

# Lamarr Franklin Lofts ( 5 point )

## MLK Economic Development Corporation



## Final Inclusion Participation Report



# Efforts to increase Inclusion participation



After reviewing the low project workforce projections submitted by the contractors for the inclusion of local residents, four events were organized and executed to assist with recruiting and hiring additional RPP workers.

## Event Highlights:

- **June 11, 2024:**
  - First in-person job fair hosted by Prism & MLKEDC
  - Held with Employ Milwaukee and WRTP/BIG STEP
  - Located less than 250 ft from project site
- **August 20, 2024:**
  - Virtual all-project contractor webinar
  - Focused on importance of meeting workforce requirements
  - Introduced City's new LCR workforce compliance reporting software
- **October 3, 2024:**
  - Job fair held on the construction site
  - Connected local workers directly with on-site employment opportunities
- **November 21, 2024:**
  - Final job fair hosted at Employ Milwaukee
  - Continued outreach to identify and place RPP candidates

# SBE Professional Services Participation

**Table 1: Professional Services Firms**

Contractor name	Sub To	Scope of Service	Value Subject to Participation*
Various Contractors	MLKEDC	Various	\$1,182,526
<b>TOTAL</b>			<b>\$1,182,526</b>

**Table 2A: SBE Professional Services**

Service Providers	Sub To	Scope of Service	Value Subject to Participation
Athena Communications, LLC	MLKEDC	Marketing	\$62,000
Gestra Engineering	MLKEDC	Field Services	\$5,000
Prism Technical Management & Marketing Services, LLC	MLKEDC	Inclusion Consultant	\$97,601
<b>TOTAL</b>			<b>\$164,601</b>

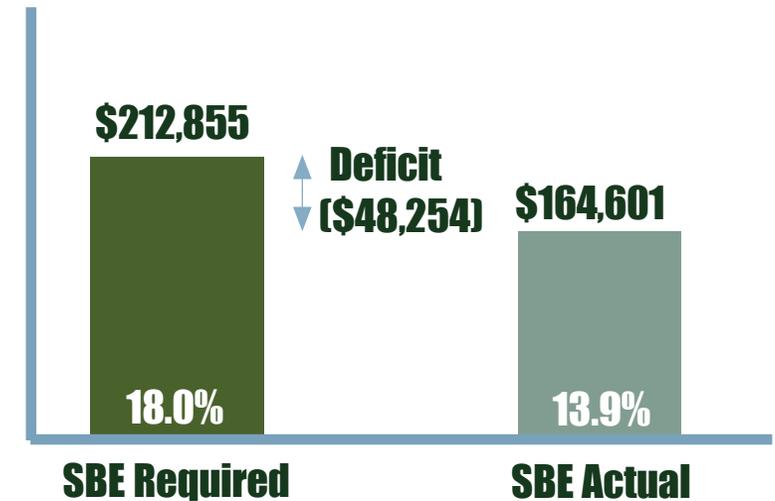
\*Footnote:

The Subject to Participation value of \$1,182,526 includes all service providers' costs on the project, including legal fees, architectural fees, engineering fees, and other related expenses.

**Table 2B: SBE Professional Services Summary**

Project Subject to Participation:	\$1,182,526	
Required SBE Participation:	\$212,855	18.0%
Actual SBE Participation*:	\$164,601	13.9%

**Chart 1: SBE Participation**



# SBE Construction Contracting Participation

**Table 3: Construction Contract**

Firm	Scope of service	Value Subject to Participation
Catalyst Construction	General Contractor	\$13,023,014
<b>TOTAL</b>		<b>\$13,023,014</b>

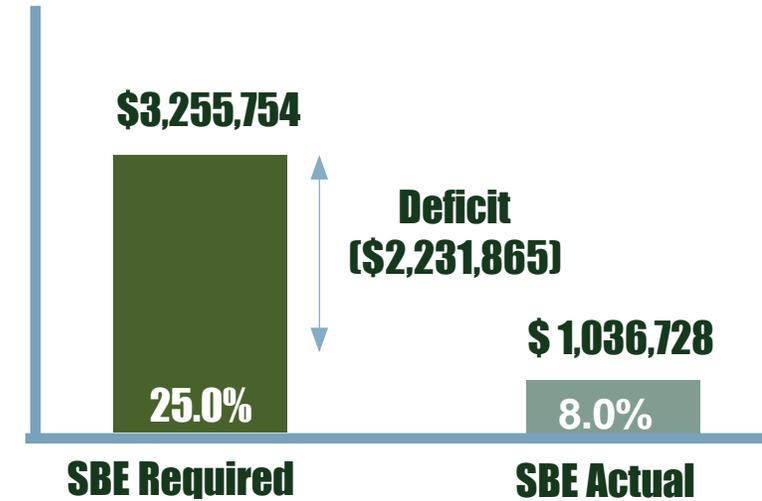
**Table 4A: SBE Construction Contracts**

Contractor	Sub To	Scope	Awarded Contract Value
Arteaga Construction	Catalyst Construction	Masonry	\$533,852
Mavid Construction	Catalyst Construction	Flooring	\$437,525
Pristine	MLKEDC	Construction Clean up	\$25,000
Security Officer Service, Inc.	Catalyst Construction	Site Security	\$40,351
<b>TOTALS</b>			<b>\$1,036,728</b>

**Table 4B: SBE Construction Summary**

Project Subject to Participation*:	\$13,023,014	
Required SBE Participation:	\$3,255,754	25.0%
Actual SBE Participation:	\$1,023,889	7.9%

**Chart 2: SBE Participation**

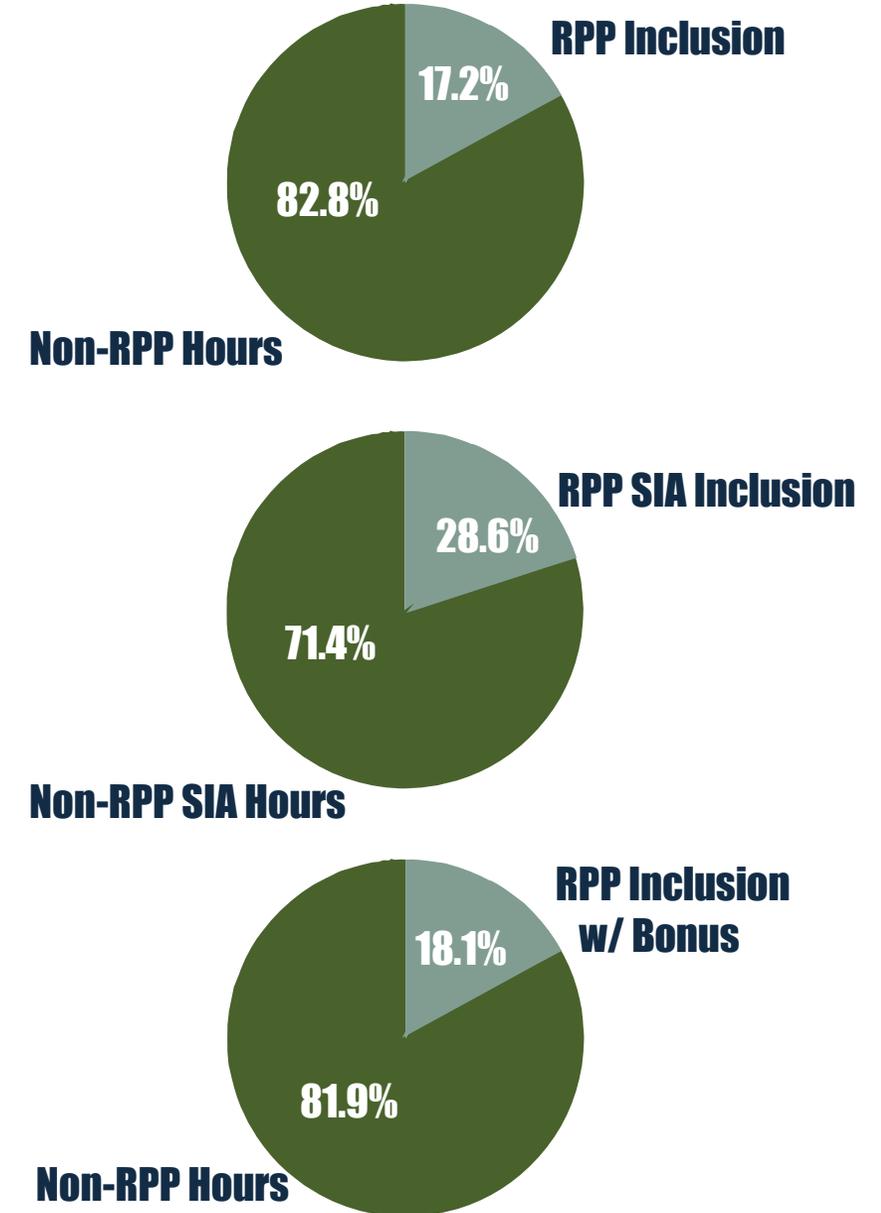


# Workforce Participation

**Table 4A: Workforce Participation**

Contractor	Union Status	Total Hours Worked	Total Eligible Hours Worked	RPP Hours	RPP %	RPP/ SIA Hours	RPP/ SIA %	Bonus Hours	RPP w/ Bonus Hours	RPP/w bonus %
Arteaga Construction Inc	Non-Union	3,061.5	3,061.5	1,366.0	44.6%	449.5	32.9%	71.7	1,437.7	47.0%
Best Exteriors	Non-Union	440.0	240.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Blair Fire Protection, LLC	Union	557.3	557.3	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Bob Anderson Builders, Inc	Non-Union	7,490.7	5,735.2	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Cornerstone One	Union	556.9	556.9	91.6	16.4%	0.0	0.0%	0.0	91.6	16.4%
Edge Electric of WI	Non-Union	10,086.3	10,086.3	1,987.0	19.7%	552.5	27.8%	0.0	1,987.0	19.7%
Fischer Construction LLC	Non-Union	1,260.6	1,260.6	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Gypsum Floors, Inc.	Non-Union	248.0	235.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Lifetime Radon Solutions, Inc.	Non-Union	176.4	176.4	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Mattox Plumbing	Union	2,809.3	2,809.3	1,054.5	37.5%	0.0	0.0%	0.0	1,054.5	37.5%
Mavid Construction Services, LLC	Non-Union	1,119.5	1,119.5	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Oostburg Concerete	Non-Union	691.5	691.5	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Security Officer Services	Non-Union	696.8	696.8	190.8	27.4%	0.0	0.0%	0.0	190.8	27.4%
Wide Effect Talent Solutions, Inc.	Non-Union	29.5	29.5	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
<b>Totals</b>		<b>29,224.1</b>	<b>27,255.6</b>	<b>4,689.9</b>	<b>17.2%</b>	<b>1,002.0</b>	<b>21.4%</b>	<b>71.7</b>	<b>4,761.6</b>	<b>17.5%</b>

**Chart 3: Workforce Participation**



# Workforce Participation

**Table 5: RPP by Craft**

Craft	# Of RPP Hours	# Of RPP Workers
Bricklayer	553.5.0	5
Electrician	2,384.0	4
Heavy Equipment Operator	91.6	1
Laborers	1,487.1	6
Plumber	1,317.0	2
<b>TOTALS</b>	<b>5,833.3</b>	<b>18</b>

**Table 8: RPP by Gender**

Gender	# Of RPP Hours	# Of RPP Workers
Male	5,833.3	18
Female	0	0
<b>TOTALS</b>	<b>5,833.3</b>	<b>18</b>

**Table 7: RPP by Race**

Race	# Of RPP Hours	# Of RPP Workers
Asian	0.0	0
African American	794.2	5
Caucasian	2,023.5	6
Hispanic	631.5	3
Unspecified	1,818	3
Not Specified	566.0	1
Two or more race	0.0	0
Other	0.0	0
Native American	0.0	0
<b>TOTALS</b>	<b>5,833.3</b>	<b>18</b>

# Apprenticeship Participation

**Table 9: Apprenticeship Participation**

Craft	# of App Workers	App Hours	RPP App Hours	RPP App %	RPP SIA App Hours	RPP SIA App %
Bricklayer	2	192.5	192.5	100.0%	48.0	24.9%
<b>TOTALS</b>	<b>2</b>	<b>192.5</b>	<b>192.5</b>	<b>100.0%</b>	<b>48.0</b>	<b>24.9%</b>

**Table 11: Apprenticeship by Gender**

Gender	# of Hours	% of Workers
Male	192.5	100.0%
Female	0.0	0.0%
Unspecified	0.0	0.0%
<b>TOTALS</b>	<b>192.5</b>	<b>100.0%</b>

**Table 10: Apprenticeship by Race**

Race	# of Hours	% of Workers
Asian	0.0	0.0%
African-American	48.0	24.9%
Caucasian	144.5	75.1%
Hispanic	0.0	0.0%
Native American	0.0	0.0%
Not Specified	0.0	0.0%
Two or More Races	0.0	0.0%
Unspecified	0.0	0.0%
<b>TOTALS</b>	<b>192.5</b>	<b>100.0%</b>



# Thank you

We deeply regret the shortfall in local workforce (RPP) and SBE participation, and we take full responsibility for not achieving the level of inclusion this community deserves.

As part of our corrective strategy, the development team is preparing for a new opportunity, on the upcoming project at Martin Luther King Drive and Burleigh. This project presents a meaningful chance to reset and reestablish trust by meeting the City's inclusion goals. It is already substantially funded and has strong potential to recover the participation we fell short of on Five Points.

To ensure we do not repeat past mistakes, the development team will deploy successful tools and compliance strategies previously used on high-profile City projects such as Milwaukee's City Hall restoration, the Northwestern Mutual Tower, and the Fiserv Forum, all of which surpassed the City's 40% RPP goal.



**End of Report.**