

Bronzeville Creative Arts & Tech Hub Project SBE, RPP and Section 3 Worker Participation Performance Report through September 30, 2025



Rendering by Engberg Anderson Architects

Submitted by:  cross

Date: October 20, 2025

Project Summary

FIT Investment Group, Lutheran Social Services, 2112 Chicago/Center for Creative Entrepreneurship and Engberg Anderson Architects are partnering on a mixed-use development in Milwaukee's Bronzeville neighborhood. The development includes a 60-unit multi-family residential building and a separate 21,400 square foot Creative Arts and Technology Hub.

Developer:

FIT Investment Group LLC

Project Address:

616 West North Avenue, Milwaukee, WI 53212

Professional Services Cost Subject to Inclusion

\$698,826

Applicable Professional Services Payments to Date

\$649,174

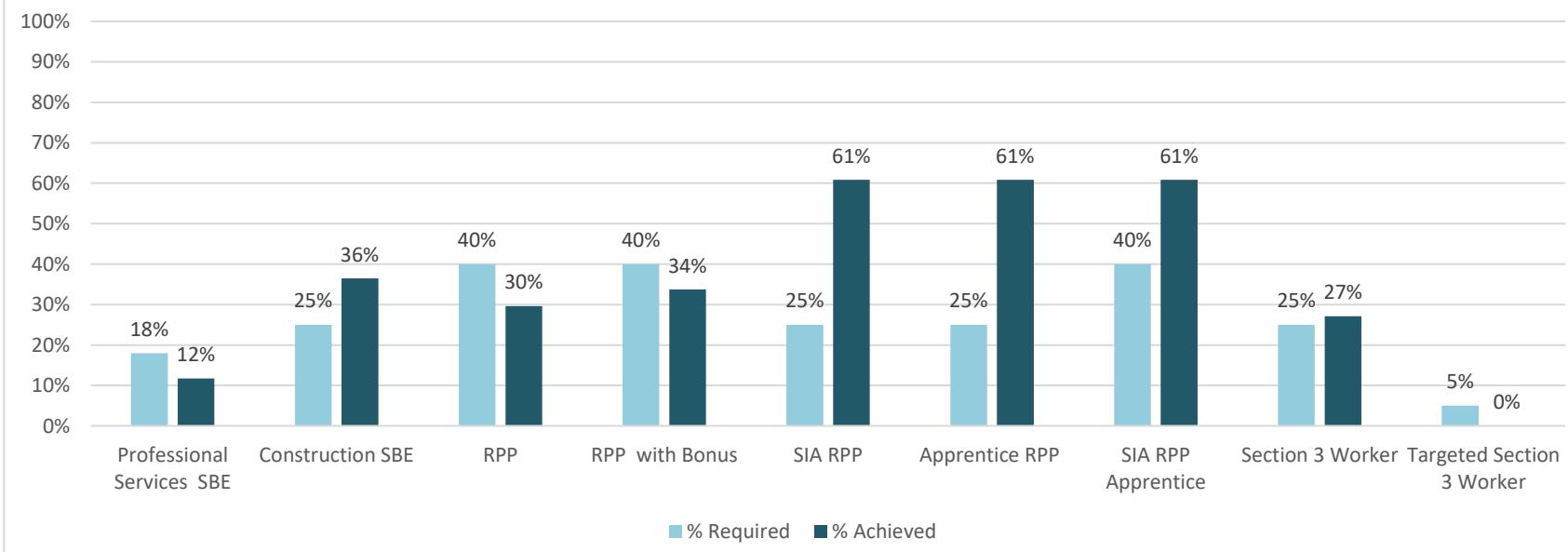
Construction Cost Subject to Inclusion

\$10,469,635

Applicable Construction Payments to Date

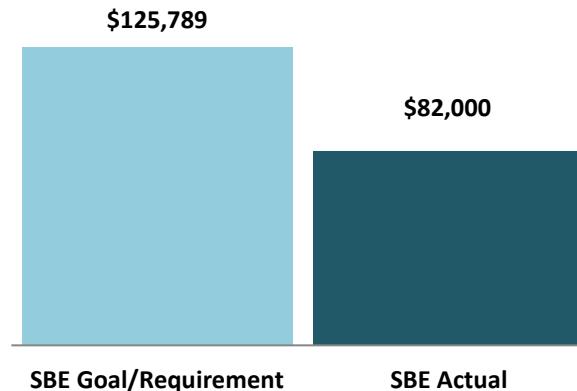
\$7,026,316

SBE, RPP & Section 3 Worker Inclusion Summary



SBE Professional Services Inclusion

Through the period covered by this report, this project has awarded 12% professional service contracts to SBE firms.



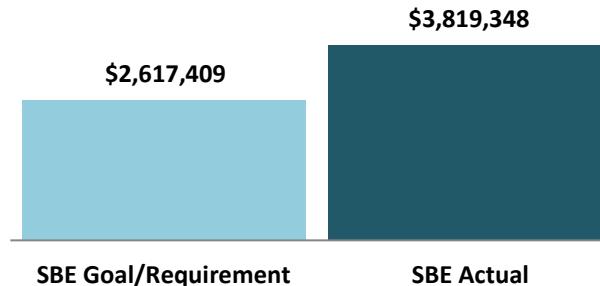
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18.0%	12%	-6%
Value of SBE Participation	\$125,789	\$82,000	-\$43,789

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	FIT Investment Group LLC	Inclusion Consultant	\$ 79,500	\$ 55,152
K. Singh Engineering Inc.	SBE	FIT Investment Group LLC	Environmental & Geotechnical	\$ 2,500	\$ 2,500
TOTAL INCLUSION				\$ 82,000	\$ 57,652
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				12%	
INCLUSION, AS PERCENT OF APPLICABLE PROFESSIONAL SERVICES DRAW TO DATE					9%

SBE Construction Inclusion

Through the period covered by this report, this project has awarded 36% of the construction contract value to SBE firms.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25.0%	36%	+11%
Value of SBE Participation	\$2,617,409	\$3,819,348	+\$1,201,939

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.	D/SBE	KGI Construction Group LLC	Masonry	\$ 577,920	\$ 554,141
Arteaga Construction, Inc.	D/SBE	KGI Construction Group LLC	HVAC	\$ 889,480	\$ 492,927
Skyrise Construction Group LLC	SBE	KGI Construction Group LLC	Painting	\$ 168,452	\$ 87,615
Skyrise Construction Group LLC	SBE	KGI Construction Group LLC	Electronic Monitoring	\$ 66,000	\$ 45,729
Skyrise Construction Group LLC	SBE	KGI Construction Group LLC	Carpentry	\$ 638,536	\$ 337,877
Skyrise Construction Group LLC	SBE	KGI Construction Group LLC	Siding & Soffit Panels	\$ 364,050	\$ 98,010
Skyrise Construction Group LLC	SBE	KGI Construction Group LLC	Roofing	\$ 282,410	\$ 256,304
Skyrise Construction Group LLC	SBE	KGI Construction Group LLC	Plaster & Gypsum	\$ 704,500	\$ 505,720
Streets of Chicago Services, Inc.	DBE	KGI Construction Group LLC	Gypsum Topping	\$ 128,000	\$ 24,146
TOTAL INCLUSION				\$ 3,819,348	\$ 2,402,469
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				36%	
INCLUSION, AS PERCENT OF APPLICABLE CONSTRUCTION DRAW TO DATE					34%

RPP Participation

As shown in Table 3 below, the RPP inclusion achieved is 30% and 34% when the bonus hours for SIA RPP and RPP Apprentice hours are included.

Table 3: RPP Participation by Contractor

Contractor	Trade	Union	On-Site Construction Hours				
			Total Hours Worked	RPP Worker Hours	RPP %	SIA RPP Hours	SIA RPP %
ABCruz Construction LLC	Laborers		1,878.00	1,358.00	72%	1,358.00	100%
Alliance Electrical Contractors, Inc.	Electricians		6,248.56	-	0%	-	0%
Alpine Plumbing, Inc.	Plumbers	X	3,688.50	1,150.00	31%	-	0%
Arteaga Construction, Inc.	Bricklayers	X	7,411.00	2,909.50	39%	597.50	21%
B V Tetzlaff, Inc.	Laborers	X	921.46	274.33	30%	266.60	97%
Blair Fire Protection, LLC	Fire Sprinkler Fitters	X	1,636.75	66.00	4%	50.00	76%
Custom Surveillance and Networking LLC	Laborers		1,283.45	84.00	7%	84.00	100%
Fischer Construction LLC	Heavy Equipment Operators		2,415.28	-	0%	-	0%
Kurk Concrete, LLC	Cement Finishers		3,498.30	370.75	11%	234.05	63%
Medina Construction, LLC	Laborers		1,461.00	576.00	39%	576.00	100%
Northcentral Construction	Carpenters		76.61	-	0%	-	0%
Skyrise Construction Group LLC	Laborers		9,439.29	5,144.62	55%	4,090.72	80%
Wells Concrete Products Co.	Laborers	X	269.00	-	0%	-	0%
Zander Solutions	Waterproofers		31.80	-	0%	-	0%
Subtotal			40,259.00	11,933.20	30%	7,256.87	61%
Bonus SIA RPP Hours				1,615.49			
Bonus Apprentice RPP Hours				35.49			
Total Hours			40,259.00	13,584.18	34%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Bricklayers	948.50	3
Cement Finishers	370.75	3
Fire Sprinkler Fitters	66.00	2
Laborers	7,946.45	19
Plumbers	1,150.00	2
Sheet Metal Workers	1,127.50	2
Unspecified	324.00	3
Total	11,933.20	34

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African American	364.93	6
Caucasian	2,593.10	9
Hispanic	8,925.17	18
Unspecified	50.00	1
Total	11,933.20	34

**Table 5: RPP Participation by Zip Code**

Zip Code	RPP Hours	# of RPP Workers
53202	427.50	1
53204	3,579.45	7
53205	8.20	1
53206	204.50	3
53207	503.50	1
53208	77.55	1
53214	918.50	2
53215	3,387.17	10
53218	16.00	1
53219	308.00	1
53220	8.00	1
53221	896.00	1
53222	144.43	2
53223	1,053.90	1
53225	400.50	1
Total	11,933.20	34

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Female	16.00	1
Male	11,917.20	33
Total	11,933.20	34



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

Craft	# of Apprentice s / OJT Trainees	Total Hours Worked	RPP Apprentice Hours	RPP Apprentice %	SIA RPP Apprentice Hours	SIA RPP Apprentice %
Bricklayers	1	120.50	120.50	100%	120.50	100%
Carpenters	2	45.33	-	0%	-	0%
Fire Sprinkler Fitters	1	32.25	-	0%	-	0%
Total	4	198.08	120.50	61%	120.50	61%

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
African-American	120.50	1
Caucasian	73.03	2
Hispanic	4.55	1
Total	198.08	4

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	198.08	4
Total	198.08	4

Section 3 Worker Participation

As shown in Table 11 below, the Section 3 Worker inclusion is 27% and Targeted Section 3 is 0%.

Table 11: Section 3 Worker Inclusion

Contractor	Trade	On-Site Construction Hours				
		Total Hours Worked	Section 3 Worker Hours	% Section 3	Targeted Section 3	% Targeted Section 3
ABCruz Construction LLC	Laborers	1,878.00	1,478.00	79%		
Alliance Electrical Contractors, Inc.	Electricians	6,248.56	4,139.04	66%		
Alpine Plumbing, Inc.	Plumbers	3,688.50	24.00	1%		
Arteaga Construction, Inc.	Bricklayers	7,411.00	-	0%		
B V Tetzlaff, Inc.	Laborers	921.46	-	0%		
Blair Fire Protection, LLC	Fire Sprinkler Fitters	1,636.75	50.00	3%		
Custom Surveillance and Networking LLC	Laborers	1,283.45	637.50	50%		
Fischer Construction LLC	Heavy Equipment Operators	2,415.28	352.20	15%		
Kurk Concrete, LLC	Cement Finishers	3,498.30	660.45	19%		
Medina Construction, LLC	Laborers	1,461.00	-	0%		
Northcentral Construction	Carpenters	76.61	-	0%		
Skyrise Construction Group LLC	Laborers	9,439.29	3,546.82	38%		
Wells Concrete Products Co.	Laborers	269.00	-	0%		
Zander Solutions	Waterproofers	31.80	11.57	36%		
Total Hours		40,259.00	10,899.58	27%	0.00	0%