



SMALL BUSINESS ENTERPRISE AND RESIDENTIAL PREFERENCE PROGRAM
INCLUSION REPORT FOR THE QUARTER ENDED DECEMBER 31, 2016 REVISED



Prepared by:



Date: March 7, 2017



FRESHWATER PLAZA APARTMENTS PHASE I
 SMALL BUSINESS ENTERPRISE AND RESIDENTIAL PREFERENCE PROGRAM
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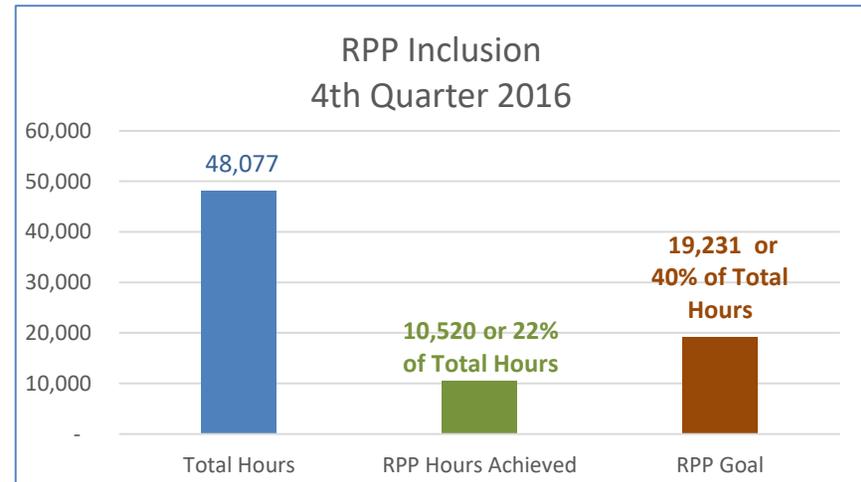
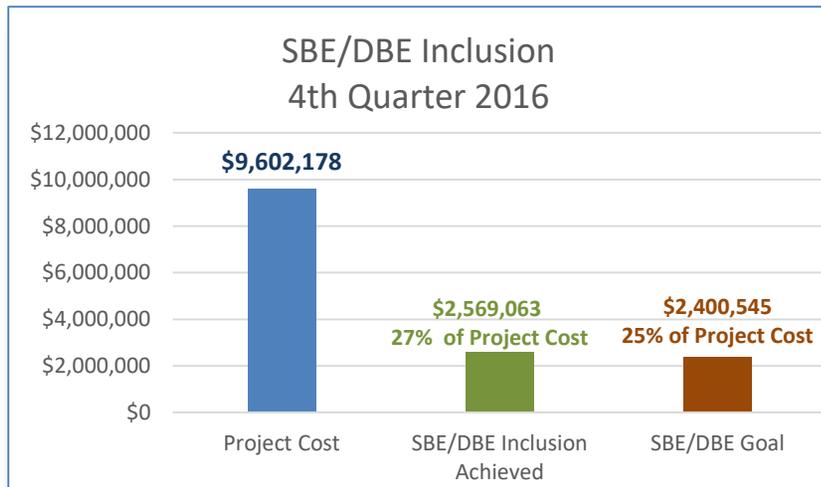
Project Description

Freshwater Plaza Apartments is a L-shaped, four story, multi-use building with 15,900 square feet of commercial space and three floors of apartments. Seen as a catalyst for neighborhood rejuvenation, Freshwater Plaza is a multi-phased project that consists of a Cermak Fresh Market; a financial institution; 50,000 square feet for office space, and the apartment building. Developed by Wangard Partners, Inc., Freshwater Plaza will be a focal point of design in the Walker's Point neighborhood.

Freshwater's repurposes and clean-up a brownfield to bridge beauty between Rockwell and the rail corridor. As one of the most highly anticipated developments within the Milwaukee Water Corridor, Freshwater Plaza's development will be the gateway to the UW-Milwaukee School of Freshwater Sciences.

Summary

Project Address:	1320 South 1 st Street, Milwaukee, WI 53204
Construction Manager:	Catalyst Construction
Total Project Cost Subject to Inclusion ¹	\$9,602,178
Small Business Enterprise Inclusion	\$2,569,063 or 27%
RPP Workforce Hours	10,520 or 22%



¹ The Total Project Cost Subject to Inclusion and this report cover the Freshwater Plaza Apartments only. The other Freshwater Plaza projects will issue separate reports.



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Small Business Enterprise Inclusion

Through this reporting period, Catalyst Construction, the Construction Manager, and its' contractors have awarded or are committed to awarding contracts valued at \$2,569,063 to small business enterprises ("SBE"). This represents 27% of the total project cost subject to inclusion, as shown in the table below. Based on additional awarded contracts, Catalyst has exceeded the 25% SBE goal.

Table 1: SBE Inclusion

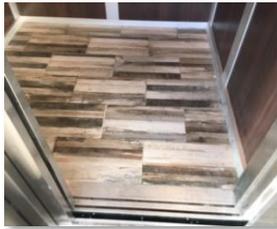
NAME OF SBE FIRM	SUBCONTRACTOR OF	SBE DBE	SERVICE PERFORMED OR MATERIALS SUPPLIED	SUBCONTRACT AWARD AMOUNT	TOTAL AMOUNT PAID TO DATE
American Design	Eppstein Uhen	D/SBE	Architectural Services	\$ 36,600	\$ 36,600
Arteaga Construction	Catalyst Construction	D/SBE	Masonry	\$ 387,468	\$ 381,084
Arteaga Construction	Catalyst Construction	D/SBE	Joint Sealants	\$ 16,559	\$ 12,497
Cross Management Services	Catalyst Construction	D/SBE	RPP & SBE Coordinator	\$ 32,725	\$ 26,370
Full Spec Floors	Catalyst Construction	SBE	Flooring	\$ 249,305	\$ 200,307
Hiram Power Electric	MCR Services LLC	DBE	Light Fixtures	\$ 74,541	\$ 9,333
LB Consulting Services LLC	Wangard Partners	DBE	Consulting	\$ 19,334	\$ 19,334
Mindful Staffing	Applewood Plastering	DBE	Labor	\$ 1,841	\$ 1,841
Pro-Painter MKE	Catalyst Construction	SBE	Painting	\$ 124,707	\$ 106,131
Rams Contracting Ltd.	Catalyst Construction	SBE	Earthwork & Excavation	\$ 511,114	\$ 463,306
Rams Contracting Ltd.	Wangard Partners	SBE	Earthwork & Trucking	\$ 500,000	\$ 500,000
RMS Trucking	Stark Pavement Corp.	DBE	Trucking	\$ 7,800	\$ 5,310
Sonag Ready Mix LLC	Marriott	SBE	Concrete	\$ 264,824	\$ 264,823
Sonag Ready Mix LLC	Foundations Services	SBE	Cement Supplier	\$ 26,671	\$ 26,671
South Star Trucking	Stark Pavement Corp.	SBE	Trucking	\$ 8,736	\$ 8,983
Superior & Reliable Builders, LLC	Catalyst Construction	DBE	Finish Carpentry	\$ 125,975	\$ 119,586
Superior & Reliable Builders, LLC	Catalyst Construction	DBE	Cabinetry	\$ 77,314	\$ 74,098
T.L. Reese Electrical Systems	MCR Services LLC	DBE	Electrical	\$ 50,000	\$ 43,375
Tremmel-Anderson Trucking	Stark Pavement Corp.	SBE	Trucking	\$ 9,240	\$ 9,240
White Glove Group	Catalyst Construction	SBE	Final Cleaning	\$ 44,309	\$ 28,011
TOTAL SBE PARTICIPATION				\$ 2,569,063	\$ 2,336,899
SBE PARTICIPATION, AS PERCENT OF TOTAL CONTRACT VALUE AND PAID TO DATE				27%	24%

Small Business Spotlight



Being Great at Small: Full Spec Flooring **Owner: Melissa Rowe**

Starting out as a merger between skill and business savvy, Melissa Rowe along with the help and support of her husband, Steven, began Full Spec Floors LLC in 2015.



Ceramic Tile Flooring

Rowe reflects over the challenges as well as the successes of Freshwater with optimism. “A big success was the smooth nature of meeting our client’s goals. We see the Freshwater project as another launching pad for building relationships and credibility for larger projects,” Rowe shares. Melissa also notes an area of growth and appreciation for participating in Wangard’s CADRE Yo Pros for young adults, “Being able to share my personal narrative and knowledge about the trades and products; what we do and pay rate as subcontractor and skilled profession was rewarding for me. Giving someone else an edge for being employed that fosters continued education and an effective method for paying your way through school, if that is your choice, was gratifying for me. The trades and schools should partner more” Rowe emphasized.



Subcontractors come into Bradley Tech to share knowledge about the trades through Wangard’s educational outreach program entitled CADRE Yo Pros.



Hallway Carpet

On the Freshwater project, Full Spec Floors supplied and installed hard tile, unit carpeting, resilient flooring wall base, and common area carpeting. Full Spec Floors welcomes a challenge. “I always come into a project with a *can-do attitude with a purpose for growth*,” comments Rowe, “Our team works hard every day with a specific skill set and expertise.” Melissa believes in integrity and quality of work as the company moves to incrementally go after larger projects. With Freshwater, Full Spec Floors has been proud to work towards completion and nurture the right relationships with developers like Wangard.

With a successful two-year run, Full Spec Floors employs 10 full-time workers who handle supplies, fitting, and installation of custom flooring. Apart from the Freshwater Project, Full Spec Floors manages other opportunities as subcontractors for the Village Pointe Commons in Grafton, Wisconsin; North End Phase IV in Milwaukee, WI. Melissa proudly highlights that working all over Wisconsin has opened doors for projects in other parts of the Midwest. Full Spec Flooring has developed a niche for flooring in healthcare through Midwest Living Partners located all over Wisconsin, but is notably making a name in Minnesota working on the Ridgeview Health & Wellness Campus as well as Detroit, Michigan’s Mental Health Renovation at the VA.



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Residential Preference Program Inclusion

This project has a requirement that 40% of the hours worked shall be performed by RPP workers. Through the quarter covered by this report, RPP workers have performed 10,520 or 22% of the total hours worked.

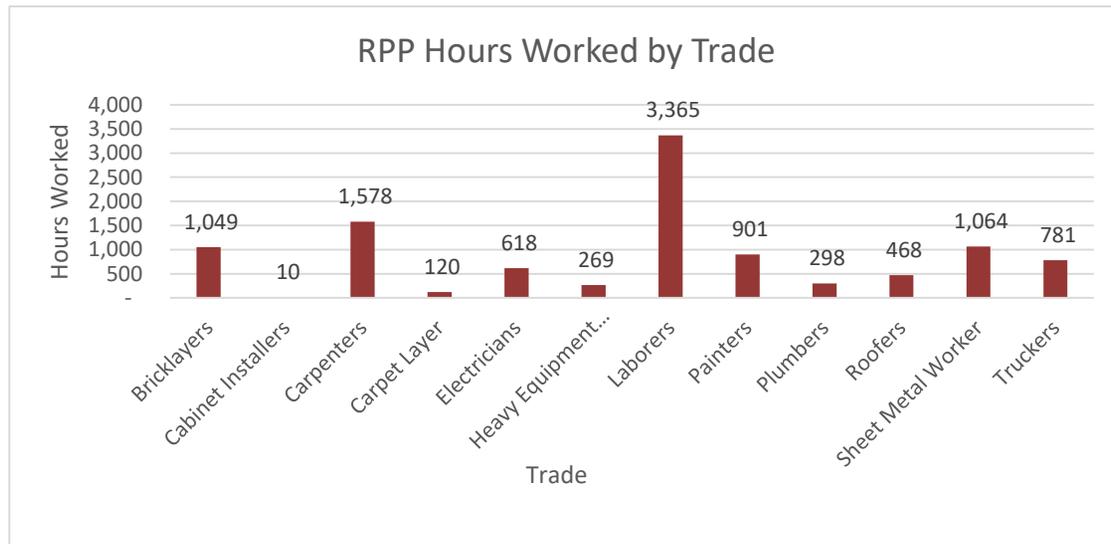
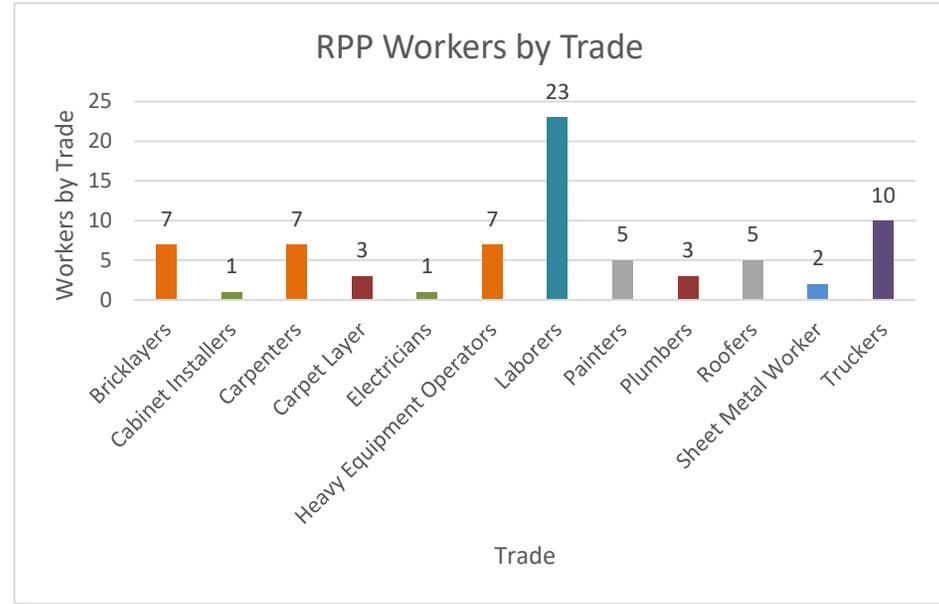
Table 2: Residential Preference Program Inclusion by Contractor

Contractor	Trade	4th Quarter 2016			
		Non- Certified RPP Area Worker Hours	RPP Worker Hours	Total Hours Worked	RPP %
Ackman Glass & Mirror Co. Inc.	Storefront Windows & Entrances	-	-	386.71	0%
AM Construction Services	Rough Carpentry	160.50	-	893.00	0%
Applewood Plastering	Plastering	-	-	45.50	0%
Arteaga Construction	Masonry	-	1,612.00	3,318.00	49%
Blanchard Construction		48.00	10.00	78.00	13%
Capital K Construction	General Construction	129.50	875.50	1,005.00	87%
City Wide Insulation of Green Bay	Insulation	-	-	505.50	0%
Complete Thermal		-	-	32.00	0%
Consolidated Doors Inc.	Doors	-	-	45.00	0%
Cream City Wrecking	Demolition	4.50	-	174.00	0%
Eagle Drywall	Labor for Skyrise Construction	362.25	468.27	830.52	56%
Full Spec Flooring	Flooring	-	119.75	312.08	38%
Horner Plumbing	Plumbing	156.50	549.50	4,010.50	14%
Lee Color Studio	Painting	-	-	622.50	0%
Marriott Construction, Inc.	Concrete	321.50	142.00	5,147.00	3%
MCR Services, LLC	Design Build Electrical	-	-	6,978.50	0%
Mindful Staffing Solutions LLC	Labor for Applewood Plastering	-	69.00	69.00	100%
Pro Painters MKE	Painting	432.25	1,061.25	2,608.00	41%
Pure Mechanical	HVAC	323.00	1,064.00	5,680.50	19%
Quality Ceilings Inc.	Ceilings	-	-	133.00	0%
Quickfab Welding and Erecting, LLC	Structural Steel Installation	-	-	290.50	0%
Rams Contracting, LTD	Earthwork	323.75	754.25	3,029.75	25%
Regency Janitorial	Site Cleaning	649.25	198.75	985.00	20%
Schranz Roofing, Inc.	Roofing, Siding, Metal Panels	57.00	399.00	3,101.00	13%
Sheboygan Interior Glass	Interior Glass	-	-	52.00	0%
Skyrise Construction	General Construction	83.49	1,768.16	2,913.15	61%
South Star Trucking	Trucking	-	49.75	49.75	100%
SPE Inc.	Steel Installation	77.50	-	266.00	0%
Stark Asphalt	Asphalt Paving	-	296.25	620.25	48%
Superior & Reliable		-	-	2,030.00	0%
T.L. Reese Electrical Systems, LLC	Electrical Labor (MCR Services)	-	617.50	617.50	100%
T.P. Concrete, Inc.	Concrete	-	-	335.00	0%
Tremmel-Anderson Trucking, LLC	Trucking	-	11.75	11.75	100%
White Glove Group, Inc.	Site Cleaning	447.90	452.86	900.76	50%
Project Total		3,576.89	10,519.54	48,076.72	22%

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Table 3: RPP Participation by Trade

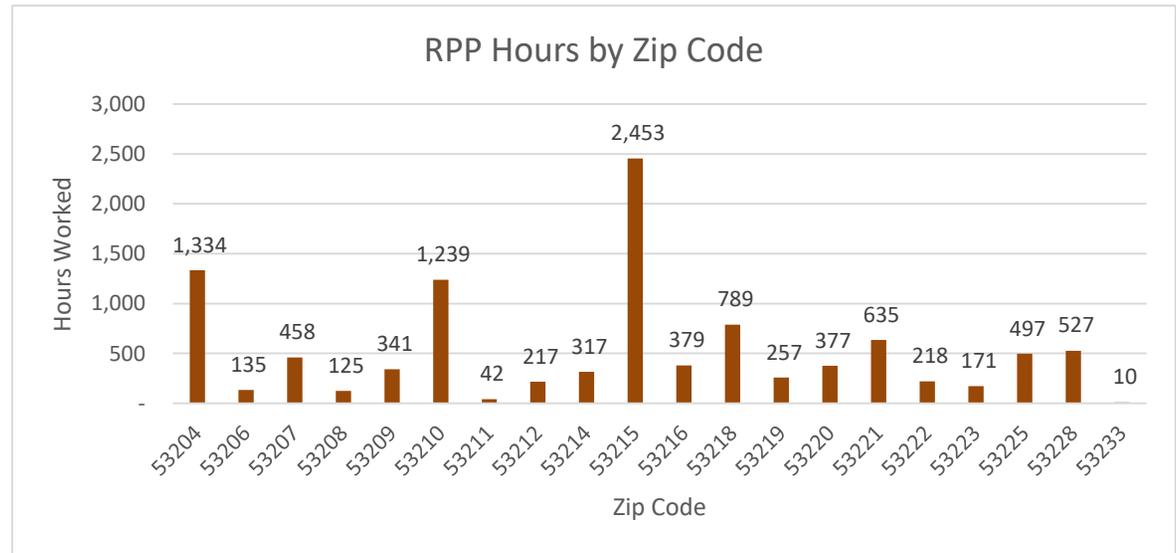
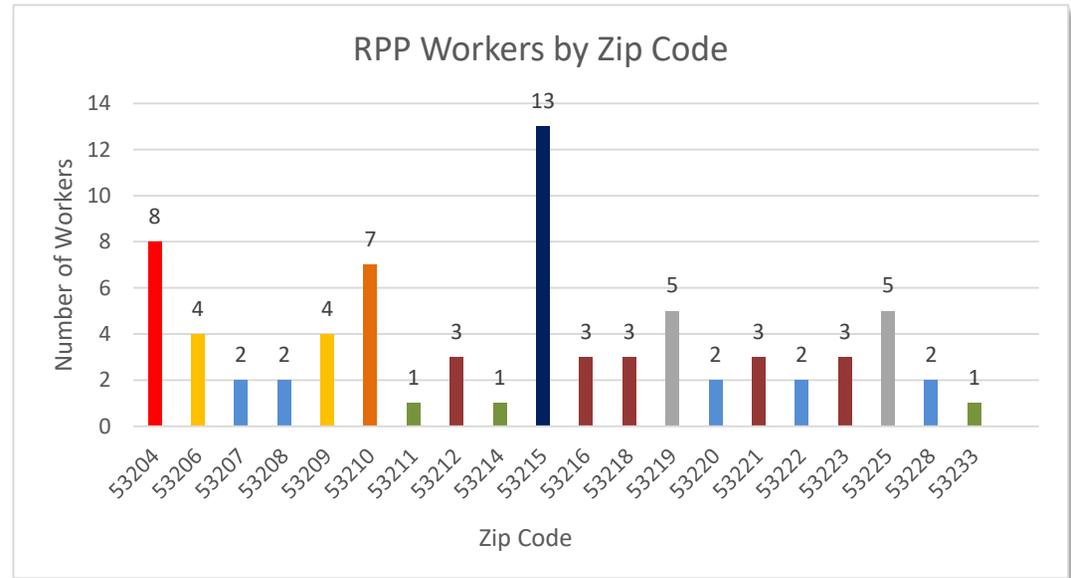
Craft	RPP Hours	RPP Workers
Bricklayers	1,049	7
Cabinet Installers	10	1
Carpenters	1,578	7
Carpet Layer	120	3
Electricians	618	1
Heavy Equipment Operators	269	7
Laborers	3,365	23
Painters	901	5
Plumbers	298	3
Roofers	468	5
Sheet Metal Worker	1,064	2
Truckers	781	10
Total	10,520	74



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Table 4: RPP Workers by Zip Code

Zip Code	RPP Hours	RPP Workers
53204	1,334	8
53206	135	4
53207	458	2
53208	125	2
53209	341	4
53210	1,239	7
53211	42	1
53212	217	3
53214	317	1
53215	2,453	13
53216	379	3
53218	789	3
53219	257	5
53220	377	2
53221	635	3
53222	218	2
53223	171	3
53225	497	5
53228	527	2
53233	10	1
Total	10,520	74



CADRE Yo Pros: Creating Real-Life Construction and Development Experiences



Alderman Perez spoke to the students about his role with the city and his involvement with the Freshwater Project along with his personal narrative.

Wangard Partners and Catalyst Construction partnered with Bradley Tech High School to create an education and awareness program centered on the real estate development and construction industries. The program's name originated as an acronym standing for its focus industries: **C**onstruction, **A**rchitecture, **D**evelopment, **R**eal Estate and **E**ngineering (CADRE) and Yo Pros was added to reflect the focus on Young Professionals. Eight juniors participated in nine sessions that bridged the 2015/16 and 2016/17 school years.

The students received exposure to the career opportunities available within the commercial real estate, development and construction fields by meeting an assortment of industry professionals including architects, engineers, plumbers, carpenters, project managers, and many more. Encompassing the complete development process, students learned about a variety of topics ranging from site selection; development concept and due diligence; design and construction; and leasing and ongoing property management. The learning activities included civil design and site layout, 3D modeling, and a structural design competition. The CADRE students were also able to participate in the physical construction of the building by pouring a concrete footing, building a masonry wall, framing wood walls, hanging drywall and even operating a backhoe!



Students installed drywall at Freshwater

Wangard Partners is committed to continuing its outreach and education efforts in the Milwaukee community. Evidence of the significance of programs such as CADRE Yo Pros can be found in the story of Wangard Project Manager Michael Cockroft. Cockroft, a Bradley Tech alum, also participated in a career based program that led to an internship with Cross Management Services when he was 16 years old. Michael is now a key team member involved in managing Wangard's developments. Michael states, *"Participating in the MPS NSI program at such a young age provided me with an invaluable exposure to the industry and in many ways served as the foundation that catapulted my career. Having people in your corner who are willing to invest in you is life changing and I am honored to be a part of team that understands the importance of providing that same investment I was afforded to the next generation."*



Students participated in a CADRE Yo Pros graduation

Other CADRE Yo Pros partners include Milwaukee Public Schools' Career and Technical Education Department, WRTP/BIG STEP, Building Advantage Wisconsin, Eppstein Uhen Architects, The Sigma Group, Geotest, Rams Contracting, Capital K Construction, Skyrise Construction, Horner Plumbing, Arteaga Construction, Full Spec Floors, MCR Electric, Pure Mechanical, Blair Fire Protection, Pro Painter MKE, Applewood Plastering, Marriott Construction, Schranz Roofing and Milwaukee Tool.