

# THE MODERNE

## **CONTRACTING AND WORKFORCE PARTICIPATION REPORT**

*Submitted by*

**PRISM TECHNICAL MANAGEMENT & MARKETING SERVICES**

**February 27, 2013**



This is the final report addressing prevailing wages, the participation of Emerging Business Enterprises (EBEs)<sup>1</sup> and underemployed workers certified under the City of Milwaukee’s Residents Preference Program (RPP) on The Moderne, the award-winning structure completed in the fall of 2012, now standing as the tallest building in the City west of the Milwaukee River, and home to over two hundred apartment homes and luxury condominiums.

Developer Barrett Visionary Development, General Contractor J.H. Findorff & Son and Coordinator Prism Technical promised to achieve at least 25% EBE participation, 30% RPP participation and the payment of prevailing wages to all construction workers on the signature project. We are proud to say that we have achieved each project benchmark, as specified in detail below.<sup>2</sup>

**THE MODERNE ACHIEVED EVERY PROJECT BENCHMARK.**

**EBE Participation**

EBE firms have been paid over **\$7.4 million** of the adjusted construction spending of \$29,240,240.53, as reported by Findorff. The adjusted construction spending includes payments to Findorff, subcontractors, consultants and suppliers who meet the project requirements for EBE participation. The final adjusted construction budget is \$29,762,569.82, and EBE firms have final contracts totaling \$7,726,124.55.

**EBE firms have been paid 25.4% of the adjusted construction spending.**

**EBE firms have been paid 25.0% of the total adjusted construction budget.**

**With minor retainage outstanding, EBE firms have received 96.2% of their contract values.**  
(with retainage / final payments of 3.8% remaining).

**Table 1: EBE Participation**

EBE Firm	Prime Contractor	Trade	Contract Amount	Amount Paid
Arteaga	J.H. Findorff	Masonry	\$113,090.00	\$100,701.00
Atlas Iron Works	J.H. Findorff	Structural Steel	\$997,834.00	\$997,834.00
B&D Contractors	J.H. Findorff	Wood Trim Installation	\$298,724.00	\$298,724.00
Best Erectors (DBE)	Klein Dickert	Glass and Glazing	\$1,080,980.00	\$1,080,980.00
Doug Rohde, Inc.	J.H. Findorff	Earth Work	\$405,826.00	\$405,826.00
Gestra Engineering	J.H. Findorff	Concrete Testing	\$80,222.00	\$80,221.85

<sup>1</sup> While the City of Milwaukee now operates a Minority, Women and Small Business Enterprise (MWSBE) Program, The Moderne began under the City’s previous program, which tracked the utilization of EBEs.

<sup>2</sup> This report essentially addresses all data received through December 31, 2012, after the project was substantially complete. As with most construction projects, a limited amount of additional information may be outstanding, including final retainage payments and time reports related to punchlist and/or warranty items or lower tier subcontractors. The report is being submitted in February, 2013 to capture as much information as possible.



Hiram Power	Uihlein Electric	Electrical Supplies	\$927,147.24	\$657,546.00
JCP Construction	J.H. Findorff	Interiors	\$159,766.00	\$159,766.00
JF Cook	J.H. Findorff	Overhead Doors	\$13,406.00	\$12,065.00
Midwest Construction	Premier Flooring	Flooring Materials	\$290,000.00	\$290,000.00
Price & Sons	US Fire Protection	Sprinkler Materials	\$51,086.84	\$51,086.84
Prism Technical	J.H. Findorff	Coordination and Reporting	\$78,000.00	\$73,313.79
SC Remodeling	Premier Flooring	Flooring Materials / Installation	\$121,193.00	\$121,193.00
Sonag	J.H. Findorff	Ready Mix Materials	\$1,964,282.47	\$1,964,282.47
Sonag	Stark	Paving Materials	\$12,000.00	\$10,368.90
Thomas A Mason	J.H. Findorff	Painting	\$482,567.00	\$455,112.45
Thomas A Mason	Wall Tech	Finishing	\$650,000.00	\$669,888.67
<b>TOTAL</b>			<b>\$7,726,124.55</b>	<b>\$7,428,909.97</b>

**RPP Participation**

Through December 31, 2012, there were 246,490.35 onsite construction hours. Of those hours, 76,141.50 were worked by individuals certified under the City of Milwaukee Residents Preference Program, yielding an **RPP percentage of 30.89%**.

**Underemployed City of Milwaukee residents worked Over 75,000 hours on The Moderne.**

**Table 2: RPP Participation by Contractor**

Contractor	Trade	Onsite Construction Hours		
		Total Hours	RPP Hours	RPP%
J.H. Findorff & Sons, Inc.	General Contractor	89,293.05	26,941.50	30.17%
Alpine Plumbing	Plumbing	11,552.50	3,426.50	29.66%
Area Erectors, Inc.	Misc. Steel	5,812.00	2,039.50	35.09%
Arteaga Construction	Masonry	1,002.00	340.75	34.01%
Austad & Son, Inc.	Acoustical Ceilings	355.00	72.00	20.28%
B&D Contractors	Wood Trim	3,034.50	1014.00	33.42%
Best Erectors	Glass and Glazing	8,867.00	2,803.50	31.62%
The Bruce Company of Wisconsin, Inc.	Landscaping	28.20	0	0.00%
Butters-Fetting Co., Inc	HVAC	12,228.25	2,903.50	23.74%
Chilstrom Erecting Corp.	Steel Erection	12,440.00	3,931.50	31.60%
Countertop Designs	Countertops	809.50	0	0.00%



Doug Rohde, Inc.	Earth Work	1,132.25	660.75	58.36%
Grunau Company (Sub. Atlas Iron Works)	Steel Erection	218.00	64.00	29.36%
Heritage Glass	Glass and Glazing	208.00	0	0.00%
Hillside Dampproofing (Sub. Sid's Sealants)	Waterproofing	31.75	0	0.00%
JCP Construction	Interiors	1,292.00	555.00	43.0%
Klein-Dickert Milwaukee Inc.	Glazier	7,180.60	2970.50	41.37%
KONE, Inc.	Elevators	4,571.50	1252.00	27.39%
L&S Insulation Co. (Sub. Butters-Fetting)	HVAC	512.50	0	0.00%
Midwest Drilled Foundations/Engineering	Foundation Drilling	1,852.00	584.00	31.53%
Premier Flooring Inc.	Flooring	4,396.50	1301.00	29.59%
Pro-Bel Enterprises Limited	Safety	48.00	0	0.00%
SC Remodeling (Sub. Premier Flooring)	Flooring	3,089.00	836.00	27.06%
Sid's Sealants LLC	Caulking/Waterproofing	2,264.50	669.50	29.57%
Sid's Sealants LLC (Sub. Klein Dickert)	Caulking	2,663.50	1009.50	37.90%
SRS Roofing & Sheet Metal, Inc.	Roofing	3,498.00	899.50	25.71%
Stark Asphalt A Division of Northwest Asphalt Products, Inc.	Sidewalks	769.75	47.50	6.17%
Thomas A Mason Co.	Painting	7,184.00	3056.00	42.54%
Thomas A Mason Co. (Sub. Wall-Tech)	Drywall	5,470.50	3688.00	67.42%
Uihlein Electric Co., Inc.	Electrical	21,382.00	6,634.50	31.03%
United States Fire Protection	Fire Protection	2,058.00	704.00	34.21%
Wall-Tech, Inc.	Drywall	31,246.00	7,736.50	24.76%
<b>Project Total</b>		<b>246,490.35</b>	<b>76,141.00</b>	<b>30.89%</b>

**Prevailing Wage Monitoring**

To ensure payment of prevailing wages on The Moderne, Findorff included white sheet rates in all bid documents, and Prism Technical carefully analyzed certified payroll documentation to ensure that contractor payments matched the white sheet hourly wage and benefit requirements. Additionally, Prism personnel conducted random onsite checks and interviews to ensure that reported personnel were onsite and being paid the proper wages. In the event of any payment discrepancy, Prism was authorized to require contractors to make appropriate payments to workers to bridge any gaps.

**THE MODERNE PARTICIPATION SUMMARY**

Substantially completed in the fall of 2012, The Moderne achieved nearly 31% RPP participation and over 25% EBE participation. All workers received prevailing wages, underemployed City residents worked over 75,000 hours, and Emerging Businesses earned over \$7.4 million.

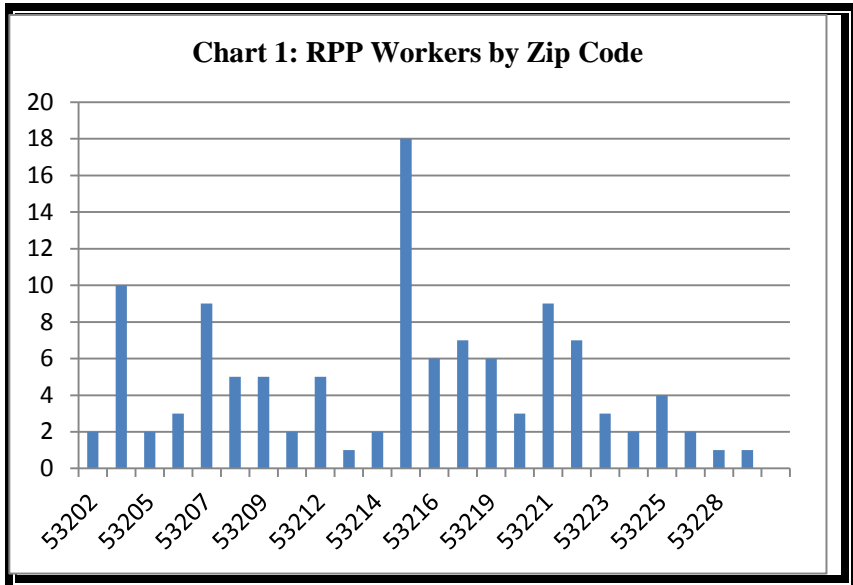
Barrett Visionary Development, JH Findorff and Son and Prism Technical are proud to have had the opportunity to ensure that this project, already a signature addition to Milwaukee’s skyline, included middle class wages and a diverse group of businesses and workers.

The remaining pages of this document include additional detail regarding workforce on The Moderne.



**Table 3: RPP Workers by Zip Code**

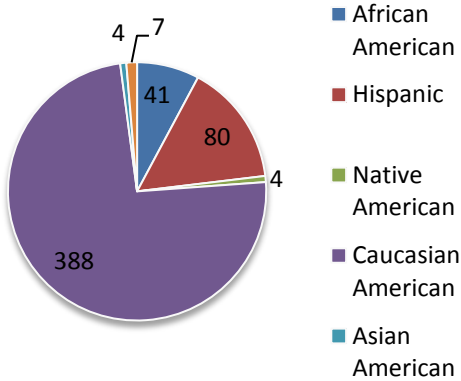
Zip Code	Number of Workers
53202	2
53204	10
53205	2
53206	3
53207	9
53208	5
53209	5
53210	2
53212	5
53213	1
53214	2
53215	18
53216	6
53218	7
53219	6
53220	3
53221	9
53222	7
53223	3
53224	2
53225	4
53227	2
53228	1
53233	1
<b>TOTAL</b>	<b>115</b>



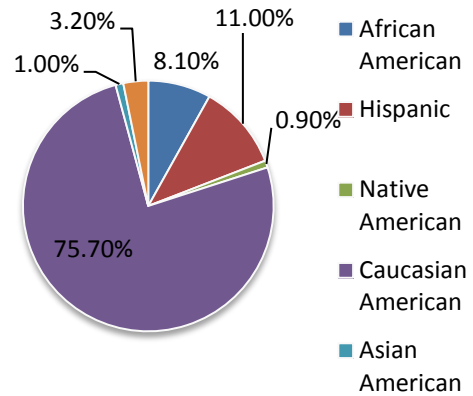
**Table 4: Workers by Ethnicity**

Workers by Ethnicity				
Ethnicity	Workers	Hours Worked	% of Total Workers	% of Total Hours Worked
African American	41	19,712.25	7.8%	8.1%
Hispanic	80	26,772.33	15.3%	11.0%
Native American	4	2,263.50	0.8%	0.9%
Caucasian American	388	184,312.67	74.0%	75.7%
Asian American	4	2,551.50	0.8%	1.0%
Other	7	7,786.50	1.3%	3.2%
Total	524	243,398.75 <sup>3</sup>	100%	100%

**Chart 2: Number of Workers by Ethnicity**



**Chart 3: Percentage of Hours Worked by Ethnicity**



<sup>3</sup> The hours represented in Table 4 are 1.3% fewer than those reported in Table 2. The gap in hours is attributable to the additional workforce data being provided following computation of Table 2.



**Table 5: RPP Workers by Trade and Apprenticeship Status**

Number of RPP Workers By Trade and Apprenticeship Status		
Trade	Number of Workers	Apprentices
Bricklayer	1	
Carpenter & Soft Floor Layer	27	5
Carpenter (Building)		
Caisson Work	1	
Cement Mason/ Concrete Finisher	8	
Caulker, Cleaner, Tuckpointer (Buildings, Shaft, Tunnel)		
Drywall Taper/Finisher	10	
Electrician	6	6
Electrician (building)		
Elevator Mechanic	1	
Glazier	2	
General Laborer	13	
Ironworker	12	10
Ironworker-Building		1
Ironworker Foreman		
Ironworker-Sewer, Water, Tunnel	1	
Laborer- General (Buildings)	4	
Laborers: Concrete Worker	1	
Laborer Foreman (Buildings)		
Laborers :Landscaping		
Oper-Bldg Cnstn/ Site Prep		1
Oper-Bldg Cnstn/ Cranes over 300 ton OR 300ft	4	
Painter-Brush, Roller.. And Spray & Sandblaster	2	
PCC	1	
Piledriverman	1	1
Pipefitter (Including HVAC work)	2	2
Plasterer	1	
Plumbing (Including HVAC work)	6	8
Power Equipment Operator- Group 1	2	
Power Equipment Operator- Group 2		
Power Equipment Operator- Group 4		
Power Equipment Operator- Group 5		
Power Equipment Operator- Group 6		1



Roofer	2	2
Sheet Metal Worker	2	2
Sheet Metal Worker (including HVAC duct work)	3	2
Sound & Communication - Installer		
Sound & Communications -Technician		
Sprinkler Fitter	1	1
Spray & Sandblaster	1	
PCC		1
	115	43

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**FOR QUESTIONS, PLEASE CONTACT:**

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