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UNDERSTANDING PLAs
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SESSION LEAVES
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GATEWAY TO GROWTH
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**2024
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FROM OUR PRESIDENT

Law and Technology and AI



IN TODAY'S FAST-PACED WORLD, STAYING AHEAD MEANS LEVERAGING CUTTING-EDGE TECHNOLOGY. Enter ChatGPT – an AI marvel that's not just revolutionizing the way we interact with machines but also transforming the landscape of the workforce. Its capabilities are as vast as they are impressive, making it an indispensable tool across various industries. Whether it's composing emails, drafting reports, or even generating creative content, ChatGPT does it all. But ChatGPT is not just about streamlining workflows; it's also a fountain of knowledge. Need information on a complex topic? ChatGPT has you covered. Furthermore, ChatGPT is a tireless learner. Through continuous interaction and feedback, it adapts and improves, becoming more adept at understanding nuances and fulfilling diverse needs. In conclusion, ChatGPT represents a paradigm shift in the way we work. Its unmatched versatility, knowledge prowess, and collaborative abilities make it an indispensable asset in the modern workforce. By harnessing the power of ChatGPT, organizations can unlock new levels of efficiency, innovation, and productivity, paving the way for a future where humans and AI collaborate seamlessly towards common goals.


In fact, the above was created by ChatGPT. I went to the site and asked it to write about how great it is, and literally seconds later it gave me the above response. And, if I were to go on and ask for all the bad about ChatGPT, it would provide the same and highlight issues regarding manipulation, misinformation, bias, and other unforeseen consequence.

The fact that the above can be written so quickly is amazing, but I am old enough to remember being wowed the first time I surfed the internet or watched the Packers on a 42 inch flat

screen tv. While amazing, ChatGPT is like any tool. It is not good nor bad, and its effectiveness depends on the training of the user and the application. Like the old saying "a poor craftsman blames their tool," ChatGPT is most effective when used responsibly.

You may have heard about the New York attorney who was sanctioned last year for submitting a legal brief written by ChatGPT that included citations to non-existent court opinions and fake quotes. In mid June of this year, Wells Fargo fired several remote workers for "simulating work," by using a "mouse jiggler" that can be bought on Amazon and delivered oftentimes in a day.

But ChatGPT and remote work are here to stay. Just like the Teamsters fighting self-driving trucks will be as effective as the candlemakers trying to stop the light bulb, you will have to adapt to new technology and regulation. ABC can help.

The theme of this issue is Law and Regulations. It includes articles on related topics, a list of legislators who have your back, and helpful advice when working on projects. We exist to help each member with the changes that come with new technology, new political landscapes, and new jobsite challenges. Take these resources, use them, and be sure to let us know how we can work together to make Wisconsin's construction landscape even better. 



YOU WILL HAVE TO ADAPT TO NEW TECHNOLOGY AND REGULATION. ABC CAN HELP.

— John Mielke, President

CHAMPION OF MERIT

Senator Duey Stroebel



ABC of Wisconsin's Board of Directors presented Senator Duey Stroebel with the 2024 Champion of Merit Award. From L to R: Andrew Kaehny (Steiner Electric), John Williams (Gilbank Construction), Chad Derrick (Derrick Companies), Jessie Cannizzaro (Milestone Plumbing), Duey Stroebel, Jeff Disher (Disher Electric), Kyle Kraemer (Kraemer Brothers), Jenna Millis (Millis Flatwork), Mark Dudzinski (Northcentral Construction Corporation), Joshua Levy (Husch Blackwell, LLP)

**Help Senator
Stroebel Continue
the Fight for Us in
the Legislature!**



Congratulations to State Senator Duey Stroebel on being the recipient of the Associated Builders and Contractors of Wisconsin "Champion of Merit" award. Established in 2014, the "Champion of Merit" award has only been presented to four legislators previously.

Stroebel received the award for his commitment to free enterprise and competition in construction, and for passing legislation to get more Wisconsinites into the skilled construction trades.

As a result of the Wisconsin Supreme Court's decision to redraw election maps, Senator Stroebel's district changed by over 70%, moving him from a safe Republican seat to one of the most purple toss-up seats in the state. He has stood by ABC, and now he needs our help.

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ENERGY

UNION PLEDGE WILL FURTHER INFLATE ENERGY COSTS IN BATTLEGROUND STATE

By Patrick Gleason
State Affairs at Americans for Tax Reform
Reprinted from Forbes.com

Households and employers have been hit hard by fast rising energy bills over the past year. The numbers speak for themselves. “The annualized 12 month electricity inflation price index increased 5.1% and continues to outpace the Consumer Price Index by 50%,” the Bureau of Labor Statistics reported on May 14. Thanks to the rise of Artificial Intelligence, meanwhile, power demand from data centers is likely to jump as much 160% by 2030, according to projections by Goldman Sachs.

Despite the steep increase in energy costs and rapidly growing demand, a coalition of utilities in a 2024 battleground state, Wisconsin, recently announced a business decision that will have an inflationary effect on electricity costs. In a joint statement released on March 26, Wisconsin’s major utility companies announced that they will only use union labor moving forward for construction and maintenance of renewable energy projects.

“WEC Energy Group recognizes the impact of these clean energy jobs on our state and local economies and was pleased to partner with Wisconsin’s building trade unions in adding affordable, reliable and clean energy to the state,” WEC Energy’s spokesman said in a statement, adding the utility company will work with unions “to help ensure that developers and contractors building these projects hire Wisconsin-based contractors that employ union workers to the fullest extent possible.”

Critics of this decision by Wisconsin utilities, however, point out that it means that the vast majority of Wisconsin workers cannot even be considered for employment on renewable energy projects. This voluntary restriction on the supply of available labor that Wisconsin utilities have adopted, critics point out, will harm green

goals by making renewable energy and transmission projects costlier to build.

“Over 70% of Wisconsin construction employees work for Open Shop contractors,” noted a joint statement by the National Federation of Independent Business and Associated Builders and Contractors. “They consistently deliver high-quality work, pay taxes and utility bills, and actively contribute to training the future workforce of skilled construction professionals. It’s vexing that Wisconsin utilities would deprive their ratepayers of savings from having all responsible Wisconsin contractors compete for their business.”

The Biden White House has been criticized for the fact that the Inflation Reduction Act, which the White House and others began referring to as a climate bill after it passed, sacrificed green energy goals for union demands, which is now happening in Wisconsin. The inflationary effects of Wisconsin utilities’ decision to rule out non-union workers isn’t only a concern for those who would like to see energy costs come down. It should also be a concern for green groups who want more wind and solar energy built, since the union-only pledge issued by Wisconsin utilities means that renewable energy projects will be costlier to taxpayers and ratepayers.

It’s no surprise why the President and other politicians seek to appease union bosses. Unions, both public and private, remain among the top spenders every election cycle, with nearly 90% of their political giving going Democrats. What is puzzling to many is why environmental organizations and activists go along with union demands, seeing as they often make renewable energy projects costlier and more time consuming to build. [abc.wisconsin](#)



Vice President of State Affairs at Americans for Tax Reform, a Washington-based advocacy and policy research organization founded in 1985.

UNDERSTANDING PLAs ON LARGE FEDERAL *BE WARY OF THE*



Over the past several months, ABC of Wisconsin has received a number of questions from contractors about project labor agreements. The uptick in these questions stems from

President Biden's executive order mandating the use of Project Labor Agreements (PLAs) on federal construction projects valued at \$35 million or more. This executive order means that any contractor that wants to subcontract work on one of these federal projects must agree to use union labor on the project and must agree to abide by a union contract when working on the project.

Because work on these projects can be lucrative, contractors often wonder what the implications may be of signing a PLA that is purportedly limited to the just project at issue. They may even be told by a local union business agent that it's not a big deal and they should sign so they can get in on a nice piece of federal work.

The real answer, however, is that signing a PLA could have significant, far-reaching and long term implications for a merit shop contractor. To fully understand why this is the case, contractors need to know the basics of PLAs, the basics of the executive order, and the implications that PLAs can have on a merit shop contractor.

PLA Basics

A project labor agreement is a pre-hire collective bargaining agreement that is required of all contractors as a condition of performing work on a specific project. On projects where PLAs are used, the project owner requires the prime contractor to enter into a labor agreement with various trades that controls all the labor condi-

tions on the project site. The prime contractor is required to have all subs on the project sign the PLA as a condition of bidding the work.

Normally, a project labor agreement incorporates the standard local area labor agreements of the various building trade locals. Thus, when the prime contractor requires its subcontractors to sign a PLA, the subcontractors agree to apply those local labor agreements on the project site.

Biden's Executive Order

Biden's executive order represents a significant policy shift from labor-friendly administrations that only encouraged the use of project labor agreements. Under the guise of promoting labor stability, Biden's order unquestionably tilts the federal construction market to unionized contractors.

The executive order requires that all federal construction projects with a budget of \$35 million or more must use a PLA. This is a significant policy change from prior administra-



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OR MORE MUST
USE A PLA

tions. Prior labor-friendly administrations simply encouraged, but did not mandate the use of PLAs. Biden's order, however, goes far further and requires federal agencies to use PLAs on these large federal projects.

While the order applies to federal agencies overseeing construction projects and is intended to cover a wide range of building, public works, and infrastructure initiatives, there are still projects that it does not cover. Importantly, the order does not affect projects controlled by state and local governments, even those that receive federal funding. This is great news for merit shop contractors in Wisconsin due to Wisconsin's law prohibiting state and local governments from requiring PLAs.

Implications for Merit Shop Contractors

One of the biggest dangers of this executive order (which is just starting to hit construction projects that are out to bid in 2024) is that unsuspecting contractors might bid federal projects that require PLAs without fully understanding the implications. Or worse, a contractor may not even realize that they are required to sign a PLA until it's too late.

Further, some union business agents may tell merit shop contractors that it's a great way to try out "the benefits of" union labor without making a full commitment. Of course, this is nothing more than a sales pitch trying to get unsuspecting contractors to sign on the dotted line.

So what are the realities?

● Union Hiring Hall Requirements

The first reality is that the agreement will likely require the contractor to source all of its la-



AL PROJECTS

RISKS



A CONTRACTOR MAY NOT EVEN REALIZE THAT THEY ARE REQUIRED TO SIGN A PLA UNTIL IT'S TOO LATE.

bor on the project from a union hiring hall. That means that the contractor's normal employees will not be permitted to work on the project at all — absent some special agreement with the union. And, would you expect the union to send its very best workers to work for a contractor that is merit shop everywhere else except for one specific project?

Plus, even if the union cuts a deal with the contractor to permit them to use a few of their normal employees on the site, the workers from the hall may try to organize the contractor's normal employees or may try to recruit them away.

❶ Fringe Benefit Funds

Signing on to a PLA also means that the employer will have to pay into the union benefit funds required by the local area contract for all employees working on the site. This means that even if a contractor could use some of its normal employees, it still has to pay into the expensive union benefit funds for every hour they work — even though the employees may never qualify to receive any benefits. On this point, it's important to know that there is no exception to this rule for a contractor's normal workers. If they work on the project, the union becomes their exclusive representative and the terms of the labor agreement apply to them — fringe benefits and all. Thus, by signing a PLA, a merit shop employer is requiring its employees to be represented by a union.

Also, when an employer agrees to pay into union benefit funds, they agree to abide by the funds' internal rules. Plus, they are exposed to pension withdrawal liability as soon as they are no longer bound to pay into the pension.

As for the funds' internal rules, many funds have detailed requirements for notifying the funds when the employer no longer has an

obligation to contribute under a PLA. Most of these trust fund documents require notice to be given to the funds by certified mail and require the notice to contain very specific language. If a contractor does not jump through the correct hoops, they can be stuck with continuing liability for contributions even after a project ends.

Further, another trick that may be played on a contractor that signs a PLA for a certain project is that they may be told that they need to sign a separate "participation agreement" for each benefit fund.

You can bet that those separate agreements are probably not limited to just that project site, and that the benefit funds may claim that the contractor is bound to any number of other labor agreements and requirements.

❷ Extraterritorial and Continuing Obligations.

A PLA may also be used to bind an unsuspecting contractor to labor agreements beyond the project site itself. This risk depends significantly on how a PLA's adoption agreement is written.


As mentioned above, most PLAs incorporate local area agreements. If the PLA says that the contractor must comply with the local area agreement while the contractor is performing work on the site, the PLA could effectively be binding the contractor to comply with those labor agreements everywhere — and not just on the project site.

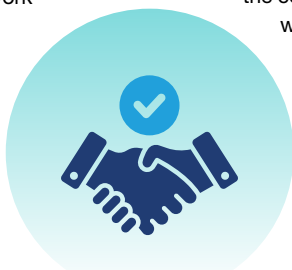
Even if the PLA says that the contractor is only agreeing to comply with the labor agreements on the site of the project, the incorporated labor agreement may still contain a clause which binds the contractor to other labor agreements in other jurisdictions. This is called an extraterritorial or "intergalactic" clause.

These clauses, often sandwiched in the middle of a hundred page labor contract, purport to bind a contractor to all of an international union's labor agreements in all jurisdictions no matter where the contractor travels. That's why we call them intergalactic clauses.

The only way to avoid these potential extraterritorial risks is to have a very clear adoption agreement which says that the contractor does not have any obligations beyond the project agreement and that the project agreement, and all trust obligations automatically terminate without further notice at the end of the project. While this is easy to suggest, it's not really that easy in the real world. On federal PLAs, a subcontractor does not have the ability to negotiate over the adoption agreement. The adoption agreement was negotiated long ago by the prime contractor who doesn't care what the implications may be on a subcontractor. This means that the sub either must agree to sign the adoption agreement or not bid the project. The choice is just that simple.

Conclusion

President Biden's executive order on PLAs represents a significant policy initiative aimed at increasing market share for union contractors and keeping non-union contractors out of that market. Merit shop contractors who might be tempted to sign a PLA are well advised to know exactly what they are signing up for before bidding a project with a PLA so they are not tricked into doing something that could have long-lasting and potentially disastrous effects on their business. 



SESSION LEAVES WORK UNDONE

John Schulze, Director of Legal and Government Relations at ABC Wisconsin

The Wisconsin legislative session has been over for months. As someone who actually works for a living, you are probably a little surprised that there is so much more in the year and so much more to be accomplished. While there is work that should have been done, it simply was not going to happen between the fairly conservative Republican legislative major-

ities and Governor Tony Evers with his record-setting number of votes. Plus, remember the adage – “idle hands are the work of the devil.” While that is hyperbole in this case, more time equals more bad things that can happen. Less government is always better, and that means less legislative action. In spite of the relatively limited time and consensus, there were new

laws that benefit both employers generally and the construction industry specifically.

Background

As a reminder, the 2023 legislative session began like the 2021-2022 session ended, with a Democratic Governor and large Republican majorities in both houses and a \$4 billion state budget surplus.

2023-2025 State Budget

The state budget deliberations take up most of the first half of odd numbered years, and 2023 was no different. The effort and results were covered in depth in the January / February 2024 edition of the Merit Shop Contractor, but here is a quick reminder:

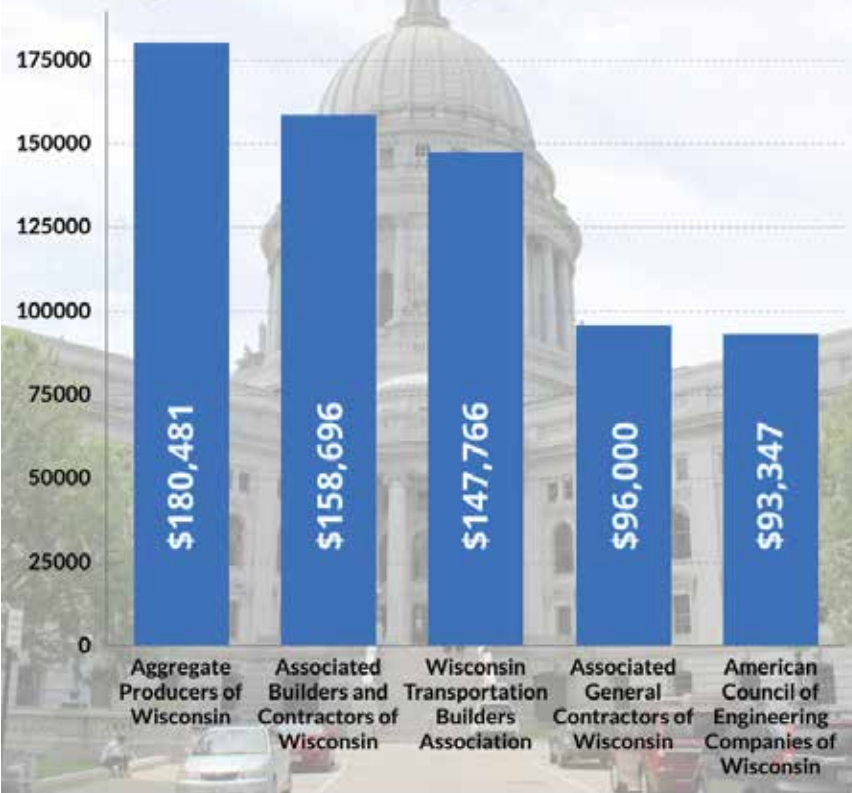
In line with his first two budgets, Governor Evers’ initial proposal was a literal liberal wish list, including:

- Net increase of over \$10 million in fees and taxes
- Increasing state spending by nearly 20%
- Freezing school choice enrollment
- Repealing work requirements for welfare
- Repealing right to work
- Reinstating state prevailing wage
- Requiring employers to provide three months of paid sick leave
- Adding more than 800 new state employees

ABC government affairs was able to work with other coalition partners to remove business tax increases and mandates. On our own, we defeated the return of a state prevailing wage law, and the attempt to get rid of project labor agreement neutrality and right to work.

After significant negotiations, the budget that was passed and signed into law included many improvements:

Top 5 Construction Lobbyists During the 2023 Legislative Session



Staff photo by Ethan Duran



ABC of WI in-house lobbyist (center) John Schulze presented at the Wisconsin Farm Bureau federation Ag Day at the Capitol on several initiatives that will benefit the construction industry and rural Wisconsin.

- **Infrastructure:** The passed budget used over \$500 million in one-time money in lieu of borrowing, and included over \$1.5 billion in roads, including an increase in general transportation aids, and \$250 million targeted to local roads and bridges so all projects were kept on track. While funding for buses and other mass transit did increase, going forward the money will not come out of the state's transportation budget.

- **Job training:** \$7 million for local youth apprenticeship grants and \$16 million annually for career and technical education incentive grants.



LOCAL GOVERNMENTS CANNOT REQUIRE EV CHARGING STATIONS FOR NEW CONSTRUCTION PROJECTS.

- **Changes to the threshold levels for state projects.** The version the Republicans passed spent \$7 billion less than what Evers proposed, but the Governor did get a few wins. Using the most powerful veto pen among the nation's governors, he was able to kill an income tax cut for the top two brackets and created a 400-year tax increase by extending what was intended to be a two-year temporary property tax increase by changing the end date to 2425.

Non-budget legislation that passed in 2023-2024

While the state budget takes up the majority of the legislature's effort, because of the billions it spends and the policy changes that can be snuck in, there were stand alone bills that positively affect the construction industry.

- **Change to Electric Vehicle (EV) charging law:** EV charging legislation allows convenience stores, grocers, and other businesses to start selling electricity to electric car owners without being regulated as a utility. ABC of WI successfully lobbied for a change that would block any local government from requiring new construction projects to include EV charging stations.

- **Improving Edvest Accounts for Apprenticeship:** Increasing the tax deduction that can be claimed for investing in 529 College Savings Plans (EdVest accounts) and indexing them for inflation, increasing the amount that an employer can contribute, and expanding what the accounts can be used for to include expense for apprentice programs.

- **Another Tax Axed:** Wisconsin's Personal Property Tax will sunset beginning with January 1, 2024 property tax assessments.

- **Brewer Bill ends in a tie for ABC of WI:** Your government affairs team was able to defeat a provision in the \$650 million original stadium improvement legislation that would have allowed the Brewers and Evers to choose whomever they want to construct the stadium and make a government mandated union only project. While we were unable to get a hard bid requirement, there will be no government required Project Labor Agreement. Additionally, there is a requirement that the Brewers issue Requests for Proposals for contracts that exceed \$200,000, and will award the contracts based on price, time for completion of work, contractor's qualifications & past performance, contractor responsiveness, contractor eligibility in accordance with the RFP, results of applicable inspections & tests, and performance standards established by the Brewers.

- **Quarry Reforms.** Local governments are prevented from restricting hours of operation or blasting, and from adding zoning or permitting requirements.

- **DOT setback reforms:** Legislation signed will establish that new DOT setbacks will be no more than 50 feet from the right-of-way of the highway, a decrease of 50 feet from the previous standard. Also provides more allowance in what can be constructed in the setback.

- **Creation of a claims and payment process for contractors harmed by delays in utility work.** This new law streamlines utility delay compensation for contractors, guaranteeing they'll be made whole in a timely manner directly through WisDOT, and establishes a clear appeals process.



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ABC members Jack Vogel of Hills Wiring (left) and Roger Thimm of Wondra Construction (right) attend bill signing of Brewer stadium improvements

- **Protecting construction design professionals from indemnification requirements.** This new law prevents the common practice of making engineers, architects and other design professionals who work on public projects from being forced to indemnify, hold harmless, and defend the government against all losses and expenses, including claims or losses they did not cause and cannot insure against.

Administrative Rules

Bills need to proactively pass both houses of the legislature and be signed into law by the Governor. Administrative rules are completely different – they are introduced by the Governor, and then the legislature has three months to proactively vote them down. If they don't, then administrative rules become effective.

- **Commercial Building Code administrative rule defeated:** Racing against a 120-day clock, ABC led a coalition to successfully block a proposed new commercial building code that would have significantly increased construction costs and regulations for the sake of “greening” commercial construction. The current Wisconsin code is based on 2015 IBC, with several cost-saving exceptions that do not affect safety (“Wisconsinisms”). The defeated code was the 2021 IBC without any Wisconsinisms, skipping over the 2018 IBC code. Subsequently, ABC and the Wisconsin home builders’ association have been working with the DSPS to develop a future commercial building code that is more

cost neutral and incorporates the reforms and efficiencies from the IBC codes.

- **New State Plumbing Code effective October 1:** After more than a decade, Wisconsin’s plumbing codes 381-382 and 384-387 have been updated. This provides standards and definitions for the design, installation and construction of plumbing systems across Wisconsin. The only code unchanged was SPS 383, which covers private on-site wastewater treatment systems and was updated separately. Wisconsin is the only state in the U.S. with its own plumbing code and includes a great deal of flexibility.

Other Construction-related bills did not pass into law

- **Competitive bidding on schools / changes to public thresholds:** This legislation would require public schools to be competitively bid and raise the public bidding threshold for all local government public projects from \$25,000 to \$50,000. It passed both houses but was vetoed by Governor Evers.
- **Reforms to the state’s commercial plan review process:** In the 2021-2022 legislative session, ABC of WI championed legislation that would have significantly streamlined the Department of Safety and Professional Services’ (DSPS) review of commercial building plans. Unfortunately, it was vetoed by Governor Evers. Last summer Senator Duey Stroebel gathered Democrats, Republicans, and construction stakeholders to come up with a series of compromise bills that would help get commercial plans approved quicker. The process was different, but the results were the same – Governor Evers vetoed all these reforms again this year.
- **State Building Commission / State Project Reforms:** Would make the Wisconsin claims board more responsive to contractor disputes and allow more communication between bidders and the state. This was also vetoed by Governor Evers after passing both houses.
- **Community Solar:** As noted elsewhere in this issue, Wisconsin public utilities have signed a first-in-the nation agreement to use union-only construction. As an example of politics making strange bedfellows, ABC is working with renewable energy and environmental groups to allow for the construction of smaller solar “gardens” (less than five acres) as an alternative to the gigantic solar “farms” that can be seen from space. This session the committees in both houses held public testimony on the legislation.
- **Creating construction crane air easement:** This novel idea would allow construction crane boom operators to be able to pay for a temporary limited license to operate cranes over adjacent

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real property at such an altitude as to not affect the property. While ABC of WI was initially very supportive of this innovative approach, in the end we had to work to defeat it because the construction unions had successfully added a provision that exposed open shop contractor employers and employees to potential harassment.

- **Immigration Reforms:** Would have allowed DACA immigrants the ability to be licensed in the construction trades. This received a public hearing.

- **Qualified bidders on state projects:** Would allow any contractor that can get sufficient bonding authority to bid on state construction projects, rather than having to be pre-approved. This legislation did not receive a public hearing.


Going Forward

There are no guarantees in the political world, but it is expected that Republicans will still control both houses of the legislature, but by much narrower margins because the liberal Wisconsin Supreme Court mandated new maps. The new maps divide up urban blue cities to include more rural red communities. While it is frustrating that the billion-dollar budget surplus has

not been returned to the taxpayers, it is reassuring that 1) it hasn't been spent by Governor Evers, and 2) it is there in case an economic downturn takes place.

We can expect a litany of bills meant to stifle competition in construction and meant to give construction unions an advantage over open shop contractors. It is ABC's intent to make sure none of these become law. You can count on ABC's government affairs team to continue to advocate for ways to get more people into the skilled construction trades, and for free enterprise and open competition in construction.

The statewide electrical code rewrite is coming, but don't worry – ABC of WI government affairs is monitoring the process and will work to ensure that it does not include mandates that will unnecessarily drive up the cost of construction without any corresponding benefit. Also, there may be a push to have mass timber rules enacted, which ABC of WI will work to make sure these are an option, not a mandate.

Through it all, ABC of WI's government affairs team will continue to fight for you, so you can focus on the important things – family and your business. 



Andy Wagner of ABC member Dave Jones (left) is with Wisconsin Department of Safety and Professional Services Secretary-designate Dan Hereth at the signing of the new plumbing rules in Madison in late August 2023.

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“The Gateway to Wisconsin.”

It’s a phrase I’ve used often during my time as Kenosha County Executive, because I believe it’s the perfect way to describe our county’s position in our region and in the state-wide economy.

You need to look no further than the corridor that carries people and goods into Kenosha County and our state from Illinois — the busy stretch of I-94 that is an economic engine for all of Wisconsin. These days, business is booming on both sides of the highway, with new economic development sprouting up at what feels like a constant pace.

The State of Wisconsin and Kenosha County have proven we can offer a business climate and a quality of life that can’t be matched south of the state border and that has put Kenosha County on the map internationally.

Uline is the shining example of this corporate “Escape to Wisconsin,” to borrow an old bumper sticker phrase.

After leasing several buildings in Kenosha County, North America’s leading distributor of shipping, industrial and packaging materials moved its corporate headquarters from Waukegan, Illinois, to a 250-acre location in Pleasant Prairie in 2010.

Today, that corporate campus includes two office buildings and two shipping facilities – with construction of a third office building underway across the street.

In addition, Uline’s Kenosha County footprint includes a second 500-acre campus located on



Samantha Kerkman,
Kenosha County Executive

GATEWAY TO ULINE

BUSINESS BOOMS IN KENOSHA

the northwestern edge of the city of Kenosha, which began to take shape in 2016. Today, that campus includes four shipping facilities totaling 3.4 million square feet and a fifth building currently under construction that will add 1.44 million square feet when finished in December 2024. This campus has room to add three more buildings totaling up to 3.5 million more square feet.

Uline continues to grow rapidly, and they've made the conscious decision to expand their presence in Kenosha County.

Also recognizable by a colorful water tower adjacent to I-94 is another company that chose the favorable economic climate of Kenosha County. German candy-maker, HARIBO, opened its first North American manufacturing facility in 2023.

The candy maker is now turning out those lovable gummy bears by the million in a beautiful new facility, built with future expansion in mind. It's a recognition of Kenosha County's standing as a location of choice for employers from all over the world, and a truly sweet addition to our local economy.

These relative newcomers — and many other companies of all sizes — join legacy corporations like Snap-on Incorporated and Jockey International, which have a rich history in Kenosha County and a strong future to come.

Businesses look for communities where government operates effectively and efficiently, without territorial strife. As County Executive, I've worked with our County Board to produce budgets that delivered on the needs of the county and lowered property taxes. And while aiming to foster a hospitable



Kenosha County Executive Kerkman at the ribbon cutting of the recently completed reconstruction and expansion of Highway 50 from 43rd Avenue to I-94.



BUSINESSES LOOK FOR COMMUNITIES WHERE GOVERNMENT OPERATES EFFECTIVELY AND EFFICIENTLY, WITHOUT TERRITORIAL STRIFE.

climate for businesses, we've maintained and, in some cases, enhanced the vital services that we must provide for our residents — from Law Enforcement, to Human Services, and Public Works.

A superb example of an improvement to service quality and efficiency is a partnership with Lake Behavioral Hospital in northern Illinois, which is projected to save the county roughly \$400,000 in Chapter 51 mental health detention costs this year while providing more convenient care for families.

We've also continued our focus on quality of life — a key driver for companies looking to relocate — supporting a vibrant county parks

system and public golf courses that are the envy of our neighbors.

Promoting efficiency in government and a favorable environment for businesses does not mean “anything goes” in Kenosha County. I remain concerned about utility rate increases' effects on employers, and about how increased demand for energy and regulations that demand it be produced in different ways will affect our residents. This is an issue where the county will be keeping close watch, advocating for the best interests of residents and businesses.

This spring, our County Board saw the election of a new leadership team; Chairman Monica M. Yuhas and I are now the first-ever all-female executive and board leadership team in Kenosha County's history. And the City of Kenosha elected a new mayor. David Bogdala is just the third person to oversee the city since 1992, and I look forward to working with him for years to come, further strengthening the relationship between the city and county.

As I said in my State of the County address to the County Board this spring, the state of Kenosha County is strong — and it's looking better all the time. We are the Gateway to Wisconsin! [#GoWisconsin](#)

Samantha Kerkman was elected Kenosha County Executive in April 2022. Prior to that, she served for more than two decades in the state Assembly. She is a native of western Kenosha County and is raising her family there.

GROWTH A COUNTY

Samantha Kerkman
Kenosha County Executive

2024 BUILDING WISCONSIN

Legislators who recieved recognition for support of ABC of Wis



Senator Dan Feyen
(Fond du Lac)



Senator Rob Hutton
(Brookfield)



Senator Andre Jacque
(DePere)



Senator Chris Kapenga
(Delafield)



Senator Devin LeMahieu
(Oostburg)



Senator Steve Nass
(Whitewater)



Senator Romaine Quinn
(Cameron)



Senator Rob Stafsholt
(New Richmond)



Senator Pat Testin
(Stevens Point)



Senator Cory Tomczyk
(Mosinee)



Representative Scott Allen
(Waukesha)



Representative Deb Andraca
(Whitefish Bay)



Representative Amy Binsfeld
(Sheboygan)



Representative Mark Born
(Beaver Dam)



Representative Rob Brooks
(Saukville)



Representative Joy Goeben
(Hobart)

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Wisconsin initiatives and merit construction.



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Rick Gundrum**
(Slinger)



**Representative
Tony Kurtz**
(Wonewoc)



**Representative
Dave Maxey**
(New Berlin)



**Representative
Paul Melotik**
(Grafton)



**Representative
Clint Moses**
(Menomonie)



**Representative
Amanda Nedweski**
(Pleasant Prairie)



**Representative
Adam Neylon**
(Pewaukee)



**Representative
Jerry O'Connor**
(Fond du Lac)



**Representative
Will Penterman**
(Columbus)



**Representative
Shannon Zimmerman**
(River Falls)

EVENT REMINDERS



• **CONSTRUCTION ESTIMATING PRINCIPLES & APPLICATION**

July 9, Live-online

• **CREATING A TURN-KEY OPERATION**

July 9, Online series

• **BLUEBEAM BASELINE BASICS**

July 11, Online

July 12, Online

• **BLUEBEAM BASICS MATERIALS TAKEOFFS & ESTIMATES**

July 17, Live-online

• **BLUEBEAM ADVANCED MATERIALS TAKEOFFS & ESTIMATES**

July 18, Live-online

• **BLUEBEAM FOR ADMINISTRATIVE PROFESSIONALS**

July 23, Live-online

• **READING CONSTRUCTION DOCUMENTS**

July 24, Live-online

• **NETWORKING SOCIAL**

July 25, Manitowoc

• **FIRST AID & CPR TRAINING**

July 26, Fond du Lac

• **10-HOUR OSHA TRAINING**

Aug. 2 & 9, Eau Claire

Aug. 23 & 30, Milwaukee

• **LEAD WITH IMPACT**

Aug. 6, Online Series

• **GOLF SCRAMBLE AT MID VALLEE**

Aug. 15, De Pere

• **QUALIFIED RIGGER & CRANE SIGNAL PERSON TRAINING**

Aug. 19, Appleton

Aug. 23, Eau Claire

• **THE BUILDING BLOCKS OF SAFETY SUCCESS**

Series begins August 20, Appleton

• **PARTY ON THE PAVEMENT**

Aug. 21, Madison

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<p>EMPLOYMENT LAW</p> <p>Workers' compensation, hiring, discharge, discipline, independent contractor, and unemployment insurance</p>  <p>Joe Gumina O'Neil, Cannon, Hollman, DeJong & Laing, S.C.</p>  <p>Mark Johnson Ogletree Deakins</p>	<p>CONSTRUCTION CONTRACTS & REAL ESTATE</p> <p>Contract/subcontract drafting & negotiations, real property</p>  <p>Todd Jex Grady, Hayes, & Neary, LLC</p>  <p>Trace Hummel von Briesen & Roper, s.c.</p>	<p>CONSTRUCTION CLAIMS</p> <p>Liens, insurance & surety, defects & defaults, delays, failures, dispute resolution</p>  <p>Joshua Levy Husch Blackwell, LLP</p>  <p>Tim Droel Droel Law (licensed in MN, SD, TX)</p>	<p>TAX LAW</p>  <p>Amy Ebeling Ruder Ware</p>		
<p>ENVIRONMENTAL & PUBLIC PROJECT BIDDING</p>  <p>Rebecca J. Roeker Attolles Law</p>	<p>BUSINESS ORGANIZATIONS</p>  <p>Tyler Manley Axley Attorneys</p>	<p>OSHA</p> <p>Citations, inspections, interpretations</p>  <p>Chuck Palmer Michael Best & Friedrich, LLP</p>	<p>LABOR</p> <p>Union picketing, bannering, and elections</p>  <p>Dan Barker Jackson Lewis P.C.</p>	<p>NON-SOLICITATION OF CUSTOMERS & NON-DISCLOSURE AGREEMENTS</p>  <p>Maggie Cook Godfrey & Kahn</p>	<p>POLITICS IN THE WORKPLACE</p> <p>Political giving, administration of political committees</p>  <p>Lane Ruhland Ruhland Law and Strategy</p>



HR CONSULTING

Doug Witte, Boardman & Clark, LLP, MADISON

Call Doug to get answers to your human resource-related questions including employee handbooks, policies and procedures, wage and hour issues, discrimination, Davis Bacon federal prevailing wage, and more.

* Federal law prohibits ABC of Wisconsin from providing specific legal advice for free, but this service enables members to better understand their legal issue and potential solutions.

MAY 2024

• **Augmenta**

Patrick Sharpe
 W74N1050 Montgomery Ave.
 Cedarburg, WI 53012
 262-387-0148
Description: Supplier Member
Sponsor: Cory Highshaw, U.S. Bank
 Beam Club Members-to-Date: 1

• **B & M Enterprises**

William Bernarde
 W244 N8822 Cordell Lane
 Sussex, WI 53089
 262-370-5692
Description: Contractor Member
Sponsor: Ryan Barkdoll, Wide Effect Talent Solutions
 Beam Club Members-to-Date: 1

• **Boehle Hardware & Plumbing**

Roger Boehle
 10712 W. Freistadt Road
 Mequon, WI 53097
 262-242-3050
Description: Contractor Member
Sponsor: Connor Day, Baird
 Beam Club Members-to-Date: 1

• **Blublitz Plumbing & Heating, Inc.**

Laurie Wollner
 N5193 Hwy I
 Saukville, WI 53080
 262-692-2086
Description: Contractor Member
Sponsor: Andy Kaehny, Steiner Electric, Inc.
 Beam Club Members-to-Date: 10

• **CJ Electrical SVC LLC**

Carrie Jeffords
 4824 Anna Road
 West Bend, WI 53095
 262-305-1993
Description: Contractor Member
Sponsor: Andy Kaehny, Steiner Electric, Inc.
 Beam Club Members-to-Date: 11

• **D n D Electric, LLC**

Denise Dimmer
 1967 County Road K
 Belgium, WI 53004
 920-994-9600
Description: Contractor Member
Sponsor: Steve Klessig, Keller, Inc.
 Beam Club Members-to-Date: 71

• **DeWalt**

Tom Sobieski
 N66W25514 Beaver Creek Lane
 Sussex, WI 53089
 262-282-5109
Description: Supplier Member
Sponsor: Diana Schmidt, Hausmann Group
 Beam Club Members-to-Date: 1

• **Ewald Fleet Solutions, LLC**

Tim Probst
 1720 Paramount Drive
 Waukesha, WI 53186
 262-513-3300
Description: Supplier Member
Sponsor: Jessica Cannizzaro, Milestone Plumbing, Inc.
 Beam Club Members-to-Date: 18

• **Huizinga Enterprises Incorporated**

Paige Bennett
 585 Gravity Court, Unit 2
 Waterford, WI 53185
 262-565-6307
Description: Contractor Member
Sponsor: Dave Murphy, PDC - Electrical Contractors
 Beam Club Members-to-Date: 27

• **Joe's Plumbing LLC**

Joe Kesselhon
 2832 School St.
 East Troy, WI 53120
 262-903-5637
Description: Contractor Member
Sponsor: JR Reesman, Reesman Company
 Beam Club Members-to-Date: 35

• **Knight Plumbing**

Bradley Grayson
 4270 S Howell Ave.
 Milwaukee, WI 53207
 414-423-7376
Description: Contractor Member
Sponsor: Jessica Cannizzaro, Milestone Plumbing, Inc.
 Beam Club Members-to-Date: 19

• **Meier Electrical Systems & Services**

Tory Meier
 2141 Adams Road
 Eagle River, WI 54521
 715-904-0055
Description: Contractor Member
Sponsor: Kyle Howard, Howard Bros., Inc.
 Beam Club Members-to-Date: 2

• **Misurelli Sorensen Heating & Air Conditioning**

Tom Sorensen
 1615 Birch Road
 Kenosha, WI 53140
 262-551-9121
Description: Contractor Member
Sponsor: Jessica Cannizzaro, Milestone Plumbing, Inc.
 Beam Club Members-to-Date: 20

• **Moschel Power Services LLC**

Kyle Moschel
 N3111 Mill Road
 New Holstein, WI 53061
 920-418-3625
Description: Contractor Member
Sponsor: Mark Dudzinski, North-central Construction Corporation
 Beam Club Members-to-Date: 6

• **Pulley Plumbing**

Jennifer Pulley
 1113 Graedel Court
 Madison, WI 53704
 608-446-0022
Description: Contractor Member
Sponsor: Dan Bertler, Supreme Structures, Inc.
 Beam Club Members-to-Date: 66

• **Rhine Electric LLC**

Tim Rhine
 1216 Oak St.
 Oshkosh, WI 54901
 920-718-0560
Description: Contractor Member
Sponsor: Mark Dudzinski, North-central Construction Corporation
 Beam Club Members-to-Date: 7

• **Sixel & Schwinn, Inc.**

Therese Timreck
 N7677 Rangeline Road
 Sheboygan, WI 53083
 920-565-2131
Description: Contractor Member
Sponsor: Gerry Krebsbach, K-W Electric, Inc.
 Beam Club Members-to-Date: 34

• **Smith and Company Contracting Services, LLC**

Craig Smith
 411 6th St.
 Goodman, WI 54125
 715-889-0592
Description: Contractor Member
Sponsor: Troy Carlson, Vizance, Inc.
 Beam Club Members-to-Date: 36

• **SP Ferg, LLC dba Valentine Plumbing & Heating**

Shelley Nytes
 N4125 County Road E, Ste B
 Freedom, WI 54130
 920-788-5369
Description: Contractor Member
Sponsor: Troy Carlson, Vizance, Inc.
 Beam Club Members-to-Date: 37

• **Szewes Electric**

Matt Szewes
 184001 Pine View Road
 Birnamwood, WI 54414
 715-571-4739
Description: Contractor Member
Sponsor: Mitch Altman, Altmann Construction Co., Inc.
 Beam Club Members-to-Date: 7

JUNE 2024

• **AKA Custom Lids, LLC**

Ryan Roethle
 2075 Wisconsin 175
 Richfield, WI 53076
 262-224-6208
Description: Supplier - Under 25 employees
Sponsor: Andy Kaehny, Steiner Electric, Inc.
 Beam Club Members-to-Date: 12

• **Anderson Electric Service, Inc.**

Mark Anderson
 905 S. LaSalle St.
 Spencer, WI 54479
 715-659-2344
Description: \$1,000,000 - \$2,000,000
Sponsor: Mitch Altman, Altmann Construction Co., Inc.
 Beam Club Members-to-Date: 8

• **Autodesk**

Will Gunter
 175 Mark Twain Ave.
 San Rafael, CA 94903
 415-474-9705
Description: Associate - Under 25 employees
Sponsor: Kyle Kraemer, Kraemer Brothers
 Beam Club Members-to-Date: 8

(Continued on Page 22)

NEW MEMBERS

For membership information contact **Bill Stranberg, Membership Director**
Associated Builders and Contractors of Wisconsin – 608-244-5883

• **Beeline Electric, Inc.**
Nick Derr
P.O. Box 259071
Madison, WI 53725
608-692-1448
Description: Under \$300,000
Sponsor: Dan Bertler, Supreme Structures, Inc.
Beam Club Members-to-Date: 67

• **Berg Development**
Tina Passolt
2975 N. River Birch Drive, Unit B
Brookfield, WI 53054
262-251-3777
Description: \$20,000,000 - \$50,000,000
Sponsor: Joshy Levy, Husch Blackwell, LLP
Beam Club Members-to-Date: 2

• **Bestfound Merchandise International LLC**
Alex Liao
507 Lindgren Lane
Belvidere, IL 61008
815-978-9132
Description: Supplier Member
Sponsor: Kevin Day, Corporate Contractors Inc. (CCI)
Beam Club Members-to-Date: 21.5

• **Brewer Heating, Inc.**
Josh Schumann
N8804 Douglas St.
Ripon, WI 54971
920-748-6494
Description: \$3,000,000 - \$6,000,000
Sponsor: Mark Dudzinski, North-central Construction Corporation
Beam Club Members-to-Date: 8

• **Central Contracting Electric Service**
Jake Henning
P.O. Box 324
Columbus, WI 53925
920-623-5335
Description: \$300,000 - \$500,000
Sponsor: Denita Schreier, W.D.S. Construction, Inc.
Beam Club Members-to-Date: 4

• **D.R. Hansen Plumbing, LLC**
Michelle Gust
522 W. 12th Ave.
Oshkosh, WI 54902
920-233-1595
Description: \$1,000,000 - \$2,000,000
Sponsor: Mark Dudzinski, North-central Construction Corporation
Beam Club Members-to-Date: 9

• **DL Agricultural Electric, Inc.**
Duane Vander Heiden
N4612 McCabe Road
Kaukauna, WI 54130
920-687-9740
Description: \$3,000,000 - \$6,000,000
Sponsor: Steve Klessig, Keller, Inc.
Beam Club Members-to-Date: 72

• **Duggan Painting, Inc.**
Jason Duggan
5032 Willow Creek Road #E
Machesney Park, IL 61115
815-633-7200
Description: \$1,000,000 - \$2,000,000
Sponsor: Kevin Day, Corporate Contractors Inc. (CCI)
Beam Club Members-to-Date: 22.5

• **Evansville Electric LLC**
April Kundert
9002 W. US Hwy 14
Evansville, WI 53536
608-882-0100
Description: Under \$300,000
Sponsor: John Williams, Gilbank Construction, Inc.
Beam Club Members-to-Date: 1

• **Gauge Electric LLC**
Rod Vezina
5261 Bees Lane
Plover, WI 54467
715-572-7723
Description: \$300,000 - \$500,000
Sponsor: Jeff Disher, Disher Electric, Inc.
Beam Club Members-to-Date: 9

• **Geiger**
Jean Braun
947 Holly Tree Lane
Fond du Lac, WI 54935
920-904-0061
Description: Associate - Over 25 employees
Sponsor: Gerry Krebsbach, K-W Electric, Inc.
Beam Club Members-to-Date: 35

• **Hydro Plumbing LLC**
Kris Schuette
1432 S. 12th St.
Sheboygan, WI 53081
920-310-0500
Description: \$750,000 - \$1,000,000
Sponsor: Ryan Gartman, CLA (CliftonLarsonAllen, LLP)
Beam Club Members-to-Date: 3

• **Kleiber Construction**
Jaime Rahe
N5805 County Road M
Plymouth, WI 53703
920-550-2122
Description: \$10,000,000 - \$20,000,000
Sponsor: Gerry Krebsbach, K-W Electric, Inc.
Beam Club Members-to-Date: 36

• **Last Plumbing Inc.**
Aaron Last
4079 Blue Goose Road
West Bend, WI 53090
262-208-0992
Description: \$300,000 - \$500,000
Sponsor: Jessica Cannizzaro, Milestone Plumbing, Inc.
Beam Club Members-to-Date: 21

• **Manitowoc Heating & Refrigeration Services, Inc.**
Terry Welnicke
211 N. 10th St.
Manitowoc, WI 54220
920-374-1022
Description: \$3,000,000 - \$6,000,000
Sponsor: Stuart Johnson, A.C.E. Building Service, Inc.
Beam Club Members-to-Date: 6

• **NK Plumbing LLC**
Nicholas Krelwitz
N87W36075 Mapleton Road
Oconomowoc, WI 53066
262-719-9358
Description: Under \$300,000
Sponsor: Casey Malesevich, Sure-Fire, Inc.
Beam Club Members-to-Date: 16

• **Oneida Nation**
Kevin Rentmeester
W 1278 Ranch Road
Oneida, WI 54155
920-713-8132
Description: Affiliate
Sponsor: Troy Carlson, Vizance, Inc.
Beam Club Members-to-Date: 38

• **Ron Albiero Heating & Air Conditioning (AAR Plumbing)**
Kim Sauter
2185 Stonebridge Circle
West Bend, WI 53095
262-338-1200
Description: \$500,000 - \$750,000
Sponsor: Wayne Scherwinski, Craft Masonry, Inc.
Beam Club Members-to-Date: 2

• **Sinkler Heating and Cooling, Inc.**
Jaylene Aho
1816 Allouez Ave.
Green Bay, WI 54311
920-465-6863
Description: \$2,000,000 - \$3,000,000
Sponsor: Steve Klessig, Keller, Inc.
Beam Club Members-to-Date: 73

• **Spring Prairie Plumbing**
Luke Cucchi
101 W. Evergreen Parkway
Elkhorn, WI 53121
262-755-0122
Description: Under \$300,000
Sponsor: JR Reesman, Reesman Company
Beam Club Members-to-Date: 36

• **Tosa Plumbing LLC**
John Egle
N55W15742 Larkspur Lane
Menomonee Falls, WI 53051
262-993-1219
Description: \$300,000 - \$500,000
Sponsor: Madison Surprise, Enterprise Fleet Management
Beam Club Members-to-Date: 1

• **Tru-Power Electrical Solutions**
Daniel Suehring
3415 French Road
De Pere, WI 54115
715-851-0907
Description: Under \$300,000
Sponsor: Brad Archambeau, Corcoran Glass and Paint
Beam Club Members-to-Date: 1



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Brad Stehno, M.S.

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Dan Maurer, AU-M

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