

September 12, 2012

Nikki Purvis
Contract Compliance Officer
Office of Small Business Development
City Hall, Room 606
200 East Wells Street
Milwaukee, WI 53202



Re: **The Moderne:** EBE and RPP Data through June 30, 2012

Dear Ms. Purvis:

This report addresses the participation of EBE firms and RPP workers on The Moderne, where construction is on pace to complete the tallest structure in downtown Milwaukee west of the Milwaukee River this fall, and occupants have already started moving in.

Developer Barrett Visionary Development, Contractor J.H. Findorff & Son and Coordinator Prism Technical remain fully committed to meeting at least 25% EBE participation on the \$29.5 million adjusted construction budget and utilizing at least 30% RPP workers on the project, which will have 203 apartments and 14 condominiums when complete. For this report, we have addressed EBE and RPP participation through June 30, 2012.¹

EBE Participation

Through June 30, 2012, EBE firms were paid nearly \$5.2 million (see detail in the table below), or 26.0% of the adjusted construction spending of \$19,932,192.15, as reported by Findorff. This number also represents 81.9% of the total EBE contract values, demonstrating that as the project nears completion, EBE contractors and service providers have shared in the project's success.

| EBE Firm | Prime Contractor | Trade | Contract Amount | Amount Paid Through 6/30/12 |
|---------------------|------------------|----------------------------|--------------------|-----------------------------|
| Arteaga | J.H. Findorff | Masonry | \$113,090 | \$100,701 |
| Atlas Iron Works | J.H. Findorff | Structural Steel | \$996,366 | \$890,725 |
| B&D Contractors | J.H. Findorff | Wood Trim Installation | \$298,900 | \$150,133 |
| Best Erectors (DBE) | Klein Dickert | Glass and Glazing | \$1,080,980 | \$700,456 |
| Doug Rohde, Inc. | J.H. Findorff | Earth Work | \$399,722 | \$366,899 |
| Gestra Engineering | J.H. Findorff | Concrete Testing | \$91,209 | \$67,570 |
| Hiram Power | Uihlein Electric | Electrical Supplies | \$761,694 | \$657,546 |
| JCP Construction | J.H. Findorff | Interiors | \$154,332 | \$102,908 |
| JF Cook | J.H. Findorff | Overhead Doors | \$13,406 | \$12,065 |
| Prism Technical | J.H. Findorff | Coordination and Reporting | \$78,000 | \$56,144 |
| Sonag | J.H. Findorff | Ready Mix Materials | \$1,964,492 | \$1,953,551 |
| Thomas A Mason | J.H. Findorff | Painting | \$375,240 | \$126,114 |
| TOTAL | | | \$6,327,431 | \$5,184,812 |

¹ All EBE and RPP figures have been verified. There may be some adjustment to the final RPP figures for the period (likely showing an increase in RPP participation) as additional workforce hours which have yet to be verified are not presented in this report.

Prism Technical Management & Marketing Services

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RPP Participation

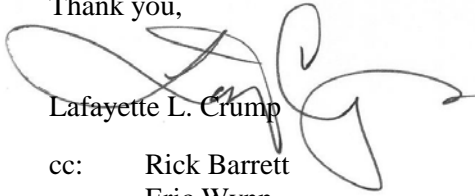
Through June 30, 2012, there were 217,518.4 onsite construction hours. Of those hours, 67,057.0 were worked by individuals certified under the City of Milwaukee Residents Preference Program, yielding an **RPP percentage of 30.83%**.

| Contractor | Trade | Onsite Construction Hours | | |
|---|------------------------|---------------------------|------------------|---------------|
| | | Total Hours | RPP Hours | RPP% |
| J.H. Findorff & Sons, Inc. | General Contractor | 79,058.05 | 23,947.00 | 30.29% |
| Alpine & Plumbing | Plumbing | 11,407.00 | 3,750.50 | 32.88% |
| Area Erectors, Inc. | Misc. Steel | 4,548.50 | 1,709.50 | 37.58% |
| Arteaga Construction | Masonry | 1,002.00 | 340.75 | 34.01% |
| Austad & Son, Inc. | Acoustical Ceilings | 307.00 | 0 | 0.00% |
| B&D Contractors | Wood Trim | 2,485.00 | 807.50 | 32.49% |
| Best Erectors | Glass and Glazing | 8,577.00 | 2,719.50 | 31.71% |
| Butters-Fetting Co., Inc | HVAC | 11,291.75 | 2,883.50 | 25.54% |
| Chilstrom Erecting Corp. | Steel Erection | 12,440.00 | 3,931.50 | 31.60% |
| Countertop Designs | Countertops | 701.50 | 0 | 0.00% |
| Doug Rohde, Inc. | Earth Work | 1,266.75 | 784.75 | 61.95% |
| Grunau Company (Sub. Atlas Iron Works) | Steel Erection | 164.75 | 0 | 0.00% |
| Heritage Glass | Glass and Glazing | 60.00 | 0 | 0.00% |
| Hillside Dampproofing (Sub. Sid's Sealants) | Waterproofing | 31.75 | 0 | 0.00% |
| JCP Construction | Interiors | 1,213.00 | 516.50 | 42.58% |
| Klein-Dickert Milwaukee Inc. | Glazier | 6,140.10 | 2521.00 | 41.06% |
| KONE, Inc. | Elevators | 4,027.50 | 1180.00 | 29.30% |
| L&S Insulation Co. (Sub. Butters-Fetting) | HVAC | 426.00 | 0 | 0.00% |
| Midwest Drilled Foundations/Engineering | Foundation Drilling | 1,852.00 | 584.00 | 31.53% |
| Premier Flooring Inc. | Flooring | 2,856.75 | 655.00 | 22.93% |
| Pro-Bel Enterprises Limited | Safety | 48.00 | 0 | 0.00% |
| SC Remodeling (Sub. Premier Flooring) | Flooring | 2,595.00 | 676.00 | 26.05% |
| Sid's Sealants LLC | Caulking/Waterproofing | 2,264.50 | 669.50 | 29.57% |
| Sid's Sealants LLC (Sub. Klein Dickert) | Caulking | 2,583.50 | 969.50 | 37.53% |
| SRS Roofing & Sheet Metal, Inc. | Roofing | 3,121.00 | 709.50 | 22.73% |
| Thomas A Mason Co. | Painting | 4,073.00 | 1486.00 | 36.48% |
| Thomas A Mason Co. (Sub. Wall-Tech) | Drywall | 5,470.50 | 3129.50 | 57.21% |
| Uihlein Electric Co., Inc. | Electrical | 20,041.00 | 6,075.50 | 30.32% |
| United States Fire Protection | Fire Protection | 1,976.00 | 704.00 | 35.63% |
| Wall-Tech, Inc. | Drywall | 25,489.50 | 6,306.50 | 24.74% |
| Project Total | | 217,518.40 | 67,057.00 | 30.83% |

In addition to the EBE and RPP data presented in this report, Prism is finalizing an additional workforce summary showing RPP workers by ZIP Code and apprentices by trade. It is anticipated that this information will be available no later than Monday, September 20, 2012.

If you have any questions please feel free to contact us.

Thank you,

A handwritten signature in black ink, appearing to read 'Lafayette L. Crump', written over a light gray rectangular background.

Lafayette L. Crump

cc: Rick Barrett
Eric Wynn
Lori Lutzka