216



This document produced by Prism FX a division of:

Prism Technical  
414.847.0990

www.prismtechnical.com  
FAX 414.847.0992

