

Red Beacon SBE and RPP Participation Performance Report through June 30, 2023



Submitted by:

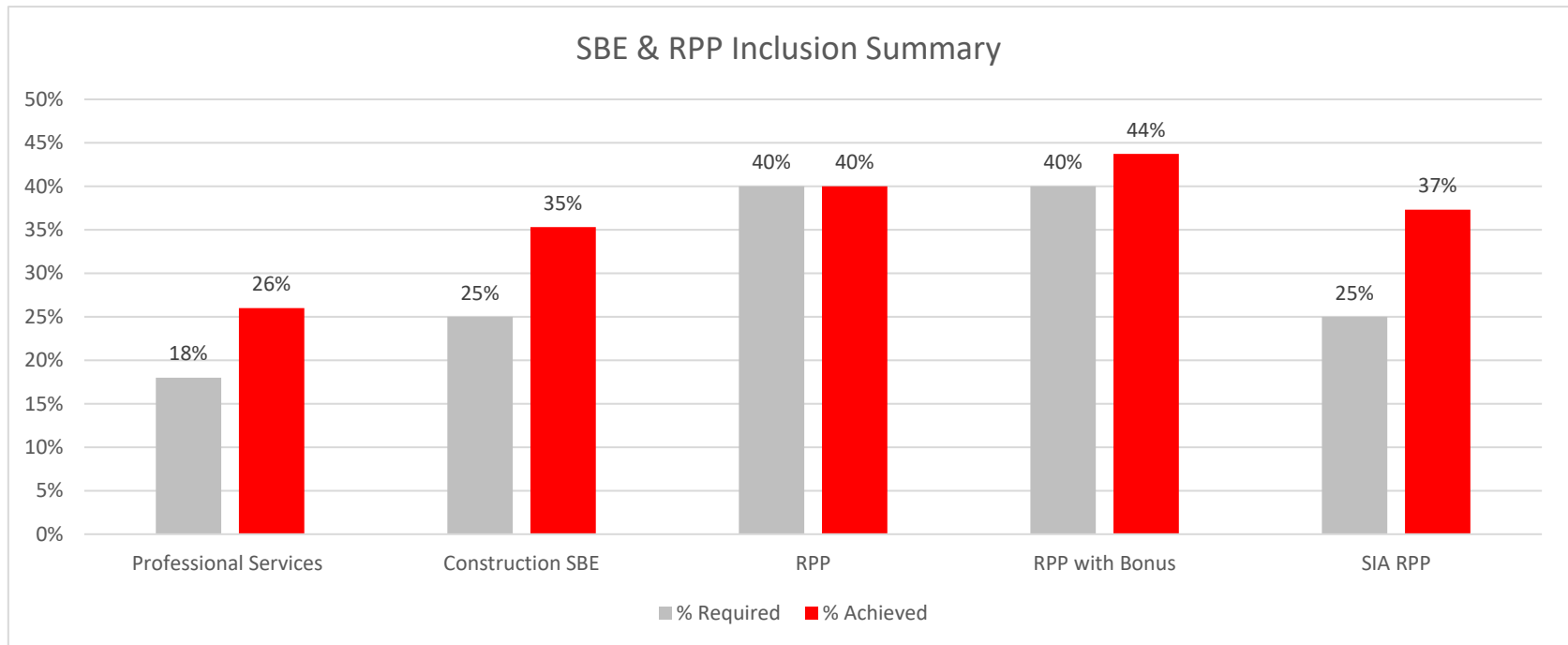


Date: July 23, 2023

Project Summary

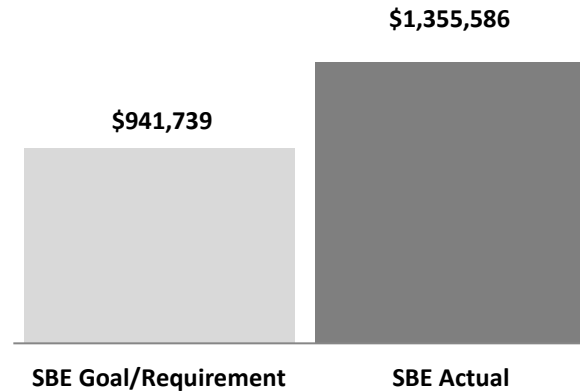
Milwaukee Tool Corporation purchased the 350,000 square-foot building located at 501 West Michigan Avenue, Milwaukee, WI. The \$95 million multi-phase Red Beacon Project involves the renovation of four floors of office space, a roof top terrace, and exterior façade improvements.

Developer:	Milwaukee Tool
Project Address:	501 West Michigan Avenue, Milwaukee, WI 53202
Professional Services Cost Subject to Inclusion	\$5,231,885
Professional Services Payments to Date	\$5,222,145
Construction Cost Subject to Inclusion	\$63,699,396
Applicable Construction Draws to Date	\$63,270,982



SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 26% SBE participation for Professional Services.



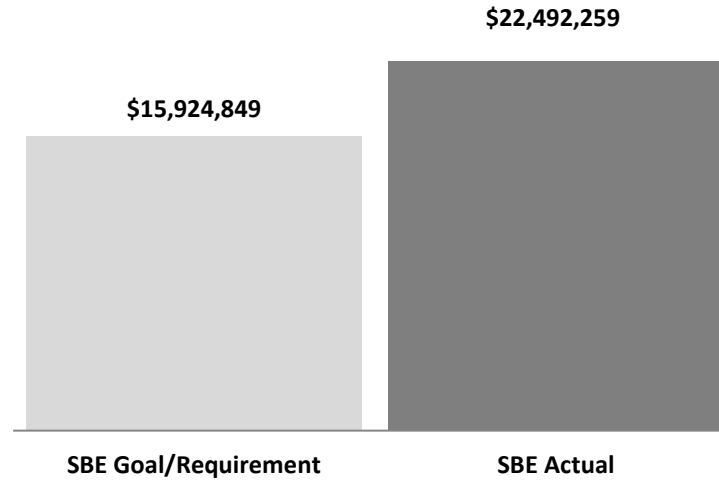
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	26%	+8%
Value of SBE Participation	\$941,739	\$1,355,586	+\$413,847

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	\$ 133,000	\$ 107,380
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	\$ 61,459	\$ 61,459
ZS LLC	SBE	Milwaukee Tool	Parking Structure Repair Design	\$ 516,867	\$ 511,923
ZS LLC	SBE	Mortenson Construction	Structural	\$ 10,160	\$ 9,740
ZS LLC	SBE	Stephen Perry Smith Architects, Inc.	Building, Roof & Façade Investigation	\$ 76,100	\$ 76,100
TOTAL INCLUSION				\$ 1,355,586	\$ 1,324,602
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				26%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					25%

SBE Construction Inclusion

Through the period covered by this report, this project has achieved 35% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	35%	+10%
Value of SBE Participation	\$15,924,849	\$22,492,259	+\$6,567,410

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.	SBE	Mortenson Construction	Unit Masonry	\$ 19,377	\$ 19,377
Arteaga Construction Inc.	SBE	JM Brennan Inc.	Sheet Metal	\$ 653,900	\$ 653,900
B & D Contractors Inc.	SBE	Mortenson Construction	Ornamental Metals	\$ 759,631	\$ 729,662
Best Erectors Inc	SBE	Klein-Dickert Milwaukee, Inc.	Metal Erection	\$ 450,589	\$ 450,589
Broadway Construction LLC	SBE	Concrete & Masonry Restoration LLC	Hollow Doors	\$ 118,822	\$ 118,822
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	\$ 847,559	\$ 808,808
Dairyland Energy Solutions Inc.	SBE	JM Brennan Inc.	Electrical	\$ 869,593	\$ 869,593
Dairyland Energy Solutions Inc.	SBE	Concrete & Masonry Restoration LLC	Electrical	\$ 9,440	\$ 9,440
DUWE Metal Products Inc.	DBE	Concrete & Masonry Restoration LLC	Structural Metal Framing	\$ 72,630	\$ 72,630
DUWE Metal Products Inc.	DBE	Mortenson Construction	Structural Metal Framing	\$ 1,178,920	\$ 909,849
Franklin Trucking, Inc.	SBE	JM Brennan Inc.	Trucking	\$ 5,673	\$ 5,673
Gordon Solutions LLC	SBE	Milwaukee Plate Glass	Glazing	\$ 900,394	\$ 900,394
Hard Rock Sawing & Drilling Specialist Co.	SBE	Concrete & Masonry Restoration LLC	GPR Scanning	\$ 46,295	\$ 46,295
Hetzel Tile & Marble Inc.	DBE	Mortenson Construction	Tile	\$ 657,729	\$ 632,593
Hetzel-Sanfilippo Inc.	DBE	Mortenson Construction	Gypsum Board Systems	\$ 6,750,481	\$ 6,081,496
Hiram Power	SBE	Lemberg Electric Company, Inc.	Electrical	\$ 289,584	\$ 289,584
Hiram Power	SBE	Lemberg Electric Company, Inc.	Supplier	\$ 2,667,320	\$ 2,117,838
Hurt Electric Inc	SBE	JM Brennan Inc.	Electrician	\$ 75,504	\$ 75,504
Hurt Electric Inc	SBE	Pieper Electric Inc.	Electrician	\$ 69,874	\$ 69,874
HVA Products, Inc	DBE	JM Brennan Inc.	Supplier	\$ 1,847,435	\$ 1,847,435
LF Green Development Inc.	SBE	Integrity Environmental	Material Abatement	\$ 54,098	\$ -
Rockwell Mechanical LLC	SBE	JM Brennan Inc.	Supplier	\$ 760,774	\$ 760,774
Thomas A Mason Co., Inc.	SBE	Concrete & Masonry Restoration LLC	Painting	\$ 78,684	\$ 78,684
Thomas A Mason Co., Inc.	SBE	Mortenson Construction	Wall Coverings, Painting	\$ 3,000,878	\$ 2,780,371
TOTAL INCLUSION				\$ 22,492,259	\$ 20,636,260
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				35%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					33%

RPP Participation

As shown in Table 3 below, the RPP inclusion achieved is 40% and 44% 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 %
All-Tech Decorating Co.	Painters	43.00				
ANI-Midwest Fireproofing & Insulation, Inc.	Laborers	4,066.00	3,932.00	97%		
Arteaga Construction Inc	Bricklayers	429.50	67.00	16%		
B&D Contractors, Inc.	Ironworkers	1,448.25	307.50	21%	8.00	3%
Best Erectors, Inc.	Ironworkers	1,277.75	214.25	17%		
Ceco Concrete Construction LLC	Carpenters	1,227.50				
CH Coakley & Co Inc	Laborers	623.25				
Chilstrom Erecting Corp.	Ironworkers	2,854.00				
Concrete & Masonry Restoration LLC	Laborers	31,897.00	13,582.25	43%	11,582.50	85%
Construction Supply & Erection, Inc.	Ironworkers	11,527.75	1,323.75	11%	553.75	42%
Creative Maintenance Solutions, Inc	Laborers	397.00	92.75	23%	92.75	100%
Dairyland Energy Solutions, Inc.	Electricians	17,054.18	14,665.94	86%	4,622.62	32%
Duwe Metal Products, Inc.	Ironworkers	570.50	327.00	57%	40.50	12%
Gordon Solutions, LLC	Glaziers	1,285.50	877.50	68%	2.00	0%
Hetzel-Sanfilippo, Inc.	Carpenters	52,882.50	20,977.75	40%	15,518.00	74%
Hetzel Tile & Marble, Inc.	Tile Setters	1,377.75	297.00	22%		
Hurt Electric Inc.	Electricians	433.00				
Integrity Environmental Services, Inc.	Asbestos Abatement	2,871.00	2,871.00	100%	1,801.00	63%
Interstate Sawing Company, Inc.	Laborers	36.00				
J.F. Ahern Co.	Fire Sprinkler Fitters	7,212.50				
JM Brennan, Inc.	Steamfitters/Plumbers	97,365.00	42,466.50	44%	7,607.50	18%
Klein-Dickert Milwaukee, Inc.	Glaziers	3,964.25	1,695.25	43%	690.00	41%
L&A Crystal, Inc.	Terrazzo Finishers	1,577.37				
Langer Roofing & Sheet Metal, Inc.	Roofers	13,728.00	3,005.00	22%	1,552.50	52%
Lemberg Electric Co., Inc	Electricians	64,068.00	25,248.50	39%	7,514.50	30%
Milwaukee Plate Glass Company	Glaziers	6,465.25	2,592.00	40%	601.50	23%
Mortenson Construction	Carpenters	74,364.12	23,777.75	32%	4,920.75	21%
Paul Reilly Company Illinois, Inc.	Overhead Door Installers	60.00				
Regency Janitorial Service, Inc.	Laborers	4,202.87	3,266.22	78%	2,830.72	87%
Sergenian's Floor Coverings, Inc.	Carpet Layers	3,232.50	1,632.50	51%	373.00	23%
Super Sky Products Enterprise LLC	Sheet Metal Workers	519.50				
Thomas A. Mason Co., Inc.	Painters	18,628.50	7,218.50	39%	3,187.00	44%
Triada Employment Services LLC	Laborers	856.75	565.25	66%	319.50	57%
Veit & Company Inc.	Heavy Equipment Operators	3,612.00	1,824.50	51%	554.50	30%
Wellenstein & Sons, Inc.	Laborers	351.00	160.00	46%	160.00	100%
Subtotal		432,509.04	172,987.66	40%	64,532.59	37%
Bonus SIA RPP Hours			10,640.84			
Bonus Apprentice RPP Hours			5,443.48			
Total RPP Hours		432,509.04	189,071.99	44%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Acoustic Ceiling Installers	15.00	1
Carpenters	20,616.50	36
Carpet Layers	1,429.00	4
Cement Finishers	83.00	1
Drywall Finishers	6,263.75	13
Electricians	29,121.60	29
Fabricators	1,366.00	3
Glaziers	3,237.25	11
Heavy Equipment Operators	359.50	2
Ironworkers	1,790.50	11
Laborers	48,376.72	66
Light Equipment Operators	1,034.50	2
Not Specified	9,847.25	32
Painters	8,435.00	19
Plumbers	14,854.59	21
Roofers	2,596.00	16
Sheet Metal Workers	18,735.00	20
Steamfitters	3,161.00	6
Teledata Technicians	1,368.50	1
Tile Finishers	241.00	1
Tile Setters	56.00	1
Total	172,987.66	296

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53202	5,124.56	8
53204	13,912.65	28
53206	750.00	3
53207	16,540.98	19
53208	5,553.25	7
53209	6,668.85	12
53210	11,565.75	13
53211	2,038.66	5
53212	5,740.42	9
53213	2,245.00	6
53214	2,423.92	10
53215	30,783.44	58
53216	5,995.81	12
53217	603.27	1
53218	18,763.00	20
53219	9,232.25	22
53220	5,574.60	9
53221	7,485.75	12
53222	2,890.00	6
53223	6,655.00	12
53224	2,091.00	5
53225	3,109.75	8
53226	89.25	1
53227	2,964.00	5
53228	2,413.50	3
53233	1,773.00	2
Total	172,987.66	296

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African-American	55,055.18	73
Asian	603.27	1
Causasian	61,352.75	98
Hispanic	49,919.74	106
Native American	600.00	4
Not Specified	5,456.72	14
Total	172,987.66	296

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	155,643.58	274
Female	17,344.08	22
Total	172,987.66	296

Table 8: Apprenticeship & On-The-Job Trainee Participation
NO APPRENTICE INFORMATION GENERATED BY THE LCR SYSTEM

Table 9: Apprentice Participation by Race
NO APPRENTICE INFORMATION GENERATED BY THE LCR SYSTEM

Table 10: Apprentice Participation by Gender
NO APPRENTICE INFORMATION GENERATED BY THE LCR SYSTEM



Disclaimer:
On January 1, 2023, the City of Milwaukee required contractors to use the city-created Labor Compliance Reporting (“LCR”) system for tracking workforce hours. The information on the RPP Reports generated by the LCR system is missing information, so the data is unreliable. Until the LCR system is tested fully, we disclaim the accuracy of the RPP, SIA RPP and Apprentice information reported herein.