

120016

May 9, 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 February 29, 2012

Dear Ms. Purvis:

This report addresses the participation of EBE firms and RPP workers on The Moderne, where construction is ahead of schedule to complete the tallest structure in downtown Milwaukee west of the Milwaukee River. Developer Barrett Visionary Development, Contractor J.H. Findorff & Son and Coordinator Prism Technical are 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 RPP participation through February 29, 2012 and EBE participation through March 31, 2012. Generally, verification of workforce hours and RPP status of workers among a large number of contractors takes significantly longer than verification of payments to EBE firms, and we wanted to give the City the most up-to-date verified data with respect to contracting and workforce.

EBE Participation

EBE Participation remains robust, with EBE firms earning over \$4.5 million through March 31, 2012 (see detail in the table below), or 26.0% of the adjusted construction spending of \$17,295,043.33, as reported by Findorff.

EBE Firm	Prime Contractor	Trade	Contract Amount	Amount Paid Through 3/31/12
Arteaga	J.H. Findorff	Masonry	\$111,890	\$92,466
Atlas Iron Works	J.H. Findorff	Structural Steel	\$989,694	\$757,462
Atlas Iron Works	J.H. Findorff	Trash Chutes	\$66,920	\$0
B&D Contractors	J.H. Findorff	Wood Trim Installation	\$298,900	\$6,750
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	\$153,000	\$0
JF Cook	J.H. Findorff	Overhead Doors	\$13,406	\$0
Prism Technical	J.H. Findorff	Coordination and Reporting	\$78,000	\$43,313
Sonag	J.H. Findorff	Ready Mix Materials	\$1,830,005	\$1,798,827
Thomas A Mason	J.H. Findorff	Painting	\$323,276	\$13,619
TOTAL			\$6,198,696	\$4,504,909

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RPP Participation

Through February 29, 2012, there were 135,599.40 onsite construction hours. Of those hours, 41,193.25 were worked by individuals certified under the City of Milwaukee Residents Preference Program, yielding an **RPP percentage of 30.38%**. Continued vigilance by Findorff and Prism should ensure that the project remain on track to yield an RPP percentage of at least 30% by completion.

Contractor	Trade	Onsite Construction Hours		
		Total Hours	RPP Hours	RPP%
J.H. Findorff & Sons, Inc.	General Contractor	63,817.55	19,101.50	29.93%
Alpine & Plumbing	Plumbing	7,879.00	2,474.50	31.41%
Area Erectors, Inc.	Misc. Steel	4,548.50	1,709.50	37.58%
Arteaga Construction	Masonry	953.50	325.75	34.16%
Austad & Son, Inc.	Acoustical Ceilings	32.50	0.00	0.00%
B&D Contractors	Wood Trim	438.50	149.00	33.98%
Best Erectors	Glass and Glazing	5,309.50	1,710.00	32.21%
Butters-Fetting Co., Inc	HVAC	5,616.25	1,028.50	18.31%
Chilstrom Erecting Corp.	Steel Erection	12,415.00	3,927.50	31.64%
Countertop Designs	Countertops	85.00	0.00	0.00%
Doug Rohde, Inc.	Earth Work	1,247.75	784.75	62.89%
Grunau Company (Sub. Atlas Iron Works)	Steel Erection	163.75	78.75	48.09%
Hillside Dampproofing (Sub. Sid's Sealants)	Waterproofing	31.75	0.00	0.00%
JCP Construction	Interiors	184.00	47.50	25.82%
Klein-Dickert Milwaukee Inc.	Glazier	3,049.10	693.00	22.73%
KONE, Inc.	Elevators	1,922.50	562.00	29.23%
L&S Insulation Co. (Sub. Butters-Fetting)	HVAC	166.00	0.00	0.00%
Midwest Drilled Foundations & Engineering	Foundation Drilling	1,852.00	584.00	31.53%
Premier Flooring Inc.	Flooring	171.25	0.00	0.00%
Sid's Sealants LLC	Caulking/Waterproofing	1,641.00	354.00	21.57%
Sid's Sealants LLC (Sub. Klein Dickert)	Caulking	1,440.50	500.50	34.74%
SRS Roofing & Sheet Metal, Inc.	Roofing	435.00	7.00	1.61%
Thomas A Mason Co.	Painting	227.50	225.00	98.90%
Thomas A Mason Co. (Sub. Wall-Tech)	Drywall	1,248.00	696.00	55.77%
Uihlein Electric Co., Inc.	Electrical	10,207.00	3,603.50	35.30%
United States Fire Protection	Fire Protection	1,315.00	569.00	43.27%
Wall-Tech, Inc.	Drywall	9,202.00	2,211.00	24.03%
Project Total		135,599.40	41,193.25	30.38%

Outreach Activities

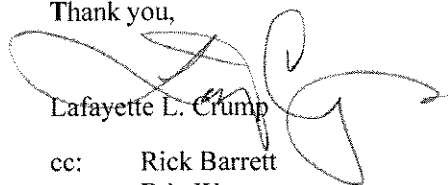
As mentioned in our report through December 31, 2011, Findorff and Prism have collaborated to conduct periodic outreach to area youth regarding construction and engineering activities. Recently, Prism personnel made a presentation at the Hillside Family Resource Center regarding design and construction by middle and high school students of an underwater Remote Operated Vehicle. An additional session at Hillside is planned for late Spring.



Findorff and Prism are proud to be a part of the Milwaukee community and embrace the opportunity to make tangible and intangible contributions.

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

Thank you,



Lafayette L. Crump

cc: Rick Barrett
Eric Wynn
Lori Lutzka