

JS1924 Project

SBE and RPP Participation Performance Report through March 31, 2022



Submitted by:

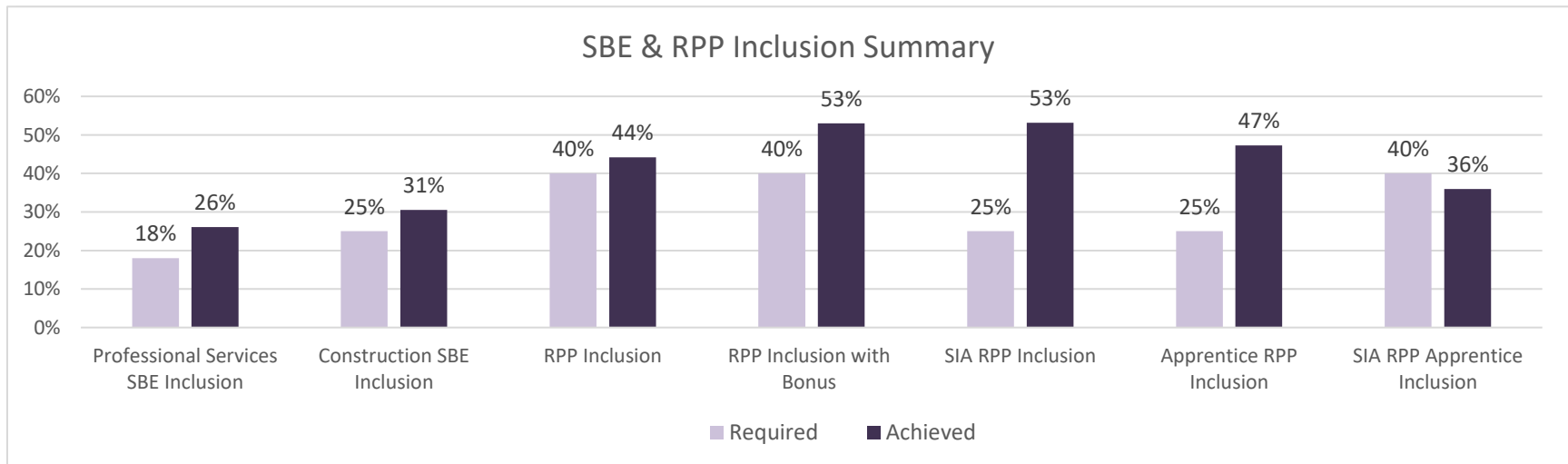


Date: April 20, 2022

Project Summary

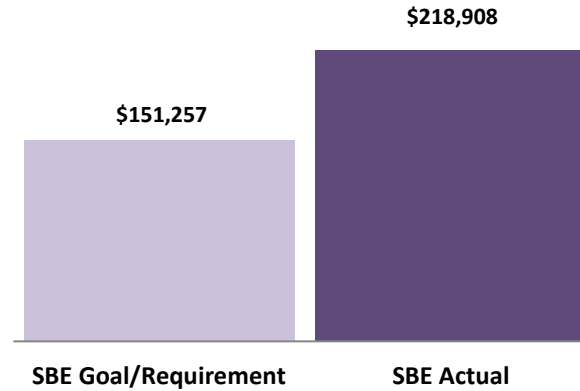
The former Milwaukee Journal Sentinel's buildings are being redeveloped mainly as affordable housing, including student apartments. The JS1924 Project further develops the 1924 Building, which is six stories and approximately 149,000 square feet, into 141 market rate apartments with supporting common 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	\$635,018
Construction Cost Subject to Inclusion	\$19,608,693
Construction Draw to Date	\$3,712,998



SBE Professional Services Inclusion

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



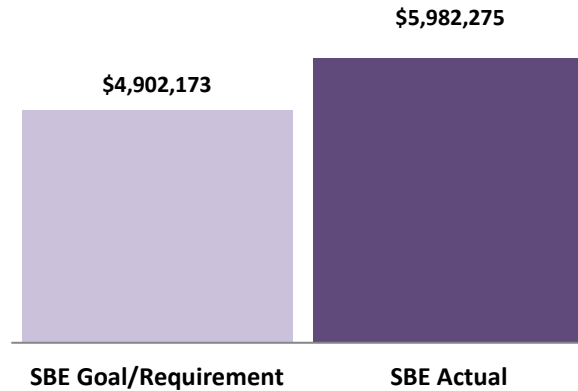
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	26%	+8%
Value of SBE Participation	\$151,257	\$218,908	+\$67,651

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	\$ 27,812
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	\$ 158,184
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				26%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					25%

SBE Construction Inclusion

Through the period covered by this report, this project has achieved 31% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	31%	+6%
Value of SBE Participation	\$4,902,173	\$5,982,275	+\$1,080,102

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	\$ 164,600	\$ 161,200
Hetzel Tile & Marble, Inc.	DBE	C.G. Schmidt, Inc.	Tile	\$ 64,535	
Hetzel-Sanfilippo, Inc.	DBE	C.G. Schmidt, Inc.	Metal Framing & Gymsum	\$ 4,313,770	\$ 1,161,656
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	\$ 1,260,720	\$ 349,328
TOTAL INCLUSION				\$ 5,982,275	\$ 1,688,969
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				31%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					45%

RPP Participation

As shown in the Table 3 below, the RPP inclusion achieved is 44% and 53% 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	100%	38.00	100%
Best Specialties Inc	Laborers	48.00				
Butters-Fetting Co., Inc.	Steamfitters	6261.50	2775.50	44%	1,448.50	52%
CG Schmidt	Carpentry / Cement Finisher	7,904.50	3,132.00	40%	1,306.50	42%
Cobra Concrete Cutting Services Co.	Laborers	656.00				
Construction Supply & Erection	Ironworkers	423.00	16.50	4%	16.50	100%
Design Build Fire Protection	Fire Sprinkler Fitters	1,186.00	616.00	52%		
Dynamic Contracting Services	Laborers	13,025.00	5,632.50	43%	4,953.50	88%
Hetzel-Sanfilippo	Carpenters	17,474.25	7,830.50	45%	5,500.28	70%
HVA Products Inc	Electricians	181.00	152.00	84%	8.00	5%
Klein-Dickert Milwaukee, Inc.	Glazeirs	8.50				
Lemberg Electric Co., Inc.	Electricians	10,714.00	6,303.50	59%	1,324.00	21%
Mattox Plumbing	Plumbers	2,256.00	1,257.00	56%	117.00	9%
McKinley's Corporation of Milwaukee	Laborers	91.50	62.00	68%	59.00	95%
Nations Roof North LLC	Roofers	1,657.25				
Schindler Elevator Corporation	Elevator Constructor	929.50				
Thomas A. Mason Co., Inc.	Carpet Layers	119.00	96.00	81%	64.00	67%
Walsh Masonry Inc.	Bricklayer / Laborers	219.50				
Subtotal		63,192.50	27,911.50	44%	14,835.28	53%
Bonus SIA RPP Hours			4,258.02			
Bonus Apprentice RPP Hours			1,315.44			
Total RPP Hours		63,192.50	33,484.95	53%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Carpenters	8,226.75	28
Carpet Layers	96.00	2
Cement Finishers	320.50	1
Drywall Finishers	1,076.00	6
Electricians	6,455.50	19
Fire Sprinkler Fitters	616.00	2
Ironworkers	16.50	1
Laborers	7,431.50	19
Plasters	69.25	1
Plumbers	1,295.00	6
Sheet Metal Workers	860.00	3
Steamfitters	1,448.50	3
Total	27,911.50	91

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53202	948.00	2
53204	4,553.75	11
53206	29.50	1
53207	2,768.50	10
53209	320.50	1
53210	2,187.00	6
53211	787.00	2
53212	1,542.50	6
53213	1,355.50	3
53214	144.00	1
53215	6,474.50	23
53216	192.00	1
53218	761.75	5
53219	1,509.00	2
53220	402.50	1
53221	1,503.50	6
53222	1,789.00	4
53224	416.00	2
53225	179.00	3
53233	48.00	1
Total	27,911.50	91

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African American	5,181.00	19
Causasian	7,501.00	22
Hispanic	14,272.00	43
Native American	33.00	1
Not Specified	924.50	6
Total	27,911.50	91

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	27,186.00	88
Female	725.50	3
Not Specified		
Total	27,911.50	91

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	1	16.00				
Bricklayers	1	8.00				
Carpenters	7	1,974.00	232.00	12%	232.00	12%
Cement Finishers	2	185.00				
Drywall Finishers	1	116.50	116.50	100%	116.50	100%
Electricians	23	4,880.00	2,708.50	56%	559.00	11%
Elevator Constructors	4	266.00				
Fire Sprinkler Fitters	4	480.00	144.00	30%		
Laborers	1	57.00				
Plumbers	6	777.00	512.00	66%		
Refrigerator Mechanics	1	4.00				
Sheet Metal Workers	5	1,478.50	771.50	52%		
Steamfitters	7	1,569.00	1,100.50	70%	1,100.50	70%
Teledata Technicians	1	5.50				
Total	64	11,816.50	5,585.00	47%	2,008.00	36%

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
African-American	1,244.50	6
Causasian	8,417.00	46
Hispanic	1,261.00	7
Native American	694.00	3
Not Specified	200.00	2
Total	11,816.50	64

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	11,727.50	62
Female	89.00	2
Not Specified		
Total	11,816.50	64