Team City Hall

May 2008
Issue 11

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 January 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 certifi ed by the City of Milwaukee's Emerging Business Enterprise (EBE) Program;

(2) At least 25% of onsite construction hours must be worked by individuals certifi ed under the City's Residents Preference Program (RPP); and

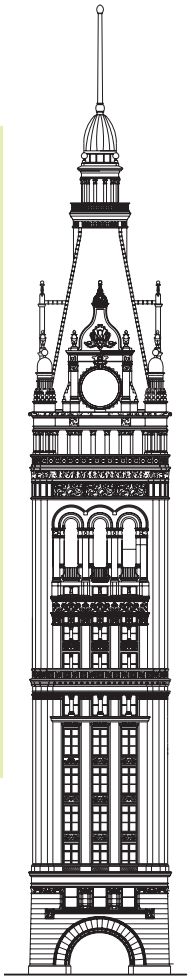
(3) At least six apprentices, working a total of at least 10,000 hours, must be employed on the Project, and must come from the following trades: Bricklayers, Roofers and Carpenters.

EBE PARTICIPATION

Approved Change Orders totaling $3,888,091 have raised the total construction value of the project to $63,815,309.

EBE Projections

Through January 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, 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 22.8%, well over the project's 18% requirement.



EBE Payment Performance

Per the Department of Public Works, as of January 31, 2008, J. P. Cullen had received $44,999,867 for work completed on the Project. Of the amount received by the GC, $10,068,669, or 21.4%, 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 PlanTM format, the GC projected RPP performance to be 24.1% through the end of the quarter. Actual numbers show RPP at 25.5%. RPP performance has stablized over the last few quarters and is expected to remain fairly steady through project completion.

Workforce Diversity

Through January 31, 2008, people of color worked 70,964 of 241,778 total project hours for a minority workforce percentage of 29.4%.

APPRENTICE UTILIZATION

Through January 31, 2008, apprentices had worked 15,291 hours or 6.3% of all onsite construction hours.

Among the three specifi ed trades, (bricklayers, roofers and carpenters) 19 apprentices had worked 9,953 hours on the project. People of color represented 72.1% of all apprentice hours.

END OF PROJECT REQUIREMENTS V.S. JANUARY 2008 PERFORMANCE

EBE Requirement	18.0%
EBE Plan	22.7%
EBE Performance	21.4%
RPP Requirement	25.0%
RPP Plan	24.1%
RPP Performance	25.5%
Apprenticeship Requirement	10,000 Hours
Apprenticeship Performance	9,953 Hours
Minority Workforce Requirement	N/A
Minority Workforce Performance	29.4%

Summary, Performance Tables and Graphs ..... Page 2

Table: Workforce by Contractor

Contractor	RPP Percentage	Minority Percentage
J.P. Cullen & Sons	23.8%	28.1%
Arteaga Construction	40.7%	32.0%
B&D Contractors	48.8%	69.3%
Bohman & Vick	0.0%	0.0%
F. J. A. Christiansen Roofing	9.2%	2.1%
J.F. Cook Co.	17.9%	11.3%
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%
Krause Konstruction	0.0%	0.0%
Lee Mfg. Co.	20.6%	0.0%
Thomas A. Mason Co.	34.4%	35.6%
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	11.2%	14.1%
Safway Services, Inc.	21.4%	34.9%
Union Contracting Inc. / Eugene Matthews	43.4%	50.7%
Western Waterproofing	34.3%	34.9%
PROJECT TOTAL	**25.5%**	**29.4%**

Chart 1
EBE Contracts

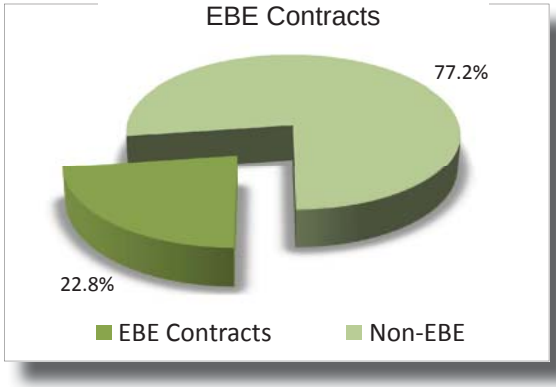


Chart 2
Project Payments

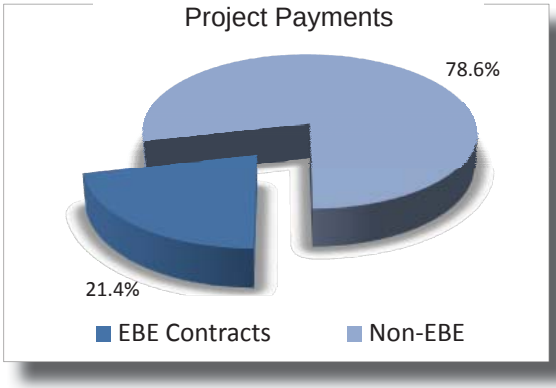


Chart 3
RPP Workers

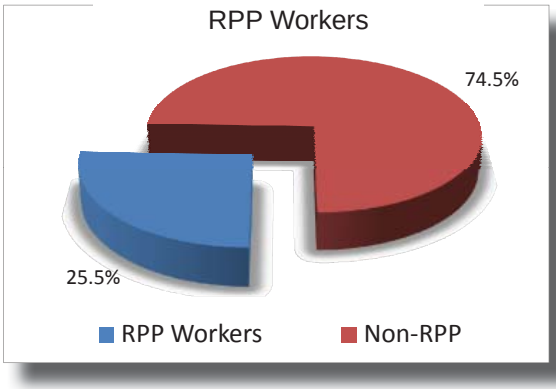
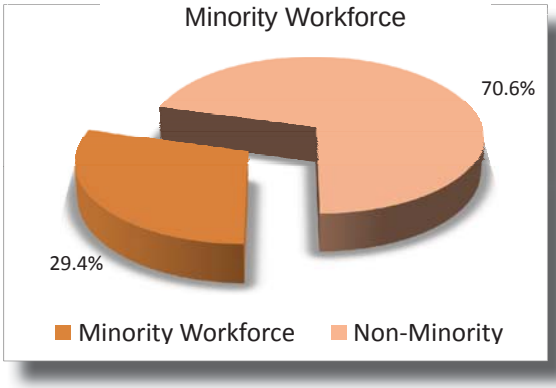


Chart 4
Minority Workforce



SUMMARY

The City Hall Restoration Project continues to progress on track toward meeting its participation requirements and goals. Through the end of the Tenth Project Quarter – January 31, 2008 – the Residents Preference Program participation percentage remains over 25% and Emerging Business Enterprises have been paid over 21% of the total project construction dollars; both figures are at or above the requirements. Specified trade apprentices have worked nearly 10,000 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:

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