



THE NORTHWESTERN MUTUAL TOWER AND COMMONS

SBE AND RPP PARTICIPATION THROUGH
MARCH 31, 2015

Prepared in conjunction with Prism Technical Management &
Marketing Services, LLC

TABLE OF CONTENTS

EXECUTIVE SUMMARY	2
OUR STORY	7
SMALL BUSINESS ENTERPRISE RESULTS	10
SBE Total Participation	11
SBE Professional Services Providers	16
SBE Construction Providers	18
RESIDENTS PREFERENCE PROGRAM	21
RPP Participation by Contractor	23
RPP Participation by Trade	26
MILWAUKEE ALDERMANIC DISTRICT MAP	29
APPRENTICESHIP PROGRAM	30



ON THE COVER:

Glenn Thompson Jr., an electrician apprentice with Hurt Electric Inc., believes his certification through the Residents Preference Program (RPP) is the reason he's on The Tower and Commons project.

Glenn saw the project on the television news and heard that 40 percent of the project's workforce hours had to go to Milwaukee residents certified by the RPP. "I started telling people to get into construction because there are jobs available, and I had no idea I was going to end up down here actually working on this project," he said.

Glenn says he is now able to pay for daycare for his two daughters. "I am looking forward to other opportunities that may come out of this. But I can't wait to ride past the finished Tower with my girls and tell them Daddy worked on this project," he said. "Who knows, maybe they'll end up working for Northwestern Mutual in the future. Wouldn't that be something?"

SECTION 1

EXECUTIVE SUMMARY

Our decision to build a signature development downtown makes a huge statement about metro Milwaukee's attractiveness as a place to live and work and its ability to draw top talent and new businesses to the area. We are proud to call Milwaukee's lakefront our home.



Northwestern Mutual Tower and Commons Executive Summary

Small Business Enterprises in Milwaukee have been awarded \$98.7 million in contracts and commitments, or 29.6 percent of the total value of applicable construction and professional services contracts to date.

Milwaukee residents eligible under the Residents Preference Program (RPP) have performed 46.1 percent of the construction hours on the project to date.

Northwestern Mutual is committed to Milwaukee's success.

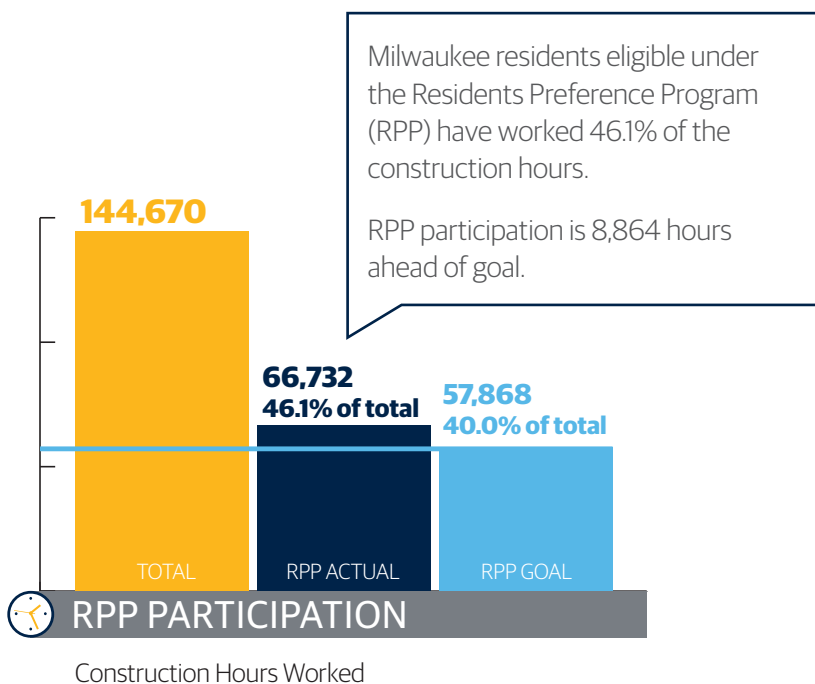
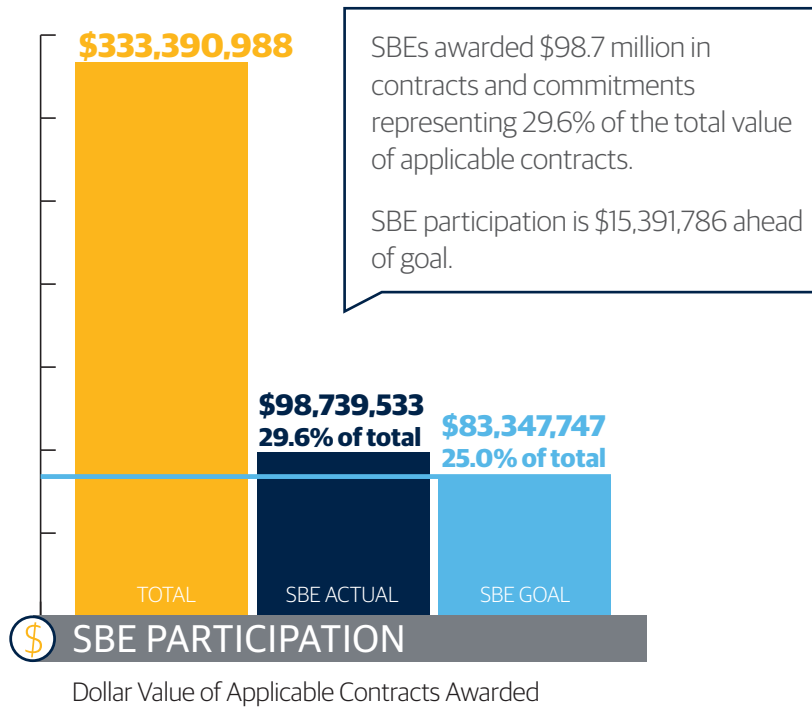
Whether it's our promise to keep or add 3,000 good-paying jobs at our downtown headquarters; the millions of dollars in philanthropic donations we make in the area; our partnerships in the Amani, Metcalfe Park and Muskego Way neighborhoods; or working hard to make sure local small businesses get the chance to help build our new Tower and Commons, it's all our way of saying, "We Believe in Milwaukee!"

We promised by the end of our building project in 2017 that 25.0 percent of the total value of applicable contracts awarded to build our Tower and Commons would go to Milwaukee Small Business Enterprises (SBEs). We promised that at least 40.0 percent of the labor hours on the project would be worked by Milwaukee residents eligible under the Residents Preference Program (RPP).

Recognizing that each quarter along the way we may be somewhat above or below the ultimate goal, we are pleased to report that we are ahead of these goals as of March 31, 2015.

Northwestern Mutual Tower and Commons Construction

Start of Project through March 31, 2015

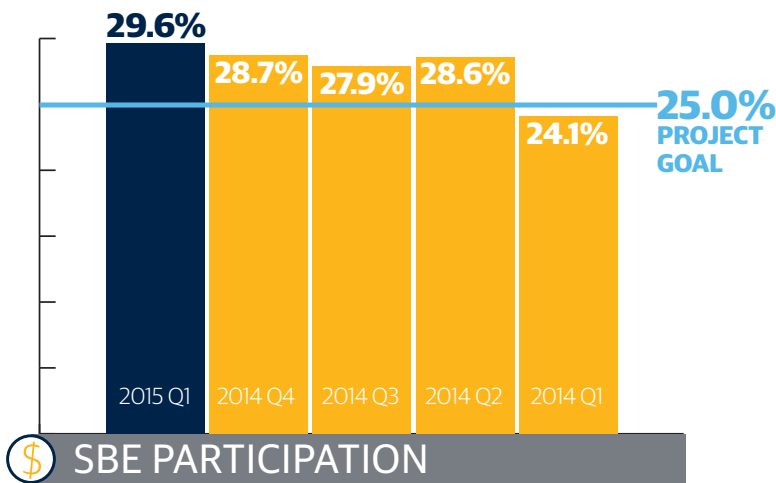


PROJECT HIGHLIGHTS

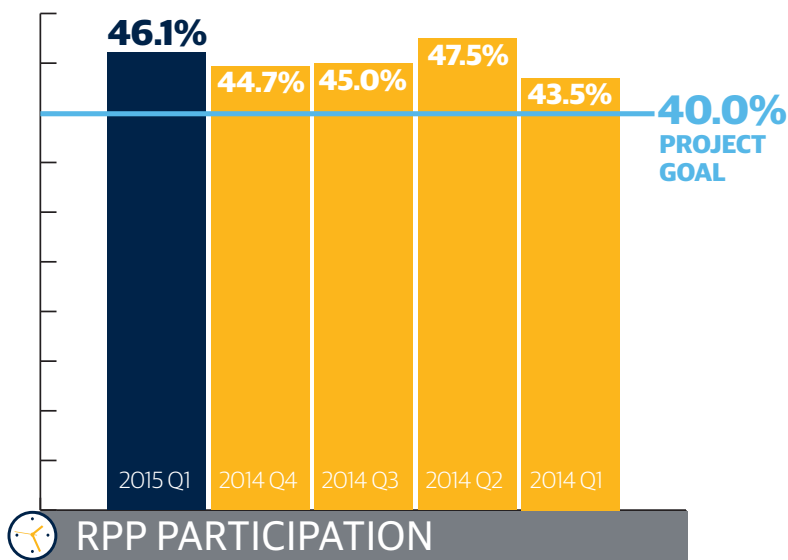
- \$333.4 million in applicable contracts awarded.
- \$98.7 million in contracts and commitments (29.6 percent of total) awarded to City of Milwaukee Small Business Enterprises (SBEs), exceeding 25.0 percent goal.
- Residents Preference Program (RPP) participation is ahead of goal. Milwaukee residents eligible under RPP have worked 46.1 percent of construction hours.
- 213 City of Milwaukee residents hired to work on the project.
- 35 apprentices working on project.
- Outreach to more than 100 community-based organizations to help ensure project participation from diverse segments of the Milwaukee community.
- 15 informational sessions highlighted contracting opportunities; more than 300 businesses and organizations attended.
- Support given to Wisconsin Regional Training Partnership/ BIG STEP on nine workforce fairs, attracting more than 1,200 city residents. More than 300 event attendees have entered career pathways and accessed apprenticeship readiness, pre-employment and training services with WRTP/BIG STEP.

Northwestern Mutual Tower and Commons Construction

Start of Project through March 31, 2015



Percentage of Applicable Contract Dollar Value Awarded to SBEs



Percentage of Construction Hours Worked by RPP Participants

PROJECT STATUS

AS OF MARCH 31, 2015

- Second round of contracts announced, bringing to more than 80 the total number of SBE contract awards and commitments.
- The "Big Pour" completed in 29 hours, with 8,900 cu. yds. of concrete poured for The Tower foundation.
- Benson Industries of Portland, Ore. leased 83,000 sq. ft. of space in Century City Business Park to build The Tower and Commons curtain wall.
- Deconstruction of south building atrium completed.
- Old north building basement "lid" removed and replaced with steel and concrete for The Commons foundation.

LOOKING AHEAD

- Tower cranes installed; Tower core and steel framework for The Tower and Commons begins.
- "Climber" is attached to Tower core and begins its climb as each level of concrete is poured.
- OSHA Safety Day draws more than 200 workers to learn about fall protection and other safety issues.
- Fifth Master Class held, engaging students from six different area colleges in The Tower and Commons building project.



Northwestern Mutual Tower and Commons Construction

Participation Performance Report

This Northwestern Mutual Tower and Commons Participation Performance Report details Northwestern Mutual's progress toward meeting the goals of the Human Resources Agreement it has with the City of Milwaukee. In constructing the 1.1 million-square-foot expansion of its downtown Milwaukee office complex, Northwestern Mutual has agreed to:

- Use certified Small Business Enterprises (SBEs) and/or businesses certified under equivalent programs for 25.0 percent of applicable construction costs.
- Use underemployed City of Milwaukee residents via the Residents Preference Program (RPP) for 40.0 percent of the construction hours worked.
- Ensure payment of prevailing wages where applicable.

Northwestern Mutual has engaged a building design, construction and consulting team that understands the critical importance we have placed on meeting these SBE and RPP goals.

Development Manager
Hines

General Contractor Team
Gilbane | C. G. Schmidt Inc.

Participation Coordinator
Prism Technical

SECTION 2

OUR STORY

Northwestern Mutual has called Milwaukee home since 1859.

Today, more than 4.3 million people rely on Northwestern Mutual for insurance and investment solutions.



THE TOWER

32 stories
550 feet
Second tallest building in state
Largest building in city occupied by one company

Our investment in our downtown campus is also an investment in Milwaukee.

The entire metro area benefits when top employers make a long-term commitment to grow in downtown Milwaukee. It means more jobs, a stronger tax base, more community support from businesses, and more top talent giving back to all areas of the community.

1914 HEADQUARTERS

Iconic structure anchors downtown campus

THE COMMONS

3 stories
Public dining and visitors center
Community access

3,000 DOWNTOWN MILWAUKEE JOBS RETAINED OR ADDED THROUGH CAMPUS EXPANSION



1954: Northwestern Mutual employees were honored for having contributed up to 1,000 hours of service as junior hostesses in the Milwaukee USO.



1957: To celebrate Northwestern Mutual's 100th anniversary, our men's chorus and women's choir both performed on the Schlitz Saturday Night Theater, a local television program that featured live singing commercials.



We've grown up with Milwaukee as our hometown for nearly 160 years.

We are stewards of our communities by bringing together groups of people and organizations and leveraging the power of our employees, field and financial resources to improve the lives of children and families.

A. In June, our general contractor team of Gilbane | C.G. Schmidt hosted a lemonade stand on the edge of The Tower and Commons construction site to raise money for our nonprofit partner, Alex's Lemonade Stand Foundation. Employees, construction workers, people off the street – all came to help fight childhood cancer one cup of lemonade at a time, resulting in a total of \$5,000 raised over a two-hour period. The team had a special reason for hosting the stand: construction project manager Bryce Unger's 11-year-old son is fighting cancer. He receives his treatments at the Northwestern Mutual Day Hospital at Children's Hospital of Wisconsin, made possible by a \$2 million grant provided by the Northwestern Mutual Foundation.



B. Northwestern Mutual is among several private and public entities that are partnering with the Metropolitan Milwaukee Sewerage District (MMSD) in a program to help minimize stormwater runoff entering our city's sewer system. The MMSD will help us with the costs of constructing a green roof system on top of our future Commons. The perennial and annual plantings in the system will capture and retain precipitation and keep an estimated 512,000 gallons of stormwater runoff from the city's sewers each year. Green infrastructure systems such as this are becoming a part of city landscapes throughout the country.



SECTION 3

SMALL BUSINESS ENTERPRISE RESULTS

We believe in promoting a healthy business environment. Strong businesses, especially small- and medium-sized companies, are the backbone of the city's economy. They contribute to the vitality of the city.

Tower and Commons Small Business Enterprise (SBE) Participation

Northwestern Mutual and the City of Milwaukee share an interest in promoting a healthy local business environment. Strong businesses, especially small- and medium-sized companies, are the backbone of the city's economy. They create jobs, pay taxes, and contribute to the vitality of the city.

That's why we set a goal for our downtown development to not only have an impact on our business, but to help raise the tide for many businesses in the city.

Small Business Enterprises are companies with annual revenues below a stated floor and typically owned by one or more individuals who are at an educational, social, economic or other disadvantage. SBEs, including many businesses owned by minorities, women and military veterans involved in building design and construction, are an integral part of creating our Tower and Commons.

TABLE 1: SBE PARTICIPATION LEVEL

Start of Project through March 31, 2015

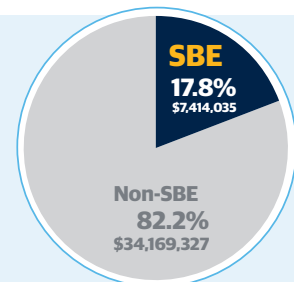
TOTAL VALUE OF APPLICABLE CONTRACTS AWARDED		\$333,390,988	
	GOAL	ACTUAL	STATUS
SBE Participation Percentage	25.0%	29.6%	+ 4.6
Value of SBE Contracts Awarded	\$83,347,747	\$98,739,533	+ \$15,391,786



CONTRACT PAYMENTS MADE

SBEs have received 17.8 percent or \$7,414,035 of applicable project contract payments made through March 31, 2015. Payments on

contracts awarded will continue to be made throughout the project as work is completed.



Numerical data presented in separate tables may differ slightly due to rounding.

SMALL BUSINESS ENTERPRISES

Constructing a high-rise office building requires a wide variety of construction-related services. We're proud to involve a large number of companies in building our Tower and Commons. Table 2 shows details of all Small Business Enterprises involved from the start of

the project to date. For ease of reference, we have also broken out the SBE professional services providers (see Table 3, page 16) from the SBE construction providers (see Table 4, page 18).

TABLE 2: TOTAL SBE PARTICIPATION (PROFESSIONAL SERVICES AND CONSTRUCTION)

SBE FIRM	SUBCONTRACTOR TO	TRADE/DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	AMOUNT PAID THROUGH 3/31/15
American Design Inc.	Kendall Heaton Associates	EOB Demolition Project - Full Services	\$ 43,320	\$ 43,320
American Design Inc.	Kendall Heaton Associates	EOB Selective Salvage Project - Full Services	\$ 6,313	\$ 6,313
American Design Inc.	Valerio Dewalt Train Associates (VDTA)	Fitness Center	\$ 109,400	\$ 72,120
American Design Inc.	VDTA	Office Tower Interior - Production Architect	\$ 638,735	\$ 50,727
Arrow-Crete Construction LLC	Globe Contractors Inc.	Concrete	\$ 104,987	\$ 104,987
Arteaga Construction Inc.	Veit & Co. Inc.	Crane	\$ 24,080	\$ 16,532
ASAP Fastening Systems Inc.	Construction Supply & Erection	Supplier of Various Fasteners	\$ 1,521	\$ 1,483
Autumn Trucking Inc.	Globe Contractors Inc.	Fuel	\$ 120,006	\$ 120,006
Autumn Trucking Inc.	Veit & Co. Inc.	Fuel and Oil	\$ 259,371	\$ 259,371
Autumn Trucking Inc.	Veit & Co. Inc.	Fuel	\$ 250,000	\$ 164,943
Barrientos Design & Consulting Inc.	Kendall Heaton Associates	Van Buren Bridge Project - Full Services	\$ 166,610	\$ 137,612
BestEd Business	Gilbane C.G. Schmidt Inc.	Safety Protection	\$ 7,953	\$ 7,953
BMR Design Group Inc.	USA Fire Protection Inc.	Professional Services	\$ 203,309	\$ 1,098
Choice Construction Co. Inc.	C.G. Schmidt Inc.	Welded Wire Fabric Reinforcing	\$ 1,470,186	\$ 450,898
Choice Construction Co. Inc.	LeJeune Steel Co.	Steel Erection	\$ 7,180,000	\$ 15,305
Con-Cor Co. Inc.	C.G. Schmidt Inc.	Concrete Cutting	\$ 1,139	\$ 1,139
Con-Cor Co. Inc.	Giles Engineering Associates Inc.	Concrete Coring	\$ 79,043	\$ 79,043
Con-Cor Co. Inc.	Globe Contractors Inc.	Sawing	\$ 14,011	\$ 14,011
Con-Cor Co. Inc.	Munson Inc.	Core-Drilling Floor	\$ 5,775	\$ 5,775
Con-Cor Co. Inc.	Staff Electric Co. Inc.	Labor and Material Coring	\$ 10,350	\$ 10,350

(CONTINUED ON PAGE 13)

TABLE 2: TOTAL SBE PARTICIPATION (PROFESSIONAL SERVICES AND CONSTRUCTION) (CONTINUED)

SBE FIRM	SUBCONTRACTOR TO	TRADE/DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	AMOUNT PAID THROUGH 3/31/15
Con-Cor Co. Inc.	Veit & Co. Inc.	Saw Cutting	\$ 5,760	\$ 5,760
Con-Cor Co. Inc.	Veit & Co. Inc.	Concrete Sawing	\$ 134,767	\$ 13,937
Continuum Architects & Planners S.C.	Kendall Heaton Associates	Code Review and Permit Expediting Services	\$ 31,320	\$ 21,298
Continuum Architects & Planners S.C.	Kendall Heaton Associates	Old NOB Basement Project - Full Services	\$ 97,265	\$ 66,140
Continuum Architects & Planners S.C.	Kendall Heaton Associates	South Office Building	\$ 15,979	\$ 4,325
DAAR Engineering Inc.	Gilbane C.G. Schmidt Inc.	Site Survey	\$ 299,561	\$ -
DAAR Engineering Inc.	LeJeune Steel Co.	Surveying	\$ 25,194	\$ 25,194
Dairyland Electric Co. Inc.	Grunau Co. Inc.	Plumbing Supplier/Labor	\$ 809,933	\$ -
Dairyland Electric Co. Inc.	Staff Electric Co. Inc.	Electrical	\$ 306,320	\$ 306,320
Dairyland Electric Co. Inc.	Staff Electric Co. Inc.	Switchgear	\$ 2,209	\$ 2,209
Dairyland Electric Co. Inc.	Staff Electric Co. Inc.	Electrical	\$ 16,624	\$ 16,624
Dairyland Electric Co. Inc.	Staff Electric Co. Inc.	Electrical	\$ 3,253,232	\$ -
Dakota Intertek Corp.	Giles Engineering Associates Inc.	Labor and Hand Augering Services	\$ 3,411	\$ 3,411
Duwe Metal Products Inc.	Benson Industries Inc.	Shop and Field Labor and Misc. Metals	\$ 15,867,515	\$ -
Duwe Metal Products Inc.	Gilbane C.G. Schmidt Inc.	Acoustic Screen Wall	\$ 60,304	\$ 60,304
EKG Trucking LLC	Globe Contractors Inc.	Trucking & Permits	\$ 470,302	\$ 470,302
ER Abernathy Industrial Inc.	Gilbane C.G. Schmidt Inc.	Safety Protection	\$ 5,280	\$ 1,286
Fusion Integrated Solutions LLC	HMA Consultants Inc.	Construction Services	\$ 45,000	\$ 920
Greenfire Management Services LLC	Gilbane C.G. Schmidt Inc.	Project Engineering Services	\$ 166,400	\$ 63,040
Hard Rock Sawing and Drilling Specialists Co.	Veit & Co. Inc.	Concrete Cutting	\$ 9,240	\$ 9,240
Hawk Construction LLC	C.G. Schmidt Inc.	Foundations & Helical Piers	\$ 27,929	\$ 27,929
Hawk Construction LLC	Veit & Co. Inc.	Hydro Excavation	\$ 20,065	\$ 20,065
Hetzel Tile & Marble Inc.	Gilbane C.G. Schmidt Inc.	Hard Tile/Interior Stone Installation	\$ 3,802,530	\$ -
Hetzel-Sanfilippo Inc.	Gilbane C.G. Schmidt Inc.	Misc. General Conditions	\$ 72,760	\$ 65,487
Hetzel-Sanfilippo Inc.	Gilbane C.G. Schmidt Inc.	Mock Up	\$ 459,500	\$ 96,840
Hetzel-Sanfilippo Inc.	Thorne Associates Inc.	Framing and Drywall	\$ 2,100,000	\$ -
Hiram Power Electric	Staff Electric Co. Inc.	Furnish Electrical Fixtures	\$ 2,537,299	\$ -
Hiram Power Electric	Staff Electric Co. Inc.	Furnish Medium Voltage	\$ 10,908	\$ 10,908

(CONTINUED ON PAGE 14)

TABLE 2: TOTAL SBE PARTICIPATION (PROFESSIONAL SERVICES AND CONSTRUCTION) (CONTINUED)

SBE FIRM	SUBCONTRACTOR TO	TRADE/DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	AMOUNT PAID THROUGH 3/31/15
House of Stone Inc.	Structures Hardscapes Specialists	Masonry	\$ 461,420	\$ -
Hurt Electric Inc.	Staff Electric Co. Inc.	Electrical	\$ 5,571,091	\$ -
HVA Products Inc.	Grunau Co. Inc.	Fuel Controls	\$ 19,250	\$ -
IBC Engineering Services Inc.	Alvine Engineering	MEP Engineering for Tower Center TI	\$ 495,760	\$ 395,760
IBC Engineering Services Inc.	Aquatic Design & Engineering	Electrical Engineering	\$ 33,275	\$ -
IBC Engineering Services Inc.	Sebesta Blomberg & Associates	Mechanical and Electric Commissioning	\$ 45,760	\$ -
JCP Construction LLC	Gilbane C.G. Schmidt Inc.	Foundation Waterproofing	\$ 3,605,835	\$ 78,300
KMI Construction LLC	C.G. Schmidt Inc.	Masonry	\$ 4,150	\$ 4,150
KMI Construction LLC	Gilbane C.G. Schmidt Inc.	Masonry	\$ 7,222,070	\$ -
Marek Landscaping LLC	Veit & Co. Inc.	Erosion Control	\$ 49,352	\$ 49,352
McDowell Construction Corp.	Globe Contractors Inc.	Asphalt	\$ 98,658	\$ 98,658
McDowell Construction Corp.	Veit & Co. Inc.	Fencing	\$ 77,423	\$ 77,423
McKinley's Corp.	Gilbane C.G. Schmidt Inc.	HVAC Demolition	\$ 12,900	\$ 11,610
Metropolitan Services Inc.	Globe Contractors Inc.	Traffic Control	\$ 151,998	\$ 151,998
Milwaukee Metal Products Co.	Benson Industries Inc.	Fabricators of Embeds and Misc. Metals	\$ 27,473	\$ -
Milwaukee Metal Products Co.	Terra Engineering & Construction Corp.	Tieback Bearing Plates	\$ 4,692	\$ 4,692
Natural Athletic Turf LLC	Stano Landscaping	Hardscape Restoration	\$ 50,850	\$ 50,850
Nuvo Construction Co. Inc.	C.G. Schmidt Inc.	Concrete	\$ 3,100,000	\$ -
Nuvo Construction Co. Inc.	Terra Engineering & Construction Corp.	Bulk Cement	\$ 126,634	\$ 126,634
P.A. Roeper & Associates Inc.	Graef USA	Drafting Services	\$ 22,500	\$ 22,500
P.L. Freeman Co.	Grunau Co. Inc.	HVAC/Plumbing Supplier/Labor	\$ 6,021,234	\$ -
P.L. Freeman Co.	Terra Engineering & Construction Corp.	Wales	\$ 104,848	\$ 104,848
Price & Sons Inc.	Staff Electric Co. Inc.	Misc. Supplier	\$ 2,133,120	\$ -
Prism Technical Management & Marketing Services LLC	Northwestern Mutual	HR Consultant	\$ 546,155	\$ 297,355
Quorum Architects Inc.	Kendall Heaton Associates	Graphics/Wayfinding Consultant	\$ 239,490	\$ 142,790
Quorum Architects Inc.	The Office of James Burnett	Associate Landscape Architects	\$ 218,230	\$ 112,570
Rams Contracting Ltd.	Veit & Co. Inc.	Trucking	\$ 12,513	\$ 12,513
Rinka Chung Architecture Inc.	BuroHappold Engineering	Solar Reflectivity Site Assessment	\$ 6,000	\$ 3,001

(CONTINUED ON PAGE 15)

TABLE 2: TOTAL SBE PARTICIPATION (PROFESSIONAL SERVICES AND CONSTRUCTION) (CONTINUED)

SBE FIRM	SUBCONTRACTOR TO	TRADE/DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	AMOUNT PAID THROUGH 3/31/15
Rinka Chung Architecture Inc.	Kendall Heaton Associates	North Parking Garage - Full Services	\$ 58,000	\$ 15,510
Rinka Chung Architecture Inc.	VDTA	Café Project - Production Architect	\$ 64,450	\$ 9,500
Rinka Chung Architecture Inc.	VDTA	Credit Union Project - Full Services	\$ 66,150	\$ 54,435
Rockwell Mechanical LLC	Grunau Co. Inc.	HVAC Supplier/Labor	\$ 4,865,885	\$ -
Rockwell Mechanical LLC	J.F. Ahern Co.	Chiller Procurement/Installation	\$ 418,380	\$ 418,380
Security Officer Services Inc.	Gilbane C.G. Schmidt Inc.	Site Security	\$ 195,000	\$ 61,728
Sonag Ready Mix LLC	C.G. Schmidt Inc.	CIP Concrete	\$ 20,846	\$ 20,846
Spann & Associates LLC	Gilbane C.G. Schmidt Inc.	Project Engineering Services	\$ 173,680	\$ 78,114
Thomas A. Mason Co. Inc.	G3 Technologies Inc.	Floor Installation	\$ 1,485,933	\$ -
Thomas A. Mason Co. Inc.	Gilbane C.G. Schmidt Inc.	Soft Flooring	\$ 1,921,906	\$ -
Thomas A. Mason Co. Inc.	Thorne Associates Inc.	Taping	\$ 2,100,000	\$ -
Tremmel-Anderson Trucking LLC	New Berlin Grading Inc.	Earthwork	\$ 6,025	\$ 6,025
Tremmel-Anderson Trucking LLC	Veit & Co. Inc.	Trucking	\$ 119,534	\$ 119,534
Valente Transport Inc.	Veit & Co. Inc.	Trucking/Disposal	\$ 828,802	\$ 828,802
Valente Transport Inc.	Veit & Co. Inc.	Trucking	\$ 525,939	\$ 525,939
Vizcaino's Trucking LLC	Globe Contractors Inc.	Trucking	\$ 127,324	\$ 127,324
Vizcaino's Trucking LLC	Veit & Co. Inc.	Trucking	\$ 20,164	\$ 20,164
Vizcaino's Trucking LLC	Veit & Co. Inc.	Trucking	\$ 168,791	\$ 168,791
ZS LLC	Applied Technical Services Inc.	Exterior Building Maintenance	\$ 62,975	\$ 54,593
ZS LLC	Entuitive Corp.	Building Enclosure Sub-Consultant	\$ 42,950	\$ 7,420
ZS LLC	Gilbane C.G. Schmidt Inc.	Engineering Services	\$ 30,000	\$ 26,000
ZS LLC	Kendall Heaton Associates	Structural Engineer	\$ 23,124	\$ 23,124
ZS LLC	Magnusson Klemencic Associates	Structural Engineering	\$ 210,000	\$ 197,280
ZS LLC	Northwestern Mutual	Laser Scan	\$ 51,000	\$ 51,000
TO BE DETERMINED	TO BE DETERMINED	TO BE DETERMINED	\$ 13,337,281*	\$ -
TOTAL SBE PARTICIPATION			\$ 98,739,532	\$ 7,414,035
% OF APPLICABLE CONTRACT VALUE AWARDED			29.6%	
% OF APPLICABLE PAYMENTS MADE				17.8%
TOTAL ADJUSTED CONSTRUCTION AND PROFESSIONAL SERVICES PROVIDER PARTICIPATION			\$ 333,390,988	\$ 41,583,362

* Prime contractors and subcontractors have been awarded contracts that include \$13.3 million for SBEs yet to be named.

TABLE 3: SBE PROFESSIONAL SERVICES PROVIDERS

Much of the focus and excitement of a major building project is on the many construction and trade groups who lift skyscrapers out of the ground. Before a shovelful of dirt is moved, however, architects, engineers and

other professional service providers design and plan the structure. For ease of reference, we have separated just the SBE professional services providers listed in Table 2 and shown them here.

SBE FIRM	SUBCONTRACTOR TO	TRADE/DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	AMOUNT PAID THROUGH 3/31/15
American Design Inc.	Kendall Heaton Associates	EOB Demolition Project - Full Services	\$ 43,320	\$ 43,320
American Design Inc.	Kendall Heaton Associates	EOB Selective Salvage Project - Full Services	\$ 6,313	\$ 6,313
American Design Inc.	Valerio Dewalt Train Associates (VDTA)	Fitness Center	\$ 109,400	\$ 72,120
American Design Inc.	VDTA	Office Tower Interior - Production Architect	\$ 638,735	\$ 50,727
Barrientos Design & Consulting Inc.	Kendall Heaton Associates	Van Buren Bridge Project - Full Services	\$ 166,610	\$ 137,612
Con-Cor Co. Inc.	Giles Engineering Associates Inc.	Concrete Coring	\$ 79,043	\$ 79,043
Continuum Architects & Planners S.C.	Kendall Heaton Associates	Code Review and Permit Expediting Services	\$ 31,320	\$ 21,298
Continuum Architects & Planners S.C.	Kendall Heaton Associates	Old NOB Basement Project - Full Services	\$ 97,265	\$ 66,140
Continuum Architects & Planners S.C.	Kendall Heaton Associates	South Office Building	\$ 15,979	\$ 4,325
Dakota Intertek Corp.	Giles Engineering Associates Inc.	Labor and Hand Augering Services	\$ 3,411	\$ 3,411
Fusion Integrated Solutions LLC	HMA Consultants Inc.	Construction Services	\$ 45,000	\$ 920
IBC Engineering Services Inc.	Alvine Engineering	MEP Engineering for Tower Center TI	\$ 495,760	\$ 395,760
IBC Engineering Services Inc.	Aquatic Design & Engineering	Electrical Engineering	\$ 33,275	\$ -
IBC Engineering Services Inc.	Sebesta Blomberg & Associates	Mechanical and Electric Commissioning	\$ 45,760	\$ -
P.A. Roeper & Associates Inc.	Graef USA	Drafting Services	\$ 22,500	\$ 22,500
Prism Technical Management & Marketing Services LLC	Northwestern Mutual	HR Consultant	\$ 546,155	\$ 297,355
Quorum Architects Inc.	Kendall Heaton Associates	Graphics/Wayfinding Consultant	\$ 239,490	\$ 142,790
Quorum Architects Inc.	The Office of James Burnett	Associate Landscape Architects	\$ 218,230	\$ 112,570
Rinka Chung Architecture Inc.	BuroHappold Engineering	Solar Reflectivity Site Assessment	\$ 6,000	\$ 3,001
Rinka Chung Architecture Inc.	Kendall Heaton Associates	North Parking Garage - Full Services	\$ 58,000	\$ 15,510
Rinka Chung Architecture Inc.	VDTA	Café Project - Production Architect	\$ 64,450	\$ 9,500
Rinka Chung Architecture Inc.	VDTA	Credit Union Project - Full Services	\$ 66,150	\$ 54,435
ZS LLC	Applied Technical Services Inc.	Exterior Building Maintenance	\$ 62,975	\$ 54,593

(CONTINUED ON PAGE 17)

TABLE 3: SBE PROFESSIONAL SERVICES PROVIDERS (CONTINUED)

SBE FIRM	SUBCONTRACTOR TO	TRADE/DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	AMOUNT PAID THROUGH 3/31/15
ZS LLC	Entuitive Corp.	Building Enclosure Sub-Consultant	\$ 42,950	\$ 7,420
ZS LLC	Kendall Heaton Associates	Structural Engineer	\$ 23,124	\$ 23,124
ZS LLC	Magnusson Klemencic Associates	Structural Engineering	\$ 210,000	\$ 197,280
ZS LLC	Northwestern Mutual	Laser Scan	\$ 51,000	\$ 51,000
TOTAL SBE PROFESSIONAL SERVICES PROVIDER PARTICIPATION			\$ 3,422,215	\$ 1,872,066
% OF APPLICABLE PROFESSIONAL SERVICES CONTRACT VALUE AWARDED			34.9%	
% OF APPLICABLE PROFESSIONAL SERVICES PAYMENTS MADE			26.6%	
TOTAL ADJUSTED APPLICABLE PROFESSIONAL SERVICES PROVIDER PARTICIPATION			\$ 9,819,327*	\$ 7,039,548*

*This total excludes contracts for specialty disciplines as well as those awarded prior to Dec. 1, 2012, including Kendall/Heaton Associates, Ring & DuChateau, Valerio Dewalt Train Associates and Pickard Chilton.



CHOICE CONSTRUCTION COMPANIES INC.

Choice Construction Companies Inc. performs steel reinforcement on The Tower and Commons project. Owner and President Brian Mitchell says the project has brought his company greater visibility and enhanced its financial security. "It's given us a chance to display our skillset to a wider audience so that people are able to see what we can do. We've been able to attract good talent and to network with a lot of contractors and developers that we may not have met otherwise."

Choice workers laid 1,300 tons of rebar to reinforce The Tower's foundation prior to the Big Pour and will continue similar work on the project. Brian finds it gratifying to be able to bring workers in as apprentices and watch them grow into journeymen. "Seeing people who came in as youngsters now able to support their families and buy homes is very satisfying," he says.



DUWE METAL PRODUCTS INC.

Duwe Metal Products Inc., founded in 1954, fabricates and installs metal products. The company is a subcontractor to Oregon-based Benson Industries Inc., which has leased a facility in the Century City Business Park on Milwaukee's north side to assemble curtain wall for The Tower and Commons. Duwe will be engaged in assembling and hanging the units.

Owner Jeannie Lauret says the project has enabled her to increase the size of her crew. "We'll hire 40-50 workers for shop assembly and 40-50 for installation," she said. "This has been a very profitable job so far, and the experience is fantastic." Jeannie is pleased with how Benson Industries is mentoring her ironworkers and glaziers, for whom a project of this magnitude is new. "Benson, Gilbane | C.G. Schmidt, Prism and Northwestern Mutual have all been great in working out any challenges that we have come across, and that's what this is all about," she said.

TABLE 4: SBE CONSTRUCTION PROVIDERS

The visible creation of our Tower and Commons is in the capable hands of the construction contractors and subcontractors. They are responsible for preparing the construction site and erecting the building that

will change the shape of our Milwaukee skyline. For ease of reference, we have separated just the SBE construction providers listed in Table 2 and shown them here.

SBE FIRM	SUBCONTRACTOR TO	TRADE/DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	AMOUNT PAID THROUGH 3/31/15
Arrow-Crete Construction LLC	Globe Contractors Inc.	Concrete	\$ 104,987	\$ 104,987
Arteaga Construction Inc.	Veit & Co. Inc.	Crane	\$ 24,080	\$ 16,532
ASAP Fastening Systems Inc.	Construction Supply & Erection	Supplier of Various Fasteners	\$ 1,521	\$ 1,483
Autumn Trucking Inc.	Globe Contractors Inc.	Fuel	\$ 120,006	\$ 120,006
Autumn Trucking Inc.	Veit & Co. Inc.	Fuel and Oil	\$ 259,371	\$ 259,371
Autumn Trucking Inc.	Veit & Co. Inc.	Fuel	\$ 250,000	\$ 164,943
BestEd Business	Gilbane C.G. Schmidt Inc.	Safety Protection	\$ 7,953	\$ 7,953
BMR Design Group Inc.	USA Fire Protection Inc.	Professional Services	\$ 203,309	\$ 1,098
Choice Construction Co. Inc.	C.G. Schmidt Inc.	Welded Wire Fabric Reinforcing	\$ 1,470,186	\$ 450,898
Choice Construction Co. Inc.	LeJeune Steel Co.	Steel Erection	\$ 7,180,000	\$ 15,305
Con-Cor Co. Inc.	C.G. Schmidt Inc.	Concrete Cutting	\$ 1,139	\$ 1,139
Con-Cor Co. Inc.	Globe Contractors Inc.	Sawing	\$ 14,011	\$ 14,011
Con-Cor Co. Inc.	Munson Inc.	Core-Drilling Floor	\$ 5,775	\$ 5,775
Con-Cor Co. Inc.	Staff Electric Co. Inc.	Labor and Material Coring	\$ 10,350	\$ 10,350
Con-Cor Co. Inc.	Veit & Co. Inc.	Saw Cutting	\$ 5,760	\$ 5,760
Con-Cor Co. Inc.	Veit & Co. Inc.	Concrete Sawing	\$ 134,767	\$ 13,937
DAAR Engineering Inc.	Gilbane C.G. Schmidt Inc.	Site Survey	\$ 299,561	\$ -
DAAR Engineering Inc.	LeJeune Steel Co.	Surveying	\$ 25,194	\$ 25,194
Dairyland Electric Co. Inc.	Grunau Co. Inc.	Plumbing Supplier/Labor	\$ 809,933	\$ -
Dairyland Electric Co. Inc.	Staff Electric Co. Inc.	Electrical	\$ 306,320	\$ 306,320
Dairyland Electric Co. Inc.	Staff Electric Co. Inc.	Switchgear	\$ 2,209	\$ 2,209
Dairyland Electric Co. Inc.	Staff Electric Co. Inc.	Electrical	\$ 16,624	\$ 16,624
Dairyland Electric Co. Inc.	Staff Electric Co. Inc.	Electrical	\$ 3,253,232	\$ -
Duwe Metal Products Inc.	Benson Industries Inc.	Shop and Field Labor and Misc. Metals	\$ 15,867,515	\$ -

(CONTINUED ON PAGE 19)

TABLE 4: SBE CONSTRUCTION PROVIDERS (CONTINUED)

SBE FIRM	SUBCONTRACTOR TO	TRADE/DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	AMOUNT PAID THROUGH 3/31/15
Duwe Metal Products Inc.	Gilbane C.G. Schmidt Inc.	Acoustic Screen Wall	\$ 60,304	\$ 60,304
EKG Trucking LLC	Globe Contractors Inc.	Trucking & Permits	\$ 470,302	\$ 470,302
ER Abernathy Industrial Inc.	Gilbane C.G. Schmidt Inc.	Safety Protection	\$ 5,280	\$ 1,286
Greenfire Management Services LLC	Gilbane C.G. Schmidt Inc.	Project Engineering Services	\$ 166,400	\$ 63,040
Hard Rock Sawing and Drilling Specialists Co.	Veit & Co. Inc.	Concrete Cutting	\$ 9,240	\$ 9,240
Hawk Construction LLC	Gilbane C.G. Schmidt Inc.	Foundations & Helical Piers	\$ 27,929	\$ 27,929
Hawk Construction LLC	Veit & Co. Inc.	Hydro Excavation	\$ 20,065	\$ 20,065
Hetzel Tile & Marble Inc.	Gilbane C.G. Schmidt Inc.	Hard Tile/Interior Stone Installation	\$ 3,802,530	\$ -
Hetzel-Sanfilippo Inc.	Gilbane C.G. Schmidt Inc.	Misc. General Conditions	\$ 72,760	\$ 65,487
Hetzel-Sanfilippo Inc.	Gilbane C.G. Schmidt Inc.	Mock Up	\$ 459,500	\$ 96,840
Hetzel-Sanfilippo Inc.	Thorne Associates Inc.	Framing and Drywall	\$ 2,100,000	\$ -
Hiram Power Electric	Staff Electric Co. Inc.	Furnish Electrical Fixtures	\$ 2,537,299	\$ -
Hiram Power Electric	Staff Electric Co. Inc.	Furnish Medium Voltage	\$ 10,908	\$ 10,908
House of Stone Inc.	Structures Hardscapes Specialists	Masonry	\$ 461,420	\$ -
Hurt Electric Inc.	Staff Electric Co. Inc.	Electrical	\$ 5,571,091	\$ -
HVA Products Inc.	Grunau Co. Inc.	Fuel Controls	\$ 19,250	\$ -
JCP Construction LLC	Gilbane C.G. Schmidt Inc.	Foundation Waterproofing	\$ 3,605,835	\$ 78,300
KMI Construction LLC	C.G. Schmidt Inc.	Masonry	\$ 4,150	\$ 4,150
KMI Construction LLC	Gilbane C.G. Schmidt Inc.	Masonry	\$ 7,222,070	\$ -
Marek Landscaping LLC	Veit & Co. Inc.	Erosion Control	\$ 49,352	\$ 49,352
McDowell Construction Corp.	Globe Contractors Inc.	Asphalt	\$ 98,658	\$ 98,658
McDowell Construction Corp.	Veit & Co. Inc.	Fencing	\$ 77,423	\$ 77,423
McKinley's Corp.	Grunau Co. Inc.	HVAC Demolition	\$ 12,900	\$ 11,610
Metropolitan Services Inc.	Globe Contractors Inc.	Traffic Control	\$ 151,998	\$ 151,998
Milwaukee Metal Products Co.	Benson Industries Inc.	Fabricators of Embeds and Misc. Metals	\$ 27,473	\$ -
Milwaukee Metal Products Co.	Terra Engineering & Construction Corp.	Tieback Bearing Plates	\$ 4,692	\$ 4,692
Natural Athletic Turf LLC	Stano Landscaping	Hardscape Restoration	\$ 50,850	\$ 50,850

(CONTINUED ON PAGE 20)

TABLE 4: SBE CONSTRUCTION PROVIDERS (CONTINUED)

SBE FIRM	SUBCONTRACTOR TO	TRADE/DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	AMOUNT PAID THROUGH 3/31/15
Nuvo Construction Co. Inc.	C.G. Schmidt Inc.	Concrete	\$ 3,100,000	\$ -
Nuvo Construction Co. Inc.	Terra Engineering & Construction Corp.	Bulk Cement	\$ 126,634	\$ 126,634
P.L. Freeman Co.	Grunau Co. Inc.	HVAC/Plumbing Supplier/Labor	\$ 6,021,234	\$ -
P.L. Freeman Co.	Terra Engineering & Construction Corp.	Wales	\$ 104,848	\$ 104,848
Price & Sons Inc.	Staff Electric Co. Inc.	Misc. Supplier	\$ 2,133,120	\$ -
Rams Contracting Ltd.	Veit & Co. Inc.	Trucking	\$ 12,513	\$ 12,513
Rockwell Mechanical LLC	Grunau Co. Inc.	HVAC Supplier/Labor	\$ 4,865,885	\$ -
Rockwell Mechanical LLC	J.F. Ahern Co.	Chiller Procurement/Installation	\$ 418,380	\$ 418,380
Security Office Services Inc.	Gilbane C.G. Schmidt Inc.	Site Security	\$ 195,000	\$ 61,728
Sonag Ready Mix LLC	C.G. Schmidt Inc.	CIP Concrete	\$ 20,846	\$ 20,846
Spann & Associates LLC	Gilbane C.G. Schmidt Inc.	Project Engineering Services	\$ 173,680	\$ 78,114
Thomas A. Mason Co. Inc.	G3 Technologies Inc.	Floor Installation	\$ 1,485,933	\$ -
Thomas A. Mason Co. Inc.	Gilbane C.G. Schmidt Inc.	Soft Flooring	\$ 1,921,906	\$ -
Thomas A. Mason Co. Inc.	Thorne Associates Inc.	Taping	\$ 2,100,000	\$ -
Tremmel-Anderson Trucking LLC	New Berlin Grading Inc.	Earthwork	\$ 6,025	\$ 6,025
Tremmel-Anderson Trucking LLC	Veit & Co. Inc.	Trucking	\$ 119,534	\$ 119,534
Valente Transport Inc.	Veit & Co. Inc.	Trucking	\$ 525,939	\$ 525,939
Valente Transport Inc.	Veit & Co. Inc.	Trucking/Disposal	\$ 828,802	\$ 828,802
Vizcaino's Trucking LLC	Globe Contractors Inc.	Trucking	\$ 127,324	\$ 127,324
Vizcaino's Trucking LLC	Veit & Co. Inc.	Trucking	\$ 20,164	\$ 20,164
Vizcaino's Trucking LLC	Veit & Co. Inc.	Trucking	\$ 168,791	\$ 168,791
ZS LLC	Gilbane C.G. Schmidt Inc.	Engineering Services	\$ 30,000	\$ 26,000
TO BE DETERMINED	TO BE DETERMINED	TO BE DETERMINED	\$ 13,337,281*	\$ -
TOTAL SBE CONSTRUCTION PROVIDER PARTICIPATION			\$ 95,317,318	\$ 5,541,969
% OF APPLICABLE CONSTRUCTION CONTRACT VALUE AWARDED			29.5%	
% OF APPLICABLE CONSTRUCTION PAYMENTS MADE				16.0%
TOTAL ADJUSTED CONSTRUCTION PROVIDER PARTICIPATION			\$ 323,571,661	\$ 34,543,814

* Prime contractors and subcontractors have been awarded contracts that include \$13.3 million for SBEs yet to be named.

SECTION 4

RESIDENTS PREFERENCE PROGRAM

We are committed to improving the lives of families in Southeastern Wisconsin.

Residents Preference Program Participation

The City of Milwaukee Residents Preference Program connects unemployed or underemployed residents with good-paying jobs. Northwestern Mutual has committed to improving the lives of families in

southeastern Wisconsin through its employee volunteer efforts and Northwestern Mutual Foundation giving. Our participation in RPP is just another example of our leadership in strengthening our hometown community.

TABLE 5: RPP PARTICIPATION LEVEL

Start of Project through March 31, 2015

TOTAL CONSTRUCTION HOURS		144,670	
	GOAL	ACTUAL	STATUS
RPP Participation Percentage	40.0%	46.1%	+6.1
RPP Construction Hours	57,868	66,732	+8,864



CONTRACT HOURS WORKED

RPP construction hours worked represent 46.1% of all construction hours through March 31, 2015.

RPP participation is 8,864 hours, or 6.1 percentage points, ahead of goal.

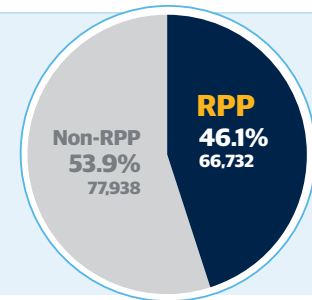


TABLE 6: RPP PARTICIPATION – EXCLUDING NON-WISCONSIN RESIDENTS

Start of Project through March 31, 2015

TOTAL CONSTRUCTION HOURS WORKED		144,670	
Less Hours Worked by Non-Wisconsin Residents			(7,784)
Construction Hours Worked by Wisconsin Residents Only			136,887
RPP Construction Hours			66,732
RPP Participation Percentage (excluding non-Wisconsin residents)			48.7%

If the number of non-Wisconsin resident hours is subtracted from the total number of hours worked, RPP participation increases to 48.7 percent. While we are reporting 46.1 percent participation for the first quarter of 2015, 48.7 percent aligns with the City's requirement.

Milwaukee Code of Ordinances (MCO) Section 355-7(1)(a) notes that for the purpose of calculating RPP participation "... 'worker hours'... excludes the number of hours of work performed by all non-Wisconsin residents."

Numerical data presented in separate tables may differ slightly due to rounding.

TABLE 7: RPP PARTICIPATION BY CONTRACTOR

CONTRACTOR	TRADE	ON-SITE CONSTRUCTION HOURS THROUGH 3/31/15			
		Projected RPP%	Total Hours	RPP Hours	RPP%
APW	Acoustic Screen Wall	40.0%	3878	1678	43.3%
Arrow-Crete Construction LLC	Concrete	66.7%	5138	2495	48.6%
Arteaga Construction Inc.	Crane	0.0%	8.0	8.0	100.0%
Bohmann & Vick Inc.	Plumbing	39.3%	1,123.5	273.5	24.3%
Brand Energy Services	Specialty Services	0.0%	4,304.0	1,489.0	34.6%
Budnik & Sons Inc.	Trucking	0.0%	299.0	-	0.0%
C. LaShell Trucking	Trucking	0.0%	18.8	-	0.0%
C. LaShell Trucking	Trucking	0.0%	23.8	-	0.0%
C.G. Schmidt Inc.	General Contractor / Demo	20.0%	1,048.0	457.5	43.7%
Chilstrom Erecting Corp.	CIP Concrete	0.0%	61.0	54.5	89.3%
Chilstrom Erecting Corp.	Erecting	0.0%	44.0	16.0	36.4%
Choice Construction Co. Inc.	Welded Wire Fabric Reinforcing	40.0%	7,856.5	2,787.0	35.5%
Choice Construction Co. Inc.	Steel Erection	46.3%	608.5	414.0	68.0%
Clean Cut Tree Service Inc.	Landscaping	0.0%	64.0	-	0.0%
Con-Cor Co. Inc.	Sawing	0.0%	23.3	-	0.0%
Con-Cor Co. Inc.	Electrical	0.0%	71.5	-	0.0%
Con-Cor Co. Inc.	Sawing	50.0%	43.8	27.3	62.3%
Construction Supply & Erection	Steel Erection	35.7%	1,083.0	311.5	28.8%
Dairyland Electric Co. Inc.	Electrical	0.0%	464.0	464.0	100.0%
Dairyland Electric Co. Inc.	Electrical	100.0%	233.0	233.0	100.0%
Daniels Inc.	Trucking	0.0%	7.3	-	0.0%
Dnesco Electric	Electrical	0.0%	110.0	-	0.0%
Duwe Metal Products Inc.	Acoustic Screen Wall	0.0%	16.0	-	0.0%
EKG Trucking LLC	Permits/Trucking	70.0%	1,807.5	1,807.5	100.0%
Elite Environmental Service	Tank Cleaning	0.0%	12.3	-	0.0%
Faust Co. Inc.	Utility Disconnects	0.0%	118.0	36.0	30.5%
Flores Contracting	Erosion Control	0.0%	10.0	-	0.0%
Gilbane C.G. Schmidt Inc.	General Contractors/ Concrete	40.2%	15,615.0	8,123.0	52.0%
Globe Contractors Inc.	General Contractor	15.0%	4,997.5	1,672.0	33.5%
Gorman and Son Inc.	Trucking	0.0%	117.0	-	0.0%
Greg Rouse Trucking	Trucking	0.0%	443.8	379.3	85.5%
Greg Rouse Trucking	Trucking	0.0%	437.0	317.5	72.7%
GRO Horticultural Enterprises	Landscaping	0.0%	182.3	-	0.0%

(CONTINUED ON PAGE 24)

TABLE 7: RPP PARTICIPATION BY CONTRACTOR (CONTINUED)

CONTRACTOR	TRADE	ON-SITE CONSTRUCTION HOURS THROUGH 3/31/15			
		Projected RPP%	Total Hours	RPP Hours	RPP%
Grunau Co. Inc.	Plumbing	40.0%	2,217.5	434.5	19.6%
Hawk Construction LLC	Foundations / Helical Piers	0.0%	161.8	-	0.0%
Hetzel Tile & Marble Inc.	Tile/Terrazzo	0.0%	5.5	-	0.0%
Hetzel-Sanfillippo Inc.	Mock-Up	42.6%	1,209.0	549.0	45.4%
High Voltage Maintenance Corp.	Electrical	0.0%	73.5	-	0.0%
Integrity Environmental	Asbestos Abatement	80.9%	2,544.5	2,397.5	94.2%
J & J Contracting LLC	Waste Removal	40.0%	683.0	451.0	66.0%
J.F. Ahern Co.	Mechanical / Plumbing	40.8%	2,614.7	722.5	27.6%
J.T. Farina Enterprises LLC	Trucking	0.0%	733.3	395.5	53.9%
J.T. Farina Enterprises LLC	Trucking	0.0%	556.3	362.0	65.1%
KMI Construction LLC	Masonry	40.0%	409.0	61.0	14.9%
KMI Construction LLC	Masonry	0.0%	52.0	-	0.0%
Langer Roofing & Sheet Metal Inc.	Roofing	0.0%	453.0	-	0.0%
M. Peters Trucking Inc.	Trucking	0.0%	162.5	-	0.0%
Marek Landscaping LLC	Erosion Control	44.6%	22.5	-	0.0%
Marshall Erecting Inc.	Electrical	0.0%	71.0	19.5	27.5%
McDowell Construction Corp.	Asphalt	66.7%	370.0	260.0	70.3%
McDowell Construction Corp.	Fencing	0.0%	196.0	177.0	90.3%
McKinley's Corp.	Erection	0.0%	222.0	171.0	77.0%
Midwest Drilled Foundations & Excavations Inc.	Helical Piers	50.0%	242.0	118.5	49.0%
Munson Inc.	Fencing	0.0%	478.0	77.3	16.2%
Munson Inc.	Fencing	0.0%	69.0	-	0.0%
Natural Athletic Turf LLC	Hardscape Restoration	45.6%	438.3	94.3	21.5%
New Berlin Grading Inc.	Excavating	50.0%	181.5	89.5	49.3%
Northway Fencing Inc.	Fencing	0.0%	24.0	16.0	66.7%
Precise Excavating LLC	Operating Engineer	0.0%	110.0	-	0.0%
Rams Contracting Ltd.	Trucking	0.0%	172.8	126.3	73.1%
Renegade Trucking LLC	Trucking	0.0%	489.8	489.8	100.0%
Renegade Trucking LLC	Trucking	0.0%	379.3	351.3	92.6%
Reynolds Rigging & Crane Service Inc.	Crane Rental	0.0%	1,808.9	-	0.0%
Rockwell Mechanical LLC	Mechanical / Plumbing	0.0%	119.0	119.0	100.0%
S.J. Stanley Trucking Inc.	Trucking	0.0%	294.8	-	0.0%

(CONTINUED ON PAGE 25)

TABLE 7: RPP PARTICIPATION BY CONTRACTOR (CONTINUED)

CONTRACTOR	TRADE	ONSITE CONSTRUCTION HOURS THROUGH 3/31/15			
		Projected RPP%	Total Hours	RPP Hours	RPP%
Schlarb Contractors	Trucking	0.0%	2,021.3	530.3	26.2%
Schlarb Contractors	Trucking	0.0%	3,366.8	915.0	27.2%
Security Officer Services Inc.	Security	0.0%	4,391.8	3,947.3	89.9%
Smithstonian Materials	Trucking	0.0%	80.8	80.8	100.0%
Smithstonian Materials	Trucking	0.0%	14.0	14.0	100.0%
Staff Electric Co. Inc.	Electrical	70.5%	727.0	331.5	45.6%
Staff Electric Co. Inc.	Electrical	50.0%	3,265.0	2,957.8	90.6%
Staff Electric Co. Inc.	Electrical	0.0%	27.0	27.0	100.0%
Staff Electric Co. Inc.	Electrical	40.8%	5,038.5	2,072.0	41.1%
Stano Landscaping Inc.	Hardscape Restoration	0.0%	20.3	-	0.0%
State Painting Co.	Painting	0.0%	160.0	-	0.0%
Still Trucking	Trucking	0.0%	82.0	-	0.0%
Terra Engineering & Construction Corp.	Sheeting	0.0%	13,920.0	2,159.0	15.5%
Titan Building Co.	Carpenter	0.0%	551.0	130.5	23.7%
Tom's Truck Service	Trucking	0.0%	205.0	205.0	100.0%
Tom's Truck Service	Trucking	0.0%	306.3	306.3	100.0%
Treescapes Inc.	Landscaping	0.0%	8.8	-	0.0%
Tremmel-Anderson Trucking LLC	Trucking	0.0%	1,157.0	566.8	49.0%
USA Fire Protection Inc.	Fire Protection	39.8%	126.0	-	0.0%
Valente Transport Inc.	Trucking	0.0%	400.0	149.5	37.4%
Valente Transport Inc.	Trucking Disposal	0.0%	838.8	630.8	75.2%
Vandalae Services Inc.	Trucking	0.0%	43.0	-	0.0%
Veit & Co. Inc.	General Contractor	40.0%	29,679.5	13,812.5	46.5%
Veit & Co. Inc.	Earthwork	39.3%	16,955.0	10,124.5	59.7%
Veteran's Truck Line Inc.	Trucking	0.0%	63.0	-	0.0%
Vizcaino's Trucking LLC	Trucking	90.0%	1,063.5	1,000.8	94.1%
Weyker Excavating LLC	Trucking	0.0%	23.5	-	0.0%
Zien Service Inc.	Mechanical	0.0%	418.0	-	0.0%
PROJECT TOTALS		40.0%	144,670.3	66,731.8	46.1%

TABLE 8: RPP PARTICIPATION BY TRADE

TRADE	NUMBER OF RPP WORKERS	ZIP CODE	TOTAL RPP HOURS THROUGH 3/31/15
Asbestos Abatement Worker (14)	7	53204	945.0
	6	53215	1,145.5
	1	53234	307.0
Carpenter and Soft Floor Layer (20)	1	53202	626.5
	1	53206	270.0
	1	53207	93.5
	2	53208	356.5
	1	53212	417.0
	1	53213	390.0
	3	53215	574.8
	2	53218	610.5
	1	53219	143.5
	1	53221	345.0
	3	53222	848.5
	1	53223	579.0
	1	53224	737.5
1	53227	17.0	
Cement Mason/Concrete Finisher (6)	1	53205	119.5
	1	53206	16.0
	1	53207	47.0
	1	53209	392.0
	1	53222	118.5
	1	53224	360.0
Drywall Taper or Finisher (3)	1	53202	22.0
	1	53208	8.0
	1	53215	61.0
Electrician (11)	1	53202	1,040.5
	1	53204	123.0
	1	53206	624.0
	1	53207	73.0
	1	53212	57.0
	1	53219	1,434.0
	2	53220	1,355.3
	2	53221	1,153.3
	1	53222	225.3
Fence Erector (4)	2	53204	102.5
	1	53218	77.3
	1	53220	90.5
General Laborer (64)	1	53202	9.0
	9	53204	979.5
	3	53206	186.5

(CONTINUED ON PAGE 27)

TABLE 8: RPP PARTICIPATION BY TRADE (CONTINUED)

TRADE	NUMBER OF RPP WORKERS	ZIP CODE	TOTAL RPP HOURS THROUGH 3/31/15
	7	53207	2,595.0
	1	53208	691.5
	3	53209	1,094.5
	3	53211	545.0
	3	53212	1,642.5
	1	53213	100.0
	5	53215	2,165.0
	3	53216	1,878.5
	8	53218	1,337.0
	2	53219	2,698.5
	2	53220	774.0
	3	53221	4,419.0
	2	53222	81.0
	2	53224	197.5
	5	53225	1,663.8
	1	53228	944.5
Heavy Equipment Operator (12)	1	53207	137.5
	2	53211	1,767.0
	2	53212	449.0
	1	53215	980.5
	1	53218	850.0
	1	53219	1,465.0
	2	53222	652.0
	1	53224	136.0
	1	53225	2,891.5
Ironworker (15)	1	53205	116.5
	2	53206	523.5
	2	53208	272.5
	1	53209	290.0
	1	53214	397.5
	1	53215	19.5
	1	53218	250.5
	1	53219	279.5
	1	53220	173.5
	1	53221	396.0
	1	53222	271.5
	2	53225	612.0
Landscaper (1)	1	53204	94.3
Pipefitter (3)	1	53207	54.5
	1	53216	586.0
	1	53225	16.0

(CONTINUED ON PAGE 28)

TABLE 8: RPP PARTICIPATION BY TRADE (CONTINUED)

TRADE	NUMBER OF RPP WORKERS	ZIP CODE	TOTAL RPP HOURS THROUGH 3/31/15
Plumber (3)	1	53215	66.0
	1	53220	36.0
	1	53225	88.0
Security (9)	1	53206	591.6
	1	53208	1,006.0
	1	53212	425.6
	1	53215	472.4
	4	53216	1,026.2
	1	53225	425.5
Sheet Metal (1)	1	53220	3.0
Steamfitter (2)	1	53213	343.5
	1	53224	119.0
Truck Driver (45)	1	53204	18.8
	1	53207	356.5
	3	53209	168.5
	2	53210	278.8
	1	53214	57.3
	14	53215	2,686.8
	2	53218	399.8
	4	53219	1,531.0
	7	53221	580.5
	2	53222	226.3
	6	53223	1,722.3
	2	53224	602.3
TOTAL	213		66,731.6

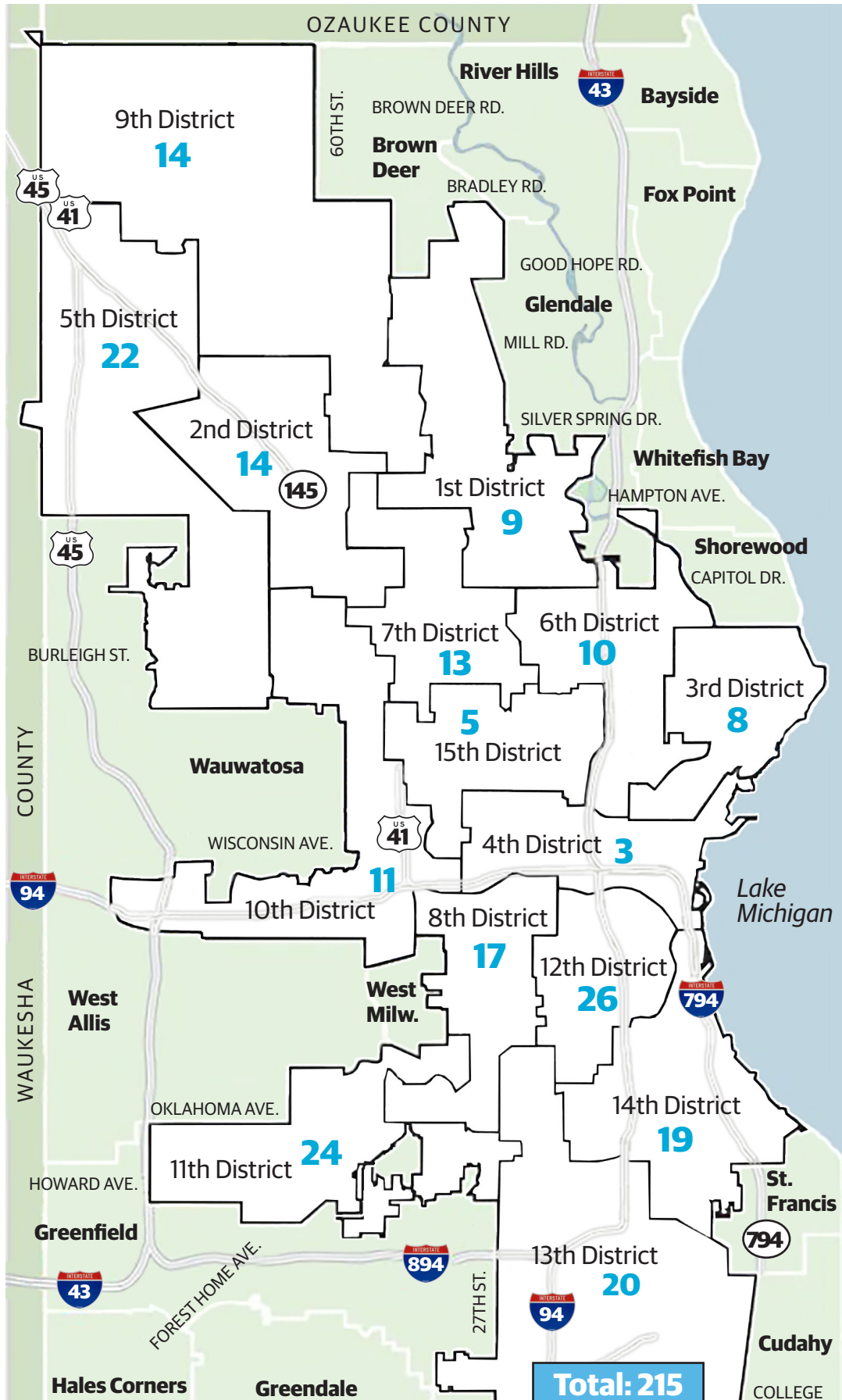
Luis Resendiz, a first-year apprentice with Grunau Co. Inc., didn't think he qualified as a candidate for the Residents Preference Program until the Plumbers Union Local 75 and WRTP/BIG STEP provided the requirements. Soon he was certified and working on The Tower and Commons.

"I never expected my first project to be on such a big scale," Luis said. "Three days after signing my apprenticeship contract, I was working for Grunau," he said. "What a way to start my career!"

A native of Mexico, Resendiz is very proud to be working on The Tower and Commons. "I can't wait until the day I can walk past and say 'I helped build that building. This is where my journey started.' I am confident that if I try my best, push myself and learn as much as I can as fast as possible, I will be in this industry for a while."



DISTRIBUTION OF RPP-CERTIFIED WORKERS BY MILWAUKEE ALDERMANIC DISTRICT AS OF MARCH 31, 2015



Workers who moved during the project may be counted in multiple districts.

SECTION 5

APPRENTICESHIP PROGRAM

We are committed to helping Milwaukee residents get a jump-start in their careers.

Apprenticeship Participation

Northwestern Mutual includes apprenticeship requirements in its construction contracts. Apprenticeships combine classroom instruction with on-the-job learning while working on construction projects under the supervision of experienced journey workers. The availability of construction apprenticeships varies by trade, employer and market fluctuations.

Contractors on The Tower and Commons project are asked to maximize the number of apprentices utilized in accordance with guidelines issued by the Wisconsin Department of Workforce Development. The table below includes only those trades considered apprenticeable in the state of Wisconsin.

TABLE 10: APPRENTICESHIP STATUS

TRADE	JOURNEYMEN	APPRENTICES	UNION LOCAL NO.
Bricklayer	9	0	8
Carpenter & Soft Floor Layer	81	7	161
Cement Mason/Concrete Finisher	16	3	599
Drywall Taper or Finisher	8	0	7
Electrician	44	0	494
General Laborer	182	2	113
Heavy Equipment Operator	104	5	139
Ironworker	53	7	8
Millwright	4	1	1056
Painter	3	0	7
Piledriver	7	0	2337
Pipefitter	16	6	183
Plumber	18	2	75
Roofer	7	0	65
Sheet Metal Worker	11	1	18
Sprinkler Fitter	3	0	183
Steamfitter	8	1	601
Tile Setter	1	0	5
Tuck Pointers	2	0	599
TOTALS	577	35	

Asbestos Abatement Worker, Fence Erector, Landscaper and Truck Driver - included in this table in previous reports - have been removed from the data because they are non-apprenticeable trades.

