



THE
Wheatley
APARTMENT HOMES &
OPPORTUNITY CENTER

**SBE and RPP Participation
Quarterly Performance Report
through September 30, 2021**

Submitted by:

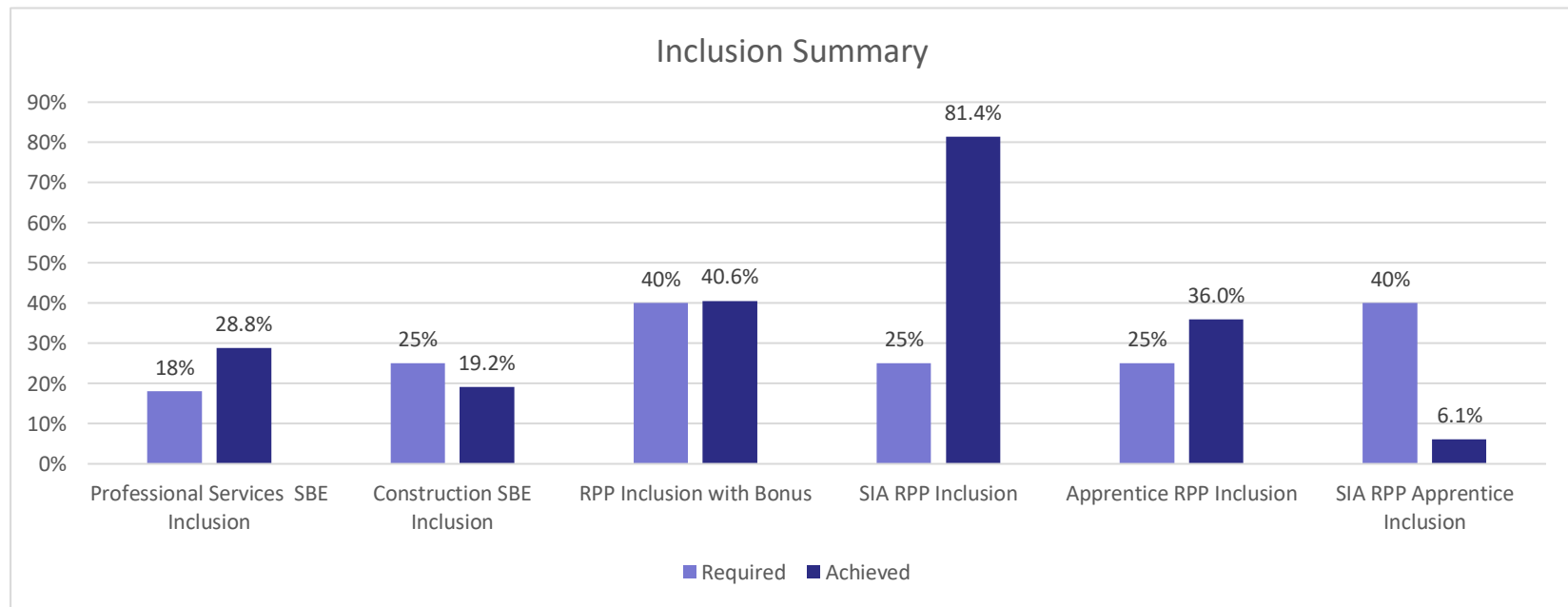


Date: October 19, 2021

Project Summary

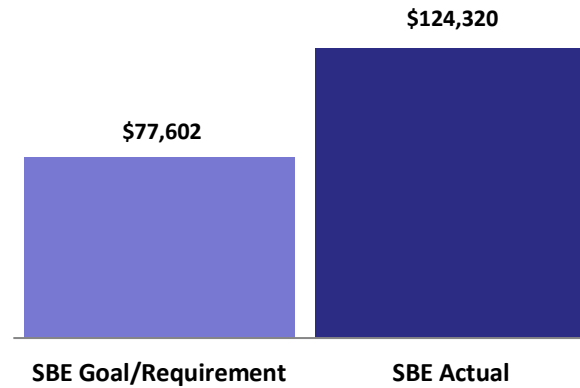
Phillis Wheatley is an 82-unit apartment project on North 20th Street between Meinecke and Wright Streets. Phillis Wheatley will consist of 42 one-, two-, and three-bedroom units in the redeveloped former Phillis Wheatley School. In addition, a new building will consist of 40 three-bedroom units. Site improvements will include 110 on-site parking spaces, a basketball court and an outdoor children’s play area.

Developer	Royal Capital Group, LLC
Project Address	2442 North 20 th Street, Milwaukee, WI 53206
Construction Manager	Greenfire Management Services LLC
Professional Services Cost Subject to Inclusion	\$431,120
Professional Services Draws to Date	\$424,051
Construction Cost Subject to Inclusion	\$13,447,552
Construction Draws to Date	\$930,638



SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 28.8% Professional Services inclusion.



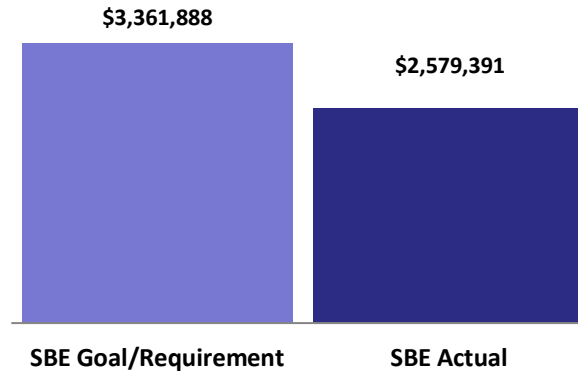
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18.0%	28.8%	+10.8%
Value of SBE Participation	\$77,602	\$124,320	+\$46,718

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	Royal Capital Group LLC	Inclusion Consultant	\$ 41,325	\$ 21,090
Gestra Engineering Inc.	SBE	Greenfire Management Services LLC	Materials Testing	\$ 10,000	\$ 200
K. Singh Engineering Inc.	SBE	Royal Capital Group LLC	Environmental & Geotechnical	\$ 72,995	\$ 62,876
TOTAL INCLUSION				\$ 124,320	\$ 84,166
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				28.8%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					19.8%

SBE Construction Inclusion

Through the period covered by this report, this project has achieved 19.2% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25.0%	19.2%	-5.8%
Value of SBE Participation	\$3,361,888	\$2,579,391	-\$782,497

Table 2: Construction SBE Inclusion¹

NAME OF CERTIFIED FIRM	DBE/ SBE	SUBCONTRACTOR OF	SERVICE PERFORMED OR MATERIALS SUPPLIED	SUBCONTRACT AWARD AMOUNT	TOTAL AMOUNT PAID TO DATE
Advanced Trucking & Services LLC	SBE	AR Excavating Inc.	Trucking	\$ 2,775	\$ 2,775
Duwe Metals Products Inc.	DBE	Greenfire Management Services, LLC	Misc. Metals	\$ 267,399	
Gordon Solutions LLC	SBE	Greenfire Management Services, LLC	Windows & Patio Doors	\$ 820,350	
M & J Krueger Trucking LLC	DBE	AR Excavating Inc.	Trucking	\$ 3,200	\$ 3,200
PL Freeman Co.	SBE	Greenfire Management Services, LLC	HVAC	\$ 1,429,722	
Sanchez Painting Contractors, Inc.	SBE	Greenfire Management Services, LLC	Exterior Painting	\$ 55,945	
TOTAL INCLUSION				\$ 2,579,391	\$ 5,975
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				19.2%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					0.6%

¹ As additional contracts are awarded, SBE inclusion will be updated.

RPP Participation

As shown in the Table 3 below, the RPP inclusion achieved is 40.6% 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	RPP %	SIA RPP Hours	SIA RPP %
Avanced Restoration, Inc.	Tuckpointers	2,346.21	684.20	29.2%	684.20	100.0%
AR Excavating, Inc.	Heavy Equipment Operators	242.50	126.00	52.0%	126.00	100.0%
Blair Fire Protection, LLC	Fire Sprinkler Fitters	322.50				
Cornerstone Plumbing	Plumbers	818.81	97.49	11.9%	86.79	89.0%
Duwe Metal Products	Ironworkers	17.00	8.00	47.1%	4.50	56.3%
Gordon Solutions, LLC	Carpenters	2.00				
Horner Plumbing	Pumbers	904.00	278.00	30.8%	262.00	94.2%
Integrity Environmental Service	Laborers	7,862.50	3,216.00	40.9%	3,034.00	94.3%
Marriott Construction, Inc.	Cement Finishers	835.50	37.50	4.5%	37.50	100.0%
NSI Electrical Contractors Inc.	Electricians	1,214.75				
P.L. Freeman	Sheet Metal Workers	1,415.00	876.50	61.9%		
Roofed Right America, LLC	Roofers/Waterproofers	790.50				
Sanchez Painting Contractors	Painters	358.00	164.00	45.8%	164.00	100.0%
Szazda Trucking Inc.	Truck Drivers	211.25	193.75	91.7%	193.75	100.0%
Total Wall Systems, LLC	Carpenters	1,059.25	213.75	20.2%	208.00	97.3%
Subtotal		18,399.77	5,895.19	32.0%	4,800.74	81.4%
Bonus SIA RPP Hours			1,480.38			
Bonus Apprentice RPP Hours			86.41			
Total RPP Hours		18,399.77	7,461.98	40.6%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	Workers
Carpenter	213.75	2
Cement Finisher	37.50	1
Ironworker	8.00	2
Laborer	4,186.24	41
Painter	164.00	1
Plumber	1.88	1
Sheet Metal Worker	876.50	4
Truck Driver	193.75	9
Tuckpointer	213.57	1
Total	5,895.19	62

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53202	396.00	1
53204	1,645.36	14
53206	599.00	2
53207	106.00	1
53208	338.50	3
53209	280.00	1
53210	490.13	2
53212	60.50	2
53213	12.32	2
53214	66.00	1
53215	1,497.25	26
53218	16.00	1
53220	10.00	1
53222	190.38	2
53225	12.00	1
53228	5.75	1
53233	170.00	1
Total	5,895.19	62

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African American	801.00	6
Causasian	605.45	8
Hispanic	2,670.04	37
Not Specified	1,818.70	11
Total	5,895.19	62

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	5,865.19	61
Female	30.00	1
Not Specified		
Total	5,895.19	62

Table 8: Apprentice Participation by Craft

Craft	# of Apprentices / OJT Trainees	Total Hours Worked	RPP Apprentice Hours	RPP Apprentice %	SIA RPP Apprentice Hours	SIA RPP Apprentice %
Electrician	4	534.25				
Painter	1	96.00	96.00	100.0%	96.00	100.0%
Plumber	4	232.00				
Sheet Metal Worker	4	704.50	468.50	66.5%		
Total	13	1,566.75	564.50	36.0%	96.00	6.1%

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
African-American	516.00	3
Causasian	232.00	4
Hispanic	284.50	2
Not Specified	534.25	4
Total	1,566.75	13

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	1,566.75	13
Female		
Not Specified		
Total	1,566.75	13

