



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux
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Martha L. Brown
Deputy Commissioner
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October 20, 2014

Ald. Michael J. Murphy
President
Milwaukee Common Council
City Hall, Room 205

Re: File No. 141002

Dear Ald. Murphy:

In accordance with the requirements of MCO Ch. 355-15, the Department of City Development herewith submits its 2014 report regarding compliance with the provisions of MCO Chapter 355. During 2014, three development projects, North End II, Schlitz Park and The Northwestern Mutual Tower & Commons, were subject to the requirements of Ch. 355.

The human resources agreements for each of the projects require that at least 25% of the construction budget be spent with firms certified by the City of Milwaukee as Minority-owned/Woman-owned/Small Business Enterprises (MWSBE). The North End II was completed in early 2014 and the final report dated April 20, 2014, states the North End II achieved a MWSBE participation of 30%, exceeding the 25% requirement. On October 20, 2014 the Schlitz Park public improvements portion of the project reported a 19% MWSBE participation with an anticipated 22% projected MWSBE utilization when all contracts are paid-in-full.

The Northwestern Mutual Tower & Commons reported MWSBE contracting results in three separate categories: decoupling, deconstruction and utility relocation participation. The decoupling project, which has been completed, achieved 25.6% utilization of MWSBE contractors. The deconstruction activity was still underway as of March 31, 2014, the most recent reporting date. Contracts awarded for the deconstruction project include 25% awarded to MWSBE contractors; 14.1% of actual payments made as of March 31, 2014 went to MWSBE firms. The utility location work also was underway as of March 31, 2014. Contracts awarded to MWSBE contractors for the utility relocation activity total 24.4% of the total cost. Through March 31, 2014, 36.4% of the actual payments made for that work went to MWSBE firms.

The North End II human resources agreement further required that at least 30% of worker hours be worked by individuals certified by the City of Milwaukee Residents Preference Program (RPP). The final report, dated April 20, 2014, reported that the RPP participation rate for the North End II was 32% of worker hours.



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The human resources agreement for Schlitz Park and Northwestern Mutual Tower and Commons require at least a 40% RPP participation for their projects. The report dated October 20, 2014, indicated the RPP participation rate for Schlitz Park was 37%. Northwestern Mutual Tower & Commons reported a 43.5% rate through March 31, 2014.

Copies of the most recent reports submitted by the developers regarding Ch. 355 requirements are attached.

Lori Lutzka will attend the October 27, 2014 meeting of the Community and Economic Development Committee to answer any questions regarding the projects.

Sincerely,



Martha L. Brown
Deputy Commissioner

C: Ald. Joe Davis Sr., Chair, Community and Economic Development Committee
James Owczarski, City Clerk
Rhonda Kelsey, City Purchasing Director, Business Operations Division
Nikki Purvis, Office of Small Business Development
Lori Lutzka, Department of City Development

Attachments