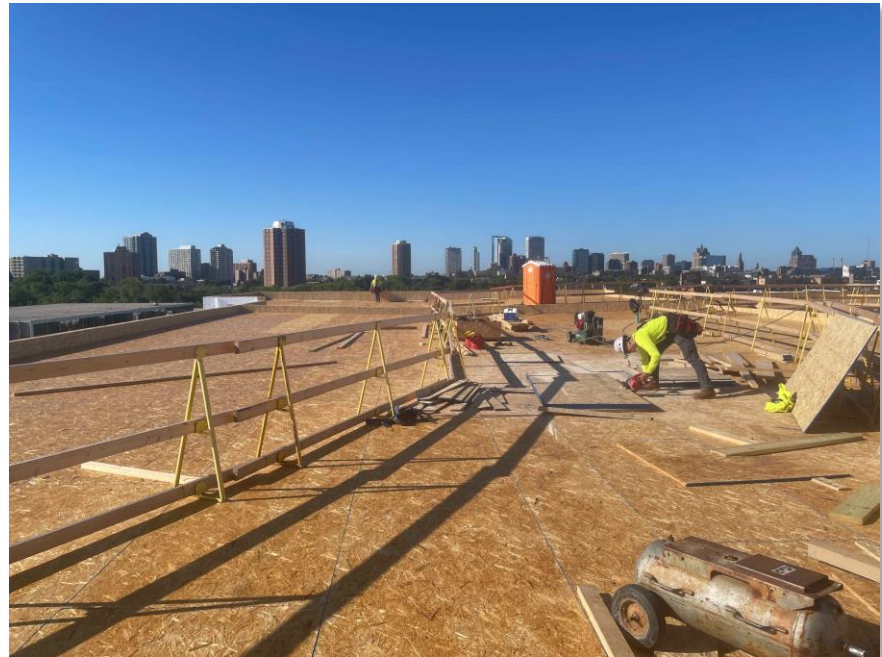


RIVERWEST WORKFORCE HOUSING & FOOD ACCELERATOR PROJECT

SBE, RPP and Section 3 Participation Performance Report through June 30, 2024



Siding on south and east elevation over kitchen



Parapet wall sheeting on the roof

Submitted by:

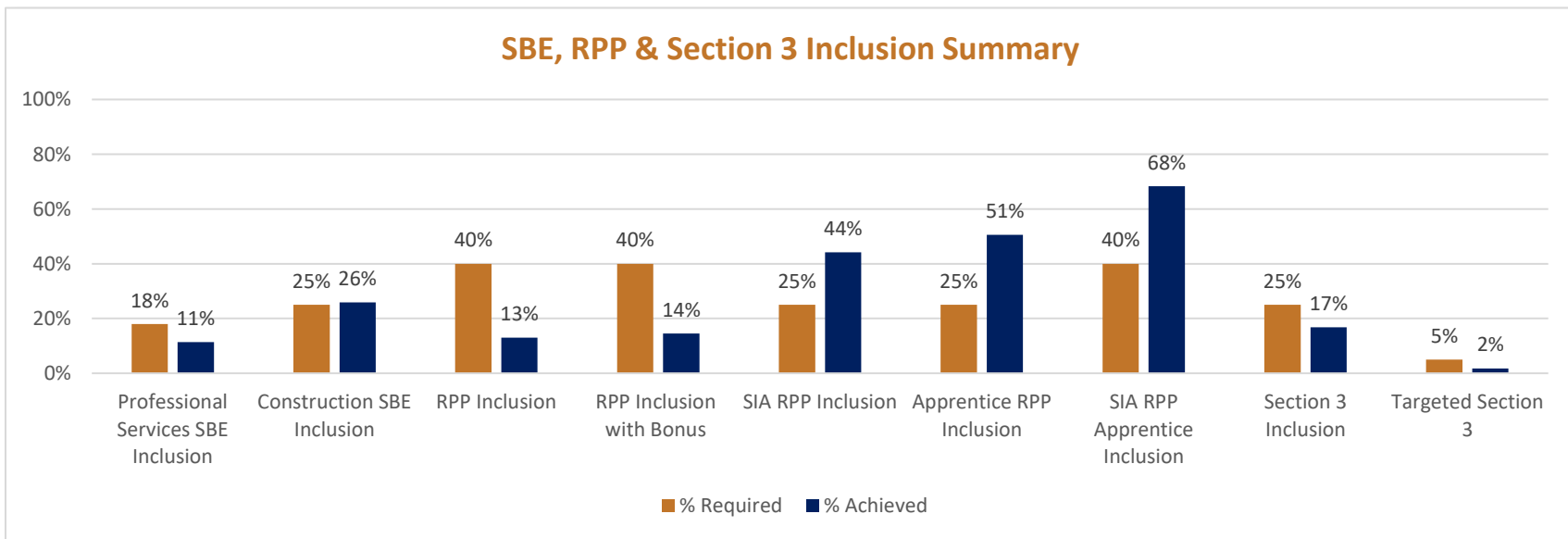


Date: July 14, 2024

Project Summary

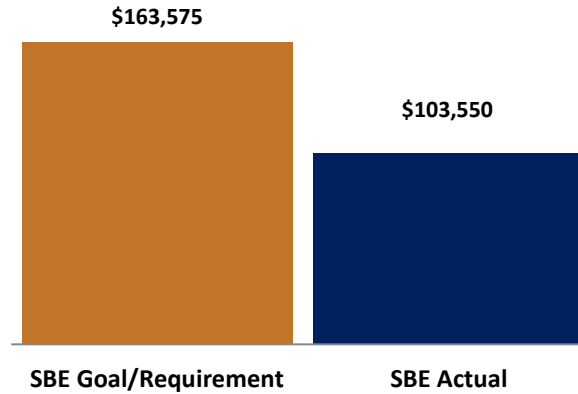
The 2,500- square-foot Riverwest Food Accelerator will be developed on East North Avenue, just across North Commerce Street from University of Wisconsin-Milwaukee’s RiverView Residence Hall. The complex will be four stories tall and include 91 apartment units, with a first-floor commercial kitchen configured for use for cooking classes, startup business or residents. In addition, there will be 37 surface parking spots, 58 covered parking spots and 10 public parking spots.

Developer:	General Capital Group & KG Development Group
Project Address:	1132-64 East North Avenue, Milwaukee, WI
Professional Services Cost Subject to Inclusion	\$908,750
Applicable Professional Services Payments to Date	\$658,806
Construction Cost Subject to Inclusion	\$16,408,311
Applicable Construction Draw to Date	\$5,427,304



SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 11% SBE participation for Professional Services.



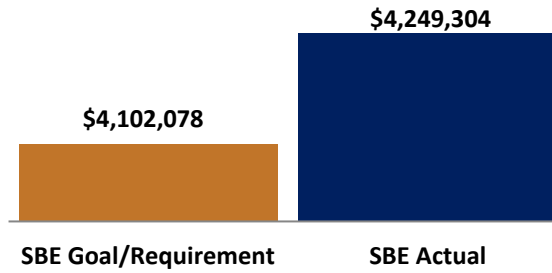
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	11%	-7%
Value of SBE Participation	\$163,575	\$103,550	-\$60,025

Table 1: Professional Services SBE Inclusion

NAME OF CERTIFIED FIRM	DBE/SBE	SUBCONTRACTOR OF	SERVICE PERFORMED OR MATERIALS SUPPLIED	SUBCONTRACT AWARD AMOUNT	TOTAL AMOUNT PAID TO DATE
Cross Management Services, Inc.	DBE/SBE	General Capital	Inclusion Consultant	\$ 71,750	\$ 45,250.00
Company B Brand Marketing dba B&Co	DBE	General Capital	Brand Marketing	\$ 31,800	\$ 3,180.00
TOTAL INCLUSION				\$ 103,550	\$ 45,250
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				11%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					7%

SBE Construction Inclusion

Through the period covered by this report, this project has achieved 26% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	26%	+1%
Value of SBE Participation	\$4,102,078	\$4,249,304	+147,226

Table 2: Construction SBE Inclusion

NAME OF CERTIFIED FIRM	DBE / SBE	SUBCONTRACTOR OF	SERVICE PERFORMED OR MATERIALS SUPPLIED	SUBCONTRACT AWARD AMOUNT	TOTAL AMOUNT PAID TO DATE
Arteaga Construction, Inc.	DBE / SBE	Catalyst Construction	Masonry	\$ 534,000	\$ 283,883
Equity Supply Group LLC	DBE / SBE	Wellenstein & Sons, Inc.	Rough Carpentry	\$ 1,511,845	\$ 1,311,703
Gordon Solutions, LLC	DBE / SBE	Catalyst Construction	Windows	\$ 388,800	\$ 184,680
PL Freeman Co.	DBE / SBE	Catalyst Construction	HVAC	\$ 1,283,158	
Sanchez Painting Contractors Inc.	DBE / SBE	Catalyst Construction	Painting, Staining & Wall Coverings	\$ 179,767	
UPI, Inc.	DBE / SBE	Catalyst Construction	Site Utilities	\$ 351,734	\$ 282,660
TOTAL INCLUSION				\$ 4,249,304	\$ 2,062,926
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				26%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					38%

RPP Participation

As shown in Table 3 below, the RPP inclusion achieved is 13% and 14% when the bonus hours for RPP Apprentice hours are included.

Table 3: RPP Participation by Contractor

Contractor	Trade	On-Site Construction Hours				
		Total Hours Worked	RPP Worker Hours	RPP %	SIA RPP Hours	SIA RPP %
Arteaga Construction Inc.	Masonry	2,484.00	1446.00	58%	293.50	20%
AGM Erecting, LLC	Ironworker	685.50				
Catalyst Const./Staffworks Group	General Laborer	220.50	220.50	100%	220.50	100%
Chenery Bros. Inc.	Damp Proofing, Weather Barriers	76.00				
Dave Jones, Inc.	Plumber	1,957.96				
Edge Electric of Wisconsin, Inc.	Electrician	2,614.00				
Fischer Construction LLC	Earthwork	2,842.57				
Foundation Service Corp.	Deep Foundations	287.50	76.00	26%	76.00	100%
Frantl Industries Inc.	General Laborer	53.00				
P.L. Freeman	HVAC	1,085.00	362.50	33%	234.50	65%
UPI, LLC	Site Utilities	270.50	131.00	48%		
Wells Concrete Products Co.	General Laborer	418.25				
Wellenstein & Sons, LLC	Carpentry	6,412.50	291.50	5%	291.50	100%
Wenger Construction Inc.	Carpentry	144.25				
Total Hours		19,551.53	2,527.50	13%	1,116.00	44%
Bonus SIA RPP Hours						
Bonus Apprentice RPP Hours			287.66			
Total RPP Hours with Bonus		19,551.53	2,815.16	14%		

Table 4 : RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Laborer	1,091.50	7
Stonemason	706.00	4
Sheet Metal	362.50	3
Carpenter	291.50	1
Machinery Operator	76.00	1
Total	2,527.50	16

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53206	59.50	1
53207	187.50	2
53209	327.00	1
53210	76.00	1
53215	760.00	4
53212	220.50	1
53219	56.50	1
53220	186.50	2
53221	394.00	2
53225	260.00	1
Total	2,527.50	16

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African American	59.50	1
Causasian	1,505.50	9
Not Specified	220.50	1
Hispanic or Latino	742.00	5
Total	2,527.50	16

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	2,451.50	15
Female	76.00	1
Total	2,527.50	16

Table 8: Apprenticeship & On-The-Job Trainee Participation

Craft	# of Apprentices / OJT Trainees	Total Hours Worked	RPP Apprentice Hours	RPP Apprentice %	SIA RPP Apprentice Hours	SIA RPP Apprentice %
Stonemason	2	119.00	119.00	100%	59.50	50%
Laborer	1	191.50	191.50	100%	191.50	100%
Sheet Metal	3	536.00	536.00	100%	234.50	44%
Electrician	2	556.75				
Ironworker	1	94.50				
Carpenter	2	753.00	291.50	39%	291.50	100%
Total	11	2,250.75	1,138.00	51%	777.00	68%

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
African-American	59.50	1
Not Specified	632.70	3
Hispanic or Latino	351.00	3
Causasian	1,207.55	4
Total	2,250.75	11

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	2,250.75	11
Total	2,250.75	11

Section 3 Participation

As shown in Table 11 below, the Section 3 inclusion achieved is 17%.

Table 11: Section 3 Worker Inclusion

Contractor	Trade	On-Site Construction Hours				
		Total Hours Worked	Section 3 Worker Hours	% Section 3	Targeted Section 3 Worker Hours	% Targeted Section 3
Arteaga Construction Inc	Masonry	2,484.00	119.00	5%	59.50	50%
AGM Erecting, LLC	Ironworker	685.50				
Catalyst Const./Staffworks Group	General Laborer	220.50	220.50	100%	220.50	100%
Chenery Bros. Inc.	Damp Proofing, Weather Barriers	76.00				
Dave Jones, Inc.	Plumber	1,957.96				
Edge Electric of Wisconsin, Inc.	Electrical	2,614.00	994.75	38%	73.00	7%
Fischer Construction LLC	Earthwork	2,842.57	637.07	22%		
Foundation Service Corp.	Deep Foundations	287.50				
Frantl Industries Inc.	General Laborer	53.00				
P.L. Freeman	HVAC	1,085.00	301.50	28%		
UPI, LLC	Site Utilities	270.50				
Wells Concrete Products Co.	General Laborer	418.25				
Wellenstein & Sons, LLC	Carpentry	6,412.50	1,006.50	16%		
Wenger Construction Inc.	Carpentry	144.25	6.50	5%		
Total Hours		19,551.53	3,285.82	17%	353.00	2%