

# Team City Hall

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Issue 9

## 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 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

Change Orders totaling \$4,307,104 have raised the total construction value of the project to \$64,234,322.

#### EBE Projections

Through July 31, 2007, nine EBE subcontractors had finalized contracts in hand, totaling \$15,288,129 (This total includes 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 22.7%, 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.

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### RPP PARTICIPATION

#### RPP Performance

Using Prism's RPP Implementation Plan™ format, the GC projected RPP performance to be 23.7% through the end of the quarter. Actual numbers show RPP at 25.8%. RPP performance continues to trend slightly downward from its earlier heights. Prism, DPW and the GC will all monitor the situation and take all practical steps to achieve the required participation.

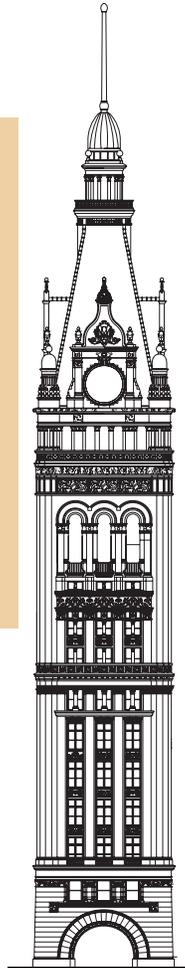
#### Minority Workforce

Through July 31, 2007, racial minorities worked 54,984 of 180,858 total project hours for a workforce percentage of 30.4%.

### APPRENTICE UTILIZATION

Through July 31, 2007, apprentices had worked 12,446 hours or 6.9% of all onsite construction hours.

When preparing bid documents, it was anticipated that the project's contractor would use glaziers to do the significant amount of glass work on the project. The glass contractor, however, uses carpenters to install windows. Accordingly, J. P. Cullen sought permission to have carpenters, rather than glaziers, count towards its apprenticeship requirements. Permission was granted, making the three required apprenticeship trades bricklayers, roofers and carpenters. Among the three specified trades, 19 apprentices had worked 8,059 hours on the project. Minorities represented 74% of all apprentice hours.



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

<b>EBE Requirement</b>	<b>18.0%</b>
<b>EBE Plan</b>	<b>22.7%</b>
<b>EBE Performance</b>	<b>18.0%</b>

<b>RPP Requirement</b>	<b>25.0%</b>
<b>RPP Plan</b>	<b>23.7%</b>
<b>RPP Performance</b>	<b>25.8%</b>

<b>Apprenticeship Requirement</b>	<b>10,000 Hours</b>
<b>Apprenticeship Performance</b>	<b>8,059 Hours</b>

<b>Minority Workforce Requirement</b>	<b>N/A</b>
<b>Minority Workforce Performance</b>	<b>30.4%</b>

**Table: Workforce by Contractor**

Contractor	RPP Percentage	Minority Percentage
J.P. Cullen & Sons	23.2%	27.9%
Arteaga Construction	40.4%	32.7%
B&D Contractors	48.8%	69.3%
Bohman & Vick	0.0%	0.0%
F. J. A. Christiansen Roofing	3.9%	5.9%
J.F. Cook Co.	8.1%	0.0%
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.	34.3%	34.5%
National Construction Rentals	0.0%	37.8%
Peerless Electric	0.0%	0.0%
The Penebaker Enterprises	30.0%	48.0%
RC Masonry Restoration	0.0%	18.3%
Roberts Roofing	12.8%	16.8%
Safway Services, Inc.	21.6%	35.1%
Union Contracting Inc. / Eugene Matthews	51.9%	58.0%
Western Waterproofing	34.3%	34.9%
<b>PROJECT TOTAL</b>	<b>25.8%</b>	<b>30.4%</b>

**SUMMARY**

The City Hall Restoration Project continues to progress on track toward meeting its participation requirements and goals. Through the end of the Eighth Project Quarter – July 31, 2007 – the Residents Preference Program participation percentage was nearly 26% and Emerging Business Enterprises have been paid 18% of the total project construction dollars, both at or above the requirements. Specified trade apprentices have worked 8,059 hours, and the vast majority of apprentices are minorities. Furthermore, 30% of all hours have been worked by minorities.

Workforce and payment data monitored and reviewed by:

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