



FRESHWATER PLAZA APARTMENTS
SMALL BUSINESS ENTERPRISE AND RESIDENTIAL PREFERENCE PROGRAM
INCLUSION REPORT FOR THE QUARTER ENDED SEPTEMBER 30, 2016



Prepared by:



Date: January 23, 2017



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Project Description

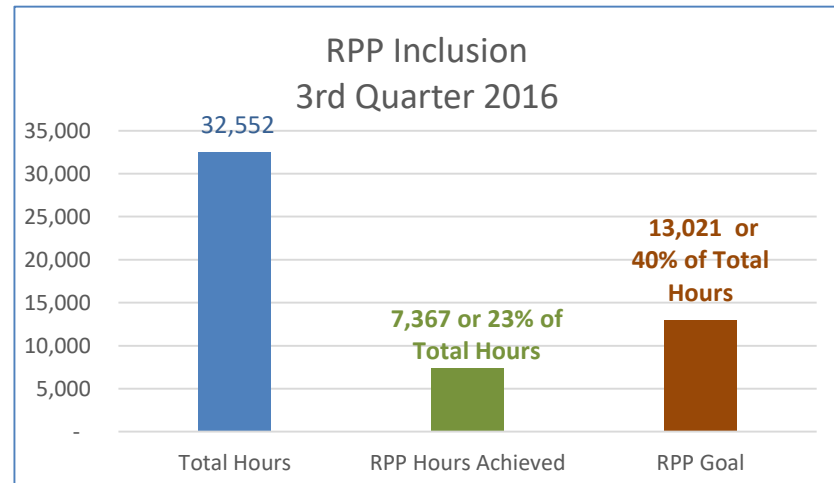
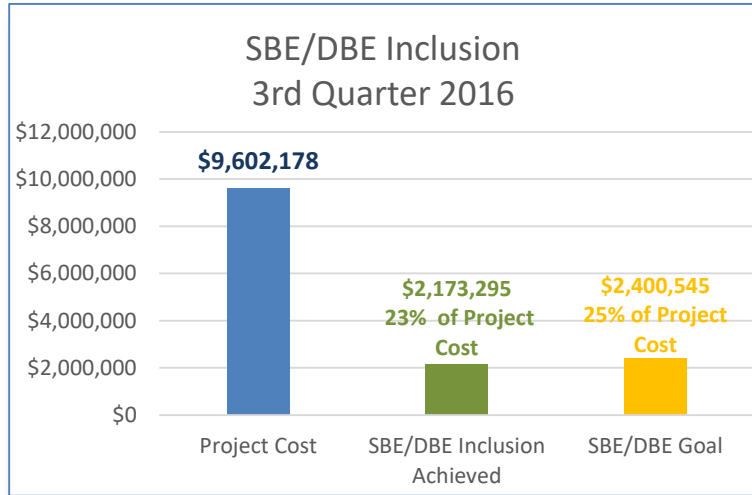
Freshwater Plaza Apartments is a L-shaped, four story, multi-use building with 15,900 square feet of commercial space and three floors of apartments. Seen as a catalyst for neighborhood rejuvenation, Freshwater Plaza is a multi-phased project that consists of a Cermak Fresh Market; a financial institution; 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:
 Construction Manager:
 Total Project Cost Subject to Inclusion¹
 Small Business Enterprise Inclusion
 RPP Workforce Hours

1320 South 1st Street, Milwaukee, WI 53204
 Catalyst Construction
 \$9,602,178
 \$2,173,295 or 23%
 7,367 or 23%



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 \$2,173,295 to small business enterprises ("SBE"). This represents 23% of the total project cost subject to inclusion, as shown in the table below. Based on projections, Catalyst expects to exceed the 25% SBE goal with the award of additional contracts.

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 Architects	D/SBE	Architectural Services	\$ 36,600	\$ 36,600
Arteaga Construction	Catalyst Construction	D/SBE	Masonry	\$ 387,468	\$ 143,991
Cross Management Services	Catalyst Construction	D/SBE	RPP & SBE Coordinator	\$ 32,725	\$ 13,250
Hiram Power Electric	MCR Services LLC	DBE	Light Fixtures	\$ 74,541	\$ -
Laster Holliman	Cream City Wrecking	DBE	Plumbing	\$ 1,757	\$ -
LB Consulting Services LLC	Wangard Partners	DBE	Consulting	\$ 11,632	\$ 11,632
Mindful Staffing	Applewood Plastering	DBE	Labor	\$ 1,841	\$ 1,841
Pro-Painter MKE	Catalyst Construction	SBE	Painting	\$ 146,000	\$ 1,328
Rams Contracting Ltd.	Catalyst Construction	SBE	Earthwork & Excavation	\$ 511,114	\$ 323,190
Rams Contracting Ltd.	Wangard Partners	SBE	Earthwork & Trucking	\$ 500,000	\$ 499,997
RMS Trucking	Stark Pavement Corp.	DBE	Trucking	\$ 7,800	\$ 3,420
Sonag Ready Mix LLC	Marriott	SBE	Concrete	\$ 243,571	\$ 243,571
Sonag Ready Mix LLC	Foundations Services	SBE	Cement Supplier	\$ 26,671	\$ -
South Star Trucking	Stark Pavement Corp.	DBE	Trucking	\$ 7,800	\$ 6,328
Superior & Reliable Builders, LLC	Catalyst Construction	DBE	Finish Carpentry	\$ 125,975	\$ 16,738
T.L. Reese Electrical Systems	MCR Services LLC	DBE	Electrical	\$ 50,000	\$ 26,557
Tremmel-Anderson Trucking	Stark Pavement Corp.	DBE	Trucking	\$ 7,800	\$ 5,366
TOTAL SBE PARTICIPATION				\$ 2,173,295	\$ 1,333,808
SBE PARTICIPATION, AS PERCENT OF TOTAL CONTRACT VALUE AND PAID TO DATE				23%	29%



Small Business Spotlight



Arteaga Construction, Inc.
Anthony Arteaga, President

Arteaga Construction, Inc. is one of the largest minority owned general contractors in Wisconsin. The Milwaukee-based company has been in business for nearly 20 years and has grown to a workforce of well over 100 project managers, estimators, superintendents, foremen, journeymen and apprentices.

“With dedication there will be a reward. It’s a great sacrifice, but in the end you will see a return over time so don’t give up. Start small, take baby steps and grow your firm, but don’t be intimidated by the larger firms,” Anthony Arteaga, president, Arteaga Construction said.

Arteaga employs bricklayers, concrete finishers, carpenters, general laborers and sheet metal workers -- all have vast construction knowledge and skill.

Arteaga Construction prides itself on the hard work and dedication of its employees to perform quality workmanship on time and within budget for the satisfaction of owners and their representative's. “Service is a big factor; we tend to be more responsive than our competitors and we are very flexible in accelerating the schedule when needed,” said Anthony Arteaga, president, Arteaga Construction Inc.



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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 7,367 or 23% of the total hours worked.

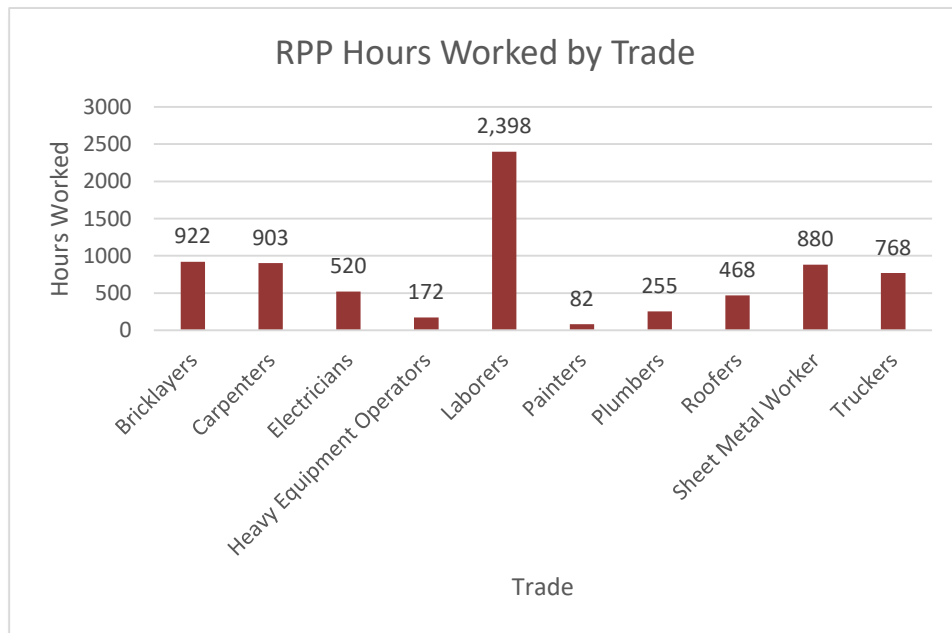
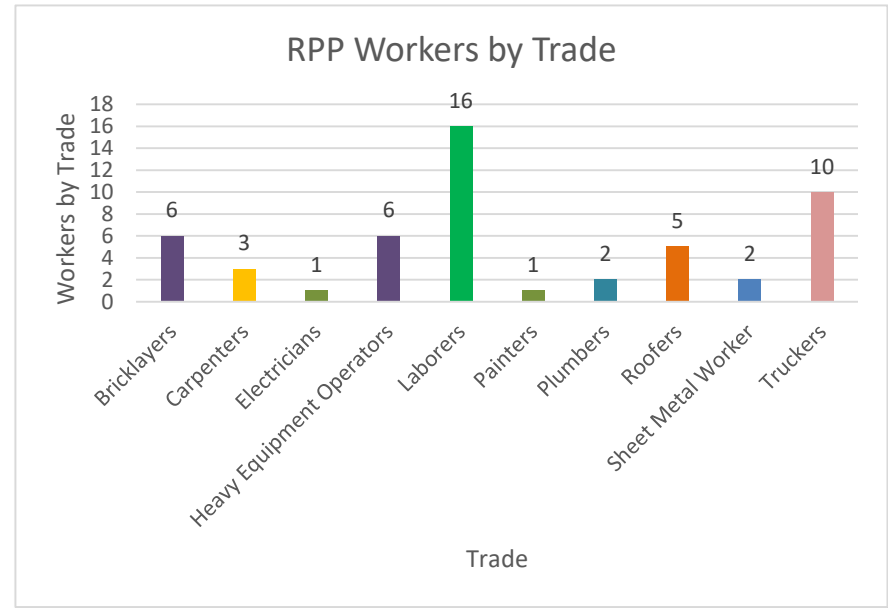
Table 2: Residential Preference Program Inclusion by Contractor

Contractor	Trade	3 rd Quarter 2016			
		Non- Certified RPP Area Worker Hours	RPP Worker Hours	Total Hours Worked	RPP %
A-Team Services, LLC	Site Plumbing	0.00	0.00	888.00	0%
Ackman Glass & Mirror Co. Inc.	Storefront Windows & Entrances	0.00	0.00	398.05	0%
AM Construction Services	Rough Carpentry	160.50	0.00	1,152.50	0%
Arteaga Construction	Masonry	0.00	1,327.00	2,643.00	50%
Capital K Construction	General Construction	129.50	875.50	1,005.00	87%
City Wide Insulation of Green Bay	Insulation	0.00	0.00	505.5	0%
Cream City Wrecking	Demolition	4.50	0.00	174.00	0%
Horner Plumbing	Plumbing	207.5	450.00	3,167.00	14%
Lakeside Stoneworks, LLC	Granite Countertops	8.50	0.00	17.00	0%
Marriott Construction, Inc.	Concrete	321.50	142.00	4,707.50	3%
MCR Services, LLC	Design Build Electrical	0.00	0.00	4,807.50	0%
Mindful Staffing Solutions LLC	Labor for Applewood Plastering	0.00	69.00	69.00	100%
Pro Painters MKE	Painting	17.00	82.00	493.00	17%
Pure Mechanical	HVAC	275.00	880.00	4,067.75	22%
Quickfab Welding and Erecting, LLC	Structural Steel Installation	0.00	0.00	236.00	0%
Rams Contracting, LTD	Earthwork	307.00	741.75	2,745.25	27%
Schranz Roofing, Inc.	Roofing, Siding, Metal Panels	0.00	399.00	1,172.50	34%
Skyrise Construction	General Construction	0.00	1,411.15	2,386.14	59%
South Star Trucking	Trucking	0.00	49.75	49.75	100%
SPE Inc.	Steel Installation	77.50	0.00	266.00	0%
Stark Asphalt	Asphalt Paving	0.00	151.50	326.50	46%
T.L. Reese Electrical Systems, LLC	Electrical Labor (MCR Services)	0.00	520.00	520.00	100%
T.P. Concrete, Inc.	Concrete	0.00	0.00	296.50	0%
Tremmel-Anderson Trucking, LLC	Trucking	0.00	11.75	11.75	100%
White Glove Group, Inc.	Site Cleaning	190.01	256.61	446.62	57%
Project Total		1,698.51	7,367.01	32,551.81	23%

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Table 3: RPP Participation by Trade

Craft	RPP Hours	RPP Workers
Bricklayers	922	6
Carpenters	903	3
Electricians	520	1
Heavy Equipment Operators	172	6
Laborers	2,398	16
Painters	82	1
Plumbers	255	2
Roofers	468	5
Sheet Metal Worker	880	2
Truckers	768	10
Total	7,367	52



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Table 4: RPP Workers by Zip Code

Zip Code	RPP Hours	RPP Workers
53204	1059	4
53206	178	4
53207	458	2
53208	113	2
53209	181	3
53210	761	3
53211	30	1
53212	184	1
53215	1356	6
53216	556	4
53218	609	3
53219	209	4
53220	301	2
53221	462	3
53222	199	2
53223	171	3
53225	486	4
53228	58	1
Total	7367	52

