

BRONZEVILLE ESTATES PROJECT

Final SBE, RPP and Section 3 Participation Performance Report through March 31, 2025



Submitted by: 

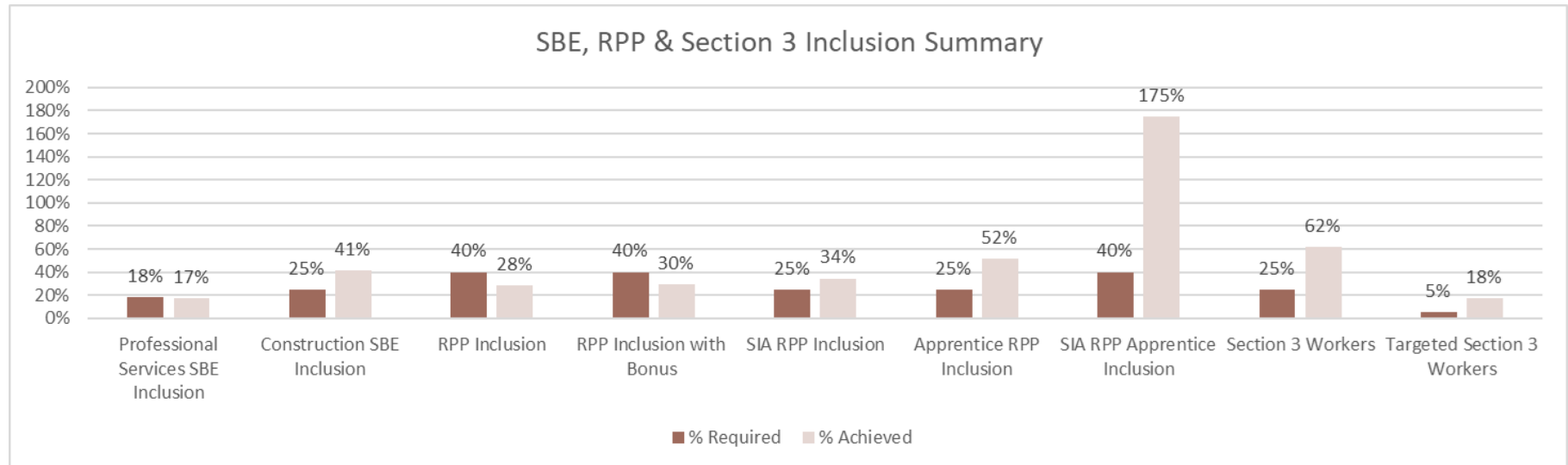
Date: April 13, 2025



Project Summary

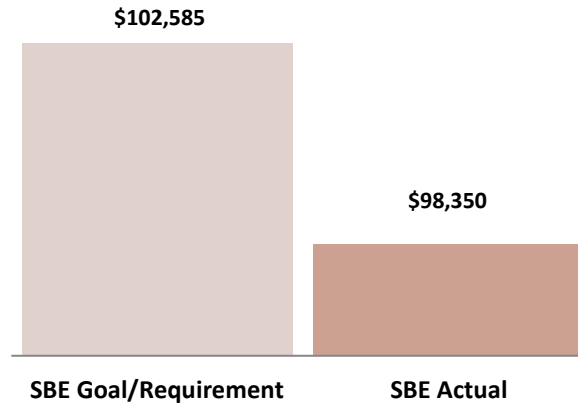
Maures Development Group LLC is rehabbing existing and developing new homes and mix-used buildings in the Bronzeville area in Milwaukee, WI. The project's financing includes low-income housing tax credits issued by Wisconsin Housing and Economic Development Authority ("WHEDA"), Tax Incremental District financing from the City of Milwaukee, Housing Trust Funds, ARPA and AHP.

Developer:	Maures Development Group, LLC
Project Address:	Mix-used buildings in the Bronzeville area in Milwaukee, WI
Professional Services Cost Subject to Inclusion	\$569,914
Applicable Professional Services Payments to Date	\$566,803
Construction Cost Subject to Inclusion	\$6,691,622
Applicable Construction Draw to Date	\$6,480,940



SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 17% SBE participation for Professional Services.



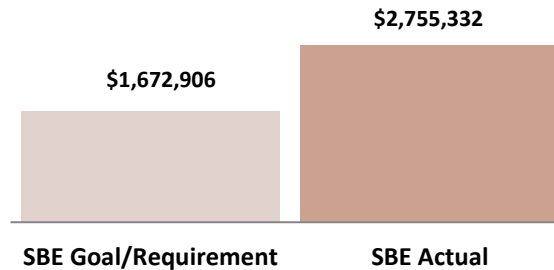
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	17%	-1%
Value of SBE Participation	\$102,585	\$98,350	-\$4,235

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.	DBE/SBE	BCM, LLC	Inclusion Consultant	\$ 77,500	\$ 76,250
LF Green	DBE	BCM, LLC	Environmental Consultant	\$ 18,850	\$ 18,850
Quorum Architects	SBE/DBE	BCM, LLC	Architect	\$ 2,000	\$ 2,000
TOTAL INCLUSION				\$ 98,350	\$ 97,100
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				17%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					17%

SBE Construction Inclusion

Through the period covered by this report, this project has achieved 41% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	41%	+16%
Value of SBE Participation	\$1,672,906	\$2,755,332	+\$1,082,426

Table 2: Construction SBE Inclusion

NAME OF CERTIFIED FIRM	DBE / SBE	SUBCONTRACTOR OF	SERVICE PERFORMED OR MATERIALS SUPPLIED	SUBCONTRACT AWARD AMOUNT	AMOUNT PAID TO DATE
Anointed Cleaner, LLC	DBE/SBE	BCM, LLC	Final Cleaning	\$ 9,180	\$ 9,180
CMS Contracting, LLC	SBE	BCM, LLC	Landscaping (Tree Removal)	\$ 29,702	\$ 29,702
CMS Contracting, LLC	SBE	BCM, LLC	Rough Carpentry	\$ 1,210,118	\$ 1,210,118
CMS Contracting, LLC	SBE	BCM, LLC	Finish Carpentry	\$ 235,927	\$ 235,927
CMS Contracting, LLC	SBE	BCM, LLC	Siding	\$ 553,623	\$ 553,623
CMS Contracting, LLC	SBE	BCM, LLC	Roofing	\$ 415,000	\$ 415,000
CMS Contracting, LLC	SBE	BCM, LLC	Demolition	\$ 63,890	\$ 63,890
CMS Contracting, LLC	SBE	BCM, LLC	Plumbing	\$ 782	\$ 782
Devix Heating and Cooling, LLC	SBE	BCM, LLC	HVAC	\$ 151,740	\$ 151,740
PRAA Construction, Inc.	DBE	BCM, LLC	Demolition	\$ 85,370	\$ 85,370
TOTAL INCLUSION				\$ 2,755,332	\$ 2,755,332
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				41%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					43%

RPP Participation

As shown in Table 3 below, the RPP inclusion achieved 28% and 30% with bonus hours for SIA RPP. 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 %
Acts Construction LLC	General Laborer		40.00				
Advanced Restoration, Inc.	Masonry		2,699.87	322.25	12%	322.25	100%
Anointed Cleaners LLC	Final Cleaning		97.00	68.00	70%		
B V TETZLAFF INC	Plumbing	X	415.17				
Bluestone Landscape & Contracting, LLC	General Laborer		1,628.00				
Bob Lurie Glass Corp.	Glazier		40.00				
City Wide Insulation of Madison, Builders	General Laborer		448.54	37.75	8%	29.25	77%
CMS Contracting, LLC	General Laborer		4,465.00				
Devix Heating & Cooling	Sheet Metal		1,029.50				
Elastizell of Wisconsin, Inc.	General Laborer	X	37.75				
Elite Electrical Company LLC	Electrician		1,240.00	176.00	14%		
Friemoth Concrete Corp	Concrete		1,756.87				
HG Drywall & Painting LLC	Drywall Taper		952.04	952.04	100%	952.04	100%
Joe Debelak Plumbing & Heating Co, Inc	General Laborer	X	613.50				
Jonathan Cousin	General Laborer		1,400.00	1,400.00	100%		
Klein-Dickert Milwaukee, Inc.	Glazier	X	74.00	24.75	33%	24.75	100%
Legacy Heating & Air Conditioning, LLC	HVAC		560.75				
Lifetime Radon Solutions, Inc.	Plumber		34.00				
Mark's Custom Services, Inc.	Excavation		224.00				
Mattox Plumbing, LLC	Plumbing	X	2,700.06	877.47	32%		
Northern Exposure Landscaping	Carpentry		21.00				
Northcott Neighborhood House, Inc.	General Laborer		3,502.00	3,502.00	100%	1,201.00	34%
Sande Services, LLC	Electrician		1,234.50				
PRAA Construction Inc.	Carpentry		515.00				
Subterranean, LLC	General Laborer		101.75				
United States Alliance Fire Protection	Fire Sprinkler	X	75.00				
Total Hours			25,905.30	7,360.26	28%	2,529.29	34%
Bonus SIA RPP Hours							
Bonus Apprentice RPP Hours				291.30			
Total RPP Hours with Bonus			25,905.30	7,651.56	30%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Laborer	5,292.25	27
Carpentry	989.79	3
Electrician	176.00	1
Glazier	24.75	1
Plumber	877.47	3
Total	7,360.26	35

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53202	57.87	1
53210	262.78	3
53215	261.47	2
53208	952.04	1
53204	260.75	2
53205	72.00	1
53206	56.50	1
53209	740.50	4
53212	655.75	5
53216	2,021.00	4
53218	943.55	7
53225	257.20	2
53233	8.00	1
53221	810.85	1
Total	7,360.26	35

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African American	4,764.66	27
Causasian	835.60	2
Hispanic or Latino	1,400.00	1
Not Specified	360.00	5
Total	7,360.26	35

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	7,360.26	35
Total	7,360.26	35

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

Craft	# of Apprentices / OJT Trainees	Total Hours Worked	RPP Apprentice Hours	RPP Apprentice %	SIA RPP Apprentice Hours	Required RPP Apprentice Hours*	SIA RPP Apprentice Hours as a % of Required RPP Apprentice Hours%**
Electrician	3	1,122.50	176.00	16%		280.63	
Carpentry	1	952.04	952.04	100%	952.04	238.01	400%
Plumber	1	98.72				24.68	
Glazier	1	8.50				2.13	
Total	6	2,181.76	1,128.04	52%	952.04	545.44	175%

*HR Agreement, Section III.E.1. One-quarter of the apprentices and on-the-job trainees **required** for the Project, as measured in worker hours, shall be RPP.

HR Agreement, Section III.E.2. Of the apprentice and on-the-job workers hours **required for the Project, at least 40% shall be attributed to SIA RPP.

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
African-American	1,128.04	2
Not Specified	518.50	1
Causasian	107.25	2
Hispanic or Latino	427.97	1
Total	2,181.76	6

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	2,181.76	6
Total	2,181.76	6

Section 3 Participation

As shown in Table 11 below, the Section 3 inclusion achieved is 62% and Targeted Section 3 is 18%.

Table 8: 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
Acts Construction LLC	General Laborer	40.00				
Advanced Restoration, Inc.	Masonry	2,699.87	959.84	36%	60.78	2%
Anointed Cleaners LLC	Final Cleaning	97.00	21.00	22%		
B V TETZLAFF INC	Plumbing	415.17				
Bob Lurie Glass Corp.	Glazier	40.00	16.00	40%	16.00	40%
Bluestone Landscape & Contracting, LLC	General Laborer	1,628.00				
City Wide Insulation of Madison, Builders Ins.	General Laborer	508.04	448.54	88%		
CMS Contracting, LLC	General Laborer	4,465.00	4,465.00	100%		
Devix Heating & Cooling	Sheet Metal	1,029.50	931.50	90%		
Elastizell of Wisconsin, Inc.	General Laborer	37.75				
Elite Electrical Company LLC	Electrician	1,240.00	1,075.00	87%	712.00	57%
Friemoth Concrete Corp	Concrete	1,756.87	156.15	9%	156.15	9%
HG Drywall & Painting LLC	Drywall Taper	952.04	952.04	100%	952.04	100%
Joe Debelak Plumbing & Heating Co, Inc	General Laborer	613.50				
Jonathan Cousin	General Laborer	1,400.00	1,400.00	100%	1,400.00	100%
Klein-Dickert Milwaukee, Inc.	Glazier	74.00	8.50	11%		
Legacy Heating & Air Conditioning, LLC	HVAC	560.75	560.75	100%		
Lifetime Radon Solutions, Inc.	Plumber	34.00				
Mark's Custom Service, Inc.	Excavation	224.00	224.00	100%		
Mattox Plumbing, LLC	Plumbing	2,700.06	880.86	33%		
Milwaukee Carpet, LLC	Carpentry	1,520.00				
Northern Exposure Landscaping	Carpentry	21.00				
Northcott Neighborhood House, Inc.	General Laborer	3,502.00	3,502.00	100%	1,518.00	43%
Sande Services, LLC	Electrician	1,234.50	946.50	77%		
PRAA Construction Inc.	Carpentry	515.00	392.00	76%		
Subterranean, LLC	General Laborer	101.75				
United States Alliance Fire Protection	Fire Sprinkler	75.00				
Total Hours		27,484.80	16,939.68	62%	4,814.97	18%