

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



Rendering by Engberg Anderson Architects

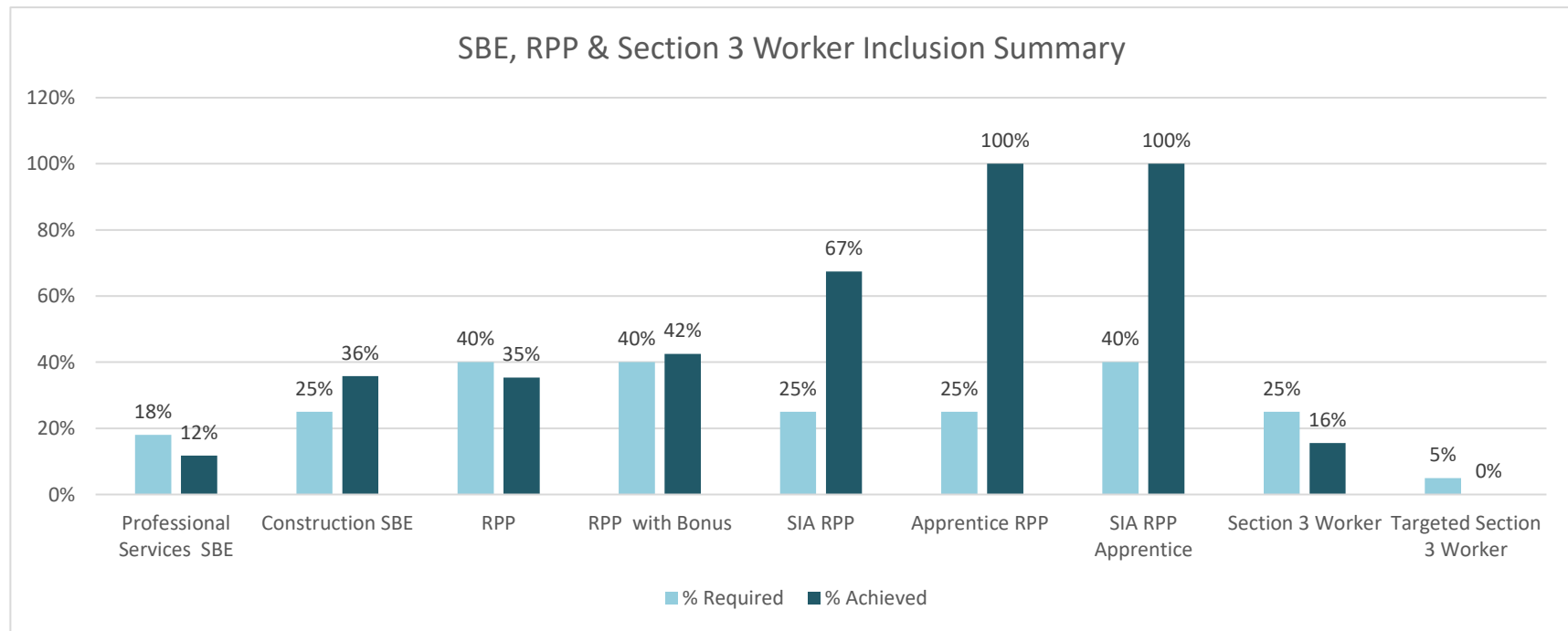
Submitted by:  **cross**

Date: July 20, 2025

Project Summary

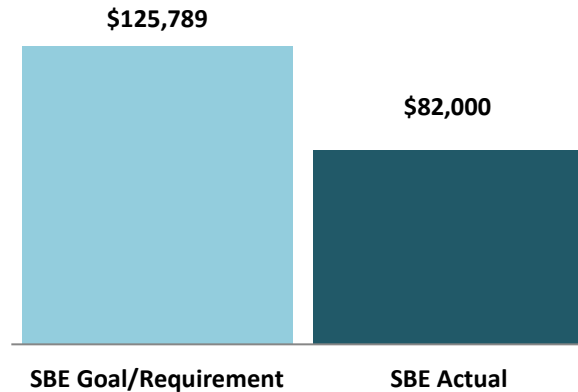
FIT Investment Group, Lutheran Social Services, 2112 Chicago/Center for Creative Entrepreneurship and Engberg Anderson Architects are partnering on a mixed-use development in Milwaukee's Bronzeville neighborhood. The development includes a 60-unit multi-family residential building and a separate 21,400 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	\$570,402
Construction Cost Subject to Inclusion	\$10,469,635
Applicable Construction Payments to Date	\$4,055,396



SBE Professional Services Inclusion

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



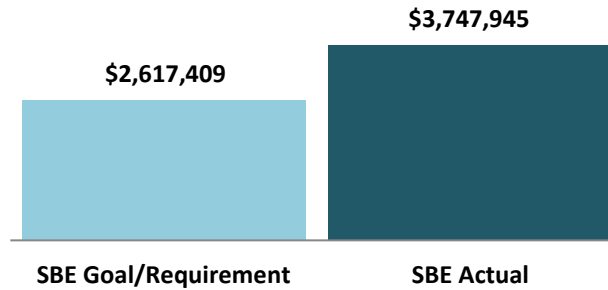
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18.0%	12%	-6%
Value of SBE Participation	\$125,789	\$82,000	-\$43,789

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	\$ 31,980
K. Singh Engineering Inc.	SBE	FIT Investment Group LLC	Environmental & Geotechnical	\$ 2,500	\$ 2,500
TOTAL INCLUSION				\$ 82,000	\$ 34,480
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				12%	
INCLUSION, AS PERCENT OF APPLICABLE PROFESSIONAL SERVICES DRAW TO DATE					6%

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	\$3,747,945	+\$1,130,536

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	\$ 549,720	\$ 439,085
Arteaga Construction, Inc.	D/SBE	KGI Construction Group LLC	HVAC	\$ 886,370	\$ 102,952
ProPainterMKE	DBE	KGI Construction Group LLC	Painting	\$ 168,452	\$ -
Skyrise Construction Group LLC	SBE	KGI Construction Group LLC	Electronic Monitoring	\$ 66,000	\$ 44,062
Skyrise Construction Group LLC	SBE	KGI Construction Group LLC	Carpentry	\$ 628,521	\$ 199,493
Skyrise Construction Group LLC	SBE	KGI Construction Group LLC	Siding & Soffit Panels	\$ 364,050	\$ -
Skyrise Construction Group LLC	SBE	KGI Construction Group LLC	Roofing	\$ 252,332	\$ -
Skyrise Construction Group LLC	SBE	KGI Construction Group LLC	Plaster & Gypsum	\$ 704,500	\$ -
Streets of Chicago Services, Inc.	DBE	KGI Construction Group LLC	Gypsum Topping	\$ 128,000	\$ -
TOTAL INCLUSION				\$ 3,747,945	\$ 785,592
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				36%	
INCLUSION, AS PERCENT OF APPLICABLE CONSTRUCTION DRAW TO DATE					19%

RPP Participation

As shown in Table 3 below, the RPP inclusion achieved is 35% and 42% 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		169.79	-	0%	-	0%
Alpine Plumbing, Inc.	Plumbers	x	1,723.00	549.50	32%	-	0%
Arteaga Construction, Inc.	Bricklayers	x	4,579.00	1,782.00	39%	597.50	34%
B V Tetzlaff, Inc.	Laborers	x	407.75	133.30	33%	133.30	100%
Blair Fire Protection, LLC	Fire Sprinkler Fitters	x	713.25	-	0%	-	0%
Fischer Construction LLC	Heavy Equipment Operators		2,020.60	-	0%	-	0%
Kurk Concrete, LLC	Cement Finishers		3,019.30	370.75	12%	234.05	63%
Skyrise Construction Group LLC	Laborers		6,051.70	3,183.83	53%	2,649.43	83%
Wells Concrete Products Co.	Laborers	x	269.00	-	0%	-	0%
Zander Solutions	Waterproofers		31.80	-	0%	-	0%
Subtotal			20,863.19	7,377.38	35%	4,972.28	67%
Bonus SIA RPP Hours				1,442.98			
Bonus Apprentice RPP Hours				45.19			
Total Hours			20,863.19	8,865.55	42%		



Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Bricklayers	948.50	3
Cement Finishers	370.75	3
Laborers	5,470.63	14
Painters	587.50	3
Total	7,377.38	23

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53202	427.50	1
53204	2,567.70	6
53206	120.50	1
53208	77.55	1
53214	376.50	2
53215	2,206.53	6
53219	249.50	1
53220	8.00	1
53221	272.00	1
53222	136.70	1
53223	534.40	1
53225	400.50	1
Total	7,377.38	23

SIA Zip Codes are bold.

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African American	257.20	2
Causasian	1,859.30	7
Hispanic	5,260.88	14
Total	7,377.38	23

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	7,377.38	23
Total	7,377.38	23

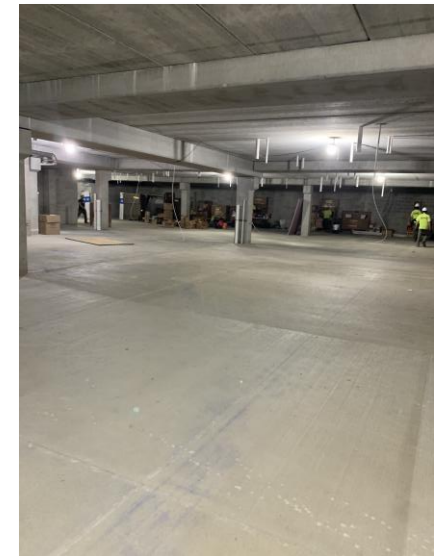


Table 8: Apprenticeship & On-The-Job Trainee Participation

Craft	# of Apprentices / OJT Trainees	Total Hours Worked	RPP Apprentice Hours	RPP Apprentice %	SIA RPP Apprentice Hours	SIA RPP Apprentice %
Bricklayers	1	120.50	120.50	100.0%	120.50	100.0%
Total	1	120.50	120.50	100.0%	120.50	100.0%

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
African-American	120.50	1
Total	120.50	1

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	120.50	1
Total	120.50	1

Section 3 Worker Participation

As shown in Table 11 below, the Section 3 Worker inclusion is 16% 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	-	0%		
Alliance Electrical Contractors, Inc.	Electricians	169.79	-	0%		
Alpine Plumbing, Inc.	Plumbers	1,723.00	-	0%		
Arteaga Construction, Inc.	Bricklayers	4,579.00	-	0%		
B V Tetzlaff, Inc.	Laborers	407.75	-	0%		
Blair Fire Protection, LLC	Fire Sprinkler Fitters	713.25	-	0%		
Fischer Construction LLC	Heavy Equipment Operators	2,020.60	344.15	17%	-	0%
Kurk Concrete, LLC	Cement Finishers	3,019.30	485.05	16%	-	0%
Skyrise Construction Group LLC	Laborers	6,051.70	2,425.12	40%	-	0%
Wells Concrete Products Co.	Laborers	269.00	-	0%		
Zander Solutions	Waterproofers	31.80	-	0%		
Total Hours		20,863.19	3,254.32	16%	0.00	0%