



# Zurn Global Headquarters

Quarterly Report | September 13, 2016

Presented by: Rod Krings (C.D. Smith Construction), Michael Klein (Klein Development)



**Zurn Industries is a global leader in engineered water solutions for commercial, municipal and industrial markets, manufacturing products ranging from toilets, faucets, waste water treatment systems and other water tech products.**

It was acquired in 2007 by Rexnord Corp.

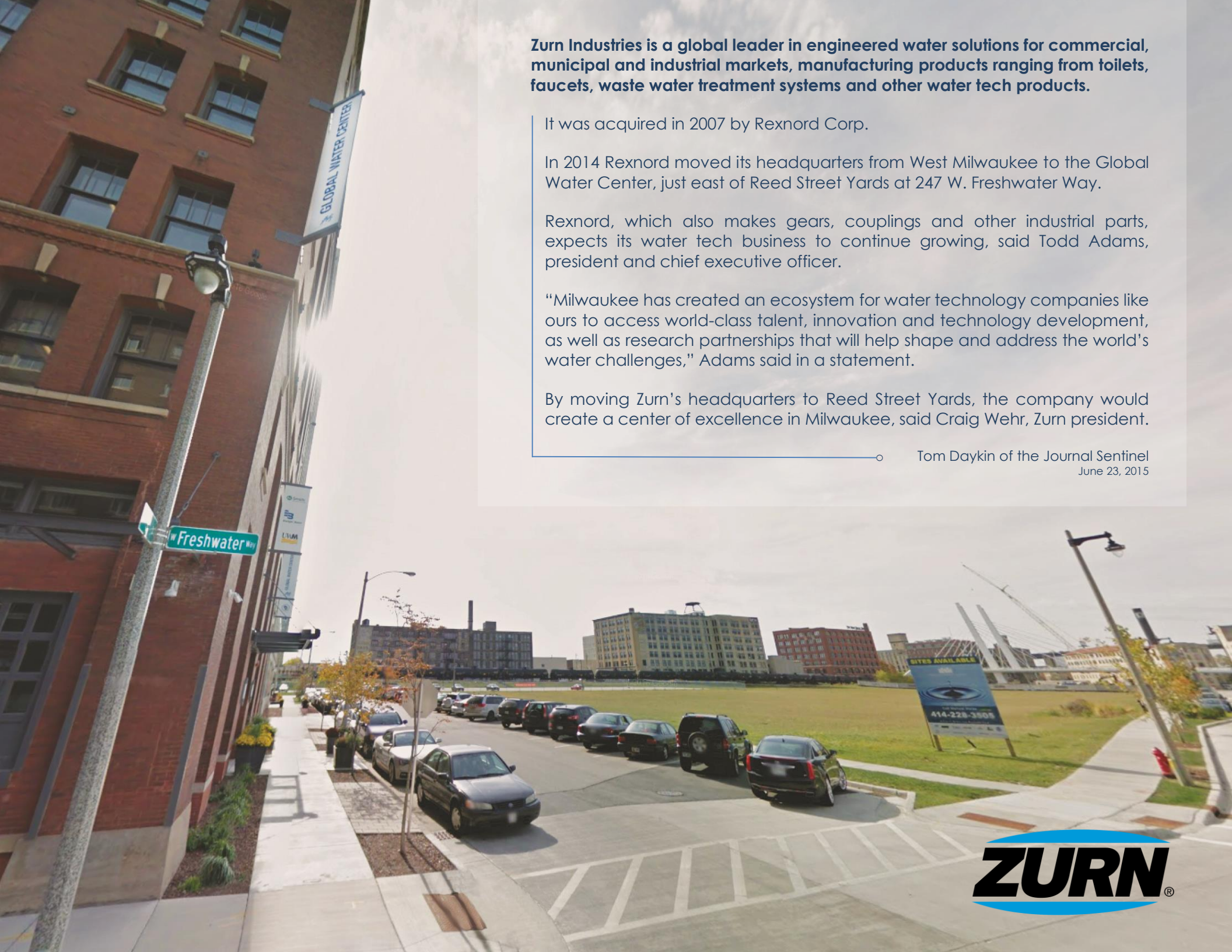
In 2014 Rexnord moved its headquarters from West Milwaukee to the Global Water Center, just east of Reed Street Yards at 247 W. Freshwater Way.

Rexnord, which also makes gears, couplings and other industrial parts, expects its water tech business to continue growing, said Todd Adams, president and chief executive officer.

“Milwaukee has created an ecosystem for water technology companies like ours to access world-class talent, innovation and technology development, as well as research partnerships that will help shape and address the world's water challenges,” Adams said in a statement.

By moving Zurn's headquarters to Reed Street Yards, the company would create a center of excellence in Milwaukee, said Craig Wehr, Zurn president.

Tom Daykin of the Journal Sentinel  
June 23, 2015



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II. SBE Participation

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## PROJECT INFORMATION

**Project Address:** 511 W. Freshwater Way

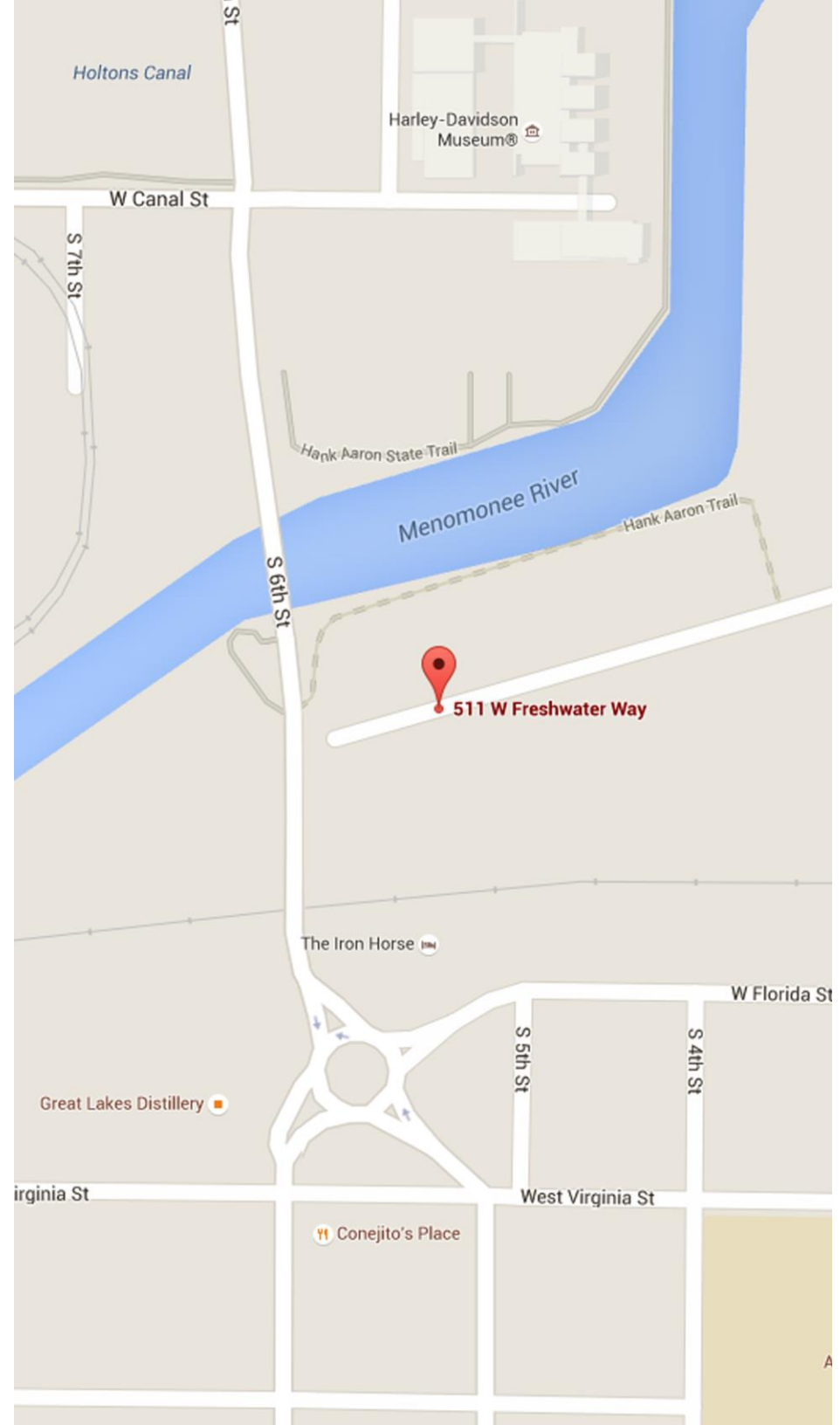
**Developer:** Klein Development



**Prime Contractor:** C.D. Smith Construction



ZURN HEADQUARTERS 4



**II. SBE Participation**

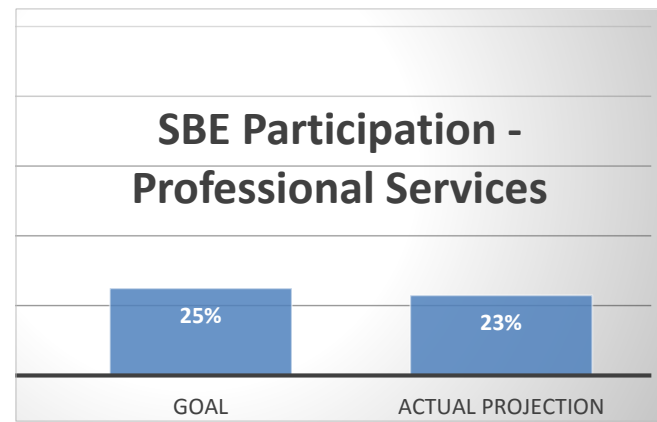
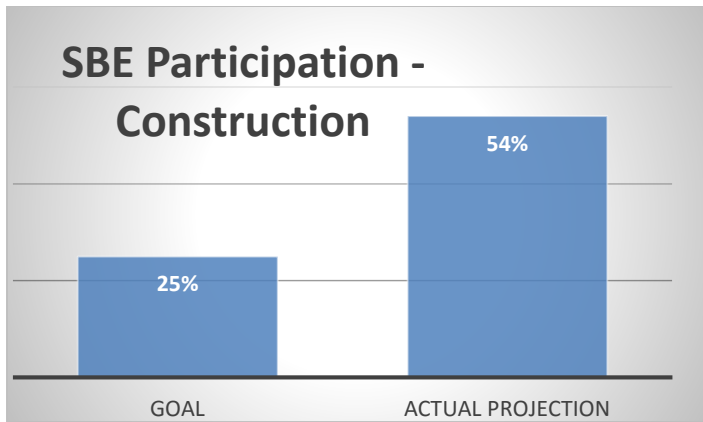
**IN THIS SECTION:**

- A. Overview of Goals and Participation**
- B. Participation of by Vendor/Subcontractor**
  - i. Construction**
  - ii. Professional Services**

# SBE PARTICIPATION

## A. Overview

- Total Project Cost Subject to Participation: \$4,686,349
- SBE Participation Goal: \$1,171,587 (25%)
- SBE Participation Thru July 1: \$2,292,764 (48.9%)
- Projected SBE Participation: \$2,526,887 (54%)



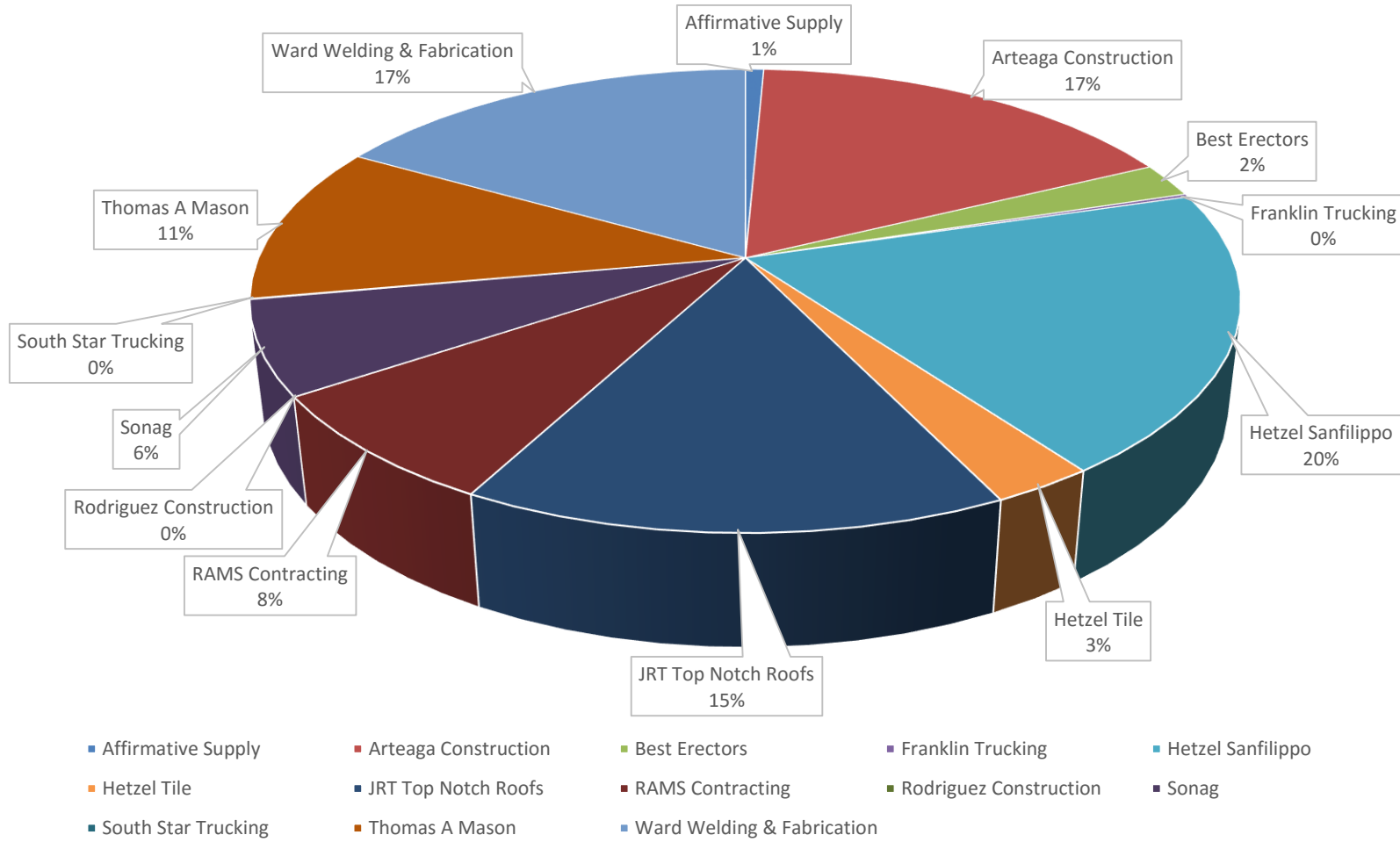
## SBE PARTICIPATION

### B-i. Participation by Vendor/Subcontractor - Construction

SBE PARTICIPATION - CONSTRUCTION				
SBE Firm	Subcontractor/Supplier To	Trade/Description of Work	Total Contract Amount	Amount Paid Through 6/30/16
Affirmative Supply	Central Ceiling	Ceiling Materials	\$17,983	\$17,983
Arteaga Construction	C.D. Smith Construction	Interior CMU	\$130,600	\$117,540
Arteaga Construction	C.D. Smith Construction	Masonry Façade	\$300,000	\$297,200
Best Erectors	Klein Dickert	Metal Erection	\$60,310	\$56,979
Franklin Trucking	Rawson Contractors	Trucking	\$5,535	\$5,535
Hetzel Sanfilippo	C.D. Smith Construction	Interior Studs & Drywall	\$495,514	\$462,223
Hetzel Tile	C.D. Smith Construction	Tile	\$71,855	\$49,000
JRT Top Notch Roofs	C.D. Smith Construction	Roofing / Metal Panels	\$378,937	\$333,843
RAMS Contracting	C.D. Smith Construction	Site Work	\$196,404	\$176,764
Rodriguez Construction	Payne & Dolan	Trucking	\$500	\$0
Sonag	C.D. Smith Construction	Concrete	\$164,827	\$172,937
South Star Trucking	Payne & Dolan	Trucking	\$1,500	\$0
Thomas A Mason	C.D. Smith Construction	Painting	\$156,752	\$78,791
Thomas A Mason	C.D. Smith Construction	Resilient Floor & Carpeting	\$122,109	\$105,808
Ward Welding & Fabrication	C.D. Smith Construction	Stairs/Rails	\$121,556	\$296,606
Ward Welding & Fabrication	Manowske Welding	Structural Steel	\$302,505	\$121,556
<b>Total SBE Participation</b>			<b>\$2,526,887</b>	<b>\$2,292,764</b>
<b>Total Applicable Construction Services</b>			<b>\$4,686,349</b>	
<b>% of Applicable Contract Value Awarded</b>			<b>54%</b>	
<b>% of Applicable Payments Made Thru July 1</b>			<b>91%</b>	

# SBE PARTICIPATION

## SBE Participation By Contractor





**SBE  
PARTICIPATION**

**B-ii. Participation by Vendor/Subcontractor – Professional Services**

SBE PARTICIPATION - PROFESSIONAL SERVICES				
SBE Firm	Subcontractor/Supplier To	Trade/Description of Work	Total Contract Amount	Amount Paid Through 6/30/16
Gestra Engineering			\$6,102	\$6,102
<b>Total SBE Participation</b>			<b>\$6,102</b>	<b>\$6,102</b>
<b>Total Applicable Professional Services</b>			<b>\$27,002</b>	
<b>% of Applicable Contract Value Awarded</b>			<b>23%</b>	

### III. Apprenticeships

# IN THIS SECTION:

- A. Overview of Workforce by Trade
  - i. Journeyman/Apprenticeship Ratios
- B. Apprenticeship Ratio – RPP/Non-RPP
- C. Apprenticeship by Trade – RPP

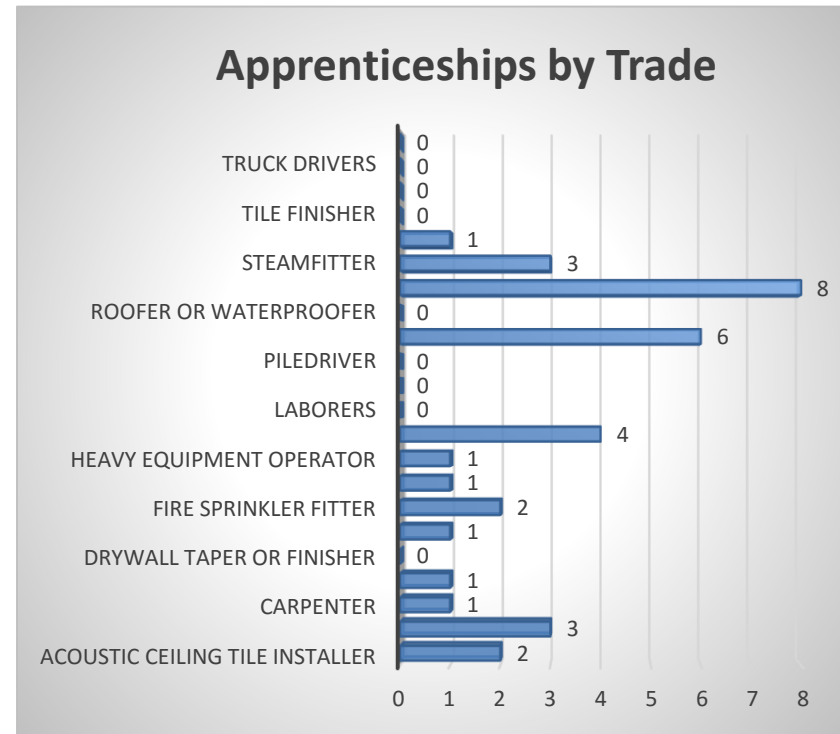
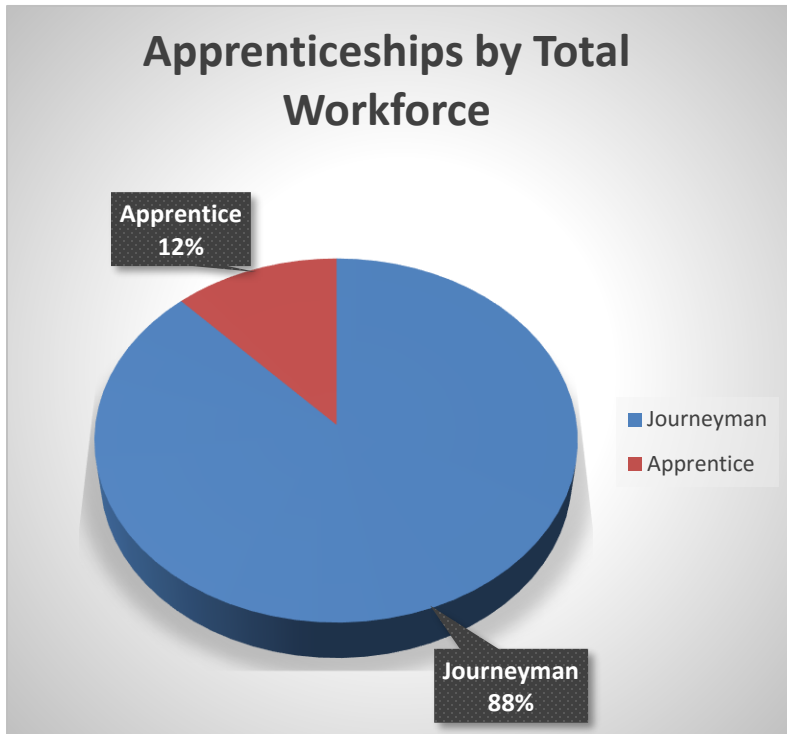
# APPRENTICESHIPS

## A. Overview of Workforce by Trade

Apprenticeship Ratios by Trade				
Trades	Journeyman	Apprentice	Total	% Apprentice
ACOUSTIC CEILING TILE INSTALLER	7	2	9	22%
BRICKLAYER, BLOCKLAYER OR STONEMASON	10	3	13	23%
CARPENTER	36	1	37	3%
CEMENT FINISHER	4	1	5	20%
DRYWALL TAPER OR FINISHER	6	0	6	0%
ELECTRICIAN	22	1	23	4%
FIRE SPRINKLER FITTER	5	2	7	29%
GLAZIER	23	1	24	4%
HEAVY EQUIPMENT OPERATOR	24	1	25	4%
IRONWORKER	13	4	17	24%
LABORERS	26	0	26	0%
PAINTER	12	0	12	0%
PILEDRIVER	4	0	4	0%
PLUMBER	12	6	18	33%
ROOFER OR WATERPROOFER	8	0	8	0%
SHEET METAL WORKER	7	8	15	53%
STEAMFITTER	5	3	8	38%
TELEDATA TECHNICIAN OR INSTALLER	12	1	13	8%
TILE FINISHER	1	0	1	0%
TILE SETTER	1	0	1	0%
TRUCK DRIVERS	8	0	8	0%
TUCKPOINTS, CAULKER OR CLEANER	3	0	3	0%
TOTAL	249	34	283	12%

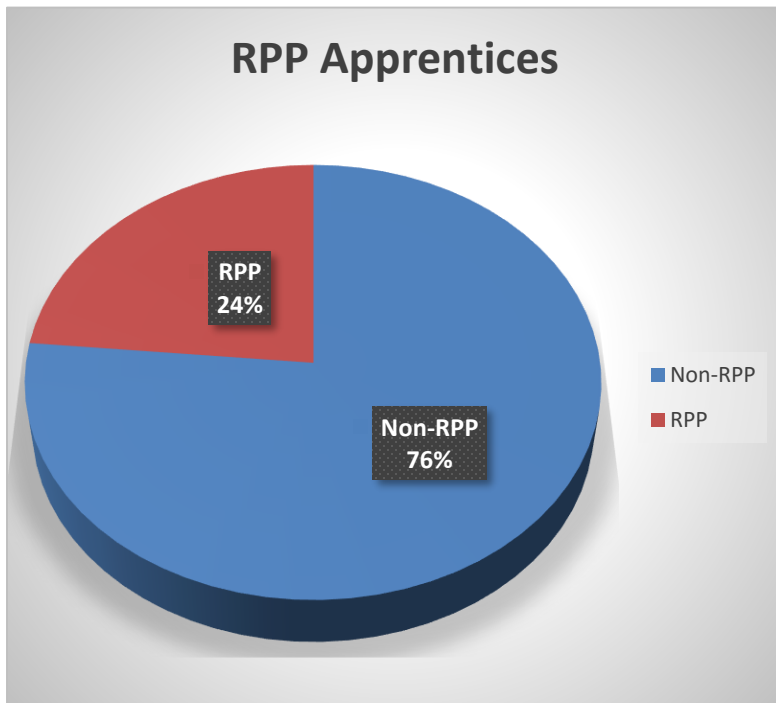
# APPRENTICESHIPS

## A-i. Journeyman/Apprenticeship Ratios

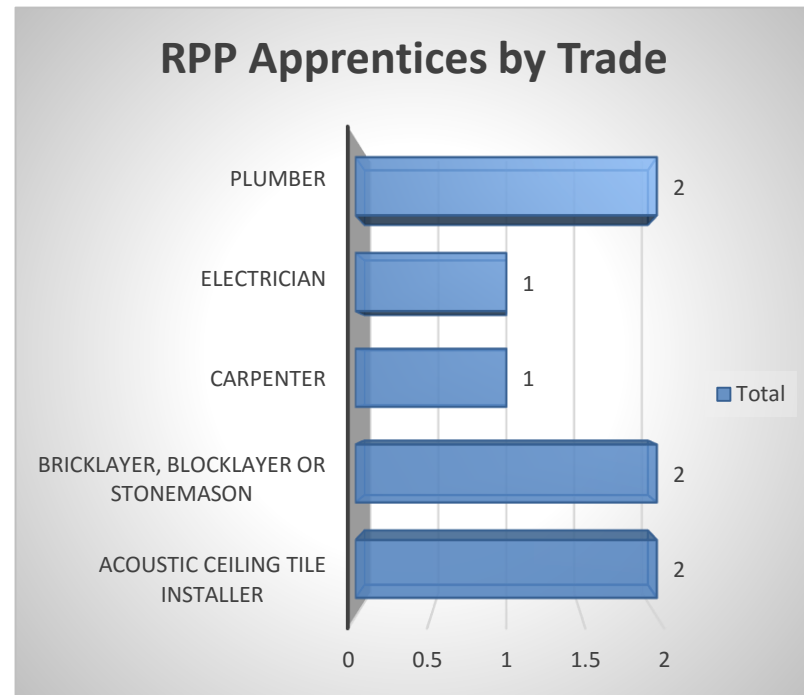


# APPRENTICESHIPS

## B. Apprenticeship Ratio – RPP/Non-RPP



## C. Apprenticeship by Trade - RPP



#### IV. RPP Participation

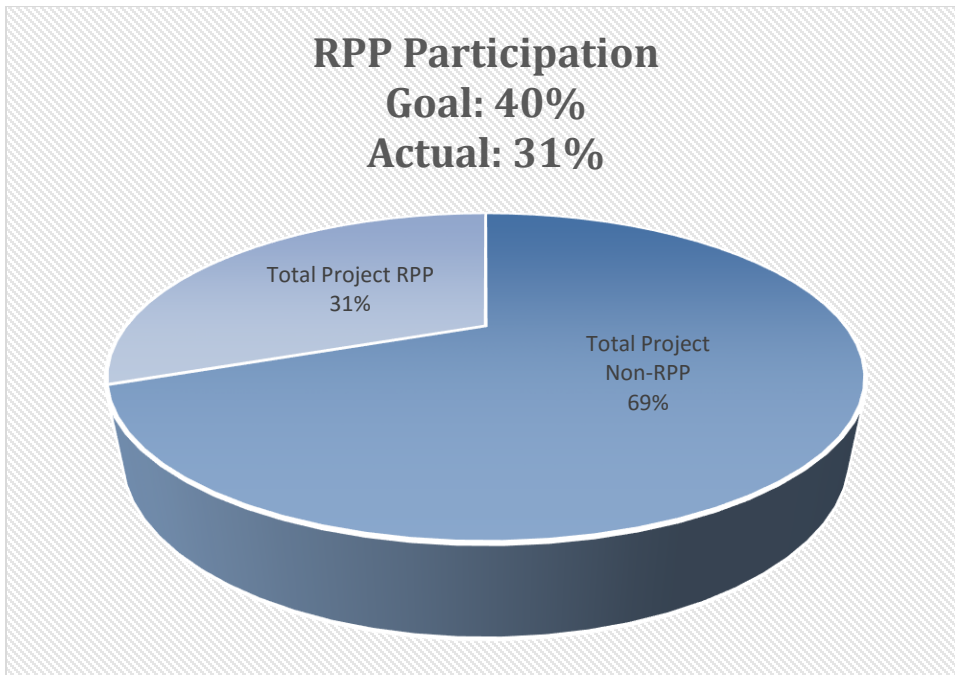
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  - ii. Hours by Ethnicity
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  - iv. Hours by Gender
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    - Quantity of Workers per Zip
    - Total Hours per Zip
    - Average Hours per Worker per Zip

# RPP PARTICIPATION

## A. Overview of Goals and Participation

- Total Project RPP Hours Thru July 1: 10,993
- Total Project Non-RPP Hours Thru July 1: 24,771
- RPP Participation Goal: 40%
- SBE Participation Rate Thru July 1: 31%



# RPP PARTICIPATION

## B-i. Participation by Contractor

RPP Participation by Contractor*				
Contractor	Non RPP Hours	RPP Hours	Total Hours	RPP%
Arteaga Construction	1046.00	1413.00	2459.00	57%
AVI Systems, Inc	64.25	0.00	64.25	0%
Best Erectors	217.00	0.00	217.00	0%
C.D. Smith	8371.50	1962.00	10333.50	19%
CableCom, LLC	400.25	0.00	400.25	0%
Central Ceiling Systems, Inc	223.00	88.00	311.00	28%
Hetzel Tile & Marble, Inc.	428.50	0.00	428.50	0%
Hetzel-Sanfilippo, Inc.	3339.00	1883.00	5222.00	36%
Hillside Damproofing	5.00	0.00	5.00	0%
Ironworx, LLC	197.00	0.00	197.00	0%
J. F. Ahern Co.	3924.39	1732.00	5656.39	31%
JRT Top Notch Roofs, LLC	35.50	468.25	503.75	93%
Klein-Dickert Milwaukee, Inc.	1962.50	783.00	2745.50	29%
Michels Corporation	537.00	0.00	537.00	0%
Rams Contracting, Ltd.	602.50	195.00	797.50	24%
Rawson Contracting LLC	235.00	73.50	308.50	24%
Sid's Sealants	218.00	0.00	218.00	0%
Staff Electric	2214.00	1576.00	3790.00	42%
Thomas A Mason	717.50	819.50	1537.00	53%
W.L. Hall Co	33.50	0.00	33.50	0%
TOTAL	24771.39	10993.25	35764.64	31%

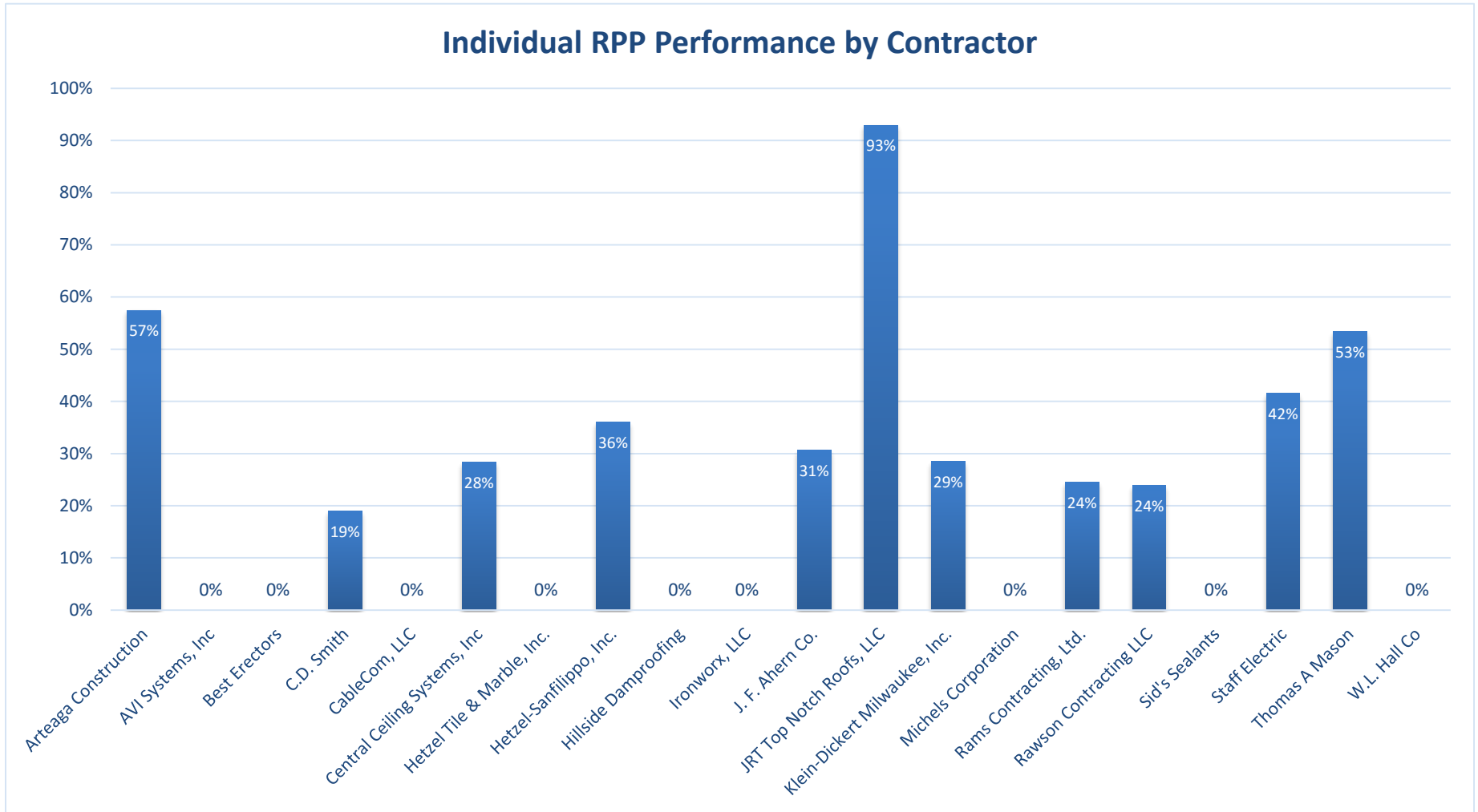
\*TOTAL IS CUMMULATIVE

\*NUMBERS BASED ON LCP TRACKER THRU JULY 1

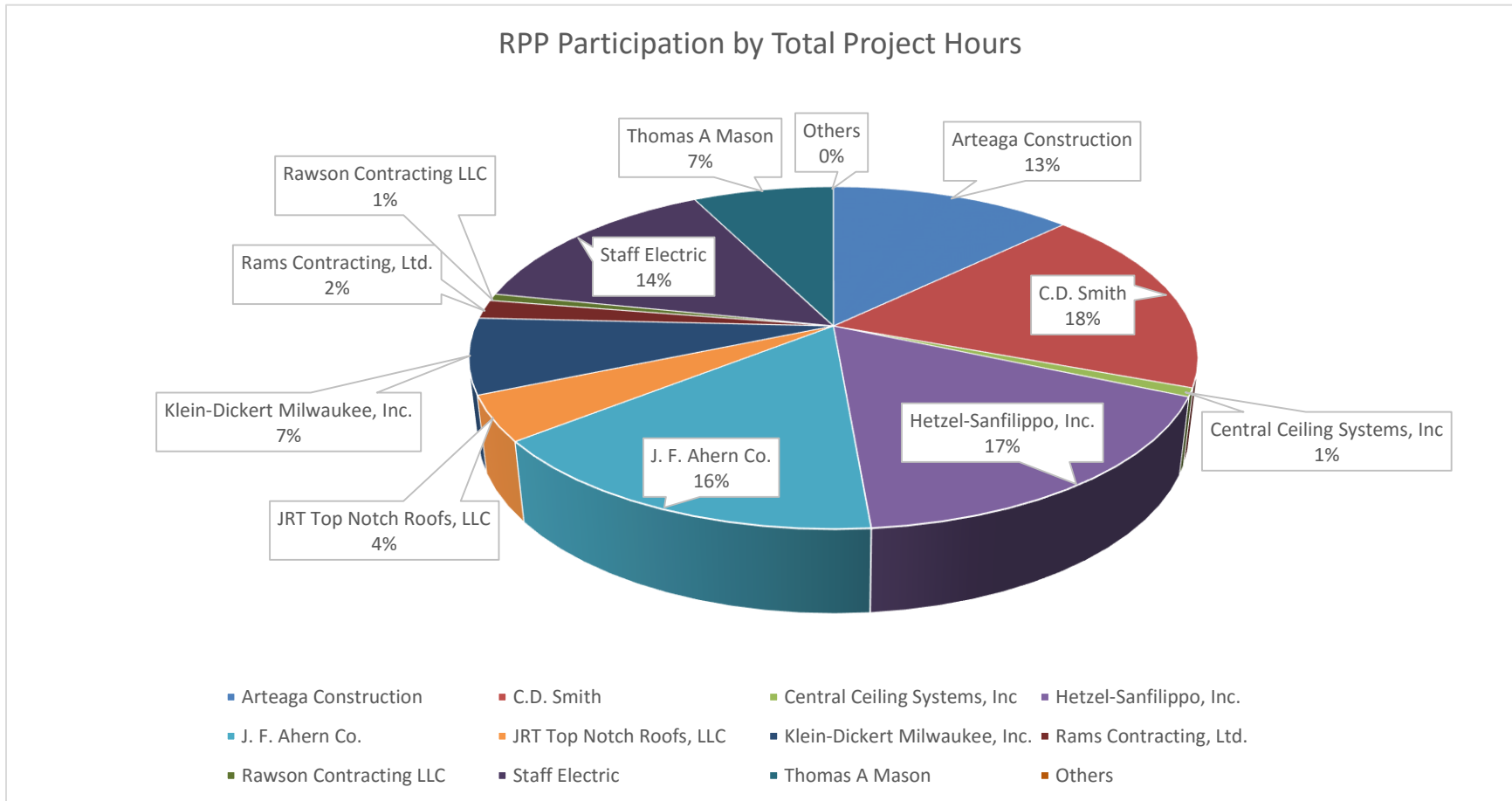


# RPP PARTICIPATION

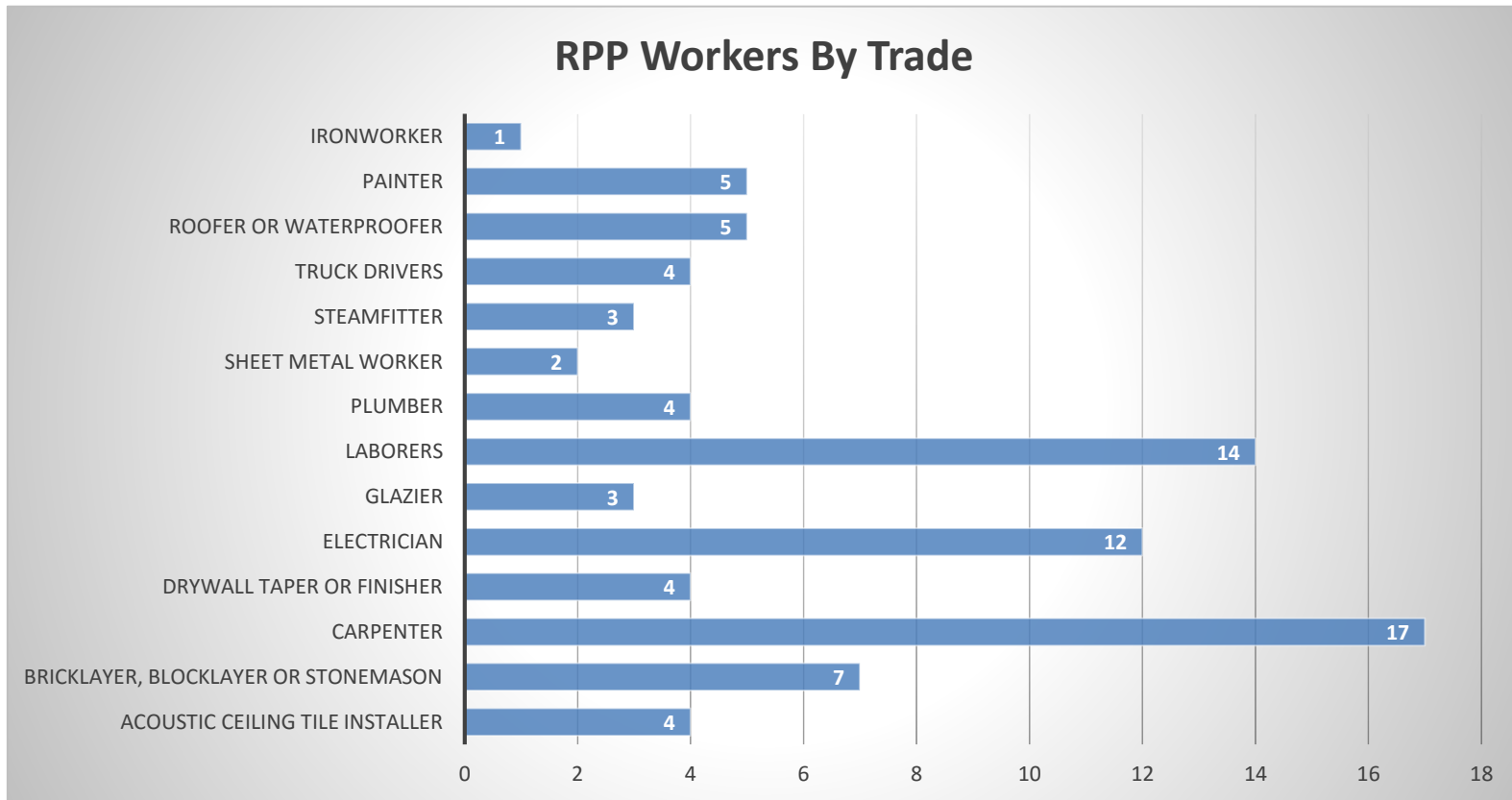
## B-ii. Percentage of Individual Contractor Workforce



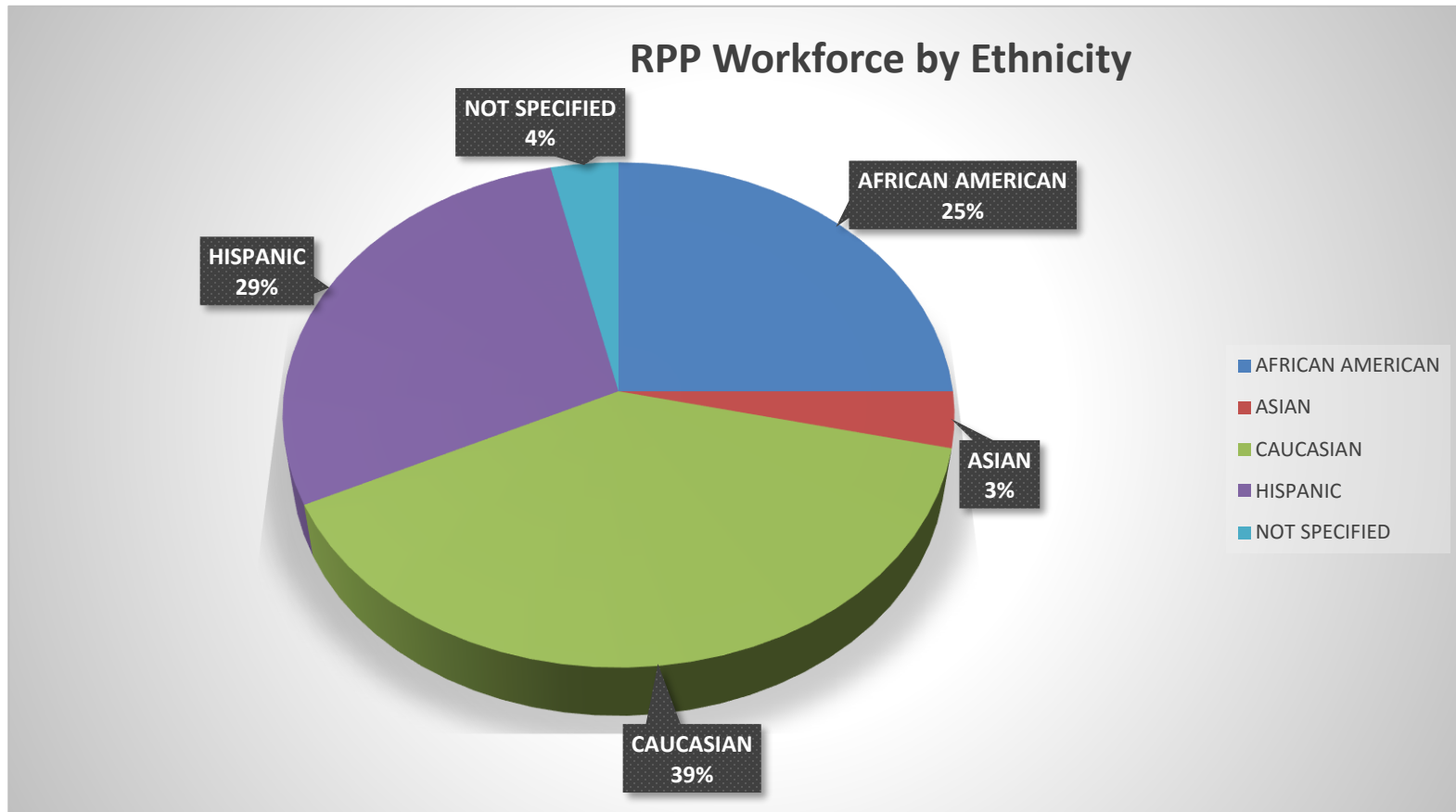
B-iii. Percentage of Total RPP Project Hours



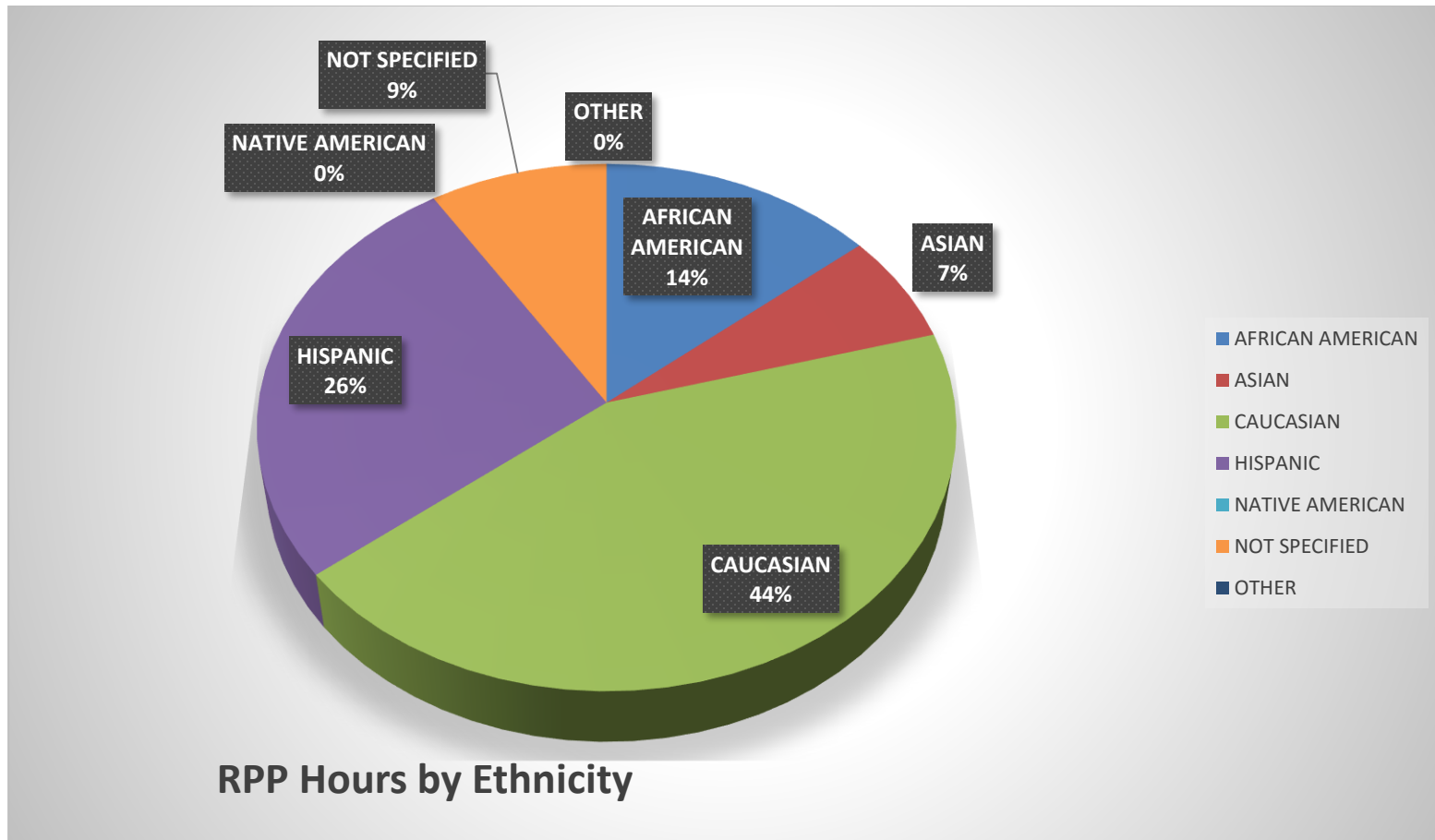
### C. Participation by Trade



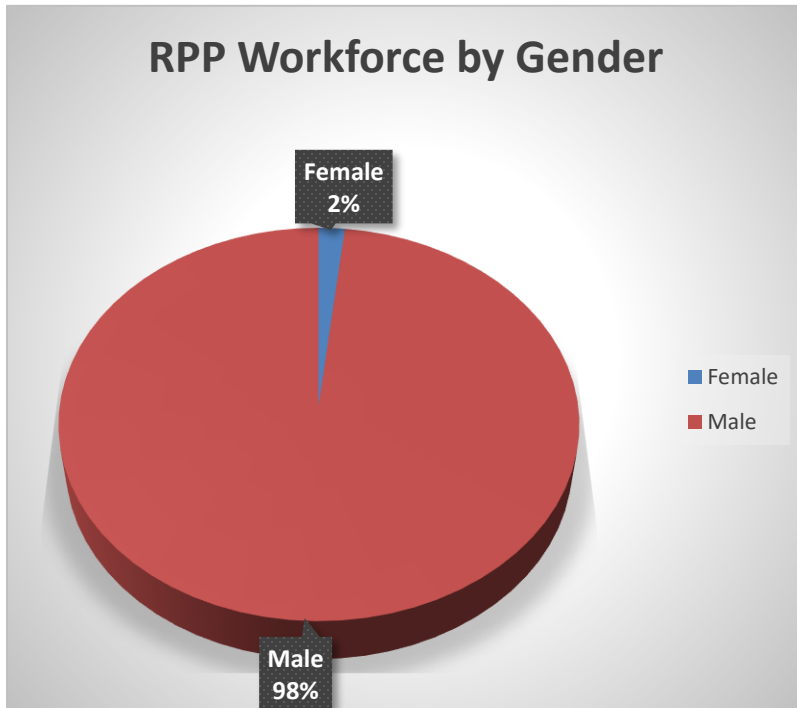
D-i. Workforce by Ethnicity



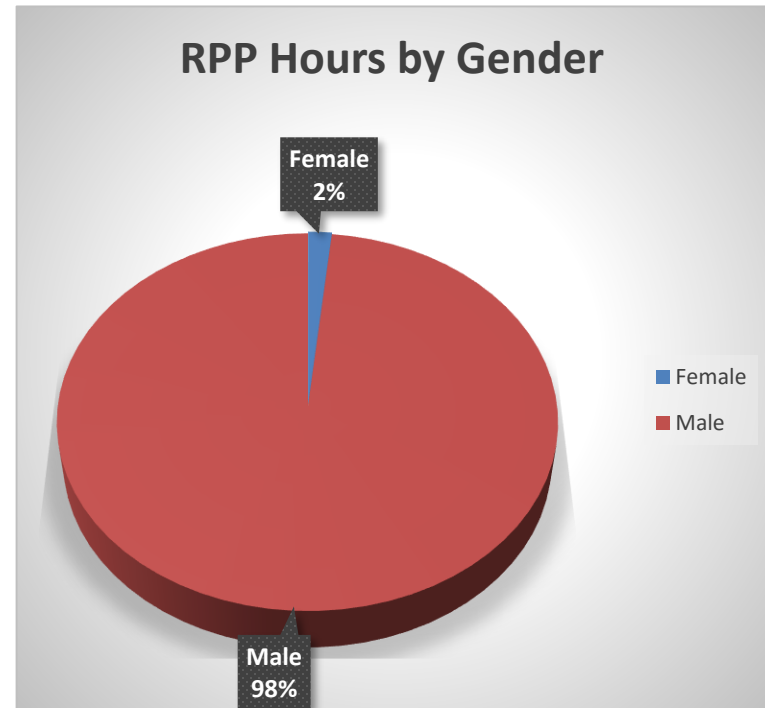
D-ii. Hours by Ethnicity



D-iii. Workforce by Gender



D-iv. Hours by Gender



# RPP PARTICIPATION

## E. Participation by Zip Code

RPP Workers by Zip Code

Zip Code	RPP Workers	RPP Hours	Hrs/Worker
53202	1	16.0	16.0
53204	5	763.5	152.7
53207	8	1782.3	222.8
53208	11	740.5	67.3
53209	2	414.3	207.1
53210	5	709.8	142.0
53212	3	245.5	81.8
53214	1	426.5	426.5
53215	11	1245.5	113.2
53216	4	273.8	68.4
53218	3	486.0	162.0
53219	4	510.0	127.5
53220	6	1269.8	211.6
53221	11	1399.0	127.2
53222	3	258.0	86.0
53223	2	105.0	52.5
53225	4	316.5	79.1
53233	1	31.5	31.5

