

JS1924 Project

SBE and RPP Participation Performance Report through September 30, 2022



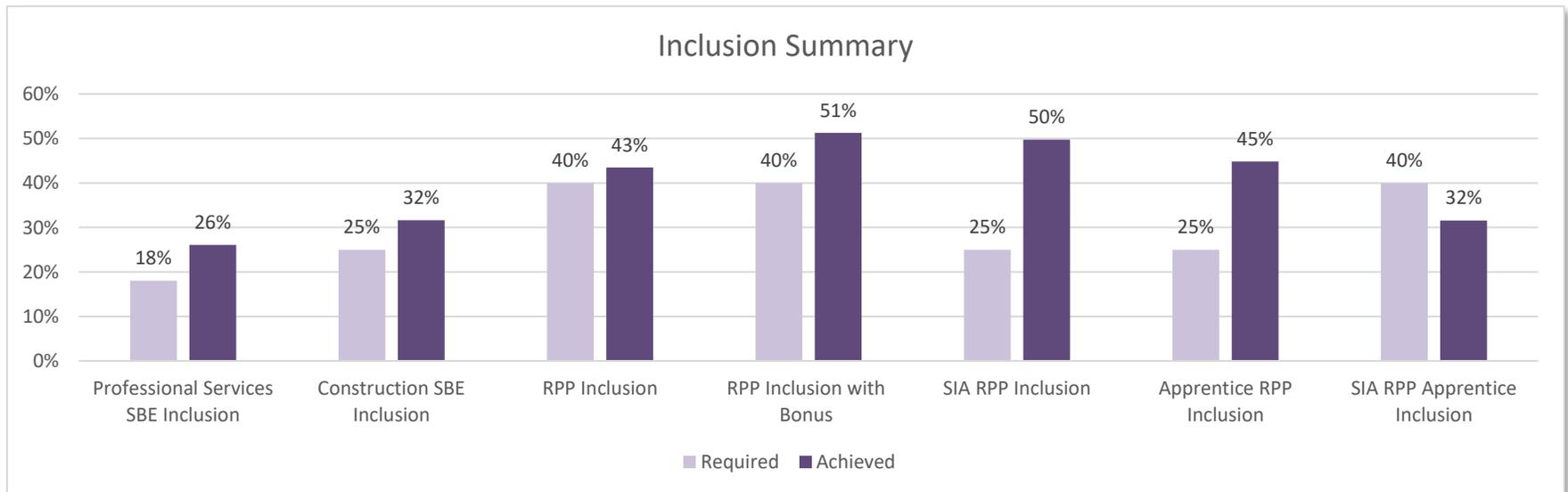
Submitted by:  CROSS MANAGEMENT SERVICES, INC.

Date: October 21, 2022

Project Summary

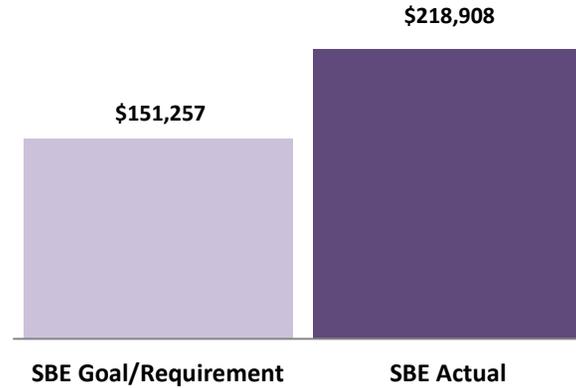
The former Milwaukee Journal Sentinel's buildings are being redeveloped mainly as affordable housing, including student apartments. The JS1924 Project further develops the 1924 Building, which is six stories and approximately 149,000 square feet, into 141 market rate apartments with supporting common spaces.

Developer:	J. Jeffers & Co.
Project Address:	225 East Michigan Avenue, Suite 300, Milwaukee, WI 53202
Professional Services Cost Subject to Inclusion	\$840,320
Professional Services Payments to Date	\$541,961
Construction Cost Subject to Inclusion	\$19,608,693
Construction Draw to Date	\$14,446,030



SBE Professional Services Inclusion

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



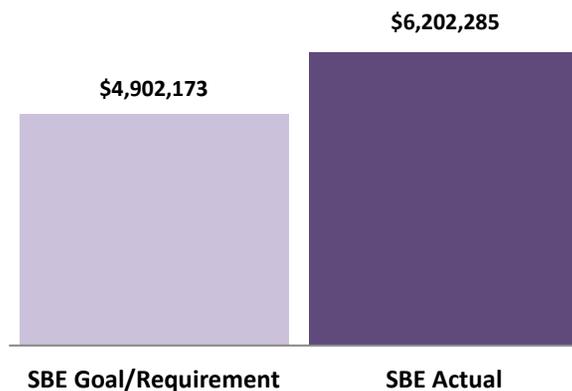
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	26%	+8%
Value of SBE Participation	\$151,257	\$218,908	+\$67,651

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	J. Jeffers & Co., Inc.	JS1924 Inclusion Consultant	\$ 61,000	\$ 44,481
Gestra Engineering Inc.	SBE	J. Jeffers & Co., Inc.	JS1924 Material Testing	\$ 10,000	
Quorum Architects	SBE	Eppstein Uhen Architects Inc.	JS1924 Architect	\$ 147,908	\$ 130,372
TOTAL INCLUSION				\$ 218,908	\$ 174,853
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				26%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					32%

SBE Construction Inclusion

Through the period covered by this report, this project has achieved 32% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	32%	+7%
Value of SBE Participation	\$4,902,173	\$6,202,285	+\$1,300,112

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
Gordon Solutions LLC	SBE	C.G. Schmidt, Inc.	Fiberglass Windows	\$ 187,600	\$ 187,600
Hetzel Tile & Marble, Inc.	DBE	C.G. Schmidt, Inc.	Tile	\$ 77,045	\$ 32,639
Hetzel-Sanfilippo, Inc.	DBE	C.G. Schmidt, Inc.	Metal Framing & Gymsum	\$ 4,492,215	\$ 4,018,691
HVA Products	SBE	Butters-Fetting Co., Inc.	Controls	\$ 160,000	
McKinley's Corporation	SBE	C.G. Schmidt, Inc.	Elevator Demolition	\$ 18,650	\$ 16,785
Thomas A Mason Co., Inc.	SBE	C.G. Schmidt, Inc.	Flooring	\$ 1,266,775	\$ 1,019,183
TOTAL INCLUSION				\$ 6,202,285	\$ 5,274,898
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				32%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					37%

RPP Participation

As shown in the Table 3 below, the RPP inclusion achieved is 43% and 51% when the bonus hours for SIA RPP and RPP Apprentice 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 %
Aztec Plumbing	Plumbers	38.00	38.00	100%	38.00	100%
Best Specialties Inc	Laborers	48.00				
Butters-Fetting Co., Inc.	Steamfitters	11,995.50	5,602.75	47%	3,196.50	57%
CG Schmidt	Carpentry / Cement Finisher	18,884.50	7,391.00	39%	2,685.50	36%
Cobra Concrete Cutting Services Co.	Laborers	1,210.50				
Common Links Construction LLC	Painters	1,317.00	460.00	35%	460.00	100%
Construction Supply & Erection	Ironworkers	743.00	16.50	2%	16.50	100%
Design Build Fire Protection	Fire Sprinkler Fitters	2,729.00	1,702.00	62%		
Dynamic Contracting Services	Laborers	13,600.50	5,724.50	42%	5,045.50	88%
Hetzel-Sanfilippo	Carpenters	36,707.25	17,011.50	46%	11,649.75	68%
HVA Products Inc	Electricians	205.00	176.00	86%	8.00	5%
Klein-Dickert Milwaukee, Inc.	Glazeirs	1,227.00	509.50	42%		
Lemberg Electric Co., Inc.	Electricians	19,732.00	10,143.50	51%	1,710.00	17%
Mattox Plumbing	Plumbers	3,927.50	2,125.50	54%	514.50	24%
McKinley's Corporation of Milwaukee	Laborers	91.50	62.00	68%	59.00	95%
Nations Roof North LLC	Roofers	2,107.75				
PCI Austad	Acoustic Ceiling Installer	67.00				
Schindler Elevator Corporation	Elevator Constructor	967.50				
Thomas A. Mason Co., Inc.	Carpet Layers	5,712.00	2,160.50	38%	1,022.00	47%
Walsh Masonry Inc.	Bricklayer / Laborers	1,452.00	247.50	17%	131.50	53%
Subtotal		122,762.50	53,370.75	43%	26,536.75	50%
Bonus SIA RPP Hours			7,130.25			
Bonus Apprentice RPP Hours			2,408.19			
Total RPP Hours		122,762.50	62,909.19	51%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Bricklayers	116.00	1
Carpenters	16,326.25	29
Carpet Layers	2,160.50	5
Cement Finishers	464.50	1
Drywall Finishers	4,725.50	10
Electricians	10,319.50	23
Fire Sprinkler Fitters	1,702.00	2
Glaziers	509.50	2
Ironworkers	16.50	1
Laborers	9,563.50	20
Painters	460.00	2
Plasterers	221.25	1
Plumbers	1,690.00	6
Sheet Metal Workers	1,899.25	3
Steamfitters	3,196.50	3
Total	53,370.75	109

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African American	9,747.50	24
Causasian	15,927.75	26
Hispanic	24,641.50	52
Native American	33.00	1
Not Specified	3,021.00	6
Total	53,370.75	109

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53202	2,507.00	2
53204	6,293.25	14
53206	29.50	1
53207	5,797.25	12
53209	464.50	1
53210	4,956.50	6
53211	2,313.50	2
53212	4,221.50	6
53213	1,901.00	3
53214	479.00	1
53215	10,828.00	29
53216	471.75	1
53218	1,308.75	7
53219	2,418.25	4
53220	818.50	1
53221	2,762.75	6
53222	3,779.00	4
53223	135.25	1
53224	1,182.00	4
53225	495.50	3
53233	208.00	1
Total	53,370.75	109

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	51,955.25	106
Female	1,415.50	3
Total	53,370.75	109

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 %
Acoustic Ceiling Installers	3	213.00				
Bricklayers	1	8.00				
Carpenters	9	3,520.50	416.00	12%	416.00	100%
Carpet Layers	3	458.00	48.00	10%		
Cement Finishers	4	995.50				
Drywall Finishers	1	337.00	337.00	100%	337.00	100%
Electricians	27	9,834.00	4,966.50	51%	719.00	14%
Elevator Constructors	4	280.00				
Fire Sprinkler Fitters	7	1,178.00	479.00	41%		
Ironworkers	2	52.00				
Laborers	3	331.00				
Painters	2	68.00				
Plumbers	6	1,484.00	867.00	58%		
Refrigerator Mechanics	1	4.00				
Sheet Metal Workers	7	2,913.00	1,810.75	62%		
Steamfitters	9	2,600.00	1,962.50	75%	1,962.50	100%
Teledata Technicians	1	5.50				
Total	90	24,281.50	10,886.75	45%	3,434.50	32%

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
African-American	2,156.50	9
Causasian	17,449.00	64
Hispanic	2,988.00	11
Native American	1,133.00	3
Not Specified	555.00	3
Total	24,281.50	90

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	24,057.00	85
Female	224.50	5
Total	24,281.50	90