

## Deconstruction Report 2015 – Contractor Summary



The City of Milwaukee's deconstruction pilot started in 2012 with garage deconstruction designed as a pre-employment training opportunity and in-roads to the construction industry. This was part of the city's Transitional Jobs Initiative. The project brought Community Development Corporation (CDC) resources together with Demolition contractors (trainers) and the City of Milwaukee to create jobs and provide training surrounding deconstruction. Our initial goals were three-fold:

- 1) Job creation & training
- 2) Deconstruction cost reduction
- 3) Waste diversion

DNS has had tremendous success with the job creation and deconstruction cost reduction. Our work with CDC's has stimulated interest which has led to expansion of the deconstruction industry in Milwaukee. While we are still a long way away from deconstruction being the preferred method of demolition in the private industry. It has become the preferred method for city owned properties.

Deconstruction has created over 50 new jobs. Our goal now has shifted to sustaining these jobs. If current cost for deconstruction continue to be competitive, these become permanent jobs. Combining goal oriented job training together with the city's RPP and SBE programs, along with the assistance provided by agencies such as Wastecap, Northcott and Running Rebels, we create pre-apprentice training and a wage requirements that help to make these employees more desirable while lowering deconstruction prices, increasing C & D waste diversion, and expanding deconstruction as a preferred method of demolition.

The following is a summary of contractors currently involved in the program and their role in helping to make this program successful.

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**Jake's Wrecking** – Demolition Contractor/House mover. Jake has the 2015 contract to deconstruct 12 parcels. Jake with his father has over 20 years' experience in the demolition industry and has been one of the most resourceful recyclers in Milwaukee's demolition contractor network. They successfully used several resources provided by DNS to meet RPP and SBE requirements while reducing deconstruction cost to an all-time low. **Created 3 new RPP Jobs**

**Cream City Wrecking** – Demolition/Deconstruction contractor. Cream City has been instrumental in training employees in Hybrid Deconstruction (where mechanical equipment is used to aid in hand demolition). This training gave contractors options to speed-up deconstruction. They were instrumental to participation by Running Rebels and the start-up SBE contractor Spencer Renovations.

**Waste Cap** – A non-profit recycling consultant. Wastecap serves as project manager for several Community Development Corporations (CDC's). Their expertise is in deconstruction, waste diversion advocacy and salvage resale. They also have the salvage contract with the city of Milwaukee where the city shares 25% of all revenue generated from sale of recyclable material. They serve as expediter for deconstruction projects performed by Northcott and Milwaukee Community Service Corp. As part of our salvage contract, Wastecap has **created 3 new permanent RPP jobs**.

**Spencer Renovations** – This is an SBE deconstruction contractor. Billy Spencer, owner, started as an employee of Running Rebels, as a crew chief during our garage deconstruction pilot. From there, as an employee of Cream City Wrecking he received additional training and managed the Board-up contract with the City of Milwaukee. Now he operates his own deconstruction and renovation business. He is a successful SBE contractor and continues to perform deconstruction and manages vacant property improvements for business owners such as Wells Fargo Bank. Spencer renovations has **created 10 new RPP Jobs**.

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**Northcott Neighborhood House** – This is a Community Development Corporation (CDC) with a grant sponsored, adult-build, training program. Northcott has been a valuable resource providing training and RPP certified workers for contractors engaged in deconstruction. Their pre-apprentice training program provides valuable certifications, safety and job readiness on-the-job training (OJT) that reduces this need down-line, making these employees a more cost effective option to the labor-force. The worker training coupled with deconstruction has led to the creation of over **40 new RPP jobs**.

**Ezekiel** – Also a CDC, Ezekiel has successfully used deconstruction to create and train a transitional workforce comprised mostly of worker transitioning out of prison. Their work with the Department of Corrections is designed to curtail recidivism.

**Milwaukee Community Service Corp.** – Another CDC with an adult build, deconstruction and pre-employment training program. We hope to use their services more as deconstruction jobs expands.