

THE NORTHWESTERN MUTUAL TOWER AND COMMONS

SBE AND RPP PARTICIPATION THROUGH
JUNE 30, 2015

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

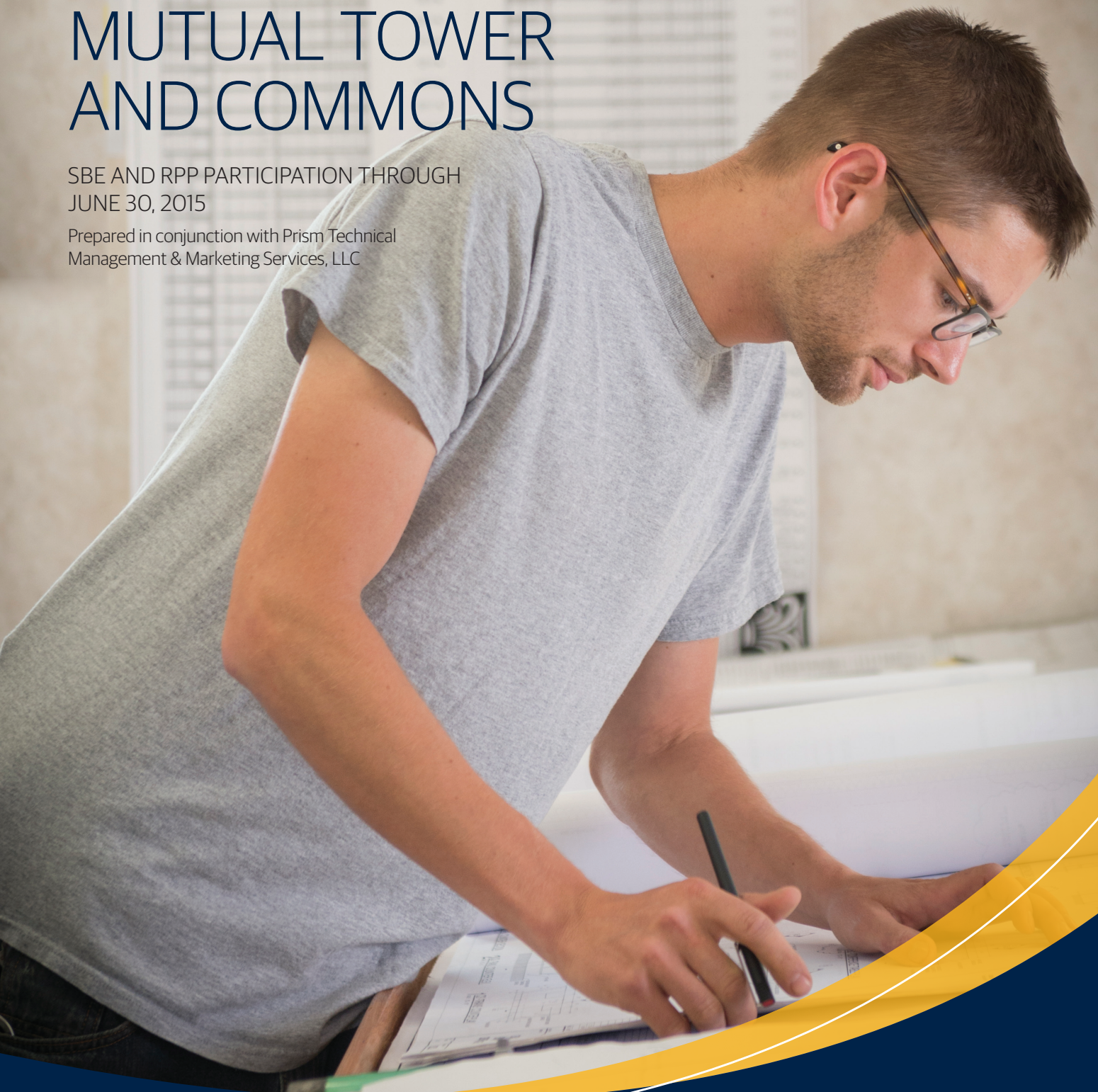


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ON THE COVER:

JOHN LORENZ, an electrician certified through the Residents Preference Program (RPP), completed his apprenticeship with Staff Electric Co. Inc. and eventually worked his way up to electrician status. He worked on Northwestern Mutual's east building demolition prior to construction of The Tower and Commons, so he's been involved in both phases of the project.

The experience John has gotten on these jobs has helped advance his career. "I recently was promoted to

a foreman for the electrical systems, working with layouts of 10 different systems," he said.

John said an added perk for him is that the work is only a mile from his home, which saves money on parking. He's excited to be involved in a project that will have a ripple effect on the community.

"This is a great job, well-paying, and the people who are in apprenticeship programs here are getting a good education," he said.

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 \$103.2 million in contracts and commitments, or 31.0 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 44.5 percent of the construction hours on the project to date.

Northwestern Mutual is committed to Milwaukee's success.

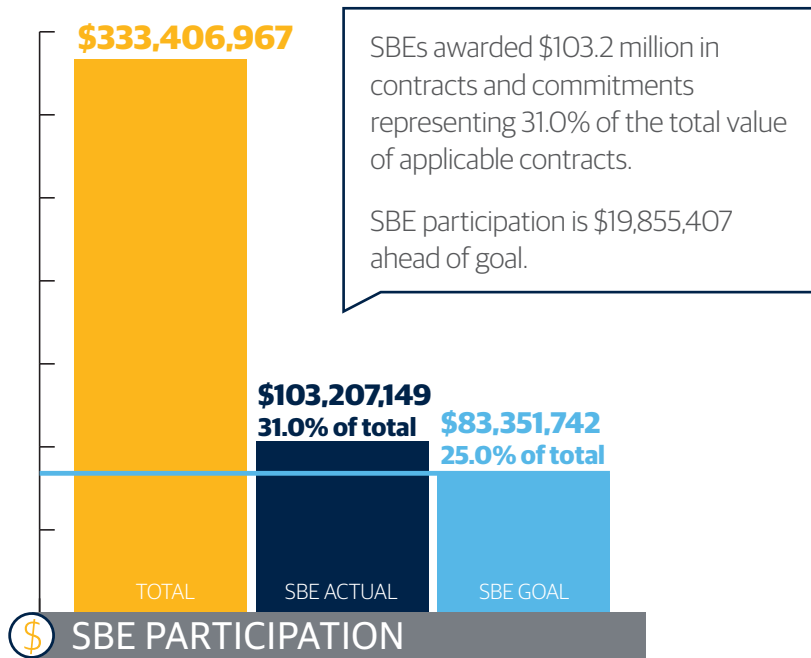
Whether it's our promise to keep or add 3,000 good-paying jobs at our downtown headquarters; the millions of dollars in philanthropic donations we make in the area; our partnerships in the Amani, Metcalfe Park and Muskego Way neighborhoods; or working hard to make sure local small businesses get the 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).

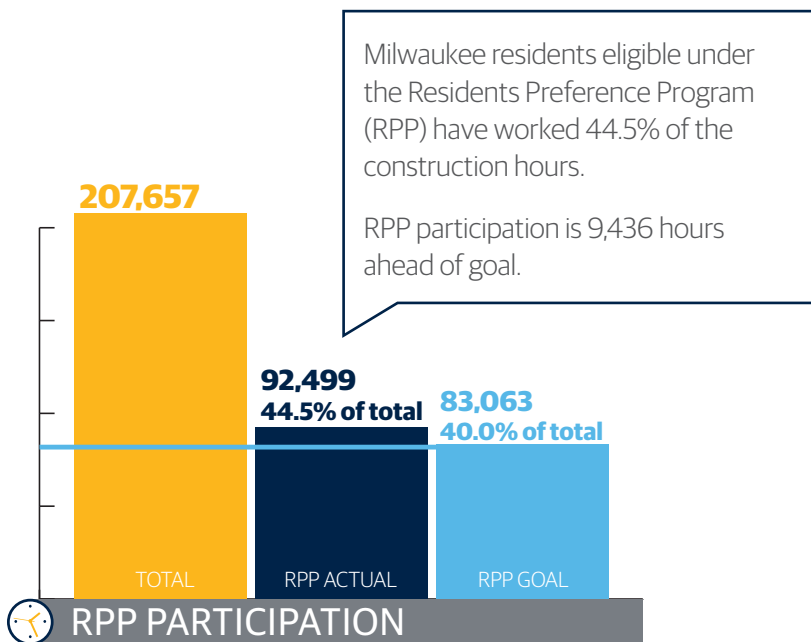
Recognizing that each quarter along the way we may be somewhat above or below the ultimate goal, we are pleased to report that we are ahead of these goals as of June 30, 2015.

Northwestern Mutual Tower and Commons Construction

Start of Project through June 30, 2015



Dollar Value of Applicable Contracts Awarded



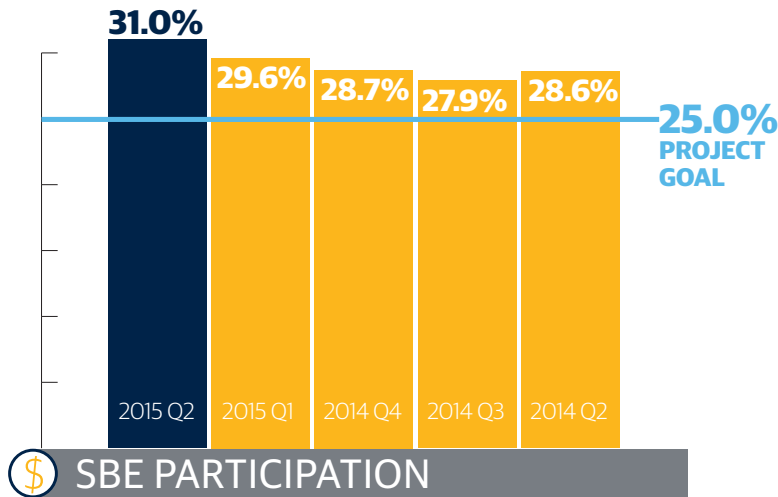
Construction Hours Worked

PROJECT HIGHLIGHTS

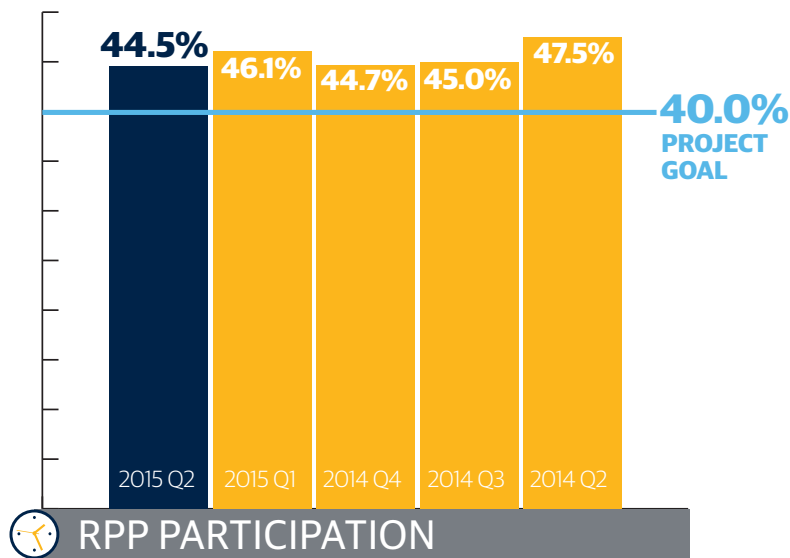
- \$333.4 million in applicable contracts awarded.
- \$103.2 million in contracts and commitments (31.0 percent of total) awarded to City of Milwaukee Small Business Enterprises (SBEs), exceeding 25.0 percent goal.
- Residents Preference Program (RPP) participation is ahead of goal. Milwaukee residents eligible under RPP have worked 44.5 percent of construction hours.
- 251 City of Milwaukee residents hired through RPP.
- 52 apprentices working on project.
- Outreach to more than 100 community-based organizations to help ensure project participation from diverse segments of the Milwaukee community.
- 22 informational sessions highlighted contracting opportunities; more than 500 businesses and organizations attended.
- Support given to Wisconsin Regional Training Partnership/ BIG STEP on more than 60 community events and workforce fairs, attracting more than 3,200 city residents. More than 595 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 June 30, 2015



Percentage of Applicable Contract Dollar Value Awarded to SBEs



Percentage of Construction Hours Worked by RPP Participants

PROJECT STATUS

AS OF JUNE 30, 2015

- 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 five different area colleges in The Tower and Commons building project.

LOOKING AHEAD

- Commons completely framed in steel; glass and stone curtain wall installation gaining speed.
- Concrete core and steel frame of Tower grow weekly; external elevator called a "skip hoist" installed.
- Tower crane's first expansion lifts it to 290 feet from original height of 181 feet.
- Eight 14,000-pound bow trusses lifted into place, over and around south building, to support future atrium skylight.
- Atrium skylight glass arrives and installation begins.



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



1956: A member of the treasurer's department shows a group of young women some premium collection addressograph machines on one of our many guided tours.



1966: Northwestern Mutual President Robert Dineen (left) presents a check to the United Fund, the precursor to today's United Way of Greater Milwaukee and Waukesha County.



1969: A Northwestern Mutual employee presents a check to Sister Imogene of St. Mary's Burn Center. The money was raised in a Christmas charity sale sponsored by the Girls Club.

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. Northwestern Mutual, through its women's employee resource group, partners with Girls on the Run of Greater Milwaukee to help inspire pre-teen girls to develop self-respect and healthy lifestyles. The third- through eighth-grade girls participate in a 10-week interactive curriculum that incorporates running games and culminates in a 5K race. To culminate the spring session of GOTR, a 5K run/walk was held in June at Bayshore Town Center.
- B. Northwestern Mutual raised \$1.9 Million for United Way, with 82 percent of our employees participating. Our theme, "Heroes Inspire: Be a Hero," gave everyone the chance to be the 'superhero' they've always wanted to be by giving, advocating and volunteering to make our community a better place to live and work. For more than 100 years, Northwestern Mutual has been a proud supporter of the local United Way. Our leaders have served on the United Way board of directors, and every year thousands of employees give their time and talents to volunteer with agencies supported by the United Way.



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 June 30, 2015

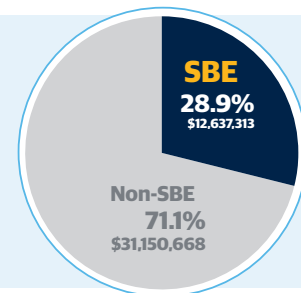
TOTAL VALUE OF APPLICABLE CONTRACTS AWARDED		\$333,406,967	
	GOAL	ACTUAL	STATUS
SBE Participation Percentage	25.0%	31.0%	+6.0
Value of SBE Contracts Awarded	\$83,351,742	\$103,207,149	+ \$19,855,407



CONTRACT PAYMENTS MADE

SBEs have received 28.9 percent or \$12,637,313 of applicable project contract payments made through June 30, 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 17) from the SBE construction providers (see Table 4, page 19).

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

SBE FIRM	SUBCONTRACTOR TO	TRADE/DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	AMOUNT PAID THROUGH 6/30/15
American Design Inc.	Kendall Heaton Associates	East Office Building Demolition	\$ 43,320	\$ 43,320
American Design Inc.	Kendall Heaton Associates	East Office Building Selective Salvage	\$ 6,313	\$ 6,313
American Design Inc.	Valerio Dewalt Train Associates (VDTA)	Fitness Architectural Services/CD Production	\$ 109,400	\$ 72,120
American Design Inc.	VDTA	Office Architectural Services/CD Production	\$ 638,735	\$ 153,170
Arrow-Crete Construction LLC	Globe Contractors Inc.	Concrete	\$ 104,987	\$ 104,987
Arteaga Construction Inc.	Veit & Co. Inc.	Crane	\$ 24,080	\$ 24,080
ASAP Fastening Systems Inc.	Construction Supply & Erection	Supplier of Various Fasteners	\$ 1,686	\$ 1,686
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 and Oil	\$ 250,000	\$ 190,435
Barrientos Design & Consulting Inc.	Kendall Heaton Associates	Van Buren Bridge Project	\$ 166,610	\$ 145,957
Best Erectors Inc.	Midwest Stairs & Iron Inc.	Miscellaneous Metals	\$ 1,083,597	\$ -
BestEd Business	Gilbane C.G. Schmidt Inc.	Safety Protection	\$ 11,848	\$ 11,848
BMR Design Group Inc.	USA Fire Protection Inc.	Professional Services	\$ 203,309	\$ 84,932
Choice Construction Co. Inc.	C.G. Schmidt Inc.	Welded Wire Fabric Reinforcing	\$ 1,758,879	\$ 1,303,057
Choice Construction Co. Inc.	Ceco Concrete Construction	Rebar Installation	\$ 873,000	\$ -
Choice Construction Co. Inc.	LeJeune Steel Co.	Steel Erection	\$ 7,180,000	\$ 456,026
Con-Cor Co. Inc.	C.G. Schmidt Inc.	Concrete Cutting	\$ 1,139	\$ 1,139
Con-Cor Co. Inc.	Giles Engineering Associates Inc.	Concrete Coring Services	\$ 79,043	\$ 79,043
Con-Cor Co. Inc.	Globe Contractors Inc.	Sawing	\$ 14,011	\$ 14,011

(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 6/30/15
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	\$ 169,970	\$ 169,970
Continuum Architects & Planners S.C.	Kendall Heaton Associates	Code Review and Permit Expediting Services	\$ 31,320	\$ 21,924
Continuum Architects & Planners S.C.	Kendall Heaton Associates	Old North Office Building Basement	\$ 97,265	\$ 72,949
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.	Construction Supply & Erection	Survey Work	\$ 21,120	\$ 21,120
DAAR Engineering Inc.	LeJeune Steel Co.	Surveying	\$ 25,194	\$ 25,194
Dairyland Electric Co. Inc.	Grunau Co. Inc.	Plumbing Labor/Supplier	\$ 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	\$ 3,321,679	\$ 35,698
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 Miscellaneous Metals	\$ 15,867,515	\$ 3,824
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
Equity Supply Group LLC	Thorne Associates Inc.	Framing and Drywall Materials	\$ 1,500,000	\$ -
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	\$ 101,120
Hard Rock Sawing & 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	\$ 24,660	\$ 24,660
Hetzel Tile & Marble Inc.	Gilbane C.G. Schmidt Inc.	Hard Tile/Interior Stone Installation	\$ 3,504,087	\$ 82,800

(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 6/30/15
Hetzel-Sanfilippo Inc.	Gilbane C.G. Schmidt Inc.	Miscellaneous General Conditions	\$ 72,760	\$ 65,484
Hetzel-Sanfilippo Inc.	Gilbane C.G. Schmidt Inc.	Mock Up	\$ 459,500	\$ 413,550
Hetzel-Sanfilippo Inc.	Thorne Associates Inc.	Framing and Drywall	\$ 2,100,000	\$ -
Hiram Power Electric	Staff Electric Co. Inc.	Furnish Electrical Fixtures	\$ 2,573,142	\$ -
Hiram Power Electric	Staff Electric Co. Inc.	Furnish Medium Voltage	\$ 10,908	\$ 10,908
Hiram Power Electric	Staff Electric Co. Inc.	Furnish Miscellaneous Materials	\$ 70,000	\$ -
House of Stone Inc.	Structures Hardscapes Specialists	Masonry	\$ 461,420	\$ -
Hurt Electric Inc.	Staff Electric Co. Inc.	Install & Furnish Distribution & UPS	\$ 5,642,414	\$ 36,877
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 Inc.	Electrical Engineering	\$ 33,275	\$ -
IBC Engineering Services Inc.	Sebesta Blomberg & Associates	Mechanical and Electrical Commissioning Services	\$ 45,760	\$ 3,960
JCP Construction LLC	Gilbane C.G. Schmidt Inc.	Foundation Waterproofing	\$ 3,605,835	\$ 476,730
JCP Construction LLC	Thorne Associates Inc.	Framing/ Drywall/ Labor	\$ 2,100,000	
KMI Construction LLC	C.G. Schmidt Inc.	Masonry	\$ 4,150	\$ 4,150
KMI Construction LLC	Gilbane C.G. Schmidt Inc.	Masonry	\$ 7,503,167	\$ 250,750
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 Miscellaneous Metals	\$ 27,473	\$ 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	\$ 1,557,862
Nuvo Construction Co. Inc.	Terra Engineering & Construction Corp.	Bulk Cement	\$ 128,824	\$ 128,824
P.A. Roeper & Associates Inc.	Graef USA	Drafting Services	\$ 22,500	\$ 22,500

(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 6/30/15
P.L. Freeman Co.	Grunau Co. Inc.	HVAC and Plumbing Labor/Supplier	\$ 6,021,234	\$ 34,098
P.L. Freeman Co.	Terra Engineering & Construction Corp.	Wales	\$ 104,848	\$ 104,848
Price & Sons Inc.	Staff Electric Co. Inc.	Miscellaneous Supplier	\$ 2,133,120	\$ 76,671
Prism Technical Management & Marketing Services LLC	Northwestern Mutual	HR Consultant	\$ 546,155	\$ 347,916
Quorum Architects Inc.	Kendall Heaton Associates	Graphics/Wayfinding Consultant	\$ 239,490	\$ 146,540
Quorum Architects Inc.	The Office of James Burnett	Associate Landscape Architects	\$ 218,230	\$ 113,070
Rams Contracting Ltd.	Veit & Co. Inc.	Trucking	\$ 12,513	\$ 12,513
Rinka Chung Architecture Inc.	BuroHappold Consulting Engineers PC	Solar Reflectivity Site Assessment	\$ 6,000	\$ 3,001
Rinka Chung Architecture Inc.	Kendall Heaton Associates	North Parking Garage	\$ 58,000	\$ 15,510
Rinka Chung Architecture Inc.	VDTA	Identity Center Café Architectural Services	\$ 64,450	\$ 9,500
Rinka Chung Architecture Inc.	VDTA	Credit Union Architectural Services	\$ 66,150	\$ 54,435
Rockwell Mechanical LLC	Grunau Co. Inc.	HVAC Labor/Supplier	\$ 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	\$ 87,341
Sonag Ready Mix LLC	C.G. Schmidt Inc.	CIP Concrete	\$ 20,846	\$ 20,846
Sonag Ready Mix LLC	Ceco Concrete Construction	Concrete Material	\$ 980,000	\$ 102,086
Spann & Associates LLC	Gilbane C.G. Schmidt Inc.	Project Engineering Services	\$ 173,680	\$ 129,300
Thomas A. Mason Co. Inc.	All-Tech Decorating Co.	Painting	\$ 805,040	
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	\$ 1,952,941	\$ -
Thomas A. Mason Co. Inc.	Thorne Associates Inc.	Taping Labor	\$ 2,100,000	\$ -
Tremmel-Anderson Trucking LLC	New Berlin Grading Inc.	Earthwork	\$ 6,025	\$ 6,025
Tremmel-Anderson Trucking LLC	Veit & Co. Inc.	Trucking	\$ 200,783	\$ 200,783
Valente Transport Inc.	Veit & Co. Inc.	Trucking/Disposal	\$ 828,802	\$ 828,802
Valente Transport Inc.	Veit & Co. Inc.	Trucking	\$ 734,489	\$ 734,489
Vizcaino's Trucking LLC	Globe Contractors Inc.	Trucking	\$ 127,324	\$ 127,324
Vizcaino's Trucking LLC	Veit & Co. Inc.	Trucking	\$ 20,164	\$ 20,164

(CONTINUED ON PAGE 16)

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

SBE FIRM	SUBCONTRACTOR TO	TRADE/DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	AMOUNT PAID THROUGH 6/30/15
Vizcaino's Trucking LLC	Veit & Co. Inc.	Trucking	\$ 266,950	\$ 266,950
ZSLLC	Applied Technical Services Inc.	Façade Access Design Services	\$ 62,975	\$ 54,593
ZSLLC	Entuitive Corp.	Building Enclosure Sub-Consultant	\$ 42,950	\$ 10,080
ZSLLC	Gilbane C.G. Schmidt Inc.	Engineering Services	\$ 38,000	\$ 38,000
ZSLLC	Kendall Heaton Associates	Structural Engineer	\$ 23,124	\$ 23,124
ZSLLC	Magnusson Klemencic Associates	Structural Engineering	\$ 210,000	\$ 205,000
ZSLLC	Northwestern Mutual	Laser Scan	\$ 51,000	\$ 51,000
ZSLLC	Novum Structures LLC	Laser Scanning Services	\$ 5,470	\$ -
TO BE DETERMINED	TO BE DETERMINED	TO BE DETERMINED	\$ 9,446,670*	\$ -
TOTAL SBE PARTICIPATION			\$ 103,207,149	\$ 12,637,313
% OF APPLICABLE CONTRACT VALUE AWARDED			31.0%	
% OF APPLICABLE PAYMENTS MADE				28.9%
TOTAL ADJUSTED CONSTRUCTION AND PROFESSIONAL SERVICES PROVIDER PARTICIPATION			\$ 333,406,967	\$ 43,787,981

* Prime contractors and subcontractors have been awarded contracts that include \$9.5 million for SBEs yet to be named.



BESTED BUSINESS

BestEd Business is a certified small business enterprise (SBE) owned by June Perry and Beth Bauer. The company was brought onto The Tower and Commons project by our general contractor team, Gilbane | C.G. Schmidt Inc., to provide construction safety supplies to the jobsite.

BestEd participates in the Business Capacity Building Program (BCBP) started by the City of Milwaukee Office of Small Business Development in partnership with Northwestern Mutual. The purpose of the

BCBP is to mentor and develop existing SBE firms that are actively engaged on The Tower and Commons project. June said the combination of this program and her involvement on the project has changed some of her and Beth's business goals.

"We want to expand to furniture, fixtures, and equipment for larger projects like The Tower and Commons, in addition to the construction side," she said.

June attributes part of the business's ongoing success to digging beyond customer needs. "An important key is to research and develop relationships to find out more about your customer's industry," she said.

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 6/30/15
American Design Inc.	Kendall Heaton Associates	East Office Building Demolition	\$ 43,320	\$ 43,320
American Design Inc.	Kendall Heaton Associates	East Office Building Selective Salvage	\$ 6,313	\$ 6,313
American Design Inc.	Valerio Dewalt Train Associates (VDTA)	Fitness Architectural Services/CD Production	\$ 109,400	\$ 72,120
American Design Inc.	VDTA	Office Architectural Services/CD Production	\$ 638,735	\$ 153,170
Barrientos Design & Consulting Inc.	Kendall Heaton Associates	Van Buren Bridge Project	\$ 166,610	\$ 145,957
Con-Cor Co. Inc.	Giles Engineering Associates Inc.	Concrete Coring Services	\$ 79,043	\$ 79,043
Continuum Architects & Planners S.C.	Kendall Heaton Associates	Code Review and Permit Expediting Services	\$ 31,320	\$ 21,924
Continuum Architects & Planners S.C.	Kendall Heaton Associates	Old North Office Building Basement	\$ 97,265	\$ 72,949
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 Inc.	Electrical Engineering	\$ 33,275	\$ -
IBC Engineering Services Inc.	Sebesta Blomberg & Associates	Mechanical and Electrical Commissioning Services	\$ 45,760	\$ 3,960
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	\$ 347,916
Quorum Architects Inc.	Kendall Heaton Associates	Graphics/Wayfinding Consultant	\$ 239,490	\$ 146,540
Quorum Architects Inc.	The Office of James Burnett	Associate Landscape Architects	\$ 218,230	\$ 113,070
Rinka Chung Architecture Inc.	BuroHappold Consulting Engineers PC	Solar Reflectivity Site Assessment	\$ 6,000	\$ 3,001
Rinka Chung Architecture Inc.	Kendall Heaton Associates	North Parking Garage	\$ 58,000	\$ 15,510
Rinka Chung Architecture Inc.	VDTA	Identity Center Café Architectural Services	\$ 64,450	\$ 9,500
Rinka Chung Architecture Inc.	VDTA	Credit Union Architectural Services	\$ 66,150	\$ 54,435
ZS LLC	Applied Technical Services Inc.	Façade Access Design Services	\$ 62,975	\$ 54,593

(CONTINUED ON PAGE 18)

TABLE 3: SBE PROFESSIONAL SERVICES PROVIDERS (CONTINUED)

SBE FIRM	SUBCONTRACTOR TO	TRADE/DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	AMOUNT PAID THROUGH 6/30/15
ZS LLC	Entuitive Corp.	Building Enclosure Sub-Consultant	\$ 42,950	\$ 10,080
ZS LLC	Kendall Heaton Associates	Structural Engineer	\$ 23,124	\$ 23,124
ZS LLC	Magnusson Klemencic Associates	Structural Engineering	\$ 210,000	\$ 205,000
ZS LLC	Northwestern Mutual	Laser Scan	\$ 51,000	\$ 51,000
TOTAL SBE PROFESSIONAL SERVICES PROVIDER PARTICIPATION			\$ 3,422,215	\$ 2,059,441
% OF APPLICABLE PROFESSIONAL SERVICES CONTRACT VALUE AWARDED			34.8%	
% OF APPLICABLE PROFESSIONAL SERVICES PAYMENTS MADE				26.9%
TOTAL ADJUSTED APPLICABLE PROFESSIONAL SERVICES PROVIDER PARTICIPATION			\$ 9,835,306*	\$ 7,652,882*

*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.



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 6/30/15
Arrow-Crete Construction LLC	Globe Contractors Inc.	Concrete	\$ 104,987	\$ 104,987
Arteaga Construction Inc.	Veit & Co. Inc.	Crane	\$ 24,080	\$ 24,080
ASAP Fastening Systems Inc.	Construction Supply & Erection	Supplier of Various Fasteners	\$ 1,686	\$ 1,686
Autumn Trucking Inc.	Globe Contractors Inc.	Fuel & Oil	\$ 120,006	\$ 120,006
Autumn Trucking Inc.	Veit & Co. Inc.	Fuel & Oil	\$ 259,371	\$ 259,371
Autumn Trucking Inc.	Veit & Co. Inc.	Fuel & Oil	\$ 250,000	\$ 190,435
Best Erectors Inc.	Midwest Stairs & Iron Inc.	Miscellaneous Metals	\$ 1,083,597.0	\$ -
BestEd Business	Gilbane C.G. Schmidt Inc.	Safety Protection	\$ 11,848	\$ 11,848
BMR Design Group Inc.	USA Fire Protection Inc.	Professional Services	\$ 203,309	\$ 84,932
Choice Construction Co. Inc.	C.G. Schmidt Inc.	Welded Wire Fabric Reinforcing	\$ 1,758,879	\$ 1,303,057
Choice Construction Co. Inc.	Ceco Concrete Construction	Rebar Installation	\$ 873,000	\$ -
Choice Construction Co. Inc.	LeJeune Steel Co.	Steel Erection	\$ 7,180,000	\$ 456,026
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 & Material Coring	\$ 10,350	\$ 10,350
Con-Cor Co. Inc.	Veit & Co. Inc.	Sawing	\$ 5,760	\$ 5,760
Con-Cor Co. Inc.	Veit & Co. Inc.	Concrete Sawing	\$ 169,970	\$ 169,970
DAAR Engineering Inc.	LeJeune Steel Co.	Surveying	\$ 25,194	\$ 25,194
DAAR Engineering Inc.	Gilbane C.G. Schmidt Inc.	Site Survey	\$ 299,561	\$ -
DAAR Engineering Inc.	Construction Supply & Erection	Survey Work	\$ 21,120	\$ 21,120
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

(CONTINUED ON PAGE 20)

TABLE 4: SBE CONSTRUCTION PROVIDERS (CONTINUED)

SBE FIRM	SUBCONTRACTOR TO	TRADE/DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	AMOUNT PAID THROUGH 6/30/15
Dairyland Electric Co. Inc.	Staff Electric Co. Inc.	Electrical	\$ 16,624	\$ 16,624
Dairyland Electric Co. Inc.	Staff Electric Co. Inc.	Electrical	\$ 3,321,679	\$ 35,698
Duwe Metal Products Inc.	Benson Industries Inc.	Shop and Field Labor and Miscellaneous Metals	\$ 15,867,515	\$ 3,824
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
Equity Supply Group LLC	Thorne Associates Inc.	Framing and Drywall Materials	\$ 1,500,000	\$ -
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	\$ 101,120
Hard Rock Sawing & 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	\$ 24,660	\$ 24,660
Hetzel Tile & Marble Inc.	Gilbane C.G. Schmidt Inc.	Hard Tile/Interior Stone Installation	\$ 3,504,087	\$ 82,800
Hetzel-Sanfilippo Inc.	Gilbane C.G. Schmidt Inc.	Miscellaneous General Conditions	\$ 72,760	\$ 65,484
Hetzel-Sanfilippo Inc.	Gilbane C.G. Schmidt Inc.	Mock Up	\$ 459,500	\$ 413,550
Hetzel-Sanfilippo Inc.	Thorne Associates Inc.	Framing & Drywall	\$ 2,100,000	\$ -
Hiram Power Electric	Staff Electric Co. Inc.	Furnish Electrical Fixtures	\$ 2,573,142	\$ -
Hiram Power Electric	Staff Electric Co. Inc.	Furnish Medium Voltage	\$ 10,908	\$ 10,908
Hiram Power Electric	Staff Electric Co. Inc.	Furnish Miscellaneous Materials	\$ 70,000	\$ -
House of Stone Inc.	Structures Hardscapes Specialists	Masonry	\$ 461,420	\$ -
Hurt Electric Inc.	Staff Electric Co. Inc.	Electrical	\$ 5,642,414	\$ 36,877
HVA Products Inc.	Grunau Co. Inc.	Fuel Controls	\$ 19,250	\$ -
JCP Construction LLC	Gilbane C.G. Schmidt Inc.	Foundation Waterproofing	\$ 3,605,835	\$ 476,730
JCP Construction LLC	Thorne Associates Inc.	Framing / Drywall / Labor	\$ 2,100,000	
KMI Construction LLC	C.G. Schmidt Inc.	Masonry	\$ 4,150	\$ 4,150
KMI Construction LLC	Gilbane C.G. Schmidt Inc.	Masonry	\$ 7,503,167	\$ 250,750
Marek Landscaping LLC	Veit & Co. Inc.	Erosion Control	\$ 49,352	\$ 49,352
McDowell Construction Corp.	Globe Contractors Inc.	Asphalt	\$ 98,658	\$ 98,658

(CONTINUED ON PAGE 21)

TABLE 4: SBE CONSTRUCTION PROVIDERS (CONTINUED)

SBE FIRM	SUBCONTRACTOR TO	TRADE/DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	AMOUNT PAID THROUGH 6/30/15
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 Miscellaneous Metals	\$ 27,473	\$ 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	\$ 1,557,862
Nuvo Construction Co. Inc.	Terra Engineering & Construction Corp.	Bulk Cement	\$ 128,824	\$ 128,824
P.L. Freeman Co.	Grunau Co. Inc.	HVAC/Plumbing Labor/Supplier	\$ 6,021,234	\$ 34,098
P.L. Freeman Co.	Terra Engineering & Construction Corp.	Wales	\$ 104,848	\$ 104,848
Price & Sons Inc.	Staff Electric Co. Inc.	Miscellaneous Supplier	\$ 2,133,120	\$ 76,671
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 Officer Services Inc.	Gilbane C.G. Schmidt Inc.	Site Security	\$ 195,000	\$ 87,341
Sonag Ready Mix LLC	C.G. Schmidt Inc.	CIP Concrete	\$ 20,846	\$ 20,846
Sonag Ready Mix LLC	Ceco Concrete Construction	Concrete Material	\$ 980,000	\$ 102,085.6
Spann & Associates LLC	Gilbane C.G. Schmidt Inc.	Project Engineering Services	\$ 173,680	\$ 129,300
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	\$ 1,952,941	\$ -
Thomas A. Mason Co. Inc.	Thorne Associates Inc.	Taping	\$ 2,100,000	\$ -
Thomas A. Mason Co. Inc.	All-Tech Decorating Co.	Painting	\$ 805,040	
Tremmel-Anderson Trucking LLC	New Berlin Grading Inc.	Earthwork	\$ 6,025	\$ 6,025
Tremmel-Anderson Trucking LLC	Veit & Co. Inc.	Trucking	\$ 200,783	\$ 200,783
Valente Transport Inc.	Veit & Co. Inc.	Trucking	\$ 734,489	\$ 734,489
Valente Transport Inc.	Veit & Co. Inc.	Trucking/Disposal	\$ 828,802	\$ 828,802
Vizcaino's Trucking LLC	Globe Contractors Inc.	Trucking	\$ 127,324	\$ 127,324

(CONTINUED ON PAGE 22)

TABLE 4: SBE CONSTRUCTION PROVIDERS (CONTINUED)

SBE FIRM	SUBCONTRACTOR TO	TRADE/DESCRIPTION OF WORK	TOTAL CONTRACT AMOUNT	AMOUNT PAID THROUGH 6/30/15
Vizcaino's Trucking LLC	Veit & Co. Inc.	Trucking	\$ 20,164	\$ 20,164
Vizcaino's Trucking LLC	Veit & Co. Inc.	Trucking	\$ 266,950	\$ 266,950
ZS LLC	Gilbane C.G. Schmidt Inc.	Engineering Services	\$ 38,000	\$ 38,000
ZS LLC	Novum Structures LLC	Laser Scanning Services	\$ 5,470.0	\$ -
TO BE DETERMINED	TO BE DETERMINED	TO BE DETERMINED	\$ 9,446,670*	\$ -
TOTAL SBE CONSTRUCTION PROVIDER PARTICIPATION			\$ 99,784,934	\$ 10,577,872
% OF APPLICABLE CONSTRUCTION CONTRACT VALUE AWARDED			30.8%	
% OF APPLICABLE CONSTRUCTION PAYMENTS MADE				29.3%
TOTAL ADJUSTED CONSTRUCTION PROVIDER PARTICIPATION			\$ 323,571,661	\$ 36,135,099

* Prime contractors and subcontractors have been awarded contracts that include \$9.5 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 June 30, 2015

TOTAL CONSTRUCTION HOURS		207,657	
	GOAL	ACTUAL	STATUS
RPP Participation Percentage	40.0%	44.5%	+ 4.5
RPP Construction Hours	83,063	92,499	+ 9,436



CONTRACT HOURS WORKED

RPP construction hours worked represent 44.5% of all construction hours through June 30, 2015.

RPP participation is 9,436 hours, or 4.5 percentage points, ahead of goal.

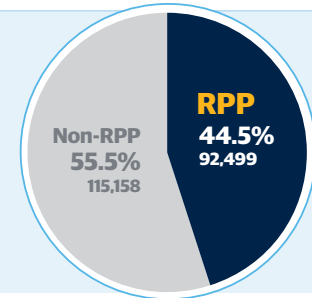


TABLE 6: RPP PARTICIPATION – EXCLUDING NON-WISCONSIN RESIDENTS

Start of Project through June 30, 2015

TOTAL CONSTRUCTION HOURS WORKED		207,657	
Less Hours Worked by Non-Wisconsin Residents			(7,784)
Construction Hours Worked by Wisconsin Residents Only			199,873
RPP Construction Hours			92,499
RPP Participation Percentage (excluding non-Wisconsin residents)			46.3%

If the number of non-Wisconsin resident hours is subtracted from the total number of hours worked, RPP participation increases to 46.3 percent. While we are reporting 44.5 percent participation for the first quarter of 2015, 46.3 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 6/30/15			
		Projected RPP%	Total Hours	RPP Hours	RPP%
APW	Acoustic Screen Wall	40.0%	3878	167.8	43.3%
Arrow-Crete Construction LLC	Concrete	66.7%	513.8	249.5	48.6%
Arteaga Construction Inc.	Crane	0.0%	8.0	8.0	100.0%
Best Erectors Inc.	Ironwork	0.0%	166.3	109.0	65.6%
Best Erectors Inc.	Misc. Metals	0.0%	108.5	54.0	49.8%
Black Sand Trucking	Trucking	0.0%	36.5	-	
Bohman & Vick Inc.	Plumbing	39.3%	1,557.5	443.5	28.5%
Brand Energy Services	Specialty Services	0.0%	4,304.0	1,489.0	34.6%
Budnik & Sons Inc.	Trucking	0.0%	318.8	-	0.0%
C. LaShell Trucking	Trucking	0.0%	23.8	-	0.0%
C. LaShell Trucking	Trucking	0.0%	29.0	-	0.0%
C.G. Schmidt Inc.	General Contractors/Demo	20.0%	1,048.0	457.5	43.7%
C.G. Schmidt Inc.	Site Concrete	40.0%	20,255.0	10,050.0	49.6%
Ceco Concrete Construction LLC	Concrete Area D Core	40.0%	8,798.0	2,235.0	25.4%
Central Ceilings Systems Inc.	Labor & Materials for ACT	40.0%	6.0	-	0.0%
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.	Rebar Installation	40.0%	5,086.5	1,170.5	23.0%
Choice Construction Co. Inc.	Steel Erection	42.0%	3,499.3	1,253.8	35.8%
Choice Construction Co. Inc.	Welded Wire Fabric Reinforcing	40.0%	11,428.0	3,714.0	32.5%
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.	Sawing	50.0%	43.8	27.3	62.3%
Con-Cor Co. Inc.	Labor & Material Coring	0.0%	71.5	-	0.0%
Construction Supply & Erection	Steel Erection	38.8%	6,900.8	2,154.5	31.2%
Dairyland Electric Co. Inc.	Electrical	100.0%	233.0	233.0	100.0%
Dairyland Electric Co. Inc.	Electrical	0.0%	464.0	464.0	100.0%
Daniels Inc.	Trucking	0.0%	7.3	-	0.0%
Dnesco Electric Inc.	Electrical	0.0%	110.0	-	0.0%
Duwe Metal Products Inc.	Acoustic Screen Wall	0.0%	16.0	-	0.0%
Duwe Metal Products Inc.	Shop and Field Labor and Miscellaneous Metals	0.0%	47.5	-	0.0%
EKG Trucking LLC	Trucking & Permits	70.0%	1,807.5	1,807.5	100.0%
Elite Environmental Corp.	Tank Cleaning	0.0%	12.3	-	0.0%

(CONTINUED ON PAGE 26)

TABLE 7: RPP PARTICIPATION BY CONTRACTOR (CONTINUED)

CONTRACTOR	TRADE	ON-SITE CONSTRUCTION HOURS THROUGH 6/30/15			
		Projected RPP%	Total Hours	RPP Hours	RPP%
Faust Co. Inc.	Utility Disconnects	0.0%	1180	360	30.5%
Flores Contracting	Erosion Control	0.0%	100	-	0.0%
Gilbane C.G. Schmidt Inc.	General Contractors	40.2%	9,395.5	4,700.5	50.0%
Globe Contractors Inc.	General Contractor	15.0%	4,997.5	1,672.0	33.5%
Gorman & Son Inc.	Trucking	0.0%	1000	-	0.0%
Greg Rouse Trucking	Trucking	0.0%	5288	409.3	77.4%
Greg Rouse Trucking	Trucking	0.0%	443.8	379.3	85.5%
GRO Horticultural Enterprises	Landscaping	0.0%	182.3	-	0.0%
Grunau Co. Inc.	Plumbing	40.0%	7,502.0	1,951.3	26.0%
Grunau Co. Inc.	Plumbing	0.0%	117.0	-	0.0%
Hawk Construction LLC	Foundations & Helical Piers	0.0%	161.8	-	0.0%
Hetzel Tile & Marble Inc.	Hard Tile/Interior Stone Installation	0.0%	5.5	-	0.0%
Hetzel Tile & Marble Inc.	Tile Setter	0.0%	122.0	-	0.0%
Hetzel-Sanfilippo Inc.	Framing & Drywall	48.3%	8.0	8.0	100.0%
Hetzel-Sanfilippo Inc.	Miscellaneous General Conditions	33.3%	641.0	203.5	31.7%
Hetzel-Sanfilippo Inc.	Mock Up	42.6%	1,000.5	470.5	47.0%
High Voltage Maintenance Corp.	Electrical	0.0%	73.5	-	0.0%
Hurt Electric Inc.	Electrical	0.0%	783.0	783.0	100.0%
Integrity Environmental	Asbestos Abatement	80.9%	2,544.5	2,397.5	85.5%
J & J Contracting LLC	Waste Removal	40.0%	683.0	451.0	66.0%
J.F. Ahern Co.	Mechanical/Plumbing	40.9%	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%	666.0	402.5	60.4%
JCP Construction LLC	Foundation Waterproofing	42.1%	664.0	662.0	99.7%
Kay & Sons LLC	Carpentry	0.0%	22.0	-	0.0%
KMI Construction LLC	Masonry	40.0%	560.0	62.0	11.1%
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%

(CONTINUED ON PAGE 27)

TABLE 7: RPP PARTICIPATION BY CONTRACTOR (CONTINUED)

CONTRACTOR	TRADE	ONSITE CONSTRUCTION HOURS THROUGH 6/30/15			
		Projected RPP%	Total Hours	RPP Hours	RPP%
McDowell Construction Corp.	Fencing	0.0%	196.0	177.0	90.3%
McKinley's Corp.	HVAC Demolition	0.0%	222.0	171.0	77.0%
Midwest Drilled Foundations & Engineering Inc.	Helical Piers	50.0%	242.0	118.5	49.0%
Midwest Stairs and Iron Inc.	Roofing	0.0%	453.0	0.0	0.0%
Morrow Equipment Company	Millwright	0.0%	163.0	-	0.0%
Munson Inc.	Fencing	40.2%	530.0	95.5	18.0%
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 Fence	Fencing	0.0%	24.0	16.0	66.7%
P. J. Trucking Inc.	Trucking	0.0%	8.3	-	0.0%
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%	528.0	484.8	91.8%
Reynolds Rigging & Crane Service Inc.	Crane Rental	0.0%	1,808.9	-	0.0%
Rockwell Mechanical LLC	HVAC Supplier/Labor	0.0%	87.5	87.5	100.0%
Rockwell Mechanical LLC	Chiller Procurement/ Installation	0.0%	119.0	119.0	100.0%
S.J. Stanley Trucking Inc.	Trucking	0.0%	317.5	-	0.0%
Schlarb Contractors	Trucking	0.0%	2,021.3	530.3	26.2%
Schlarb Contractors	Trucking	0.0%	4,306.5	1,137.5	26.4%
Security Officer Services Inc.	Site Security	0.0%	5,611.4	5,167.0	92.1%
Smithstonian Materials	Trucking	0.0%	14.0	14.0	100.0%
Smithstonian Materials	Trucking	0.0%	80.8	80.8	100.0%
Staff Electric Co. Inc.	Electrical	40.8%	5,038.5	2,072.0	41.1%
Staff Electric Co. Inc.	Electrical	70.5%	727.0	331.5	45.6%
Staff Electric Co. Inc.	Electrical	0.0%	68.5	68.5	100.0%
Staff Electric Co. Inc.	Electrical	50.0%	5,671.8	4,728.0	83.4%
Stano Landscaping	Hardscape Restoration	0.0%	20.3	-	0.0%
State Painting Co.	Painting	0.0%	160.0	-	0.0%
Still Trucking	Trucking	0.0%	90.3	-	0.0%
Terra Engineering & Construction Corp.	Sheeting	0.0%	14,188.0	2,159.0	15.2%

(CONTINUED ON PAGE 28)

TABLE 7: RPP PARTICIPATION BY CONTRACTOR (CONTINUED)

CONTRACTOR	TRADE	ONSITE CONSTRUCTION HOURS THROUGH 6/30/15			
		Projected RPP%	Total Hours	RPP Hours	RPP%
Thomas A. Mason Co. Inc.	Taping	0.0%	30.5	8.0	26.2%
Thorne Associates Inc.	Drywall	29.6%	280.0	-	0.0%
Titan Building Co.	Carpenter	0.0%	551.0	130.5	23.7%
Tom's Truck Service	Trucking	0.0%	306.3	306.3	100.0%
Tom's Truck Service	Trucking	0.0%	205.5	205.5	100.0%
Treescapes Inc.	Landscaping	0.0%	8.8	-	0.0%
Tremmel-Anderson Trucking LLC	Trucking	0.0%	1,922.8	736.5	38.3%
Triada Employment Services LLC	Assembly Work	0.0%	1,743.8	1,743.8	100.0%
USA Fire Protection Inc.	Fire Protection	39.8%	311.0	29.0	9.3%
Valente Transport Inc.	Trucking	42.4%	466.8	154.5	33.1%
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.	Earthwork	39.3%	22,254.0	13,239.5	59.5%
Veit & Co. Inc.	General Contractor	40.0%	29,679.5	13,812.5	46.5%
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 Inc.	Mechanical	0.0%	418.0	-	0.0%
PROJECT TOTALS		40.0%	207,656.8	92,499.0	44.5%

Justin Kuck is a first-year electrical apprentice certified through the Residents Preference Program (RPP). He began working for Staff Electric as a data technician more than a year ago, and when that project came to a close, the company encouraged him to become an electrical apprentice.

Working on The Tower and Commons has given Justin experience he may not have had otherwise. "This project has added lots of high-tech electrical work that I haven't been exposed to before. It's a great resume builder."

While his RPP certification gave Justin the opportunity to work on The Tower and Commons, he believes there's more to building a career than just getting the job.

"You have to push yourself and show up for work to be a part of the team for the long run," he said. "I should be on this project for the entire ride and finish most of my apprenticeship here."



TABLE 8: RPP PARTICIPATION BY TRADE

TRADE	NUMBER OF RPP WORKERS	ZIP CODE	TOTAL RPP HOURS THROUGH 6/30/15
Asbestos Abatement Worker (14)	7	53204	945.0
	6	53215	1,145.5
	1	53234	307.0
Bricklayer (1)	1	53204	1.0
Carpenter & Soft Floor Layer (28)	1	53202	666.5
	2	53206	663.5
	2	53207	390.0
	2	53208	467.5
	1	53210	80.0
	2	53212	1,276.0
	1	53213	920.0
	1	53214	610.5
	3	53215	1,090.3
	1	53216	32.5
	2	53218	762.0
	1	53219	265.0
	2	53221	895.5
	3	53222	1,471.0
	1	53223	1,021.5
	1	53224	1,215.0
1	53225	337.0	
1	53227	556.5	
Cement Mason/Concrete Finisher (7)	1	53205	409.5
	1	53206	16.0
	1	53207	47.0
	1	53209	452.5
	1	53219	197.0
	1	53222	118.5
	1	53224	595.5
Drywall Taper or Finisher (3)	1	53202	22.0
	1	53208	30.0
	1	53215	61.0
Electrician (15)	1	53202	1,543.5
	1	53204	123.0
	1	53206	624.0

(CONTINUED ON PAGE 30)

TABLE 8: RPP PARTICIPATION BY TRADE (CONTINUED)

TRADE	NUMBER OF RPP WORKERS	ZIP CODE	TOTAL RPP HOURS THROUGH 6/30/15
Electrician (continued)	1	53207	730
	1	53210	1785
	1	53212	570
	1	53216	3375
	2	53219	1,5095
	2	53220	1,8408
	2	53221	1,7225
	1	53222	2253
	1	53225	4455
Fence Erector (4)	2	53204	1025
	1	53218	955
	1	53220	905
General Laborer (78)	1	53202	90
	10	53204	1,5973
	4	53206	2665
	7	53207	2,5950
	1	53208	6915
	7	53209	2,1125
	3	53211	9550
	3	53212	1,7055
	2	53213	3860
	5	53215	2,1850
	6	53216	2,4060
	10	53218	1,5520
	2	53219	2,9525
	2	53220	7740
	3	53221	5,5465
	2	53222	810
	3	53224	5895
6	53225	2,2058	
1	53228	9445	
Heavy Equipment Operator (13)	2	53207	3710
	2	53211	2,7345
	2	53212	4490
	1	53215	9805
	1	53218	8500

(CONTINUED ON PAGE 31)

TABLE 8: RPP PARTICIPATION BY TRADE (CONTINUED)

TRADE	NUMBER OF RPP WORKERS	ZIP CODE	TOTAL RPP HOURS THROUGH 6/30/15
Heavy Equipment Operator (continued)	1	53219	1,539.0
	2	53222	652.0
	1	53224	189.5
	1	53225	3,090.5
Ironworker (26)	2	53204	294.3
	2	53205	112.5
	2	53206	570.5
	1	53207	287.3
	3	53208	610.5
	2	53209	949.3
	1	53213	66.0
	2	53215	23.5
	1	53218	691.8
	3	53219	1,824.5
	1	53220	290.5
	2	53221	830.5
	1	53222	801.8
	2	53225	1,115.0
1	53228	78.0	
Landscaper (1)	1	53204	94.3
Painter (1)	1	53214	8.0
Pipefitter (3)	1	53207	54.5
	1	53216	586.0
	1	53225	16.0
Plumber (5)	1	53204	393.8
	1	53211	122.5
	1	53215	66.0
	1	53220	36.0
	1	53225	88.0
Security (10)	1	53206	596.3
	1	53208	1,457.0
	1	53212	694.6
	1	53215	709.4
	4	53216	1,107.2
	1	53218	13.0

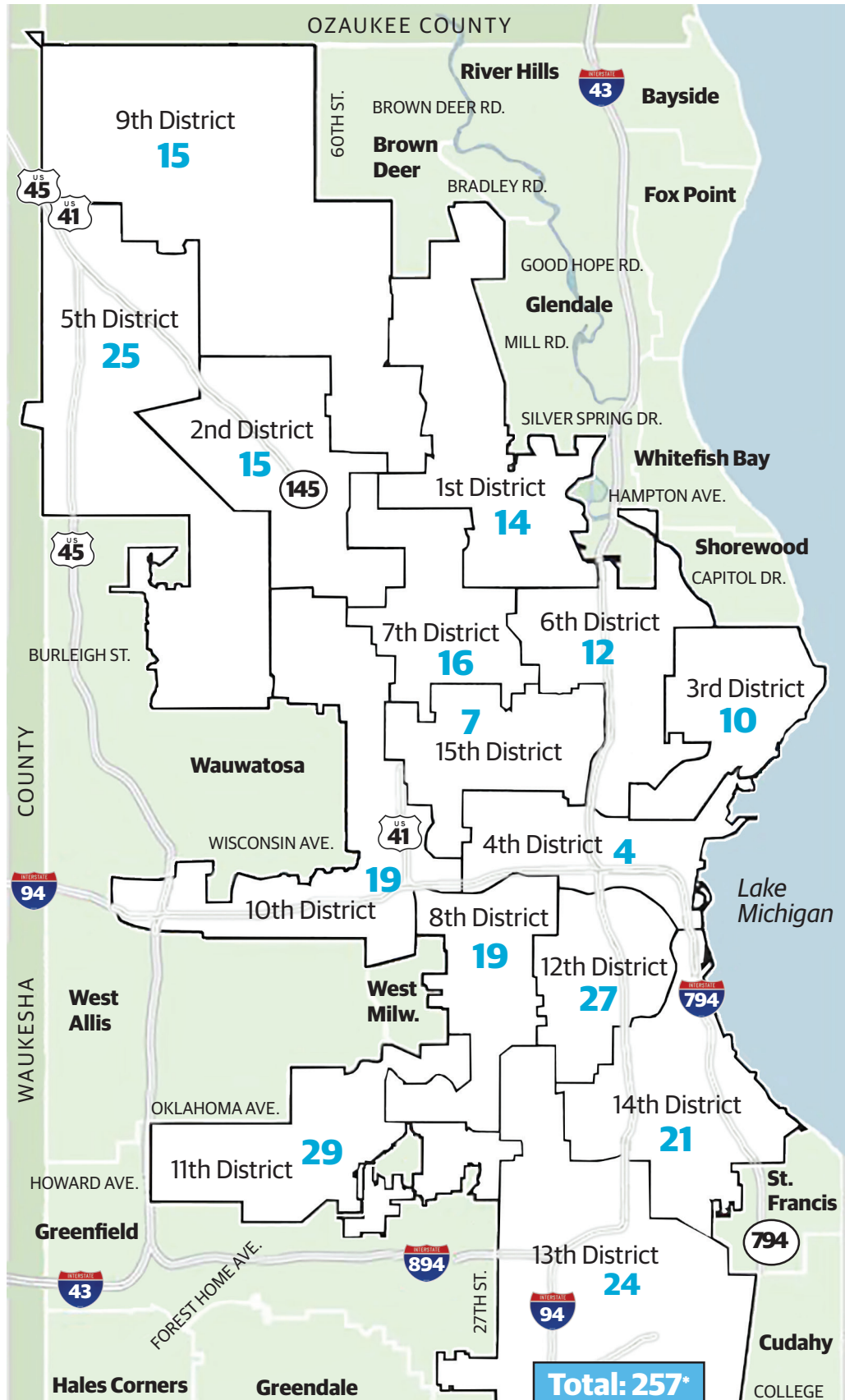
(CONTINUED ON PAGE 32)

TABLE 8: RPP PARTICIPATION BY TRADE (CONTINUED)

TRADE	NUMBER OF RPP WORKERS	ZIP CODE	TOTAL RPP HOURS THROUGH 6/30/15
	1	53225	589.5
Sheet Metal Worker (2)	1	53220	68.0
	1	53222	272.0
Sprinkler Fitter (1)	1	53208	29.0
Steamfitter (4)	1	53204	87.5
	1	53213	725.5
	1	53215	281.5
	1	53224	119.0
Truck Driver (46)	1	53204	65.5
	2	53207	422.0
	3	53209	180.0
	2	53210	283.8
	1	53214	37.5
	14	53215	2816.5
	2	53218	422.8
	4	53219	1,795.5
	7	53221	578.5
	2	53222	282.0
	6	53223	1,800.0
	2	53224	607.8
TOTAL	262*		92,499.4

***BECAUSE WORKERS MAY WORK IN MORE THAN ONE TRADE, THE TOTAL NUMBER LISTED HERE IS HIGHER THAN THE ACTUAL NUMBER. THE CONFIRMED NUMBER OF WORKERS EMPLOYED THROUGH THE RESIDENTS PREFERENCE PROGRAM IS 251.**

DISTRIBUTION OF RPP-CERTIFIED WORKERS BY MILWAUKEE ALDERMANIC DISTRICT AS OF JUNE 30, 2015



*THE CONFIRMED NUMBER OF WORKERS EMPLOYED THROUGH THE RESIDENTS PREFERENCE PROGRAM IS 251. WORKERS WHO MOVED DURING THE PROJECT MAY INADVERTENTLY BE COUNTED IN MORE THAN ONE DISTRICT.

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	12	0	8
Carpenter & Soft Floor Layer	129	7	161
Cement Mason/Concrete Finisher	27	3	599
Drywall Taper or Finisher	8	0	7
Electrician	44	1	494
General Laborer	207	4	113
Heavy Equipment Operator	107	7	139
Ironworker	107	18	8
Millwright	8	1	1056
Painter	5	0	7
Piledriver	7	0	2337
Pipefitter	17	6	183
Plumber	21	3	75
Roofer	7	0	65
Sheet Metal Worker	14	1	18
Sprinkler Fitter	10	0	183
Steamfitter	13	1	601
Tile Layer	6	0	5
Tuck Pointers	4	0	599
TOTALS	753*	52	

* Journeymen sometimes work in more than one trade.

