

Red Beacon SBE and RPP Participation Performance Report through March 31, 2022



Submitted by:

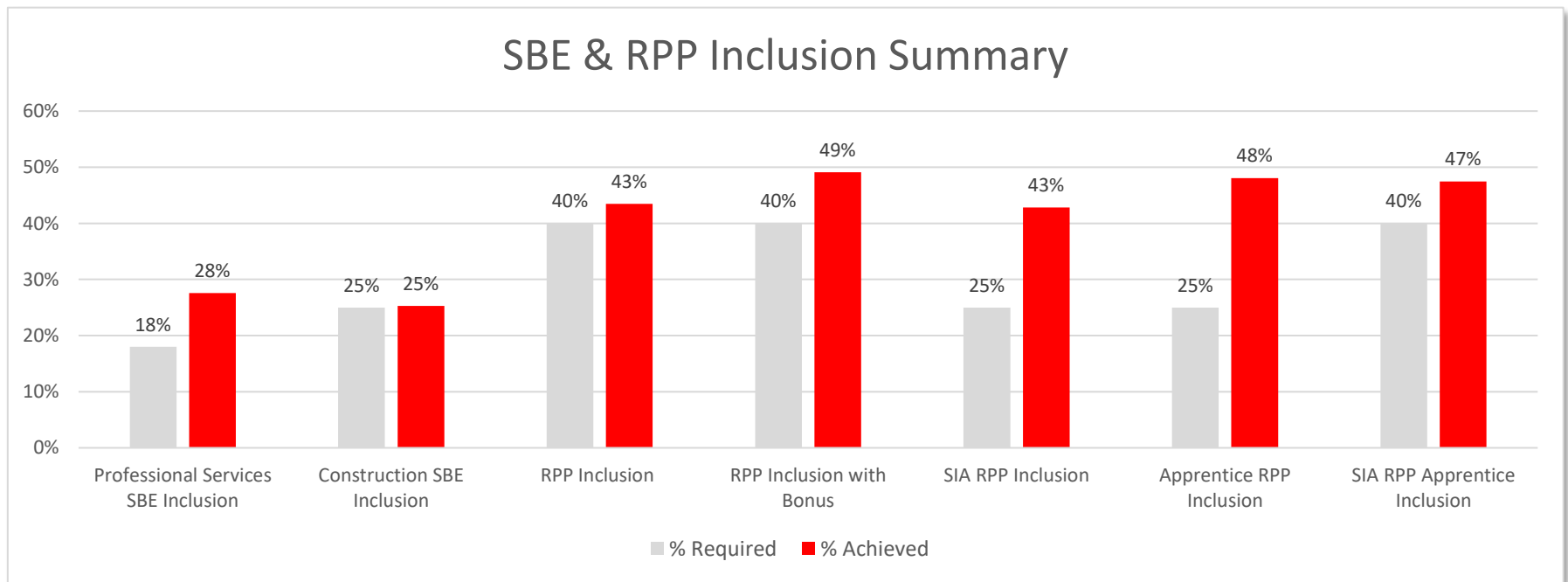


Date: April 26, 2022

Project Summary

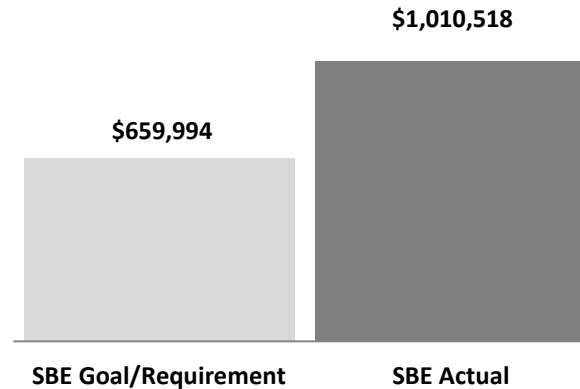
Milwaukee Tool Corporation purchased the 350,000 square-foot building located at 501 West Michigan Avenue, Milwaukee, WI. The \$35 million multi-phase Red Beacon Project involves the renovation of four floors of office space, a roof top terrace, and exterior façade improvements.

Developer:	Milwaukee Tool
Project Address:	501 West Michigan Avenue, Milwaukee, WI 53202
Professional Services Cost Subject to Inclusion	\$3,666,632
Professional Services Payments to Date	\$1,216,775
Construction Cost Subject to Inclusion	\$37,290,678
Construction Draw to Date	\$29,173,066



SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 28% SBE participation for Professional Services.



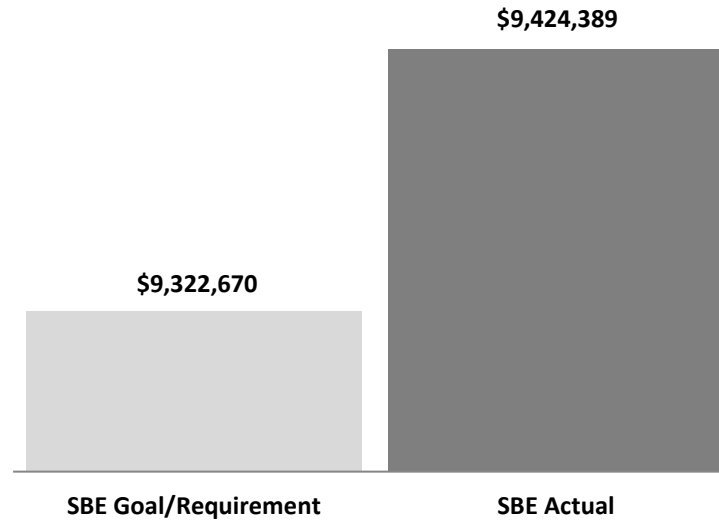
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	28%	+10%
Value of SBE Participation	\$659,994	\$1,010,518	+\$350,524

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.	SBE	Milwaukee Tool	Inclusion Consultant	\$ 71,250	\$ 38,000
IBC Engineering Services, Inc.	SBE	Stephen Perry Smith Architects, Inc.	MEP Design 3/4 Floors	\$ 558,000	\$ 558,000
LF Green Development LLC	SBE	Milwaukee Tool	Environmental Testing	\$ 42,008	
ZS LLC	SBE	Milwaukee Tool	Envelope Consultant	\$ 253,000	\$ 253,000
ZS LLC	SBE	Mortenson Construction	Structural	\$ 10,160	\$ 9,740
ZS LLC	SBE	Stephen Perry Smith Architects, Inc.	Façade Investigation	\$ 76,100	\$ 76,100
TOTAL INCLUSION				\$ 1,010,518	\$ 934,840
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				28%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					77%

SBE Construction Inclusion

Through the period covered by this report, this project has achieved 25% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	25%	
Value of SBE Participation	\$9,322,670	\$9,424,389	+\$101,719

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	REMAINING BALANCE
Arteaga Construction Inc.	SBE	Mortenson Construction	Unit Masonry	\$ 6,210	\$ 3,510	\$ 2,700
Arteaga Construction Inc.	SBE	JM Brennan	Unit Masonry	\$ 280,815	\$ 280,815	\$ -
B & D Contractors Inc.	SBE	Mortenson Construction	Ornamental Metals	\$ 683,679	\$ 214,657	\$ 469,022
Best Erectors Inc	SBE	Klein-Dickert Milwaukee, Inc.	Metal Erection	\$ 420,000	\$ 350,067	\$ 69,933
Broadway Construction LLC	SBE	Concrete & Masonry Restoration LLC	Hollow Doors	\$ 115,000	\$ -	\$ 115,000
CH Coakley & Co., Inc.	SBE	Milwaukee Tool	Furniture & Equipment Moving	\$ 109,796	\$ 109,796	\$ -
Dairyland Energy Solutions Inc.	SBE	Milwaukee Tool	Electrical Decommissioning	\$ 197,280	\$ 197,280	\$ -
Dairyland Energy Solutions Inc.	SBE	Lemberg Electric Company, Inc.	Electrical Systems	\$ 300,000	\$ 113,914	\$ 186,087
Dairyland Energy Solutions Inc.	SBE	JM Brennan	Electrical	\$ 307,280	\$ 307,280	\$ -
DUWE Metal Products Inc.	DBE	Mortenson Construction	Structural Metal Framing	\$ 150,136	\$ 67,130	\$ -
Gordon Solutions LLC	SBE	Milwaukee Plate Glass	Glazing	\$ 616,170	\$ 616,170	\$ -
Hard Rock Sawing & Drilling Specialist Co.	SBE	Concrete & Masonry Restoration LLC	GPR Scanning	\$ 19,125	\$ 19,125	\$ -
Hetzel Tile & Marble Inc.	DBE	Mortenson Construction	Tile	\$ 231,537	\$ 207,819	\$ 23,718
Hetzel-Sanfilippo Inc.	DBE	Mortenson Construction	Gypsum Board Systems	\$ 2,809,314	\$ 2,300,673	\$ 508,641
Hiram Power	SBE	Lemberg Electric Company, Inc.	Electrical	\$ 80,000	\$ 57,905	\$ 22,096
Hiram Power	SBE	Lemberg Electric Company, Inc.	Supplier	\$ 1,231,710	\$ 872,737	\$ 358,974
Hurt Electric Inc	SBE	JM Brennan	Electricians	\$ 75,504	\$ -	\$ 75,504
Hurt Electric Inc	SBE	Pieper Electric Inc.	Electricians	\$ 69,874	\$ 43,908	\$ 25,966
HVA Products, Inc	DBE	JM Brennan	Supplier	\$ 334,058	\$ 334,058	\$ -
LF Green Development Inc.	SBE	Integrity Environmental	Material Abatement	\$ 54,098	\$ -	\$ 54,098
Rockwell Mechanical LLC	SBE	JM Brennan	Supplier	\$ 115,300	\$ 86,100	\$ 29,200
Thomas A Mason Co., Inc.	SBE	Concrete & Masonry Restoration LLC	Painting	\$ 70,388	\$ -	\$ 70,388
Thomas A Mason Co., Inc.	SBE	Mortenson Construction	Wall Coverings, Painting	\$ 1,147,115	\$ 958,354	\$ 188,761
TOTAL INCLUSION				\$ 9,424,389	\$ 7,141,296	\$ 2,200,087
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				25%		
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					24%	

RPP Participation

As shown in the Table 3 below, the RPP inclusion achieved is 43% and 49% when the bonus hours for SIA RPP and 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 %
ANI-Midwest Fireproofing & Insulation	Laborers	2,535.50	2,401.50	95%		
Arteaga Construction Inc	Bricklayers	426.50	64.00	15%		
B&D Contractors, Inc.	Ironworkers	798.75	8.00	1%	8.00	3%
CH Coakley & Co Inc	Laborers	623.25				
Chilstrom Erecting Corp.	Ironworkers	2,068.00				
Concrete & Masonry Restoration LLC	Laborers	18,743.00	8,974.00	48%	7,290.00	97%
Construction Supply & Erection	Ironworkers	1,914.50	339.75	18%	339.75	44%
Dairyland Energy Solutions, Inc.	Electricians	9,678.92	8,095.60	84%	2,992.48	77%
Duwe Metal Products	Ironworkers	570.50	327.00	57%	40.50	18%
Gordon Solutions, LLC	Glaziers	603.50	603.50	100%		
Hetzel-Sanfilippo	Carpenters	26,917.75	10,409.25	39%	7,229.75	67%
Hetzel Tile & Marble, Inc.	Tile Setters	1,377.75	297.00	22%		
Integrity Environmental Service	Asbestos Abatement	2,871.00	2,871.00	100%	1,801.00	157%
Interstate Sawing Company Inc	Laborers	36.00				
J.F. Ahern Co.	Fire Sprinkler Fitters	2,727.50				
JM Brennan, Inc.	Steam fitters/Plumbers	35,984.50	18,030.50	50%	2,246.00	16%
Langer Roofing & Sheet Metal	Roofers	2,209.75	504.00	23%	182.50	21%
Lemberg Electric Co., Inc	Electricians	23,465.00	8,252.50	35%	2,237.00	24%
Milwaukee Plate Glass	Glaziers	3,909.50	1,388.00	36%	523.00	33%
Mortenson Construction	Carpenters	42,739.60	15,114.75	35%	5,009.25	29%
Paul Reilly Company Illinois, Inc.	Overhead Door Installers	60.00				
Regency Janitorial Service, Inc.	Laborers	1,980.40	1,926.47	97%	1,377.06	174%
Sergenian's Floor Coverings, Inc.	Carpet Layers	1,053.00				
Thomas A. Mason Co., Inc.	Painters	2,290.00	768.00	34%	349.00	38%
Triada Employment Services LLC	Laborers	856.75	565.25	66%	319.50	93%
Veit & Company Inc.	Heavy Equipment Operators	1,876.50	957.50	51%	201.00	27%
Wellenstein & Sons, Inc.	Laborers	351.00	160.00	46%	160.00	114%
Subtotal		188,668.42	82,057.57	43%	32,305.79	43%
Bonus SIA RPP Hours			6,719.47			
Bonus Apprentice RPP Hours			3,861.40			
Total RPP Hours		188,668.42	92,638.45	49%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Carpenters	11,241.25	29
Drywall Finishers	2,037.00	8
Electricians	15,327.52	28
Glaziers	1,717.50	4
Heavy Equipment Operators	359.50	2
Light Equipment Operators	521.00	1
Ironworkers	674.75	6
Laborers	28,566.47	55
Painters	1,878.50	10
Plumbers	6,703.58	14
Roofers	499.00	7
Sheet Metal Workers	8,442.50	14
Steamfitters	3,227.00	5
Teledata Technicians	565.00	1
Tile Finishers	297.00	2
Total	82,057.57	186

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53202	2,746.19	6
53204	5,140.17	18
53206	72.00	1
53207	6,574.31	12
53208	2,271.25	6
53209	4,014.79	6
53210	4,656.25	7
53211	1,072.66	3
53212	3,164.67	5
53213	879.00	3
53214	1,157.50	5
53215	16,050.20	38
53216	2,601.24	6
53217	352.74	1
53218	10,448.00	14
53219	4,319.00	14
53220	2,202.60	6
53221	4,100.75	9
53222	369.00	3
53223	4,333.00	7
53224	915.00	4
53225	1,942.25	4
53226	89.25	1
53227	649.50	2
53228	878.50	2
53233	951.25	2
53234	106.50	1
Total	82,057.57	186

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African-American	26,584.54	51
Asian	352.74	1
Causasian	26,251.77	55
Hispanic	25,681.91	71
Native American	600.00	3
Not Specified	2,586.61	5
Total	82,057.57	186

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	72,858.93	169
Female	9,198.64	17
Not Specified		
Total	82,057.57	186

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 %
Acoustic Ceiling Installers	1	26.00				
Carpenters	9	2,967.00	393.00	13%		
Carpet Layers	1	8.00				
Drywall Installers	2	447.00	433.00	97%	433.00	387%
Electricians	33	12,400.42	5,243.10	42%	536.00	17%
Fire Sprinkler Fitters	2	460.00				
Glaziers	3	1,018.00	758.50	75%		
Ironworkers	2	104.00	88.00	85%		
Laborers	1	247.00	247.00	100%		
Painters	7	813.00	437.00	54%	417.00	205%
Plumbers	25	5,056.00	3,521.00	70%	1,100.50	87%
Roofers	1	8.00				
Sheet Metal Workers	27	6,015.75	3,417.50	57%	917.50	61%
Steamfitters	24	3,332.00	986.50	30%		
Teledata Technicians	1	565.00	565.00	100%	565.00	400%
Total	139	33,467.17	16,089.60	48%	3,969.00	47%

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
African-American	4,341.75	13
Asian	352.74	1
Causasian	19,917.32	86
Hispanic	4,168.00	13
Native American	321.50	2
Not Specified	4,365.86	24
Total	33,467.17	139

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	32,945.67	134
Female	521.50	5
Not Specified		
Total	33,467.17	139