

151362 - DECONSTRUCTION REPORT FOR 2015

Attached please find a spreadsheet detailing data collected as part of the 2015 deconstruction project.

- In 2015 we deconstructed **16 parcels at an average cost of \$19,150.00/parcel**¹²
- We hired 5 different companies to perform these deconstructions.³
- We created over 50 full-time jobs.⁴
- We referred 102 houses to our salvage contractor.
- We created an on-line salvage web-site where customer can browse and purchase salvaged goods.
- We diverted 25% of the deconstruction material from waste streams to salvage streams. (**Approximately 1131 Tons**).
- We created a training network designed as an inroad for unemployed and underemployed workers to gain access to the construction industry.
- We provided a salary base (\$12.50/hr.) that provides an affordable wage for transitioning workers.
- Over 60% of the workforce are RPP certified workers. We believe others will qualify once we have a uniform certification process in place.⁵
- We used existing programs interfacing with majority contractors to train the deconstruction workforce.⁶
- We created at least 1 successful SBE certified deconstruction contractor capable of sustaining 10 RPP employees.
- We continue to network with small business to develop a contractor pool and vendors to market salvaged goods.
- Several of our contractors have web-sites where customers can see programs and services offered.

Wastecap- <http://www.wastecap.org/materials>

Spencer Renovations – <http://www.buildwithsrc.com>

Northcott- <http://milwaukeeens.org/2012/12/06/northcott-a-home-away-from-home-for-half-a-century>

Running Rebels- <http://runningrebels.org/main/index.php/pipeline-to-promise.html>

¹ Average cost per parcel in previous year was \$28,000/parcel.

² The price per parcel includes asbestos abatement and utility disconnection cost not normally performed by the Deconstruction contractor.

³ Jakes Wrecking, Cream City Wrecking, Black Eagle Construction, Spencer Renovations, Wastecap, Northcott, Wisconsin Community Service Corp. and Advanced Restoration were some of the contractors participating in this program.

⁴ Through deconstruction the city of Milwaukee provides training opportunities and gap funding that allows most of these companies to continue to offer employment on a year around basis.

⁵ Most RPP workers were certified on the job by WRTP/Big Step.

⁶ Northcott and MCSC have Adult Build programs where they receive funding to provide training, GED counseling and on-the-job Certification for their workforce prior to referrals to Majority contractors.

Lessons Learned

The DNS Deconstruction program follows lessons learned and benefits offered by existing programs designed to bolster employment within the city of Milwaukee. While the program is more primitive than programs such as that created a NW Mutual, Deconstruction can address some of the “gap” analysis concerns and Job Readiness concerns that these program need not encumber. By enlisting

- **Continue Garage Deconstruction.** The departments Garage Deconstruction Program served as impetus for several start-up CDC’s and Contractor’s engaged in the Deconstruction business. This work also provides supplemental training and work between projects.
- **Importance of continuous workflow.** As a jobs program, we can provide permanent jobs by insuring availability of deconstruction projects throughout the year.
- **Improved Tracking.** We need to develop a uniform method of tracking diversion (see attachment A).
- **Utilization of existing Jobs Training programs.** Programs such as Northcott’s Adult Build program provide needed pre-employment training and certification such as OSHA work site-safety, hazardous material (HazMat) recognition and job readiness. These programs reach a larger unemployed target group and provide valuable services (e.g. GED) at no cost to our contractors.
- **Networking with Adult Build and other Jobs Training programs.** This helps contractors identify and certify RPP workers.
- **RPP certification works better when performed by others.** Utilizing existing infrastructure (Big Step) to simplify the process.
- **Contractor “buy-in” and price controls** can be gained by including agencies like Northcott, MCSC and Riverworks. These Community Development Corporations have existing programs allowing them to address RPP paperwork and other reporting issues under their current infrastructure, reducing the cost and impact on the small contractors.
- **The Benefit Multiple Deconstruction/Salvage Contractors.** As our network of contractors develop, we identify better methods of salvaging and identify destinations for recycling that previously were unknown or did not exist. Here, more is better.
- **Focus on Salvage.** Diversion rates can be improved. Increased deconstruction expands our existing salvage market. We find that as we focus on salvage, private businesses are starting up to take advantage of the increased availability of recycled material. However, warehousing cost continue to exceed sales. We expect warehousing cost will decline as private start-ups increase.