

POSNER BUILDING PROJECT

SBE and RPP Quarterly Report – Final



Presented by: Mo Street Development, LLC

Date: September 8, 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	18,304.36 hours or 17.9% 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	Achieved
SBE Participation - Construction	25%	32%
SBE Participation – Professional Services	18%	11%
RPP Participation	40%	17.9%
Milwaukee Workers		31%

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%

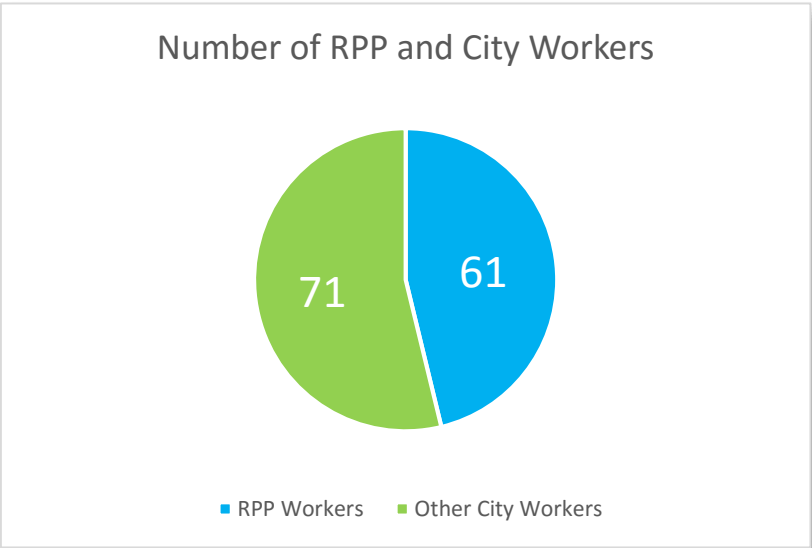
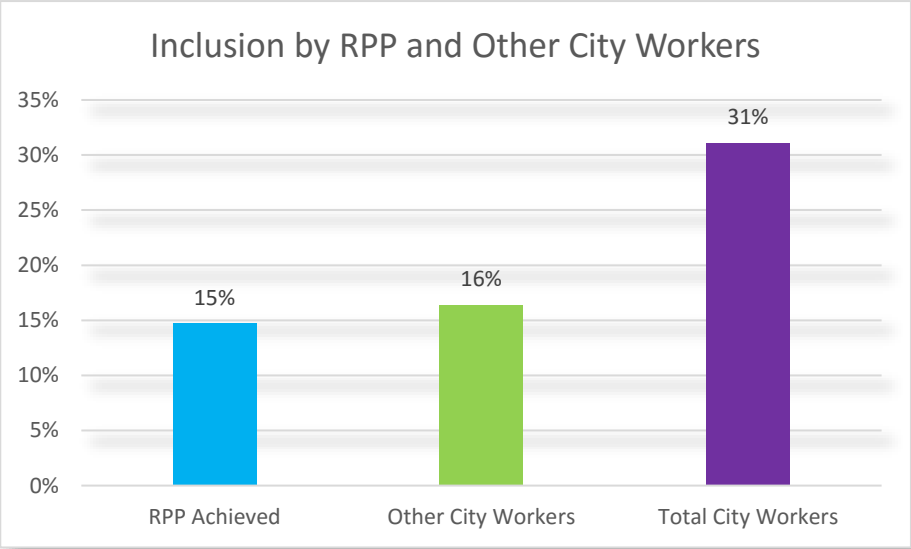
Professional Services Cost Subject to Inclusion:				\$52,500		
Dollar Value of 18% SBE Participation:				\$9,450		
SBE FIRM	SUBCONTRACTOR TO	SBE	SERVICES PERFORMED OR MATERIALS SUPPLIED	TOTAL CONTRACT AMOUNT	AMOUNT PAID THIS QUARTER	TOTAL PAID TO DATE
Cross Management Services, Inc.	Mo Street Development 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

The project achieved 15% RPP participation with 31% of the total hours performed by City of Milwaukee workers. Also, the workforce was comprised of 61 RPP workers with another 71 workers that lived in the City of Milwaukee.

Contractor	Trade	Hours						Workers		
		Total Hours	RPP Hours	Other Milwaukee	Total Milwaukee	% RPP	% Milwaukee	# of RPP	# of Other Milwaukee	Total
All-American Roofing	Roofing	741.25	741.25		741.25	100%	100%	6		6
Alpine Plumbing	Plumbing	5,554.10		39.50	39.50	0%	1%		2	2
Balestrieri	Demolition	4,215.50	1,858.00	991.00	2,849.00	44%	68%	9	7	16
Best Erectors, Inc.	Supplier	937.60	342.50		342.50	37%	37%	5		5
Cabinets & Countertops	Cabinets/Countertops	2,408.00		855.00	855.00	0%	36%		5	5
Carpetland Milwaukee	Flooring	1,929.00		1,828.00	1,828.00	0%	95%		5	5
Chilstrom Erecting Corp.	Steel Erecting	112.00			-	0%	0%			0
Con-Cor Company, Inc.	Saw Cutting	552.50			-	0%	0%			0
Elastizell of Wisconsin, Inc.	Gypsum	445.00		69.00	69.00	0%	16%		1	1
Insulation Technologies	Insulation / Carpentry / Restoration	6,784.71	5,217.53	605.95	5,823.48	77%	86%			0
J Buhler	Trash Chute / Accessories	120.00	120.00		120.00	100%	100%	17	6	23
KBS Construction, Inc.	General Contractor/Labor	18,937.50	3,068.00	2,567.50	5,635.50	16%	30%	4	7	11
Klein-Dickert Milwaukee, Inc.	Storefront	893.50	263.00		263.00	29%	29%	1		1
MahlerClean	Cleaning	1,201.40	677.00	493.50	1,170.50	56%	97%	6	9	15
Otis Elevator Company	Elevator	717.25		8.00	8.00	0%	1%		1	1
Pieper Electric	Electric	13,950.50		1,325.00	1,325.00	0%	9%		7	7
Pukall	Masonry Restoration	3,422.28	854.78	613.50	1,468.28	25%	43%	3	1	4
RAMS Contracting, LTD	Excavation	370.50	182.00	110.75	292.75	49%	79%	3	2	5
Sanchez Painting Contractors	Painting	1,529.00	418.00	926.00	1,344.00	27%	88%	3	5	8
Simplex-Grinnell Fire Protection	Fire Protection	6,789.20			-	0%	0%			0
Suburban Drywall	Drywall	14,673.50	105.00	5,532.00	5,637.00	1%	38%	1	8	9
Total Mechanical	HVAC	10,352.25		789.55	789.55	0%	8%		4	4
Walsh Masonry	Masonry	1,697.80		1.00	1.00	0%	0%		1	1
Weather-Tek Design	Windows	3,795.50	1,177.00		1,177.00	31%	31%	3		3
Project Total		102,129.84	15,024.06	16,755.25	31,779.31	15%	31%	61	71	132

RPP and Other City Workers

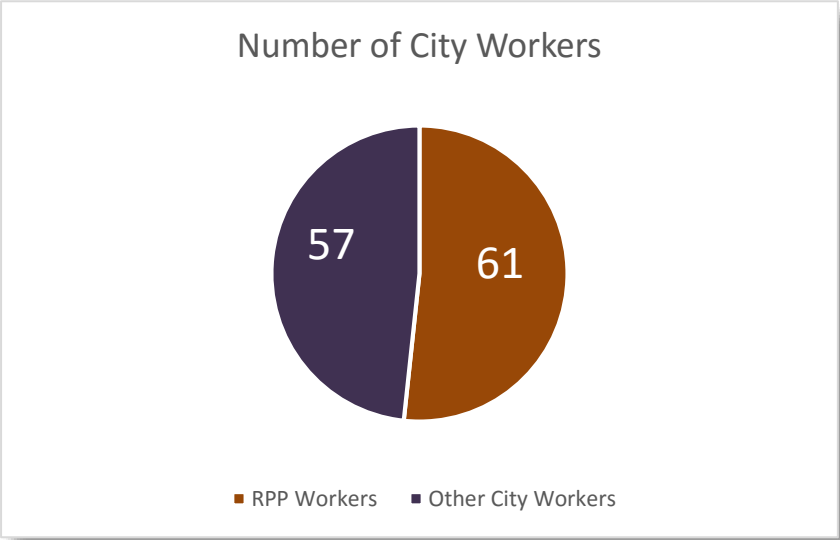
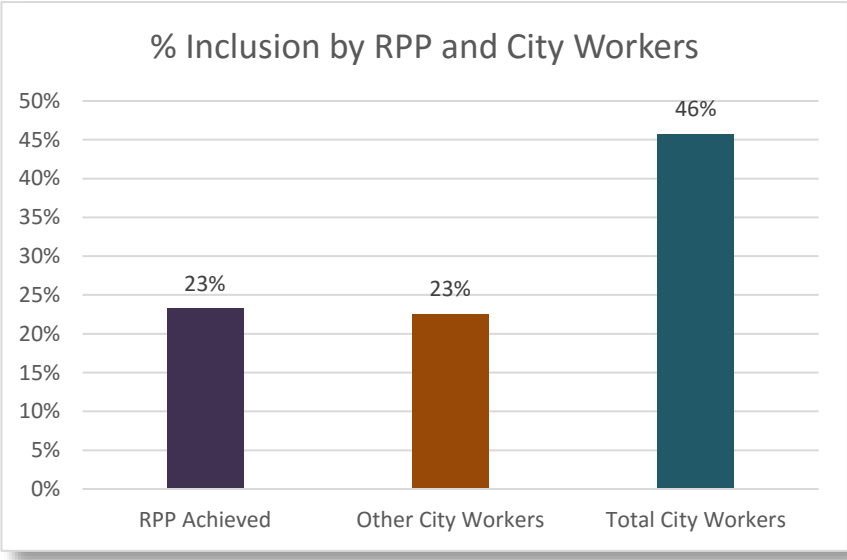


Resident Preference Program Participation – Excluding MEP Trades

Given the MEP trades had difficulty obtaining RPP workers, the RPP participation improves when the hours for the trades are eliminated. The RPP % increases to 23% with 46% of the total hours performed by City of Milwaukee workers.

Contractor	Trade	Hours						Workers		
		Total Hours	RPP Hours	Other Milwaukee	Total Milwaukee	% RPP	% Milwaukee	# of RPP	# of Other Milwaukee	Total
All-American Roofing	Roofing	741.25	741.25		741.25	100%	100%	6		6
Balestrieri	Demolition	4,215.50	1,858.00	991.00	2,849.00	44%	68%	9	7	16
Best Erectors, Inc.	Supplier	937.60	342.50		342.50	37%	37%	5		5
Cabinets & Countertops	Cabinets/Countertops	2,408.00		855.00	855.00	0%	36%		5	5
Carpetland Milwaukee	Flooring	1,929.00		1,828.00	1,828.00	0%	95%		5	5
Chilstrom Erecting Corp.	Steel Erecting	112.00			-	0%	0%			0
Con-Cor Company, Inc.	Saw Cutting	552.50			-	0%	0%			0
Elastizell of Wisconsin, Inc.	Gypsum	445.00		69.00	69.00	0%	16%		1	1
Insulation Technologies	Insulation / Carpentry / Restoration	6,784.71	5,217.53	605.95	5,823.48	77%	86%			0
J Buhler	Trash Chute / Accessories	120.00	120.00		120.00	100%	100%	17	6	23
KBS Construction, Inc.	General Contractor/Labor	18,937.50	3,068.00	2,567.50	5,635.50	16%	30%	4	7	11
Klein-Dickert Milwaukee, Inc.	Storefront	893.50	263.00		263.00	29%	29%	1		1
MahlerClean	Cleaning	1,201.40	677.00	493.50	1,170.50	56%	97%	6	9	15
Pukall	Masonry Restoration	3,422.28	854.78	613.50	1,468.28	25%	43%	3	1	4
RAMS Contracting, LTD	Excavation	370.50	182.00	110.75	292.75	49%	79%	3	2	5
Sanchez Painting Contractors	Painting	1,529.00	418.00	926.00	1,344.00	27%	88%	3	5	8
Suburban Drywall	Drywall	14,673.50	105.00	5,532.00	5,637.00	1%	38%	1	8	9
Walsh Masonry	Masonry	1,697.80		1.00	1.00	0%	0%		1	1
Weather-Tek Design	Windows	3,795.50	1,177.00		1,177.00	31%	31%	3		3
Project Total		64,766.54	15,024.06	14,593.20	29,617.26	23%	46%	61	57	118

RPP and Other City Workers – Excluding MEP trades



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	15,024.06	102,129.84
Kimpton Hotel	3,280.30	
Total	18,304.36	102,129.84
RPP %	17.9%	