

POSNER BUILDING PROJECT

SBE and RPP Quarterly Report – April 2016 - Final



Presented by: Mo Street Development, LLC

Date: June 29, 2016 - REVISED

Human Resources Requirements

Summary

Project Address:	152 W. Wisconsin Avenue
Developer:	Mo Street Development, LLC
Total Construction Cost Subject to Inclusion	\$9,528,882
SBE Participation	\$3,080,025 or 32% of Total Construction Cost Subject to Inclusion
Professional Services Cost Subject to Inclusion	\$52,500
SBE Participation – Professional Services	\$6,000 or 11% of Professional Services Cost Subject to Inclusion
RPP Hours	17,560.38 hours or 17.6% of Total Hours Worked

Small Business Enterprise & Residential Preference Program Participation

This project is the development of 105 apartments, renovation of approximately 20,000 square feet dedicated to commercial and retail tenants and operations, and restoration of the historical features of the façade at the northwest corner of Wisconsin Avenue and Plankinton Avenue. The project requires the inclusion of small business enterprise (SBE) and resident preference program (RPP) workers.

Category	Goal	Current
SBE Participation - Construction	25%	32%
SBE Participation – Professional Services	18%	11%
RPP Participation	40%	17.6%

The developer and its contractor performed the following activities to meet the goals: awarding prime contracts to SBE firms, encouraging prime contractors to subcontract to SBE firms referring RPP certified workers to contractors, assisting RPP workers to obtain certification, reinforcing the need for contractors to utilize such workers for this project and the teamwork of the General Contractor and Supplier and Workforce Diversity Consultant.

Total Construction Cost Subject to Inclusion:				\$9,528,882		
Dollar Value of 25% SBE Participation Goal:				\$2,382,221		
SBE FIRM	SUBCONTRACTOR TO	SBE	SERVICES PERFORMED OR MATERIALS SUPPLIED	TOTAL CONTRACT AMOUNT	AMOUNT PAID THIS MONTH	TOTAL PAID TO DATE
Heider & Bolt	Alpine Plumbing	SBE	Plumbing Materials	\$1,267.41		\$1,267.41
UPI, LLC	Alpine Plumbing	SBE	Site Work	\$61,925.00		\$61,925.00
Con-Cor Company	Balestrieri Environmental & Development	SBE	Saw Cutting	\$17,930.00		\$17,930.00
LF Green Development	Balestrieri Environmental & Development	SBE	Labor, Consulting	\$51,057.46		\$51,057.46
RAMS Contracting	Balestrieri Environmental & Development	SBE	Waste Hauling	\$17,405.00		\$17,405.00
All-American Roofing, LLC	KBS Construction, Inc.	SBE	Roofing	\$317,422.00		\$317,422.00
Best Erectors	KBS Construction, Inc.	SBE	Metal Fabrication	\$392,450.00		\$392,450.00
Con-Cor Company, Inc.	KBS Construction, Inc.	SBE	Saw Cutting	\$74,285.00		\$74,285.00
Sonag Ready Mix	KBS Construction, Inc.	SBE	Concrete Supplier	\$55,942.00		\$55,942.00
RAMS Contracting	KBS Construction, Inc.	SBE	Excavation	\$110,411.48		\$110,411.48
Price & Sons	Pieper Electric	SBE	Electrical Materials	\$168,240.66		\$168,240.66
Insulation Technologies, Inc.	Mo Street Development, LLC	SBE	Insulation/Carpentry/Restoration	\$791,742.78		\$791,742.78
Sanchez Painting	Mo Street Development, LLC	SBE	Painting	\$224,862.00		\$224,862.00
Gordon Solutions, LLC	Weather-Tek Design Center, Inc.	SBE	Window Installation	\$795,084.45		\$795,084.45
TOTAL SBE PARTICIPATION				\$3,080,025.24		\$3,080,025.24
SBE PARTICIPATION, AS PERCENT OF TOTAL CONTRACT VALUE AND PAID TO DATE				32%		32%

Professional Services Cost Subject to Inclusion:				\$52,500		
Dollar Value of 18% SBE Participation:				\$9,450		
SBE FIRM	SUBCONTRACTOR TO	SBE	SERVICES PERFORMED OR MATERIALS SUPPLIED	TOTAL CONTRACT AMOUNT	AMOUNT PAID THIS QUARTER	TOTAL PAID TO DATE
Cross Management Services, Inc.	Mo Street Development LLC	SBE	Consultant	\$6,000.00	\$2,250.00	\$6,000.00
TOTAL SBE PARTICIPATION				\$6,000.00	2,250.00	\$6,000.00
SBE PARTICIPATION, AS PERCENT OF TOTAL CONTRACT VALUE AND PAID TO DATE				11%		

Resident Preference Program Participation – Posner Building Project

Contractor	Trade	RPP Hours	Total Hours	RPP %
All-American Roofing	Roofing	741.30	741.30	100%
Alpine Plumbing	Plumbing	-	5,058.60	-
Balestrieri	Demolition	1,858.00	4,215.50	44%
Best Erectors, Inc.	Supplier	256.60	878.90	29%
Cabinets & Countertops	Cabinets/Countertops	-	2,408.00	-
Carpetland Milwaukee	Flooring	-	1,929.00	-
Chilstrom Erecting Corp.	Steel Erecting	-	66.00	-
Con-Cur Company, Inc.	Saw Cutting	-	552.00	-
Elastizell of Wisconsin, Inc.	Gypsum	-	445.00	-
Geis	Overhead Doors	-	18.75	-
Insulation Technologies	Insulation / Carpentry / Restoration	5,217.53	6,784.71	77%
J Buhler	Trash Chute / Accessories	120.00	120.00	100%
KBS Construction, Inc.	General Contractor/Labor	1,768.00	17,392.50	11%
Klein-Dickert Milwaukee, Inc.	Storefront	263.00	667.50	39%
MahlerClean	Cleaning	677.00	1,201.40	56%
Otis Elevator Company	Elevator	-	567.00	-
Pieper Electric	Electric	-	15,206.00	-
Pukall	Masonry Restoration	1,504.15	4,343.50	35%
RAMS Contracting, LTD	Excavation	182.00	370.50	49%
Sanchez Painting Contractors	Painting	418.00	1,529.00	27%
Simplex-Grinnell Fire Protection	Fire Protection	-	5,017.80	-
Suburban Drywall	Drywall	105	14,673.50	1%
Total Mechanical	HVAC	-	10,352.25	-
Walsh Masonry	Masonry	1.00	1,697.70	1%
Weather-Tek Design	Windows	1,168.50	3,795.30	31%
Project Total		14,280.08	100,031.71	14%

City of Milwaukee Ordinance 355-7.2.a

This provision states,

“...Up to one-third of required worker hours may be achieved by documenting the use of unemployed or underemployed residents on projects undertaken by the developer where such compliance is not required, or by hiring unemployed or underemployed residents on a full-time permanent basis for non-construction job categories connected to the project...:

The Developer will apply the above provision by including the RPP hours incurred on the Kimpton Hotel project.

Resident Preference Program Participation – Kimpton Hotel

Contractor	Trade	RPP Hours
C.D. Smith	Carpentry and Concrete	2,953.00
David J Frank Landscape Contracting	Landscaper	59.30
Grunau Company	HVAC	268.00
Total		3,280.30

Resident Preference Program Participation - Total

Project	RPP Hours	Total Hours
Posner Building Project	14,280.08	100,031.71
Kimpton Hotel	3,280.30	
Total	17,560.38	100,031.71
RPP %	17.6%	

RPP Detail Report – Posner Building Project

Company	Zip Code	Trade	Apprentice / On-the-Job Trainee	Minority	Unemployed / Underemployed	Total Hours
All-American Roofing	53172	Roofer	No	Y	Underemployed	89.50
All-American Roofing	53202	Roofer	No	Y	Underemployed	114.30
All-American Roofing	53215	Roofer	No	Y	Underemployed	101.50
All-American Roofing	53207	Roofer	No	Y	Underemployed	142.75
All-American Roofing	53215	Roofer	No	Y	Underemployed	168.50
All-American Roofing	53172	Roofer	No	Y	Underemployed	124.75
Balestrieri Environmental	53221	Demolition	N/A	Y	Unemployed	352
Balestrieri Environmental	53215	Demolition	N/A	Y	Unemployed	192
Balestrieri Environmental	53215	Demolition	N/A	Y	Unemployed	329
Balestrieri Environmental	53221	Demolition	N/A	Y	Unemployed	8
Balestrieri Environmental	53204	Demolition	N/A	Y	Unemployed	24
Balestrieri Environmental	53215	Demolition	N/A	Y	Unemployed	16
Balestrieri Environmental	53215	Demolition	N/A	Y	Unemployed	421
Balestrieri Environmental	53215	Demolition	N/A	Y	Unemployed	176
Balestrieri Environmental	53204	Demolition	N/A	Y	Unemployed	340
Best Erectors	53209	Ironworker	N/A	N	Unemployed	256.6
Insulation Technologies, Inc.	53204	Carpenter	N/A	Y	Underemployed	845
Insulation Technologies, Inc.	53215	Carpenter	N/A	Y	Underemployed	330.12
Insulation Technologies, Inc.	53204	Insulator	N/A	Y	Underemployed	285
Insulation Technologies, Inc.	53215	Insulator	N/A	Y	Underemployed	197.78
Insulation Technologies, Inc.	53215	Insulator	N/A	Y	Underemployed	280.15
Insulation Technologies, Inc.	53215	Insulator	N/A	Y	Underemployed	425.5
Insulation Technologies, Inc.	53215	Insulator	N/A	Y	Underemployed	254.27
Insulation Technologies, Inc.	53204	Insulator	N/A	Y	Underemployed	215.85
Insulation Technologies, Inc.	53208	Insulator	N/A	Y	Underemployed	216.82
Insulation Technologies, Inc.	53204	Insulator	N/A	Y	Underemployed	340.65
Insulation Technologies, Inc.	53215	Insulator	N/A	Y	Underemployed	345.25
Insulation Technologies, Inc.	53215	Insulator	N/A	Y	Underemployed	360.2

RPP Detail Report – Posner Building Project (continued)

Company	Zip Code	Trade	Apprentice / On-the-Job Trainee	Minority	Unemployed / Underemployed	Total Hours
Insulation Technologies, Inc.	53204	Insulator	N/A	Y	Underemployed	210.24
Insulation Technologies, Inc.	53215	Insulator	N/A	Y	Underemployed	200.6
Insulation Technologies, Inc.	53215	Insulator	N/A	Y	Underemployed	160
Insulation Technologies, Inc.	53221	Insulator	N/A	Y	Underemployed	210
Insulation Technologies, Inc.	53215	Insulator	N/A	Y	Underemployed	200.1
Insulation Technologies, Inc.	53215	Insulator	N/A	Y	Underemployed	150
John Buhler	53218	Installer	N/A	Y	Underemployed	120
KBS Construction	53207	Laborer	N/A	N	Unemployed	557
KBS Construction	53218	Laborer	N/A	Y	Unemployed	606
KBS Construction	53209	Laborer	N/A	Y	Unemployed	200
KBS Construction	53219	Laborer	N/A	Y	Unemployed	405
Klein Dickert	53209	Installer	N/A	N	Unemployed	253
MahlerClean	53210	Cleaner	N/A	Y	Underemployed	677
Pukall	53212	PCC	N/A	Y	Unemployed	1504.15
RAMS Contracting, Ltd.	53210	Truck Driver	N/A	Y	Unemployed	91
RAMS Contracting, Ltd.	53222	Truck Driver	N/A	Y	Unemployed	91
Sanchez Painting	53204	Painter	N/A	Y	Unemployed	118
Sanchez Painting	53215	Painter	N/A	Y	Unemployed	300
Suburban Drywall	53212	Laborer	No	Y	Unemployed	105
Walsh Masonry		Laborer	N			1
Weather-Tek Design	53215	Apprentice Carpenter	Yes	Y	Unemployed	330.75
Weather-Tek Design	53218	Apprentice Carpenter	Yes	Y	Unemployed	533
Weather-Tek Design	53228	Apprentice Carpenter	Yes	Y	Unemployed	304.75
Total RPP Apprentices, Minority Workers and Hours Worked						14,280.08

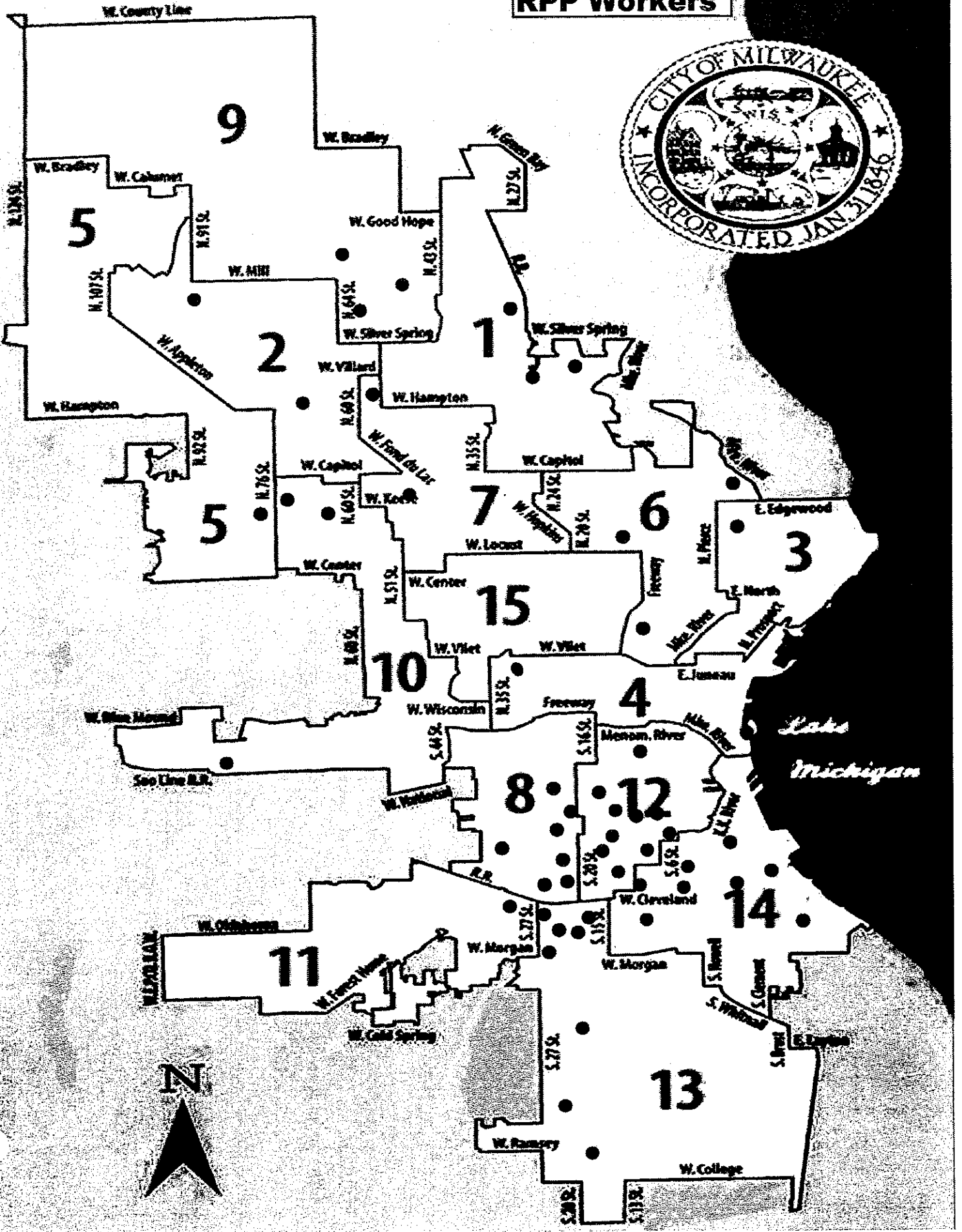
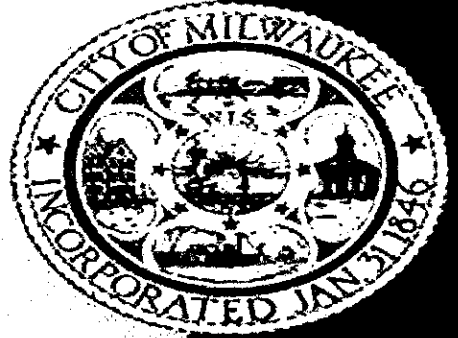
RPP Detail Report – Kimpton Hotel

Company	Zip Code	Trade	Apprentice / On-the-Job Trainee	Minority	Unemployed / Underemployed	Total Hours
C.D. Smith	53215	Laborer			Unemployed	38.00
C.D. Smith	53216	Laborer			Unemployed	136.00
C.D. Smith	53215	Laborer			Unemployed	330.00
C.D. Smith	53210	Laborer			Unemployed	698.50
C.D. Smith	53206	Laborer			Unemployed	40.00
C.D. Smith	53207	Laborer			Unemployed	126.00
C.D. Smith	53214	Laborer			Unemployed	396.00
C.D. Smith	53216	Laborer			Unemployed	147.00
C.D. Smith	53204	Laborer			Unemployed	199.00
C.D. Smith	53215	Laborer			Unemployed	33.00
C.D. Smith	53209	Laborer			Unemployed	809.50
David J Frank Landscape Contracting	53221	Landscaper			Unemployed	59.30
Grunau Company	53227	Sheetmetal			Unemployed	42.00
Grunau Company	53220	Sheetmetal			Unemployed	48.00
Grunau Company	53207	Sheetmetal			Unemployed	112.50
Grunau Company	53213	Sheetmetal			Unemployed	24.00
Grunau Company	53215	Sheetmetal			Unemployed	8.00
Grunau Company	53225	Sheetmetal			Unemployed	32.00
Grunau Company	53213	Sheetmetal			Unemployed	1.50
Total						3,280.30

**CITY OF
MILWAUKEE**

**WORKERS
ON
PROJECT**

RPP Workers



Milwaukee Workers

