



THE
Wheatley
APARTMENT HOMES &
OPPORTUNITY CENTER

SBE and RPP Participation Quarterly Performance Report through September 30, 2022

Submitted by:

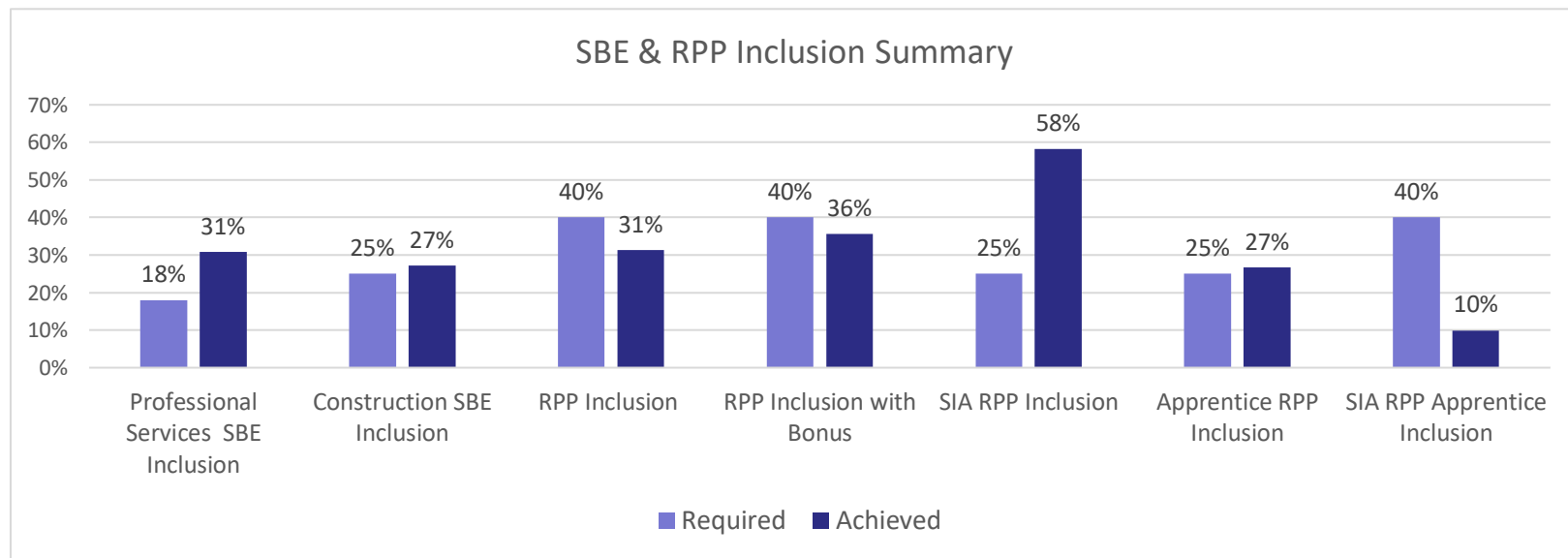


Date: October 21, 2022

Project Summary

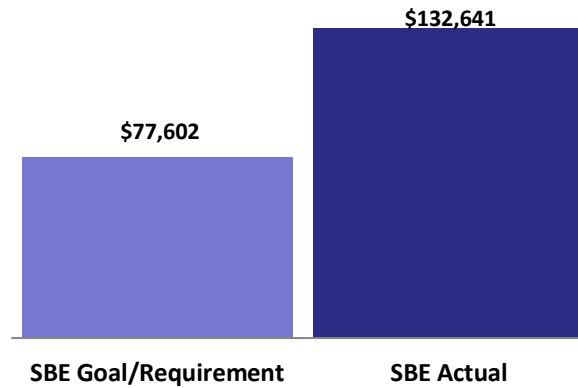
Phillis Wheatley is an 82-unit apartment project on North 20th Street between Meinecke and Wright Streets. Phillis Wheatley will consist of 42 one-, two-, and three-bedroom units in the redeveloped former Phillis Wheatley School. In addition, a new building will consist of 40 three-bedroom units. Site 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	\$480,504
Construction Cost Subject to Inclusion	\$13,447,552
Construction Draws to Date	\$12,963,123



SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 31% Professional Services inclusion.



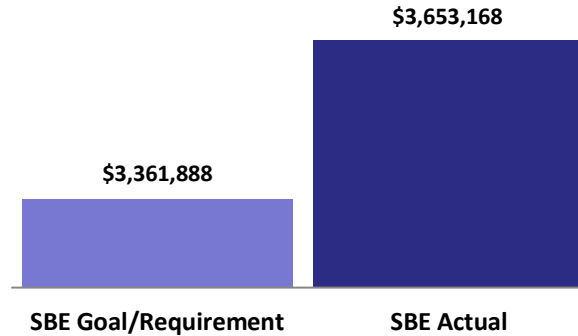
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	31%	+13%
Value of SBE Participation	\$77,602	\$132,641	+\$55,039

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	\$ 41,325
Gestra Engineering Inc.	SBE	Greenfire Management Services LLC	Materials Testing	\$ 10,000	\$ 6,649
K. Singh Engineering Inc.	SBE	Royal Capital Group LLC	Environmental & Geotechnical	\$ 81,316	\$ 81,316
TOTAL INCLUSION				\$ 132,641	\$ 129,290
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				31%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					30%

SBE Construction Inclusion

Through the period covered by this report, this project has achieved 27% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	27%	+2%
Value of SBE Participation	\$3,361,888	\$3,653,168	+\$291,280

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
Advanced Trucking & Services LLC	SBE	AR Excavating Inc.	Trucking	\$ 2,775	\$ 2,775
BYCO, Inc.	SBE	Greenfire Management Services, LLC	Flooring	\$ 391,696	\$ 320,211
Duwe Metals Products Inc.	DBE	Greenfire Management Services, LLC	Misc. Metals	\$ 294,228	\$ 254,382
Gordon Solutions LLC	SBE	Greenfire Management Services, LLC	Windows & Patio Doors	\$ 946,245	\$ 592,209
Hard Rock Sawing & Drilling Specialist	DBE	Cornerstone Plumbing, LLC	Masonry	\$ 2,558	\$ 2,558
Heider and Bott Company	SBE	Cornerstone Plumbing, LLC	Supplier	\$ 4,738	\$ 4,738
Labrant & Associates LLC	DBE	Greenfire Management Services, LLC	Painting	\$ 402,609	\$ 360,020
M & J Krueger Trucking LLC	DBE	AR Excavating Inc.	Trucking	\$ 3,200	\$ 3,200
Peachy Clean Commercial & Construction Cleaning LLC	DBE	Greenfire Management Services, LLC	Final Cleaning	\$ 59,000	\$ 53,100
PL Freeman Co.	SBE	Greenfire Management Services, LLC	HVAC	\$ 1,437,730	\$ 1,293,808
Price & Sons Inc.	SBE	Cornerstone Plumbing, LLC	Supplier	\$ 27,441	\$ 27,441
Sanchez Painting Contractors, Inc.	SBE	Greenfire Management Services, LLC	Exterior Painting	\$ 55,945	\$ 50,351
Szada Trucking Inc.	SBE	AR Excavating Inc.	Trucking	\$ 25,003	\$ 25,003
TOTAL INCLUSION				\$ 3,653,168	\$ 2,989,796
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				27%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					23%

RPP Participation

As shown in the Table 3 below, the RPP inclusion achieved is 31% and 36% when the bonus hours for SIA RPP 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 %
Avanced Restoration, Inc.	Tuckpointers	5,548.96	1,617.09	29%	1,617.09	100%
Applewood Drywall	Carpenters	107.64				
AR Excavating, Inc.	Heavy Equipment Operators	242.50	126.00	52%	126.00	100%
Blair Fire Protection, LLC	Fire Sprinkler Fitters	3,283.00	1,377.75	42%		
Bob Anderson Builders, Inc	Cabinet Installers	704.50				
BYCO, Inc.	Carpet Installers	1,528.45	397.00	26%	55.00	14%
Central Ceiling Systems, Inc	Carpenters	73.50				
Cornerstone Plumbing	Plumbers	1,828.18	97.49	5%	86.79	89%
Duwe Metal Products	Ironworkers	236.00	51.00	22%	8.50	17%
Elastizell of Wisconsin, Inc	Cement Finishers	291.92	54.18		27.51	51%
Gordon Solutions, LLC	Carpenters	1,936.75	1,293.75	67%	365.75	28%
Harrington Solutions LLC	Laborers	738.00	738.00	100%	738.00	100%
Horner Plumbing	Pumbers	6,810.50	1,565.50	23%	1,517.50	97%
Integrity Environmental Service	Laborers	10,596.00	5,313.00	50%	5,063.00	95%
Labrant & Associates, LLC	Painters	4,225.07	1,608.70	38%	1,509.70	94%
Marriott Construction, Inc.	Cement Finishers	1,742.00	232.50	13%	232.50	100%
Mindful Staffing Solutions, LLC	Roofers/Waterproofers	1,763.45	1,763.45	100%	697.16	40%
NSC Technologies	Drywall Finishers	273.00	273.00	100%	48.00	18%
NSI Electrical Contractors Inc.	Electricians	11,220.00	205.50	2%		
P.L. Freeman Co.	Sheet Metal Workers	10,352.50	5,383.50	52%	206.00	4%
Peachy Clean Commercial & Construction Cleaning LLC	Laborers	730.25	418.25	57%	418.25	100%
Prostar Surfaces, Inc	Carpenters	664.00				
Quality Exteriors, LLC	Siding Installers	1,200.00				
Regency Janitorial Service, Inc.	Laborers	12.00				
Roofed Right America, LLC	Roofers/Waterproofers	2,508.62	296.40	12%	296.40	100%
Sanchez Painting Contractors	Painters	465.50	314.50	68%	256.50	82%
Schindler Elevator Corporation	Elevator Constructors	439.00				
Szada Trucking Inc.	Truck Drivers	211.25	193.75	92%	193.75	100%
Total Wall Systems, LLC	Carpenters	7,067.25	1,630.00	23%	1,375.00	84%
Wellenstein & Sons, Inc	Acoutstic Ceiling Installers	4,484.00	496.00	11%		
Subtotal		81,283.79	25,446.31	31%	14,838.40	58%
Bonus SIA RPP Hours			3,355.01			
Bonus Apprentice Hours			157.72			
Total Hours		81,283.79	28,959.04	36%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Acoustic Ceiling Installer	496.00	1
Carpenter	2,502.50	5
Cement Finisher	259.17	2
Drywall Finisher	273.00	3
Electrician	205.50	1
Fire Sprinkler Fitter	1,377.75	3
Glazier	421.25	3
Ironworker	51.00	3
Laborer	10,511.49	72
Painter	1,923.20	13
Plumber	259.88	5
Roofer/Waterproofer	1,205.12	9
Sheet Metal Worker	5,328.00	11
Truck Driver	193.75	9
Tuckpointer	438.70	2
Total	25,446.31	142

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African American	8,187.78	36
Asian	4.00	1
Causasian	4,669.62	19
Hispanic	7,741.16	64
Native American	26.50	1
Not Specified	4,817.25	21
Total	25,446.31	142

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53202	2,768.50	4
53203	32.00	1
53204	2,816.36	32
53205	103.00	1
53206	2,348.00	6
53207	319.17	4
53208	2,161.17	7
53209	1,286.78	4
53210	1,132.39	3
53211	55.50	1
53212	1,497.24	7
53213	24.82	2
53214	92.50	2
53215	5,610.24	43
53216	124.52	2
53218	751.72	5
53219	228.50	3
53220	667.75	4
53221	8.00	1
53222	1,958.63	3
53223	205.50	1
53225	829.02	4
53228	255.00	1
53233	170.00	1
Total	25,446.31	142

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	25,296.14	142
Female	150.17	2
Total	25,446.31	144

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 %
Acoustic Ceiling Installer	13	3,180.50	464.00	15%		
Carpenter	6	682.00	216.75	32%		
Electrician	9	5,210.50				
Elevator Constructor	4	207.00				
Fire Sprinkler Fitter	6	653.75	500.75	77%		
Glazier	2	189.00	189.00	100%		
Ironworker	3	46.00	26.50	58%		
Laborer	1	39.00	39.00	100%	39.00	100%
Painter	1	66.00	66.00	100%	66.00	100%
Plumber	11	2,595.00	202.50	8%	170.50	84%
Sheet Metal Worker	10	6,503.50	3,454.00	53%	206.00	6%
Total	66	19,372.25	5,158.50	27%	481.50	9%

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
African-American	2,278.75	8
Asian	4.00	1
Causasian	8,478.25	41
Hispanic	2,809.50	3
Native American	26.50	1
Not Specified	5,775.25	12
Total	19,372.25	66

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	19,372.25	66
Female		
Total	19,372.25	66

