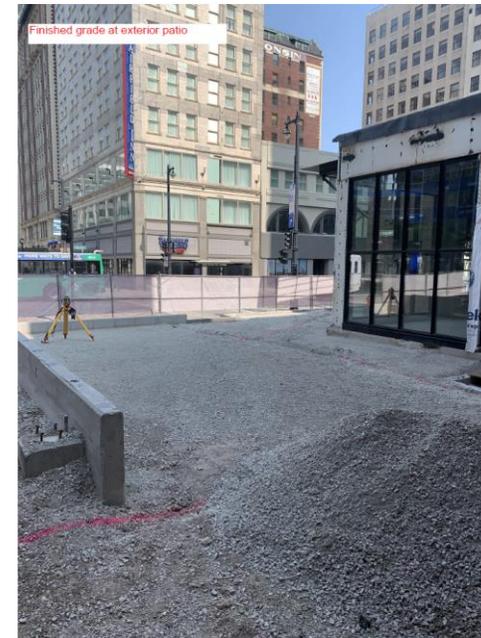


THE AVENUE Project

SBE and RPP Participation Performance Report through December 30, 2020



Submitted by:



Date: January 19, 2021

Project Summary

The former Shops of Grand Avenue will become The Avenue. The Avenue renovation turns the two top floors into offices, and the first floor will become the 3rd Street Market Hall. A tall atrium will flood the center of the space with natural light and a 2nd floor balcony will overlook the food court.

Developer:

Hempel Companies

Project Address:

275 West Wisconsin Avenue, Milwaukee, WI 53203

Professional Services Cost Subject to Inclusion

\$692,507

Professional Services Draw to Date

\$88,774

Construction Cost Subject to Inclusion

\$13,404,236

Construction Draw to Date

\$11,319,526



SBE Professional Services Inclusion

To date, this project has achieved 15.4% Professional Services inclusion.



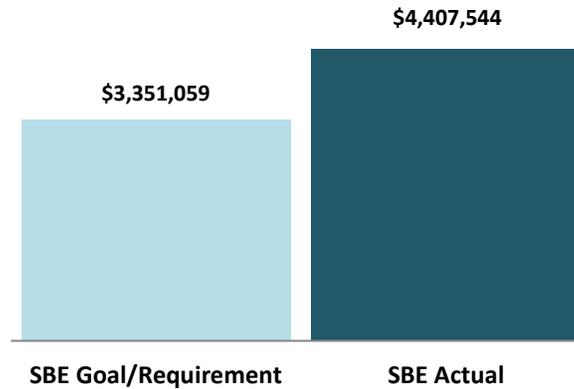
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18.0%	15.4%	-2.6%
Value of SBE Participation	\$124,651	\$106,405	-\$18,246

Table 1: Professional Services 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	J.P. Cullen & Sons, Inc.	Inclusion Consultant	\$ 40,005	\$ 30,774
IBC Engineering Services, Inc.	SBE	Hempel Companies	Solar Assessment	\$ 2,400	\$ 2,400
K. Singh & Associates, Inc.	SBE	Hempel Companies	Civil/Landscaping Engineering	\$ 55,600	\$ 55,600
K. Singh & Associates, Inc.	SBE	Hempel Companies	Alta Survey	\$ 8,400	
TOTAL INCLUSION				\$ 106,405	\$ 88,774
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				15.4%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					100.0%

SBE Construction Inclusion

To date, this project has achieved 32.9% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25.0%	32.9%	+6.7%
Value of SBE Participation	\$3,351,059	\$4,407,544	+\$1,056,485

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
AGM Erecting	SBE	J.P. Cullen & Sons, Inc.	Steel Erections	\$ 1,260,336	\$ 1,217,547
American Living LLC	SBE	Omni Glass & Paint, LLC	Supply Glass for Exterior Curtain Wall & Store Front	\$ 84,946	\$ 84,946
Duwe Metal Products, Inc.	DBE	J.P. Cullen & Sons, Inc.	Metal Fabrication	\$ 325,577	\$ 286,487
Gordon Solutions LLC	DBE / SBE	Omni Glass & Paint, LLC	Labor & Interior Glass Purchase	\$ 253,262	\$ 253,262
Hard Rock Sawing & Drilling Specialist Co.	DBE / SBE	J.P. Cullen & Sons, Inc.	Saw Cutting	\$ 5,686	\$ 5,686
Heider & Bolt, LLC	DBE / SBE	J.F. Ahern, Co.	Supply Glass for Exterior Curtain Wall & Store Front	\$ 132,000	\$ 40,533
Hernandez Roofing, LLC	DBE / SBE	J.P. Cullen & Sons, Inc.	Roofing	\$ 644,472	\$ 563,585
Hetzel Tile & Marble, Inc.	DBE	J.P. Cullen & Sons, Inc.	Flooring	\$ 228,345	\$ 195,224
Hiram Power Electric, LLC	DBE / SBE	Aldridge Electric, Inc.	Lighting Supplier	\$ 396,093	\$ 396,093
HVA Products, Inc.	DBE	Illingworth-Kilgust Mechanical, Inc.	HVAC Equipment	\$ 124,240	\$ 124,240
HVA Products, Inc.	DBE	Illingworth-Kilgust Mechanical, Inc.	Insulation	\$ 152,985	\$ 137,687
HVA Products, Inc.	DBE	Illingworth-Kilgust Mechanical, Inc.	Temperature Controls	\$ 209,540	\$ 152,980
Milwaukee Insulations Solutions, LLC	DBE / SBE	J.F. Ahern, Co.	Plumbing Insulation	\$ 21,250	\$ 21,250
PL Innovations, LLC	DBE / SBE	RivCrete ReadyMix, LLC	Trucking	\$ 3,670	\$ 3,670
Price & Sons, Inc.	DBE / SBE	Blair Fire Protection, LLC	Fire Protection Material	\$ 85,000	\$ 59,696
Rams Contracting Ltd	SBE	J.P. Cullen & Sons, Inc.	Excavation	\$ 54,003	\$ 48,603
Sanchez Painting Contractors, Inc.	DBE / SBE	J.P. Cullen & Sons, Inc.	Painting	\$ 426,139	\$ 387,408
TOTAL INCLUSION				\$ 4,407,544	\$ 3,978,897
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				32.9%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					35.2%

RPP Participation¹

As shown in the Table 3 below, the RPP inclusion achieved is 46.9% when the bonus hours² for SIA RPP and RPP Apprentice hours are included. The SIA RPP bonus hours and Apprentice RPP bonus hours were calculated in accordance with the following Sections of the HR Agreement for the project:

Section III.A.2. of the HR Agreement reads,

"In accordance with sec. 355-7-2-a-1 of the MCO, at least one-quarter of the 40% resident utilization requirement shall be performed by unemployed or underemployed residents who maintain their permanent residence in zip codes established as high-poverty. Every worker hour exceeding this requirement shall count for **1.5** hours toward the overall 40% resident utilization requirement for the PROJECT." (bold added)

Actual SIA RPP Hours		8,853.50
Required SIA RPP Hours	60,774.52 x 40% x 25%	6,077.45
Excess SIA RPP Hours		2,776.05
Bonus SIA RPP Hours	2,776.05 x 1.5	4,164.07

Section III.E.1 of the HR Agreement reads,

"One-quarter of the apprentices and on-the-job trainees required for the PROJECT as measured in worker hours, shall be unemployed or underemployed residents of the CITY. For every worker hour exceeding the requirements of this subsection, **1.5** hours shall be credited toward the 40% resident utilization requirement for the PROJECT." (bold added)

Actual RPP Apprentice Hours		7,727.00
Required RPP Apprentice Hours	15,293.25 x 25%	3,823.31
Excess RPP Apprentice Hours		3,903.69
Bonus Apprentice RPP Hours	3,903.69 x 1.5	5,855.53

¹ Tables 3 – 10 were prepared using a LCPtracker report generated on 1/16/2021 for the period of 1/1/2015 through 12/31/2020.

² The Office of Equity & Inclusion interprets and calculates the bonus provisions differently. Using the OEI interpretation, the RPP inclusion with bonus is 35.9%.

Table 3: RPP Participation by Contractor

Contractor	Trade	On-Site Construction Hours				
		Total Hours Worked	RPP Worker	RPP %	SIA RPP Hours	SIA RPP %
AGM Erecting LLC	Steel Erecting	1,353.00	532.00	39.3%	275.00	51.7%
Aldridge Electric	Electrical	7,745.50	1,711.00	22.1%	467.50	27.3%
Best Specialities	Equipment	80.00	-			
Blair Fire Protections LLC	Fire Protection	2,952.00	1,599.75	54.2%	958.25	59.9%
Chilstrom Erecting Corp.	Reinforcing Steel	84.00	-			
Countertop Design	Carpentry	29.00				
Duwe Metal Products Inc.	Miscellaneous Metals	1,953.50	610.00	31.2%	316.50	51.9%
Gordon Solutions, LLC	Glazing	2,186.00	1,050.00	48.0%	1,050.00	100.0%
Hard Rock Sawing	Sawing	36.00	10.00	27.8%		
Hernandez Roofing	Roofing	409.00	320.00	78.2%	320.00	100.0%
Hetzel Tile & Marble	Tile Flooring	1,298.00	262.50	20.2%	82.00	31.2%
Hillside Damproofing	Damproofing	15.00	-			
Hurt Electric	Electrical	563.00	563.00	100.0%	210.00	37.3%
Illingworth-Kilgust Mechanical Inc.	HVAC	4,473.25	1,680.25	37.6%	538.00	32.0%
J. F. Ahern, Co.	Plumbing	2,661.50	1,369.00	51.4%	580.00	42.4%
J. P. Cullen Co.	Concrete	13,196.00	4,957.50	37.6%	1,481.00	29.9%
L&A Crystal	TERRAZZO Flooring	1,529.61				
Nations Roof North LLC	Roofing	1,021.50				
Olympic Companies	Drywall	318.50	155.50	48.8%		
Omni Glass & Paint, Inc.	Painting	2,068.41	7.00	0.3%	7.00	100.0%
Rams Contracting, LTD	Excavation	233.25	1.75	0.8%	1.75	100.0%
Sanchez Painting Contractors	Painting	5,025.50	1,670.00	33.2%	1,670.00	100.0%
Sid's Sealants	Sealing	48.50	20.50	42.3%	8.50	41.5%
Stark Pavement	Asphalt	525.50	67.50	12.8%	11.00	16.3%
The Rockwell Group	Carpentry	10,816.00	1,857.00	17.2%	849.50	45.7%
Veit & Company Inc.	Demolition	153.00	27.50	18.0%	27.50	100.0%
Subtotal		60,774.52	18,471.75	30.4%	8,853.50	47.9%
Bonus SIA RPP Hours			4,164.07			
Bonus Apprentice RPP Hours			5,855.53			
Total RPP Hours		60,774.52	28,491.35	46.9%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Acoustical Ceiling Tile Installer	104.00	1
Bricklayer	20.50	1
Carpenter	2,911.00	9
Drywall Taper or Finisher	141.50	1
Electrician	1,438.50	5
Fire Sprinkler Fitter	1,599.75	2
Glazier	547.50	2
Heavy Equipment Operator	11.00	1
Heavy Truck Driver	1.75	1
Ironworker	1,142.00	7
Laborer	4,261.50	10
Painter	1,670.00	4
Plasterer	155.50	1
Plumber	1,369.00	3
Roofer	320.00	6
Sheet Metal Worker	1,019.25	4
Steamfitter	661.00	2
Teledata Technician	835.50	2
Tile Setter or Finisher	262.50	3
Total	18,471.75	65

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
Asian		
African-American	5,926.00	18
Causasian	6,026.50	23
Hispanic	5,439.75	20
Native American	547.50	2
Not Specified	532.00	2
Total	18,471.75	65

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53202	100.00	1
53204	1,854.50	7
53205	958.25	1
53207	993.00	3
53208	212.00	4
53209	1,043.00	3
53210	1,385.25	5
53211	1,061.00	1
53212	292.50	2
53214	371.50	2
53215	3,515.00	16
53216	1,575.50	2
53218	636.00	2
53219	810.50	2
53220	780.50	3
53221	837.75	3
53222	761.00	2
53223	641.50	1
53224	455.00	4
53228	188.00	1
Total	18,471.75	65

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	17,117.75	59
Female	1,354.00	6
Not Specified		
Total	18,471.75	65

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 %
Acoustical Ceiling Tile Installer	2	167.00	104.00	62.3%		
Bricklayer	1	8.00				
Carpenter	12	3,000.50	1,429.00	47.6%	526.00	36.8%
Drywall Taper or Finisher	1	322.00				
Electrician	13	2,603.00	1,319.50	50.7%	558.50	42.3%
Fire Sprinkler Fitter	10	1,438.50	958.25	66.6%	958.25	100.0%
Glazier	7	683.00				
Heavy Truck Driver	1	89.50				
Ironworker	5	123.00				
Laborer	5	2,016.50	1,925.50	95.5%	452.50	23.5%
Painter	5	1,703.50		0.0%		
Plumber	2	866.00	781.00	90.2%		
Sheet Metal Worker	7	934.75	548.75	58.7%		
Steamfitter	9	1,338.00	661.00	49.4%	67.50	10.2%
Total	80	15,293.25	7,727.00	50.5%	2,562.75	33.2%

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
Asian		
African-American	3,127.75	9
Causasian	7,845.75	57
Hispanic	3,979.75	11
Native American	296.00	2
Not Specified	44.00	1
Total	15,293.25	80

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	14,503.25	75
Female	790.00	5
Not Specified		
Total	15,293.25	80