

CDA Scattered Sites MKE
SBE, RPP and Section 3
Participation Performance Report
through September 30, 2025



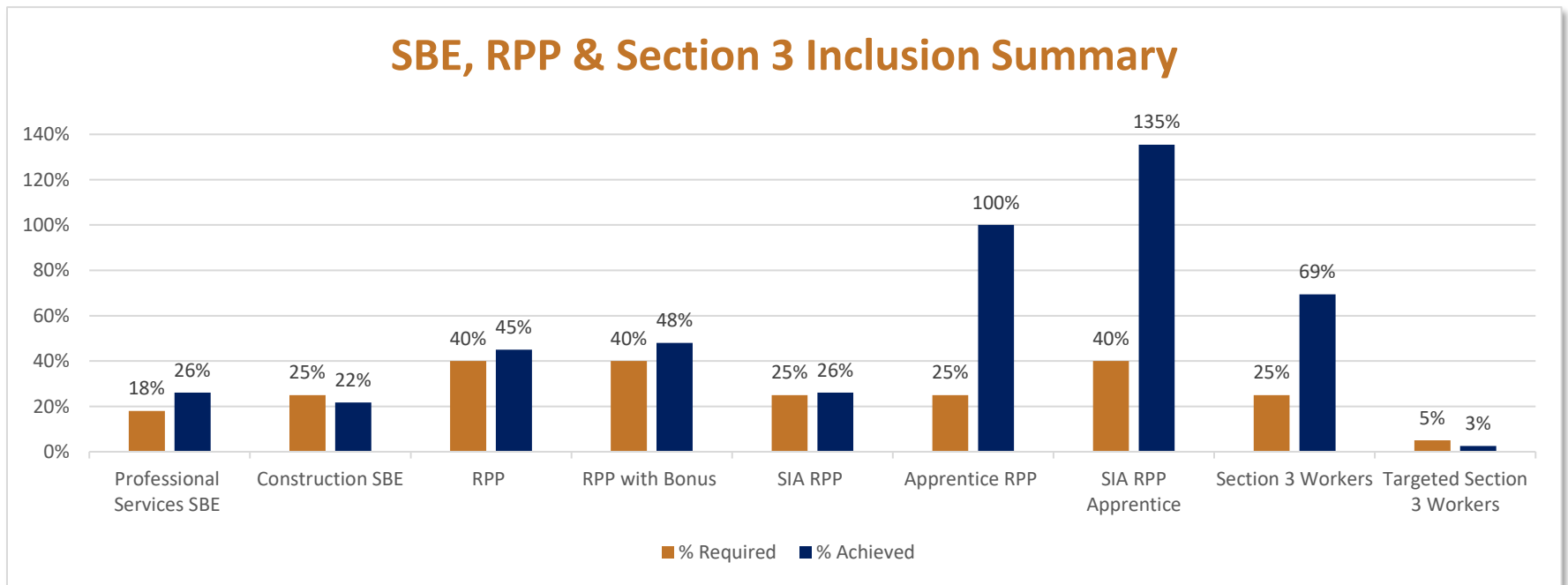
Submitted by:  **CROSS**

Date: October 17, 2025

Project Summary

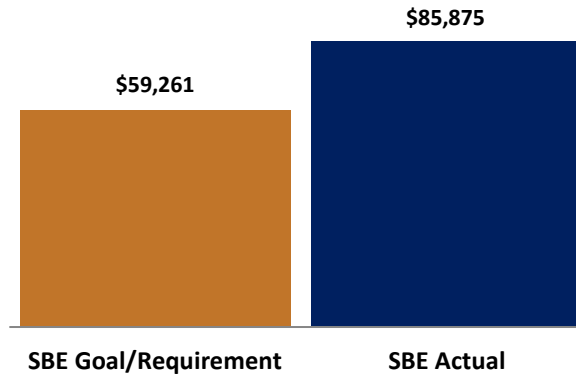
The CDA Scattered Sites Project consists of 40 scattered site affordable housing units built in 20 new construction duplexes in Midtown neighborhood of Milwaukee, Wisconsin.

Developer:	Emem Group, LLC
Project Address:	Various Lots in the Midtown Neighborhood
Professional Services Cost Subject to Inclusion	\$329,230
Applicable Professional Services Payments to Date	\$293,461
Construction Cost Subject to Inclusion	\$6,386,061
Applicable Construction Draw to Date	\$5,602,390



SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 26% SBE participation for Professional Services, which exceeds the 18% inclusion requirement.



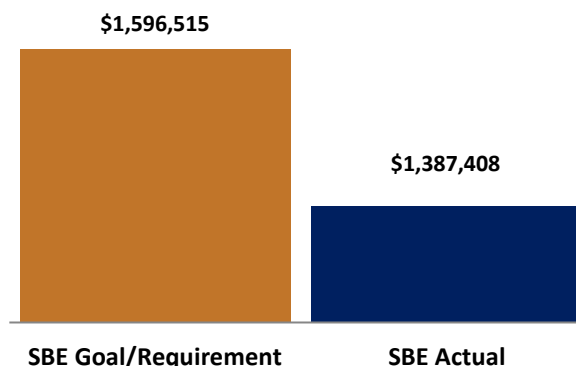
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	26%	+8%
Value of SBE Participation	\$59,261	\$85,875	+\$26,614

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	Emem Group	Inclusion Consultant	\$ 85,875	\$ 61,579
TOTAL INCLUSION				\$ 85,875	\$ 61,579
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				26%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					21%

SBE Construction Inclusion

Through the period covered by this report, this project has awarded 22% of the contracts to SBE firms. As additional contracts are awarded, the 25% SBE inclusion will be achieved.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	22%	-3%
Value of SBE Participation	\$1,596,515	\$1,387,408	-\$209,107

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
A & A Plumbing of Milwaukee LLC	DBE/SBE	MESH Construction	Plumbing (Rough & Finish)	\$ 570,000	\$ 441,992
Devix Heating and Cooling	SBE	MESH Construction	HVAC (Rough & Finish)	\$ 488,500	\$ 246,464
Jordans Construction Services LLC	DBE/SBE	MESH Construction	Interior Finish Carpentry Labor	\$ 65,892	\$ 65,892
P.L. Freeman Co., Inc.	DBE/SBE	MESH Construction	HVAC (Rough & Finish)	\$ 149,064	\$ 109,153
Rodriguez Landscape Company	DBE/SBE	MESH Construction	Site Clearing	\$ 22,589	\$ 15,786
Rodriguez Landscape Company	DBE/SBE	MESH Construction	Grading	\$ 19,288	\$ 7,439
Rodriguez Landscape Company	DBE/SBE	MESH Construction	Planting (Landscaping)	\$ 72,075	\$ 32,020
TOTAL INCLUSION				\$ 1,387,408	\$ 918,746
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				22%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					16%

RPP Participation

As shown in Table 3 below, the RPP inclusion achieved is 45% and 48% when the bonus hours for SIA RPP hours are included.

Table 3: RPP Participation by Contractor

Contractor	Trade	Union	Goal	40%		25%	
			Total Hours Worked	RPP Worker Hours	RPP %	SIA RPP Hours	SIA RPP %
A&A Plumbing of Milwaukee, LLC	Plumbing	N	1,779.50	487.50	27%	-	
Alpine Insulation 1 LLC	Insulation	N	331.10	78.08	24%	67.92	87%
Aztec Masonry LLC	Site Concrete	N	881.00	-		-	
Badger Plumbing Inc.	Sewer & Water Laterals	N	871.00	-		-	
Bros MA Construction LLC (Next Level Drywall & Painting, LLC)	Interior Finish	N	600.00	-		-	
Dekoven Roofing LLC	Roofing	N	1,225.00	1,225.00	100%	-	
Devix Heating & Cooling LLC	HVAC	N	1,298.75	-		-	
Eduardos Tree Service LLC	Site Clearing	N	168.00	-		-	
Emem Group LLC	Construction Labor	N	3,770.05	3,610.05	96%	1,809.05	50%
Employ Milwaukee, Inc.	Construction Labor	N	401.50	401.50	100%		
Everything Exteriors	Rough Carpentry	N	5,594.00	1,889.00	34%	448.00	24%
FC Construction, LLC (Jordan's Construction Services)	Finish Carpentry	N	744.00	744.00	100%	-	
Friemoth Concrete Corp.	Excavation & Fill, Concrete Foundation	N	4,804.97	-		-	
Jordan's Construction Services, LLC	Finish Carpentry	N	285.00	285.00	100%	-	
Lake City Construction LLC (Three Sons Home Improvements,	Siding	N	1,135.00	-		-	
L/C Builders, LLC	Drywall & Paint	N	912.00	552.00	61%	552.00	100%
Next Level Drywall & Painting LLC	Interior Finish	N	168.05	-		-	
P.L. Freeman Co.	HVAC	Y	714.50	190.00	27%	190.00	100%
Prodigal Building Systems, LLC	Framing	N	407.59	407.59	100%	-	
Rangel Flooring of WI, LLC (Nonn's Flooring, LLC)	Flooring	N	987.50	987.50	100%	515.75	52%
Rodriguez Landscape Company	Landscaping	N	531.00	133.50	25%	-	
Streamline Electrical Design LLC	Electrical	N	2,739.50	2,739.50	100%	-	
Viros Gutters LLC (Three Sons Home Improvements, LLC)	Siding	N	160.00	-		-	
Total Hours			30,509.01	13,730.22	45%	3,582.72	26%
Bonus SIA RPP Hours				265.91			
Bonus Apprentice RPP Hours				644.21			
Total RPP Hours with Bonus			30,509.01	14,640.34	48%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Carpentry	4,318.00	5
Carpet Layer	987.50	2
Electrician	2,739.50	2
Insulator	78.08	4
Laborer	3,392.14	16
Project Engineer	800.00	1
Roofer	1,225.00	2
Sheet Metal Worker	190.00	1
Total	13,730.22	33

Table 5: RPP Participation by Zip

Zip Code	RPP Hours	# of RPP Workers
53202	800.00	1
53204	133.50	2
53206	285.00	1
53207	744.00	1
53209	109.50	1
53210	2,297.47	4
53212	2,453.50	4
53214	1,441.00	1
53215	1,285.25	7
53216	3,621.59	8
53218	77.50	1
53221	471.75	1
53222	10.16	1
Total	13,730.22	33

SIA Zip Codes are bold.

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African American	8,854.72	20
Hispanic	3,434.50	12
Two or More Races	1,441.00	1
Total	13,730.22	33

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	13,527.22	3
Female	203.00	30
Total	13,730.22	33

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

Craft	# of Apprentices / OJT Trainees	Total Hours Worked	RPP Apprentice Hours	RPP Apprentice %	Required RPP Apprentice Hours*	SIA RPP Apprentice Hours	SIA RPP Apprentice Hours as a % of Required RPP Apprentice Hours**
Electrician	2	1,169.50	1,169.50	100%	292.38	-	
Laborer	1	409.05	409.05	100%	102.26	409.05	400%
Sheet Metal Worker	1	190.00	190.00	100%	47.50	190.00	400%
Total	4	1,768.55	1,768.55	100%	442.14	599.05	135%

*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	1,578.55	3
Hispanic	190.00	1
Total	1,768.55	4

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	1,768.55	4
Total	1,768.55	4

Section 3 Participation

As shown in Table 11 below, the Section 3 inclusion achieved is 69% and Targeted Section 3 inclusion is 3%.

Table 11: Section 3 Worker Inclusion

Contractor	Trade	Goal	25%		5%	
		Total Hours Worked	Section 3 Worker Hours	% Section 3	Targeted Section 3	% Targeted
A&A Plumbing of Milwaukee, LLC	Plumbing	1,779.50	1,393.50	78%		
Alpine Insulation 1 LLC	Insulation	331.10	285.20	86%		
Aztec Masonry LLC	Site Concrete	881.00	261.00	30%	261.00	30%
Badger Plumbing Inc.	Sewer & Water Laterals	871.00	516.00	59%		
Bros MA Construction LLC (Next Level Drywall & Painting, LLC)	Interior Finish	600.00	-			
Dekoven Roofing LLC	Roofing	1,225.00	1,225.00	100%		
Devix Heating & Cooling LLC	HVAC	1,298.75	846.75	65%		
Eduardos Tree Service LLC	Site Clearing	168.00	168.00	100%		
Emem Group LLC	Construction Labor	3,770.05	1,410.05	37%	409.05	11%
Employ Milwaukee, Inc.	Construction Labor	401.50	401.50	100%	109.50	27%
Everything Exteriors	Rough Carpentry	5,594.00	4,113.00	74%		
FC Construction, LLC (Jordan's Construction Services)	Finish Carpentry	744.00	744.00	100%		
Friemoth Concrete Corp.	Excavation & Fill, Concrete Foundation	4,804.97	4,804.97	100%		
Jordan's Construction Services, LLC	Finish Carpentry	285.00	-			
Lake City Construction LLC (Three Sons Home Improvements, LLC)	Siding	1,135.00	706.00	62%		
L/C Builders, LLC	Drywall & Paint	912.00	432.00	47%		
Next Level Drywall & Painting LLC	Interior Finish	168.05	-			
P.L. Freeman Co.	HVAC	714.50	342.00	48%		
Prodigal Building Systems, LLC	Framing	407.59	206.62	51%		
Rangel Flooring of WI, LLC (Nonn's Flooring, LLC)	Flooring	987.50	471.75	48%		
Rodriguez Landscape Inc.	Landscaping	531.00	-			
Streamline Electrical Design LLC	Electrical	2,739.50	2,739.50	100%		
Viros Gutters LLC (Three Sons Home Improvements, LLC)	Siding	160.00	96.00	60%		
Total Hours		30,509.01	21,162.84	69%	779.55	3%