

Five Points Neighborhood Affordable Housing

MLK Economic Development Corporation



Inclusion Participation Report

Through March 31, 2025



Key background Information

City of Milwaukee Groundbreaking deadline

WHEDA Ribbon Cutting Deadline

The project had multiple early challenges

- I. Covid delayed 2023 Groundbreaking Delayed until 2024
 - A. Original GC Failures
 - 1. One Million Dollar Cost Error
 - 2. Retry was significantly overpriced
- II. New GC (Catalyst) brought in to Save the Project
 - A. Applied Value Engineering reduce cut cost
 - B. Project reduced from 13 Months to 12 months
 - B. The subcontractor list expanded to reach more bidders
 - C. Selected firms were less diverse and less familiar with RPP
 - D. Prism Joins Project Team
- III. Results severely Impacted



Efforts to increase Inclusion participation



After reviewing the low project workforce projections submitted by the contractors for the inclusion of local residents, four events were organized and executed to assist with recruiting and hiring additional RPP workers.

Event Highlights:

- **June 11, 2024:**
 - First in-person job fair hosted by Prism & MLKEDC
 - Held with Employ Milwaukee and WRTP/BIG STEP
 - Located less than 250 ft from project site
- **August 20, 2024:**
 - Virtual all-project contractor webinar
 - Focused on importance of meeting workforce requirements
 - Introduced City's new LCR workforce compliance reporting software
- **October 3, 2024:**
 - Job fair held on the construction site
 - Connected local workers directly with on-site employment opportunities
- **November 21, 2024:**
 - Final job fair hosted at Employ Milwaukee
 - Continued outreach to identify and place RPP candidates

SBE Professional Services Participation

Table 1: Professional Services Firms

Contractor name	Sub To	Scope of Service	Value Subject to Participation*
Various Contractors	MLKEDC	Various	\$1,182,526
TOTAL			\$1,182,526

Table 2A: SBE Professional Services

Service Providers	Sub To	Scope of Service	Value Subject to Participation
Athena Communications, LLC	MLKEDC	Marketing	\$62,000
Gestra Engineering	MLKEDC	Field Services	\$5,000
Prism Technical Management & Marketing Services, LLC	MLKEDC	Inclusion Consultant	\$97,601
TOTAL			\$164,601

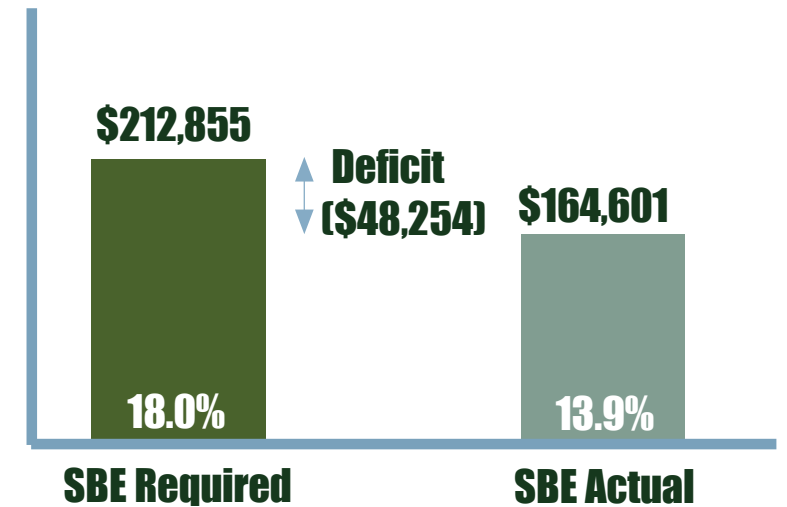
*Footnote:

The Subject to Participation value of \$1,182,526 includes all service providers' costs on the project, including legal fees, architectural fees, engineering fees, and other related expenses.

Table 2B: SBE Professional Services Summary

Project Subject to Participation:	\$1,182,526	
Required SBE Participation:	\$212,855	18.0%
Actual SBE Participation*:	\$164,601	13.9%

Chart 1: SBE Participation



SBE Construction Contracting Participation

Table 3: Construction Contract

Firm	Scope of service	Value Subject to Participation
Catalyst Construction	General Contractor	\$13,023,014
TOTAL		\$13,023,014

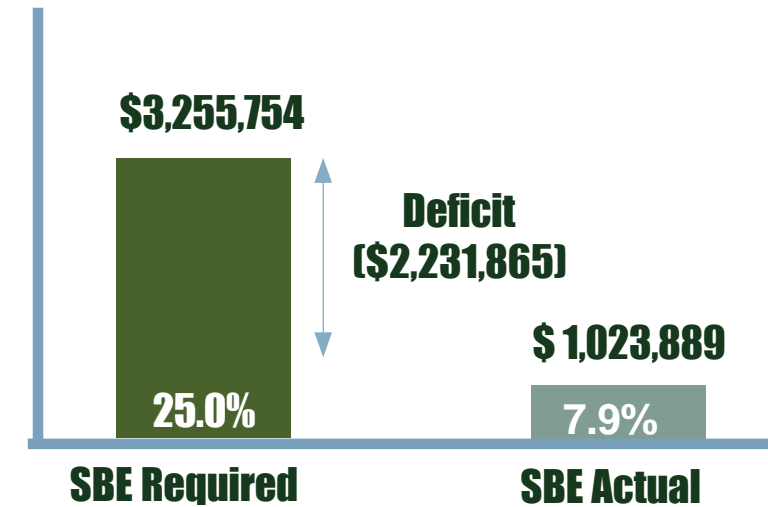
Table 4A: SBE Construction Contracts

Contractor	Sub To	Scope	Awarded Contract Value
Arteaga Construction	Catalyst Construction	Masonry	\$527,636
Mavid Construction	Catalyst Construction	Flooring	\$437,525
Pristine	MLKEDC	Construction Clean up	\$25,000
Security Officer Service, Inc.	Catalyst Construction	Site Security	\$33,728
TOTALS			\$1,023,889

Table 4B: SBE Construction Summary

Project Subject to Participation*:	\$13,023,014	
Required SBE Participation:	\$3,255,754	25.0%
Actual SBE Participation:	\$1,023,889	7.9%

Chart 2: SBE Participation

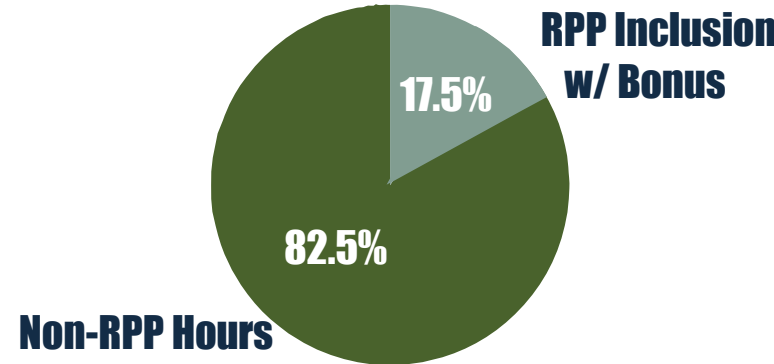
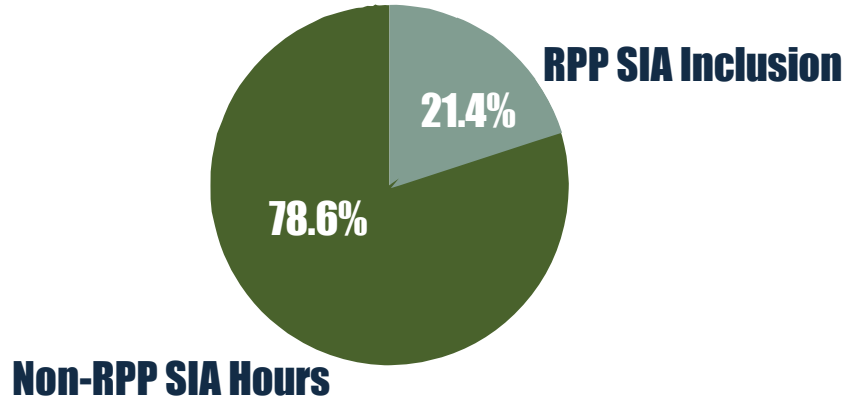
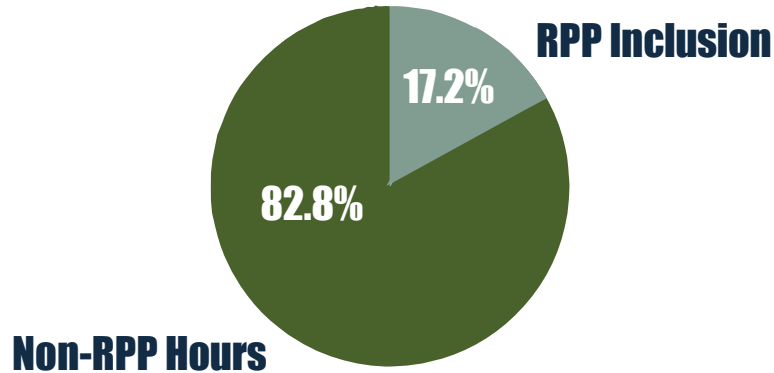


Workforce Participation

Table 4A: Workforce Participation

Contractor	Union Status	Total Hours Worked	Total Eligible Hours Worked	RPP Hours	RPP %	RPP/ SIA Hours	RPP/ SIA %	Bonus Hours	RPP w/ Bonus Hours	RPP/w bonus %
Arteaga Construction Inc	Non-Union	3,061.5	3,061.5	1,366.0	44.6%	449.5	32.9%	71.7	1,437.7	47.0%
Best Exteriors	Non-Union	440.0	240.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Blair Fire Protection, LLC	Union	557.3	557.3	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Bob Anderson Builders, Inc	Non-Union	7,490.7	5,735.2	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Cornerstone One	Union	556.9	556.9	91.6	16.4%	0.0	0.0%	0.0	91.6	16.4%
Edge Electric of WI	Non-Union	10,086.3	10,086.3	1,987.0	19.7%	552.5	27.8%	0.0	1,987.0	19.7%
Fischer Construction LLC	Non-Union	1,260.6	1,260.6	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Gypsum Floors, Inc.	Non-Union	248.0	235.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Lifetime Radon Solutions, Inc.	Non-Union	176.4	176.4	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Mattox Plumbing	Union	2,809.3	2,809.3	1,054.5	37.5%	0.0	0.0%	0.0	1,054.5	37.5%
Mavid Construction Services, LLC	Non-Union	1,119.5	1,119.5	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Oostburg Concerete	Non-Union	691.5	691.5	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Security Officer Services	Non-Union	696.8	696.8	190.8	27.4%	0.0	0.0%	0.0	190.8	27.4%
Wide Effect Talent Solutions, Inc.	Non-Union	29.5	29.5	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Totals		29,224.1	27,255.6	4,689.9	17.2%	1,002.0	21.4%	71.7	4,761.6	17.5%

Chart 3: Workforce Participation



Workforce Participation

Table 5: RPP by Craft

Craft	# Of RPP Hours	# Of RPP Workers
Bricklayer	469.0	4
Electrician	1,987.0	4
Heavy Equipment Operator	91.6	1
Laborers	1,087.8	5
Plumber	1,054.5	2
TOTALS	4,689.9	16

Table 8: RPP by Gender

Gender	# Of RPP Hours	# Of RPP Workers
Male	4,689.9	16
Female	0	0
TOTALS	4,689.9	16

Table 7: RPP by Race

Race	# Of RPP Hours	# Of RPP Workers
Asian	0.0	0
African American	394.9	4
Caucasian	1,676.5	5
Hispanic	631.5	3
Unspecified	1,485.0	3
Not Specified	502.0	1
Two or more race	0.0	0
Other	0.0	0
Native American	0.0	0
TOTALS	4,689.9	16

Table 6: RPP by Zipcode

Zip Code	# Of RPP Hours	# Of RPP Workers
53206	600.5	2
53207	144.5	1
53212	502.0	1
53214	40.5	1
53215	401.5	2
53216	689.1	2
53218	64.5	1
53219	335.0	1
53220	230.0	1
53221	1,295.0	2
53224	190.8	1
53225	196.5	1
TOTALS	4,689.9	16

Apprenticeship Participation

Table 9: Apprenticeship Participation

Craft	# of App Workers	App Hours	RPP App Hours	RPP App %	RPP SIA App Hours	RPP SIA App %
Bricklayer	2	192.5	192.5	100.0%	48.0	24.9%
TOTALS	2	192.5	192.5	100.0%	48.0	24.9%

Table 11: Apprenticeship by Gender

Gender	# of Hours	% of Workers
Male	192.5	100.0%
Female	0.0	0.0%
Unspecified	0.0	0.0%
TOTALS	192.5	100.0%

Table 10: Apprenticeship by Race

Race	# of Hours	% of Workers
Asian	0.0	0.0%
African-American	48.0	24.9%
Caucasian	144.5	75.1%
Hispanic	0.0	0.0%
Native American	0.0	0.0%
Not Specified	0.0	0.0%
Two or More Races	0.0	0.0%
Unspecified	0.0	0.0%
TOTALS	192.5	100.0%



Next steps

While the Five Points project reflects the project team's continued commitment to delivering affordable, quality housing in the Harambee community, we recognize that our performance on this project did not meet the City's expectations, or our own. We deeply regret the shortfall in local workforce (RPP) and SBE participation, and we take full responsibility for not achieving the level of inclusion this community deserves.

We are actively working to maximize RPP and SBE participation for the remainder of the Five Points project, with three to four months of work still remaining. However, we understand that finishing strong, while important, is not enough to make up for the missed opportunities earlier in the process.

As part of our corrective strategy, the development team is preparing for a new opportunity, on the upcoming project at Martin Luther King Drive and Burleigh. This project presents a meaningful chance to reset and reestablish trust by meeting the City's inclusion goals. It is already substantially funded and has strong potential to recover the participation we fell short of on Five Points.

We are currently in active discussions with certified SBE firms and workforce trainers, particularly in trades with historically low RPP inclusion, to expand pathways for underemployed community members. Our vision is to turn the MLK/Burleigh site into both a job site and a training hub, with support from Employ Milwaukee and the philanthropic community, creating an environment where RPP apprentices can gain hands-on experience in one or more skilled trades.

To ensure we do not repeat past mistakes, the development team will deploy successful tools and compliance strategies previously used on high-profile City projects such as Milwaukee's City Hall restoration, the Northwestern Mutual Tower, and the Fiserv Forum, all of which surpassed the City's 40% RPP goal.



End of Report.