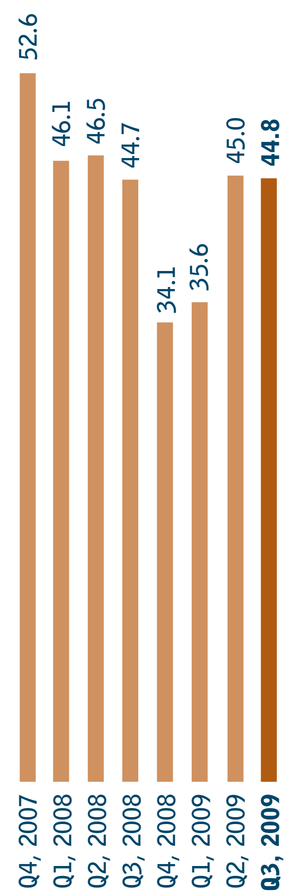
CURRENT NRCI SUMMARY

Overall Economy	UP
Overall Economy Where We Do Business	UP
Our Construction Business	UP
Nonresidential Building Construction Market Where We Do Business	UP
Our Expected Backlog	DOWN
Cost of Construction Materials	HIGHER
Cost of Labor	HIGHER
Productivity	HIGHER

NRCI THIRD QUARTER 2009 EXECUTIVE SUMMARY

The NRCI Index is essentially unchanged from the second quarter reading of 45, which leads us to think that we may be seeing the bottom of this long recession. However, there isn't much in this quarter's response from our panelists that indicates recessionary conditions, for nonresidential contractors at least, are going to end soon. Most see the short-term outlook as being slightly less worse than last quarter, and we will take that as a good sign, even if a small one. A more important and telling sign is seen in this quarter's results for the one year and three year outlooks for construction markets. Panelists have reigned in their longer-term outlook, which seems to signal that they expect a protracted recovery.

One reason for this change in outlook is that the government stimulus funds have so far been little help for nonresidential construction. It is clear that it would be better to call this program by its official name, the American Recovery and Reinvestment Act (ARRA), as it is obvious that it hasn't yet been that stimulating for nonresidential construction and has led to a certain amount of frustration in the responses this quarter. In fact, the ARRA does not directly target most of the markets included in nonresidential construction. However, if it works to help the overall economy and banks start to increase lending again, this should eventually help nonresidential construction. The hope for a quick recovery has faded, and contractors are now slugging it out in the trenches trying to keep their backlogs full and facing increasing competition. Nonetheless, this recession will end, and when it does, there is a growing sense that there will be a lot of changes in the industry. For instance, panelists expect much more work will come from the public sector than from private owners. We asked about a number of areas that might change and have presented those responses below.



CURRENT NRCI READING Q3-2009

44.8

EXHIBIT 1

FMI Nonresidential Construction Index (NRCI)
Scores Since Inception of NRCI: Q4, 2007 to Q3, 2009

(Scores above 50 indicate expansion, below 50 indicate contraction)

HOW TO BECOME AN NRCI PANELIST

If you are an executive for a construction firm in nonresidential building markets and would like to become a panelist for the *FMI Nonresidential Construction Index*, please send your information or questions about the survey to Phil Warner at pwarner@fminet.com. The survey is sent to panelists quarterly and should take approximately 10 minutes to complete. Panelists will receive the full quarterly report free of charge.

CONFIDENTIALITY

All individual responses to this survey will be confidential and shared outside of FMI only in the aggregate. All names of individuals responding to this survey will remain confidential to FMI.

ABOUT THIS REPORT

The data in this report is presented as a sampling of construction industry executives voluntarily serving as panelists for this survey. The responses are based on their experience and opinions, and the analysis is based on FMI's interpretation of the aggregate results. All trends are based on a limited series of data that may or may not represent the larger population. We must caution that major decisions should not be made without additional investigation and research of specific geographic and construction market segments.

FMI | Management Consulting • Investment Banking for the CONSTRUCTION INDUSTRY

NRCI Third Quarter 2009 Highlights

- **Overall Economy:** Panelists sense that the overall economy is improving significantly from last quarter with this NRCI component moving from 34.9 to 43.5. Note, this is still in recession territory, but moving in the right direction.

- **Overall Economy Where Panelists Do Business:** Looking closer at home markets, panelists are slightly less glum about the outlook than last quarter with a component index score of 37.1 compared with 34.5 last quarter.

- **Panelists' Construction Business:** Even though they expect those backlogs to continue to decline next quarter, they see their business as slightly improving to 35.7 compared with 32.2 last quarter. This may be a small indication that panelists are seeing more prospects in the markets, but still a bearish sign in the near term.

- **Cost of Materials:** Although panelists still see material prices declining there are signs that, in general, material prices are beginning to stabilize with 60% of panelists reporting no change from last quarter, giving us a component index of 63.8 compared with 77.1 last quarter.

- **Cost of Labor:** Like materials costs, labor costs appear to be stabilizing and may even show some signs of rising as the index changed slightly from 54.7 last quarter to 52.2 this quarter.

- **Productivity:** Productivity increases remain in the positive range as contractors struggle to be more efficient in the face of greater competition and lower profit margins. The component index for productivity is down slightly to 62.4 compared with 63.3 last quarter.

- **Delays and Cancellations:** Delays and cancellations continue to plague nonresidential construction, and are currently unchanged from last quarter with delays running at 20% or four times a normal rate, and cancellations occurring at five times normal. As reported by one panelist, one reason this figure isn't worse was that projects are being cancelled or delayed while still on the drawing board.

- **Effects of the American Recovery and Reinvestment Act (ARRA):** Only 21.9% of panelists are seeing some work trickle into their backlogs from the ARRA funds. Few panelists in the nonresidential construction markets expect the ARRA to stimulate their business. At best, it is helping to replace some work that would have been lost due to the recession. At worst, it may be causing delays in some publicly funded projects, creating a bureaucratic morass and leading to fierce competition in already tight markets.

Few panelists in the non-residential construction markets expect the ARRA to stimulate their business. At best, it is helping to replace some work that would have been lost due to the recession. At worst, it may be causing delays in some publicly funded projects, creating a bureaucratic morass and leading to fierce competition in already tight markets.

Project Cancellations and Delays Continue

Project delays and cancellations are hugely inefficient in an economy trying to do more with less, and no one wants to waste time and money demobilizing and putting projects on mothballs. Continuing high rates of delays and cancellations are a sign that the market may be slow to recover as new projects will not be started without fully secured funding and a high degree of certainty of success and completion. The amount of construction lost due to delays and cancellations is more than the total ARRA funding targeted to increase nonresidential construction. For instance, if cancellations affect 10% of an estimated $511 billion (the amount of construction put in place in 2008), that would mean a loss of $51.1 billion due to cancellations. FMI estimates that the ARRA will add $24 billion in construction in 2009 and $41.9 billon in 2010 for all construction types. In 2009 only $3.8 billion of the ARRA funds will be used for buildings in 2009, which, in theory, would only replace 7.4% of the work lost to cancellations.

EXHIBIT 2 Nonresidential Construction Index Report

	Q3, 2008	Q1, 2009	Q2, 2009	Q3, 2009
If you are experiencing **project delays**, what percentage of your projects would you estimate are affected?	15%	20%	20%	20%
If you are experiencing **cancellations** due to owner financing problems, what percentage of your projects would you estimate are affected?	5%	10%	10%	10%
What would you consider a normal rate of **project delays** as a percentage of annual projects?	5%	5%	5%	5%
What would you consider a normal rate of **cancellations** as a percentage of annual projects?	3%	2%	3%	2%

American Recovery and Reinvestment Act (ARRA):

"What stimulus bill?"

We asked again this quarter if the American Recovery and Reinvestment Act (ARRA) was helping to improve backlogs and nonresidential construction in general. The response was even less optimistic than last quarter. In part, it seems that the hype reflected in the idea that this bill would provide a stimulus for construction has also caused much frustration and disappointment in the nonresidential construction markets.

While some think or hope that it is still too early to see the effects of stimulus funding, most are frustrated, see little help for their markets or think the plan was poorly thought out in the first place. Those who work in public construction markets where more projects are getting ARRA funds also note that there are many new players entering the markets, thus significantly raising competition and lowering pricing. The impression of panelists is that most of the ARRA funds for construction are going to highway work. Even when there is the possibility of getting work, 31% of panelists saw that regulatory requirements will keep them from bidding the work. Whether or not ARRA funding will help nonresidential construction markets recover from the recession is yet to be seen, but it is clear that nonresidential contractors, especially those who do little or no work in the public sector, should not count on stimulus projects to fill their backlogs.

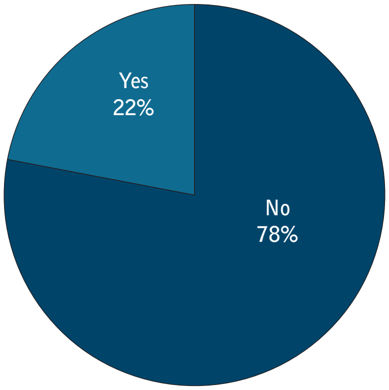
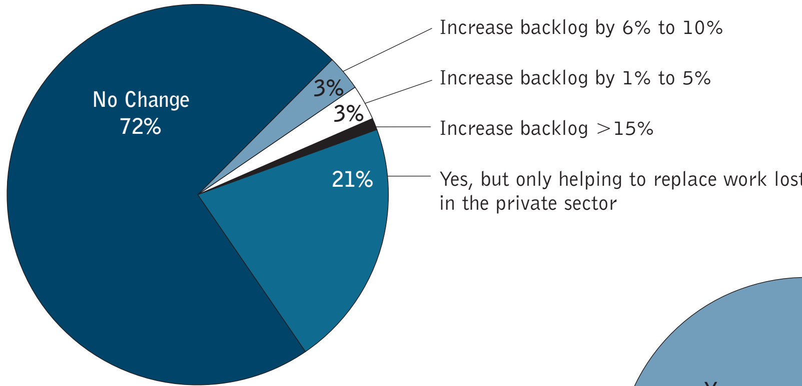


EXHIBIT 3

Have you begun to see the effects of the stimulus bill (Recovery Act)?



If yes, has it been significant enough to make a difference in your overall market conditions?

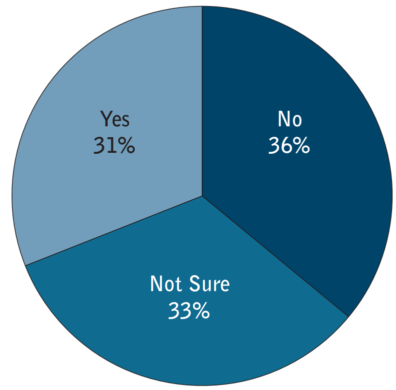


EXHIBIT 4

Do the regulatory/legal requirements that have been attached to stimulus-funded projects undercut the likelihood that you will compete for the work?

Selected Comments on the Effects of the American Recovery and Reinvestment Act (ARRA)

Expect help later

- Anticipate future building work from current heavy/highway expenditures.
- Government money is starting to reach the front lines.
- We are pursuing a lot of federal projects now, more than before, but so are many other companies. So, this market is very competitive.
- The bulk of the stimulus package has not hit the street yet. We believe that September and October will be very active months in this calendar year for the stimulus package.
- The major effects are at least six months off.
- This is very hard to see unless you directly contract with the federal government. We should see more projects coming to market in 12 months.
- We are exploring opportunities that relate to our areas of expertise. The construction opportunities that result from stimulus dollars are in some respects harder to access due to restrictive regulations.
- We are in hopes that the stimulus money will drop into the Federal Government's fiscal year-end budget on 9/30/09.
- We are seeing some speedup on groundbreaks of about six months on school projects we are working on.
- We are waiting for funds to get to some larger infrastructure projects. We have yet to see any real impact.
- We do more private work, but it will take more time to expect improvement.
- We have not seen WWTPs (water and wastewater treatment plants) being funded yet in our area. It should be coming but not in the volume expected.

Selected Comments (continued)

Frustration

- This bill has caused much false hope and frustration. We believe the money is going to areas with greater political promise than to infrastructure.
- The ARRA has increased competition for public projects. Many project awards seem to be going to contractors who have bid the project at or below cost.
- In the Midwest, there are few federal projects that have actually hit the street, and some have "strings" attached, as they are either reserved for existing IDIQ (indefinite delivery/indefinite quantity) providers or set aside for small business or other targeted segments. It seems the agencies are sorting out how to deploy the federal funds granted, especially when the funds don't match up with the original regional request for a project. For example, a GSA grant for a federal courthouse energy project, despite a regional request of five times that amount for upgrading that facility, required the agency to begin identifying a new project scope. The job has not yet been issued, and is likely to go to an IDIQ provider to meet federal timelines for funds use.
- It appears that the competition for stimulus-based grants in our niche of the private sector is significant, and thus the probability and/or degree of success for our clients will likely be low. With the overwhelming number of new applications for stimulus-based grants, the review process is now extremely protracted. Applicants will have to wait several months before knowing the status of their application.
- We consider these projects as highly speculative and, at best they won't start until 2010, as these owners will not commence construction on their "stimulus-based" projects until their funding has been confirmed.
- It appears that the stimulus money will be tied to SWaM (Small, Women, or Minority Owned) contractors tightly. We are not SWaM and thus have to play games to get stimulus work.
- Not working yet except for civil works. Bureaucratic forces are now impeding the funds getting to the source of expenditure.
- Our experience is that it takes many years for government funding to turn into projects, much less jobs.
- The requirements have increased costs, and the contract and administrative requirements have delayed bidding of several projects.
- The "strings" attached to many of the stimulus package projects reduce their desirability to us.
- As a matter of fact, due to the federal government's overselling/hyping the pace at which they would put stimulus dollars into the marketplace, dozens of new competitors have entered certain of our markets under the belief that work would be more plentiful. The snails' pace flow of stimulus funds and the staggeringly slow project procurement process of many federal agencies has resulted in these firms simply jumping into what was already a very competitive market and into an existing short list of opportunities. The result is that they have undermined the profitability for those of us who have been committed to these markets for decades.
- We are not looking forward to the reporting requirements. We don't like the requirements, but we will live with them.
- I see a few road projects, but nothing in our product lines. As a subcontractor, large requirements related to MBE participation hamper us from being competitive.
- Infrastructural and educational projects seem to be the areas where a lot of stimulus money is directed. We do not participate in those markets.
- It has been very minimal in Alabama, especially when you look beyond highway spending.
- Much of the money is for heavy/highway. We don't do that. Money is flowing slowly as should have been expected. Our government can't do anything as fast as was advertised.
- Stimulus-bill projects have been mostly bridge decks and asphalt overlays, not earthwork where we do our business. ROW delays, permitting and utilities prevent fast tracking earthwork projects. The earthwork projects we do see in the stimulus bids were scheduled to be built in 2010, thus we are just eating into our work for next year with no replacement projects being designed. A real cliff is coming!

Little Help

- Very little. Seems like most stimulus money is going into non-construction areas.
- Has done nothing to help. A number of school districts and government agencies have received stimulus money, but they are using this money to reduce the amount of money they are borrowing for projects. They are not getting "new" or unscheduled projects out. An example of this is at local school district that got $9 million in stimulus money. They simply issued $9 million less in bonds for their 2009/2010 capital projects, resulting in no increase in jobs.
- Largely, not being used for its originally announced purpose. States are using the funds to address their own budgetary shortfalls.

Selected Comments (continued)

Moderate Help

- A few projects but nothing on the scale expected.
- It has helped a couple of projects get the final piece of financing.
- It has kept activity alive in higher education, but the number of competitors now for each project is unbelievable.
- The stimulus bill has only begun to scratch the surface. We have seen less then 5% of our new orders contain funding from the ARRA.
- We can see the stimulus money in military BRAC areas and the Veterans Affairs sites. The competition is heavy.
- We do very little public work, but I think that the ARRA money has a variety of effects throughout all levels of the economy.
- We have one state stimulus contract and two federal contracts.
- While actual stimulus dollars may not be a part of new projects. I believe it has helped some marginal projects go ahead in anticipation of stimulus dollars being available to proceed with upcoming higher priority projects.
- Won a few projects, but far less money than we were expecting/hoping for. We felt we were very well positioned to win ARRA work, but there has just been very little in our work type. Mostly paving and bridges.
- Won't help us very much. Retrofits for “green” construction in office buildings will be an opportunity.

Negative Impact

- I am not sure the stimulus will trickle down to us. I believe it will cost us money in the long term with higher interest rates and runaway inflation.
- In some agencies, it has actually negatively impacted our normal procurement cycles due to the increased workload on government staff and uncertainties over rules and regulations.
- It has the negative impact of creating hope among weak contractors thus extending the time for a reduction in supply of contractors chasing projects.
- Rather than seeing more municipal and government-funded projects, we had $30M in municipal wastewater work cancelled in the past three months.
- Will have little or no positive impact short term. However, we expect a negative impact due to the inflation that will eventually result due to the borrowing required to fund the stimulus package.
- We have seen no impact from the stimulus but have seen a deterioration of projects due to the uncertainty in Washington.

No Effect

- No impact at all except for additional federal borrowing starting to drive up interest rates.
- No money flowing to Southern CA commercial or public construction.
- None as yet – stimulus of the general economy is the only parameter that will positively affect our business.
- The stimulus package has had no effect on medium-sized building contractors.
- There are some federal projects being released, but we seem to be left out as many projects are too big or they are "set-asides" that we do not qualify to participate. We are a medium-size firm with no special classification.
- Wasted opportunity as there has been almost no building projects; of all the "shovel-ready" projects that we identified for local colleges, none were funded.
- We are in the vertical construction business, and we have seen no stimulus money touch our markets.
- What stimulus bill?

Bad Policy

- Dollars were directed for political reasons and not to where real jobs will be created.
- Taxes will go up. Recession will be prolonged. It may have the opposite effect to that intended. No significant amount will have been spent during the recession thereby playing no role in simulating and only increasing debt and tax burden long term.

"We are at the point now where we are experiencing few cancellations because projects are not even getting to the design stage in the first place. Market-rate projects that had begun design have already been cancelled if they are not viable, and any new iffy projects are not even beginning design or preconstruction."

Looking Ahead, Some Trends for after the Recovery

Despite concerns to the contrary, we do expect this current recession to end. As one panelist commented, "I cannot wait to see what comes after the recession!" While we await this happy event, we thought it might be a good time to consider what the nonresidential construction markets might expect on the other side. What we discovered in our panelists' responses was that it might not be business as usual, that is, the recovery will not just be a mirror image of markets before the downturn.

To get an idea of what — if any — changes might occur for nonresidential construction, we asked about changes in some selected trends, most of which have already been changing the business of construction. These questions were not meant to cover all possible trends, for instance, we didn't include all construction delivery methods, notably CM-at-risk was not on our list, and the oversight was noticed by a couple of panelists.

Overall, the results point out that nonresidential contractors should plan on making some significant changes to how they find and contract projects in the future. For instance, the trend toward greener construction will accelerate as we find our way out of the recession. This acceleration may in part be due to the requirements for public projects as, for instance, 43% of panelists expect more public construction projects at the same time 48% expect fewer privately funded projects. Infrastructure and Public Private Partnerships (PPP) are also expected to make up more of the backlog for construction in the future. Delivery method trends are more of a mixed bag, but 50% expect more use of design/build and 37% expect more Integrated Project Delivery (IPD). IPD is one of the latest trends and needs better definition as to what it entails and other issues related to true integration of project delivery. However, new technologies like BIM and a slight trend to more complex projects will increase the demand for such collaborative building approaches. We will continue to monitor these trends in future research, but the results listed below clearly indicate that the industry should begin to prepare for post-recession changes.

EXHIBIT 5 For each of the following, compared to the period before the recession, what major changes in construction market trends do you expect to see when the economy recovers?

	Much Less	Less	About the Same	More	Much More
Public construction projects	1%	13%	33%	43%	11%
Public Private Partnerships (PPP)	4%	14%	29%	49%	5%
Private construction	10%	48%	19%	18%	5%
Infrastructure projects	1%	8%	21%	59%	13%
Green construction	0%	4%	28%	53%	14%
More complex projects	2%	16%	50%	29%	4%
Smaller/simpler projects	1%	18%	48%	31%	2%
Population growth in major metropolitan areas	1%	20%	54%	23%	2%
Design/Build delivery methods	2%	11%	28%	50%	9%
Hard-bid delivery methods	1%	23%	42%	25%	9%
Integrated Project Delivery (IPD)	2%	8%	48%	37%	5%

Other comments from panelists for the second quarter 2009:

As in the comments about the effects of the ARRA, the additional comments received this quarter reflect a growing realistic viewpoint that the recession will be a continuing struggle. There is a sense that panelists are rolling up their sleeves and dealing with the problems and challenges. Overall, this is better than the high level of confusion and uncertainty about the markets seen in the fourth quarter of 2008. Now, there is a sense of digging in to survive and finding ways of preparing for a recovery.

As in the comments about the effects of the ARRA, the additional comments received this quarter reflect a growing realistic viewpoint that the recession will be a continuing struggle. There is a sense that panelists are rolling up their sleeves and dealing with the problems and challenges.

- As commercial contractors, we will look back to 2009 as the "good ole days." There are too many architects and engineers being laid off. The pipeline has stopped and unable to restart due to lack of funding and pessimistic developers and building users (tenants et al.)
- Competition is extremely fierce for the small amount of work available. There will have to be a shakeout of competition before we can expect to return to profitability.
- Delivery methods will move through design/build to IPD. Design/build will prove to be less economical from a life-cycle cost standpoint. Dollars still drive most decisions in the design/build delivery method. IPD, structured correctly and creatively where risk and return are truly equitable among all partners will prove to be more effective in the long term. Much like BIM, liability for "ownership" of the design and execution may prevent IPD from reaching it's full potential. Eliminate the lawyers and all would be good.
- We do not see much chance for improvement for at least a year.
- I cannot wait to see what comes after the recession!
- I think the markets have been stable for the last quarter, but conditions are still very difficult, and we don't see improvements until late 2010 or early 2011.
- It is projected by the bonding companies that by 2012 50% of all contractors will be out of business. Think we need to move that up to 2011 with the banks cutting back all lines of credit to small subs.
- Lump-sum, publicly opened bidding is very rare at the federal level. Qualifications-based selection is now the norm with private openings and price only part of the selection criteria.
- Our gut is telling us that we will not see a major improvement in profitable work for two to three years. There has to be some consolidation and fallout within the general contractor ranks prior to a substantial improvement in both our volume and our bottom-line profits.
- Owners and agencies are watching the dollars; no one wants to be on the news front page for overspending. It will be a while before we see a return to project partnerships.
- Should better define "IPD." We use the term as meaning either IPD as a "delivery method" (true multiparty contract) or IPD as a "philosophy" (applying IPD principles to traditional delivery methods such as CM-at-risk), which begs the question, Where does CM-at-risk fall in the choices given? Left out? Don't care?
- The other factor affecting our local economy has been the downturn in the automotive market. In this region, we are very dependent on this sector.
- Things were pretty busy before the recession. I hope they will be as good afterwards. When is afterwards, anyway?
- This is the worst market I have seen in 38 years in the industry. We won't see any real improvement in 2010.

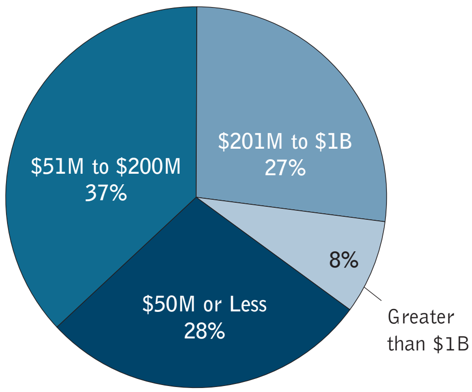


EXHIBIT 6

Size of the Organization in Annual Revenue

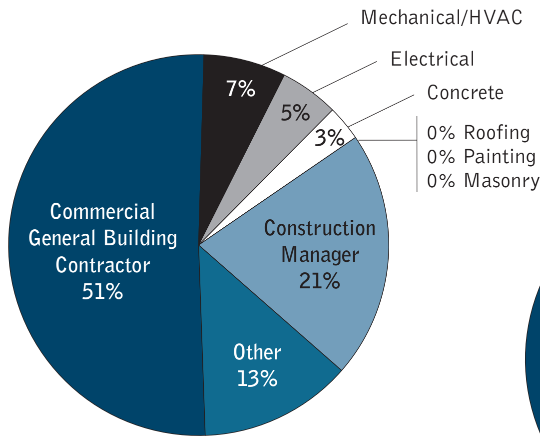


EXHIBIT 7

Type of Contracting Business

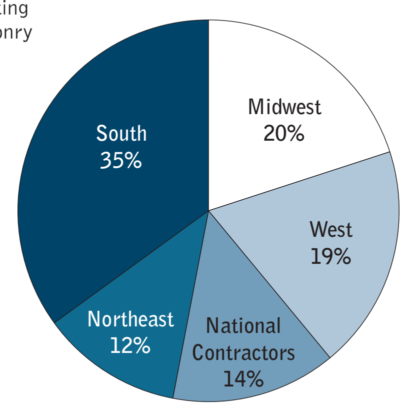


EXHIBIT 8

Primary Region in Which Panelists Work

EXHIBIT 9 FMI Nonresidential Construction Index Detailed Results by Market Sector

	Overall Quarter 2, 2009				Overall Quarter 3, 2009			
Business Outlook – 3 Months	Improving over last quarter	Remains the same as last quarter	Worse compared with last quarter	**NRCI Q2 2009**	Improving over last quarter	Remains the same as last quarter	Worse compared with last quarter	**NRCI Q3 2009**
Commercial	1.1%	36.8%	62.1%	**19.5**	3.4%	41.2%	55.4%	**24.0**
Education	8.2%	62.2%	29.6%	**39.3**	9.0%	70.1%	21.0%	**44.0**
Healthcare	9.3%	57.9%	32.7%	**38.3**	9.0%	68.1%	22.9%	**43.1**
Lodging	0.0%	31.4%	68.6%	**15.7**	3.1%	34.9%	62.0%	**20.5**
Manufacturing	4.0%	34.7%	61.3%	**21.3**	5.4%	35.4%	59.2%	**23.1**
Office	4.0%	25.3%	70.7%	**16.7**	5.5%	38.0%	56.4%	**24.5**
Other	14.3%	60.0%	25.7%	**44.3**	31.4%	45.1%	23.5%	**53.9**
Business Outlook – 1 Year								
Commercial	21.7%	57.8%	20.5%	**50.6**	17.6%	55.1%	27.3%	**45.2**
Education	41.6%	46.1%	12.4%	**64.6**	26.5%	59.0%	14.5%	**56.0**
Healthcare	42.5%	45.0%	12.5%	**65.0**	34.3%	53.6%	12.0%	**61.1**
Lodging	11.1%	46.3%	42.6%	**34.3**	9.3%	42.6%	48.1%	**30.6**
Manufacturing	18.5%	60.0%	21.5%	**48.5**	20.3%	46.1%	33.6%	**43.4**
Office	19.8%	55.2%	25.0%	**47.4**	16.0%	50.9%	33.1%	**41.4**
Other	51.7%	34.5%	13.8%	**69.0**	51.0%	39.2%	9.8%	**70.6**
Business Outlook – 3 Years								
Commercial	88.5%	9.4%	2.1%	**93.2**	77.8%	15.3%	6.8%	**85.5**
Education	79.8%	17.0%	3.2%	**88.3**	57.8%	29.5%	12.7%	**72.6**
Healthcare	75.6%	22.2%	2.2%	**86.7**	61.2%	31.5%	7.3%	**77.0**
Lodging	62.3%	31.2%	6.5%	**77.9**	43.8%	39.1%	17.2%	**63.3**
Manufacturing	64.0%	30.7%	5.3%	**79.3**	53.5%	33.9%	12.6%	**70.5**
Office	76.8%	22.2%	1.0%	**87.9**	56.3%	33.8%	10.0%	**73.1**
Other	69.4%	22.2%	8.3%	**80.6**	68.6%	25.5%	5.9%	**81.4**

Dangerously Low | Very Low / Significant Drop | Low | Positive Growth Indicator | Very Positive Growth Indicator

* A note on the use of the diffusion index: Do not interpret diffusion index values in the same manner as averages, because a simple increase or decrease in a diffusion index does not necessarily imply an improving or declining result. For example, if a diffusion index moves from 31 last quarter to 35 this quarter, it does not imply the market has improved. A reading above 50 indicates improving or expansion, 50 indicates remaining the same and below 50 indicates worse or contracting. Therefore, if a reading goes from 31 to 35, then the result still implies a decline from the previous quarter because 35 is below 50, but the decline is not as great as the previous decline because 35 is above 31. As another example, if the diffusion index changes from 31 to 65, it implies improvement over the previous quarter, not because 65 is above 31, but because 65 is above 50.

NRCI Scores

> 50 indicates growth (better)

< 50 indicates slowing (worse)

EXHIBIT 10 NRCI Component Indexes — Comparisons of Results: Q4, 2008 to Q3, 2009

	NRCI Q4, 2008	NRCI Q1, 2009	NRCI Q2, 2009	NRCI Q3, 2009
Overall Economy	7.3	10.7	34.9	43.5
Overall Economy Where Panelists Do Business	15.0	12.4	34.5	37.1
Panelists' Construction Business	33.5	26.6	32.2	35.7
Nonresidential Building Construction Market Where Panelists Do Business	19.9	12.1	25.0	30.5
Cost of Construction Materials	53.4	84.7	77.1	63.8
Cost of Labor	41.3	52.9	54.7	52.2
Productivity	56.8	62.6	63.3	62.4
Expected Change in Backlog	22.3	24.4	32.0	31.0
Approximate Current Signed Backlog in Months	10.0	9.0	9.0	8.0

Note: NRCI scores and component scores are based on a diffusion index where scores above 50 represent improving or expanding, a score of 50 represents remaining the same and a score below 50 represents worse than last quarter or contraction.

EXHIBIT 11 FMI Nonresidential Construction Index (NRCI) Component Results Q2, 2009 and Q3, 2009

	NRCI Results Quarter 2, 2009				NRCI Results Quarter 3, 2009			
	Improving over last quarter	Staying the same as last quarter	Worse compared with last quarter	NRCI Q2 2009*	Improving over last quarter	Staying the same as last quarter	Worse compared with last quarter	NRCI Q3 2009*
Overall Economy	9.1%	51.7%	39.2%	**34.9**	14.8%	57.4%	27.8%	**43.5**
Overall Economy Where Panelists Do Business	11.3%	46.3%	42.4%	**34.5**	10.0%	54.3%	35.7%	**37.1**
Panelists' Construction Business	11.3%	41.8%	46.9%	**32.2**	14.8%	41.9%	43.3%	**35.7**
Nonresidential Building Construction Market Where Panelists Do Business	8.9%	32.2%	58.9%	**25.0**	9.5%	41.9%	48.6%	**30.5**
Backlog in Months	High	Median	Low		High	Median	Low	
Approximate Current Signed Backlog	36.0	9.0	2.0		36.0	8.0	—	
	Grow faster than last quarter	Stay about same as last quarter	Shrink compared with last quarter		Grow faster than last quarter	Stay about same as last quarter	Shrink compared with last quarter	
Expected Change in Backlog	15%	34%	51%	**32.0**	13%	36%	51%	**31.0**
	Higher than last quarter	Same as last quarter	Lower than last quarter		Higher than last quarter	Same as last quarter	Lower than last quarter	
Cost of Construction Materials	4%	38%	58%	**77.1**	6%	60%	34%	**63.8**
Cost of Labor	11%	69%	20%	**54.7**	13%	69%	18%	**52.2**
	Improving over last quarter	Same as last quarter	Declining compared with last quarter		Improving over last quarter	Same as last quarter	Declining compared with last quarter	
Productivity	30%	66%	4%	**63.3**	28%	69%	3%	**62.4**

ABOUT FMI

Founded in 1953 by Dr. Emol A. Fails, FMI provides management consulting and investment banking for the worldwide construction industry.

FMI delivers innovative, customized solutions to builders; trade contractors; construction materials producers; manufacturers and suppliers of building materials and construction equipment; facility owners, managers and developers; engineers, architects; surety companies and industry trade associations.

FMI's management consulting practice provides strategy development, leadership and organizational development, marketing and related research, business development and project delivery improvement. FMI's investment banking practice provides merger and acquisition advisory services, capital placement and financial advisory services.

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