



THE
Wheatley
APARTMENT HOMES &
OPPORTUNITY CENTER

**SBE and RPP Participation
Quarterly Performance Report
through March 31, 2022**

Submitted by:

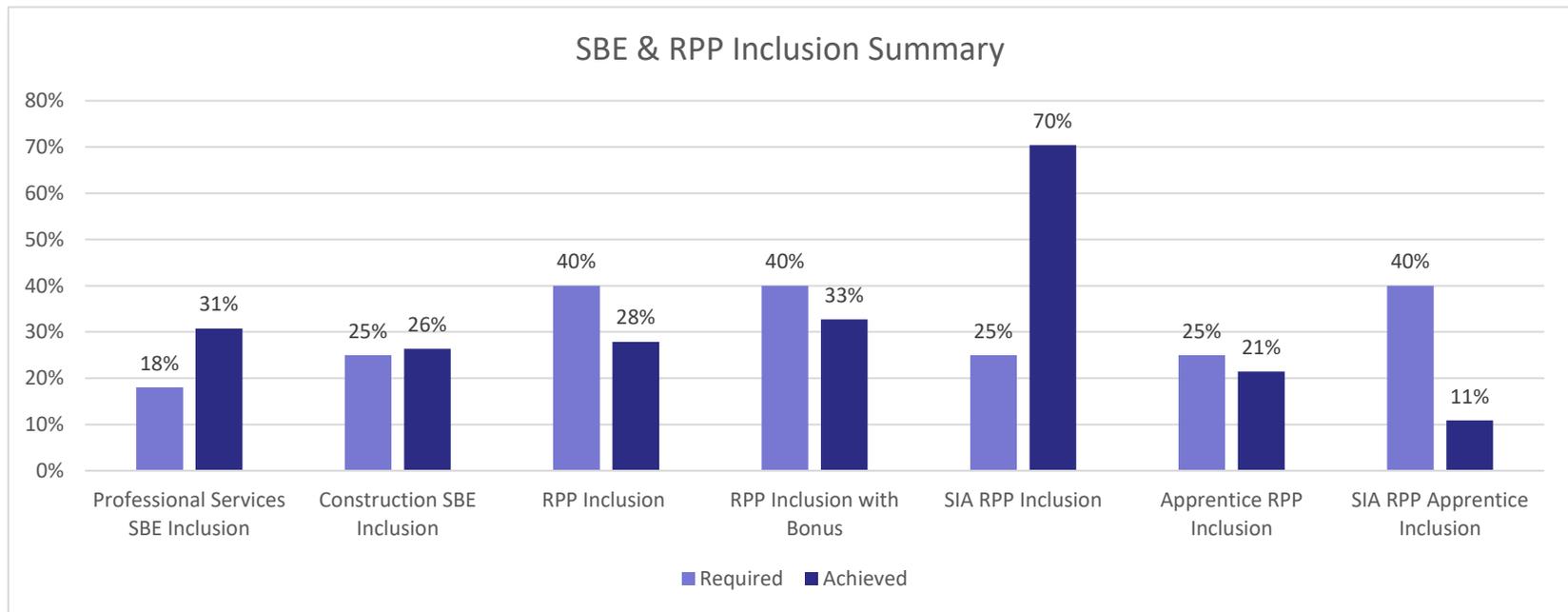


Date: April 25, 2022

Project Summary

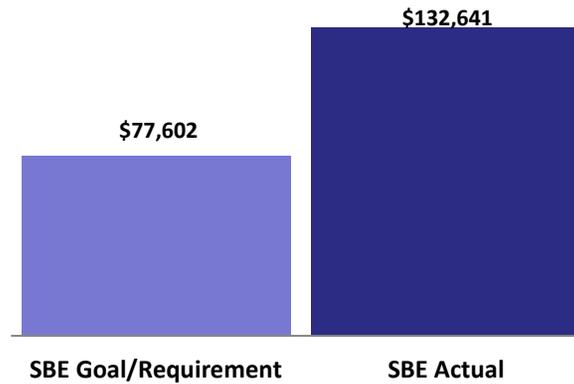
Phillis Wheatley is an 82-unit apartment project on North 20th Street between Meinecke and Wright Streets. Phillis Wheatley will consist of 42 one-, two-, and three-bedroom units in the redeveloped former Phillis Wheatley School. In addition, a new building will consist of 40 three-bedroom units. Site 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	\$7,266,855



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	\$ 36,739
Gestra Engineering Inc.	SBE	Greenfire Management Services LLC	Materials Testing	\$ 10,000	\$ 4,797
K. Singh Engineering Inc.	SBE	Royal Capital Group LLC	Environmental & Geotechnical	\$ 81,316	\$ 81,316
TOTAL INCLUSION				\$ 132,641	\$ 122,852
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				31%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					26%

SBE Construction Inclusion

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



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	26%	+1%
Value of SBE Participation	\$3,361,888	\$3,542,289	+\$180,401

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	\$ 342,000	
Duwe Metals Products Inc.	DBE	Greenfire Management Services, LLC	Misc. Metals	\$ 279,224	\$ 181,259
Gordon Solutions LLC	SBE	Greenfire Management Services, LLC	Windows & Patio Doors	\$ 897,810	\$ 212,400
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	DBE	Greenfire Management Services, LLC	Painting	\$ 404,399	\$ 18,495
M & J Krueger Trucking LLC	DBE	AR Excavating Inc.	Trucking	\$ 3,200	\$ 3,200
Peachy Clean Commercial Cleaning LLC	DBE	Greenfire Management Services, LLC	Final Cleaning	\$ 59,000	
PL Freeman Co.	SBE	Greenfire Management Services, LLC	HVAC	\$ 1,438,196	\$ 640,482
Price & Sons	SBE	Cornerstone Plumbing, LLC	Supplier	\$ 27,441	\$ 27,441
Sanchez Painting Contractors, Inc.	SBE	Greenfire Management Services, LLC	Exterior Painting	\$ 55,945	\$ 47,061
Szada Trucking	SBE	AR Excavating Inc.	Trucking	\$ 25,003	\$ 25,003
TOTAL INCLUSION				\$ 3,542,289	\$ 1,165,412
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				26%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					16%

RPP Participation

As shown in the Table 3 below, the RPP inclusion achieved is 27% and 31% 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	5,223.03	1,308.03	25%	1,308.03	100%
Applewood Drywall	Carpenters	67.65				
AR Excavating, Inc.	Heavy Equipment Operators	242.50	126.00	52%	126.00	100%
Blair Fire Protection, LLC	Fire Sprinkler Fitters	2,296.75				
Bob Anderson Builders, Inc	Cabinet Installers	36.50				
BYCO, Inc.	Carpet Installers	238.00				
Cornerstone Plumbing	Plumbers	1,647.77	97.49	6%	86.79	89%
Duwe Metal Products	Ironworkers	236.00	51.00	22%	8.50	17%
Gordon Solutions, LLC	Carpenters	672.50	314.50	47%		
Horner Plumbing	Pumbers	4,478.00	1,116.50	25%	1,100.50	99%
Integrity Environmental Service	Laborers	10,273.50	5,029.00	49%	4,787.00	95%
LaBrant and Associates, LLC	Painters	270.50				
Marriott Construction, Inc.	Cement Finishers	1,742.00	232.50	13%	232.50	100%
Mindful Staffing Solutions, LLC	Roofers/Waterproofers	81.25	81.25	100%	41.66	51%
NSI Electrical Contractors Inc.	Electricians	7,164.75	205.50	3%		
P.L. Freeman	Sheet Metal Workers	6,386.00	3,127.00	49%	206.00	7%
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	449.50	306.50	68%	248.50	81%
Szada Trucking Inc.	Truck Drivers	211.25	193.75	92%	193.75	100%
Total Wall Systems, LLC	Carpenters	4,669.00	1,392.50	30%	1,138.00	82%
Wellenstein & Sons, Inc	Acoutstic Ceiling Installers	847.50				
Subtotal		49,754.57	13,877.92	28%	9,773.63	70%
Bonus SIA RPP Hours			2,399.09			
Total Hours		49,754.57	16,277.01	33%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	Workers
Carpenter	1,588.50	4
Cement Finisher	232.50	1
Electrician	205.50	1
Glazier	118.50	1
Ironworker	51.00	3
Laborer	7,457.57	49
Painter	306.50	3
Plumber	20.38	3
Roofer/Waterproofer	377.65	9
Sheet Metal Worker	3,112.50	6
Truck Driver	193.75	9
Tuckpointer	213.57	1
Total	13,877.92	90

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African American	3,160.75	16
Asian	4.00	1
Causasian	1,974.70	10
Hispanic	5,101.70	46
Native American	26.50	1
Not Specified	3,610.27	16
Total	13,877.92	90

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53202	1,263.00	2
53204	2,463.86	20
53206	1,529.00	2
53207	284.50	3
53208	1,177.00	3
53209	302.65	3
53210	1,111.46	3
53211	14.50	1
53212	496.66	4
53213	24.82	2
53214	92.50	2
53215	2,825.65	31
53216	3.27	1
53218	313.67	4
53220	68.00	2
53222	1,241.38	3
53223	205.50	1
53225	36.00	1
53228	254.50	1
53233	170.00	1
Total	13,877.92	90

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	13,877.92	90
Female		
Not Specified		
Total	13,877.92	90

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	5	847.50				
Carpenter	2	210.00	111.00	53%		
Electrician	7	3,094.75				
Fire Sprinkler Fitter	3	253.25				
Glazier	2	144.50	118.50	82%		
Ironworker	3	46.00	26.50	58%		
Painter	1	66.00	66.00	100%	66.00	100%
Plumber	9	1,449.50	4.00		4.00	
Sheet Metal Worker	9	3,896.00	1,820.50	47%	206.00	5%
Total	41	10,007.50	2,146.50	21%	276.00	3%

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
African-American	1,505.50	6
Asian	4.00	1
Causasian	3,696.00	22
Hispanic	1,464.50	3
Native American	26.50	1
Not Specified	3,311.00	8
Total	10,007.50	41

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	10,007.50	41
Female		
Not Specified		
Total	10,007.50	41

