

Team City Hall

July 2008
Issue 12

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 April 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:

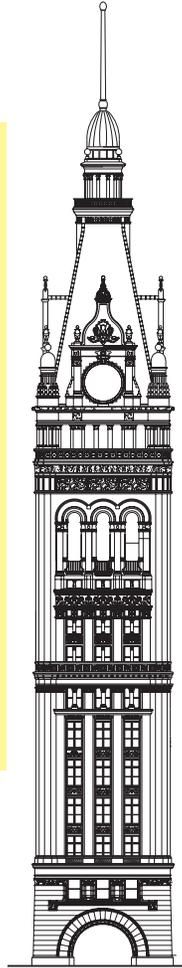
- (1) At least 18% of the construction payments must go to businesses certified by the City of Milwaukee's Emerging Business Enterprise (EBE) Program;
- (2) At least 25% of onsite construction hours must be worked by individuals certified under the City's Residents Preference Program (RPP); and
- (3) 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 \$4,785,214 have raised the total construction value of the project to \$64,712,432.

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 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 22.5%, well over the project's 18% requirement.



EBE Payment Performance

Per the Department of Public Works, as of April 30, 2008, J. P. Cullen had received \$49,761,792 for work completed on the Project. Of the amount received by the GC, \$11,597,810, or 23.3%, 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 at least 24.5% through the end of the quarter. Actual numbers show RPP at 25.4%. RPP performance has stabilized over the last few quarters and is expected to remain fairly steady through project completion.

Workforce Diversity

Through April 30, 2008, people of color worked 78,994 of 278,238 total project hours, for a minority workforce percentage of 28.4%.

APPRENTICE UTILIZATION

Through April 30, 2008, apprentices had worked 16,849 hours or 6.1% of all onsite construction hours.

Among the three specified trades, (bricklayers, roofers and carpenters) 21 apprentices had worked 10,774 hours on the project. People of color represented 73% of all apprentice hours.

END OF PROJECT REQUIREMENTS V.S. APRIL 2008 PERFORMANCE

EBE Requirement	18.0%
EBE Plan	22.5%
EBE Performance	23.3%
RPP Requirement	25.0%
RPP Plan	24.5%
RPP Performance	25.4%

Apprenticeship Requirement	10,000 Hours
Apprenticeship Performance	10,774 Hours

Minority Workforce Requirement	N/A
Minority Workforce Performance	28.4%

Table: Workforce by Contractor

Contractor	RPP Percentage	Minority Percentage
J.P. Cullen & Sons	23.9%	28.9%
Arteaga Construction	46.0%	34.4%
B&D Contractors	43.0%	69.4%
Bohman & Vick	0.0%	0.0%
F. J. A. Christiansen Roofing	2.0%	1.3%
J.F. Cook Co.	29.8%	12.3%
Davis Structural	0.0%	0.0%
Doral Corporation	11.2%	27.2%
Grunau Corp	4.5%	18.0%
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.	35.9%	38.6%
National Construction Rentals	0.0%	37.8%
Peerless Electric	0.0%	0.0%
The Penebaker Enterprises	27.1%	32.6%
RC Masonry Restoration	7.3%	8.0%
Roberts Roofing	9.8%	10.2%
Safway Services, Inc.	22.6%	34.3%
Union Contracting Inc. / Eugene Matthews	43.8%	46.5%
Western Waterproofing	37.7%	44.2%
PROJECT TOTAL	25.4%	28.4%

SUMMARY

The City Hall Restoration Project continues to progress on track toward meeting its participation requirements and goals. Through the end of the Eleventh Project Quarter – April 30, 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 over 10,000 hours, surpassing the project goal, and the vast majority of apprentices are minorities. Further, over 28% 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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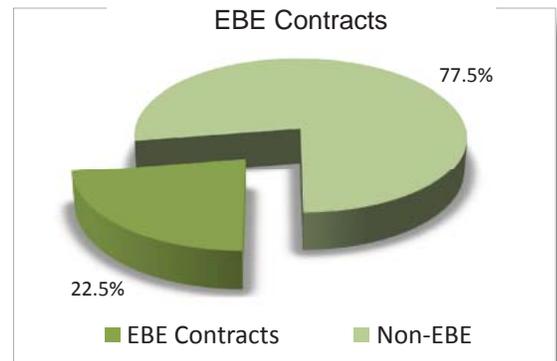
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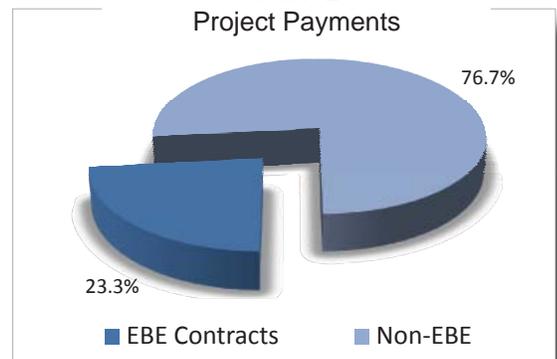
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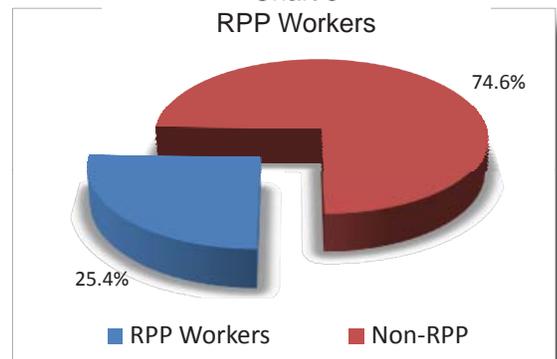
**Chart 1
EBE Contracts**



**Chart 2
Project Payments**



**Chart 3
RPP Workers**



**Chart 4
Minority Workforce**

