

Red Beacon SBE and RPP Participation Performance Report through September 30, 2022



Submitted by:

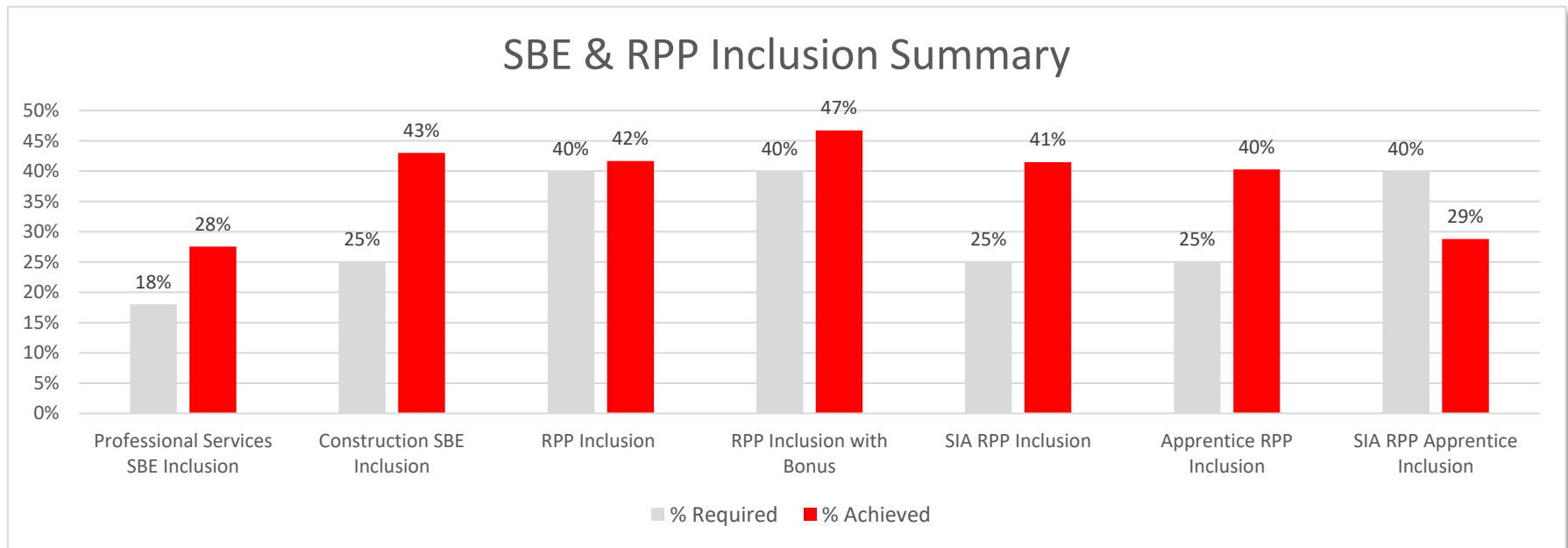


Date: October 21, 2022

Project Summary

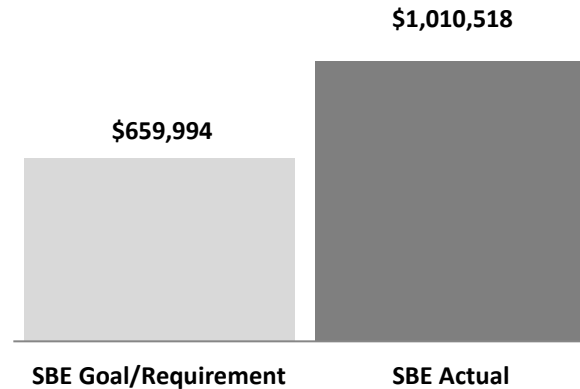
Milwaukee Tool Corporation purchased the 350,000 square-foot building located at 501 West Michigan Avenue, Milwaukee, WI. The \$35 million multi-phase Red Beacon Project involves the renovation of four floors of office space, a roof top terrace, and exterior façade improvements.

Developer:	Milwaukee Tool
Project Address:	501 West Michigan Avenue, Milwaukee, WI 53202
Professional Services Cost Subject to Inclusion	\$3,666,632
Professional Services Payments to Date	\$2,035,0900
Construction Cost Subject to Inclusion	\$37,290,678
Construction Draw to Date	\$34,438,474



SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 28% SBE participation for Professional Services.



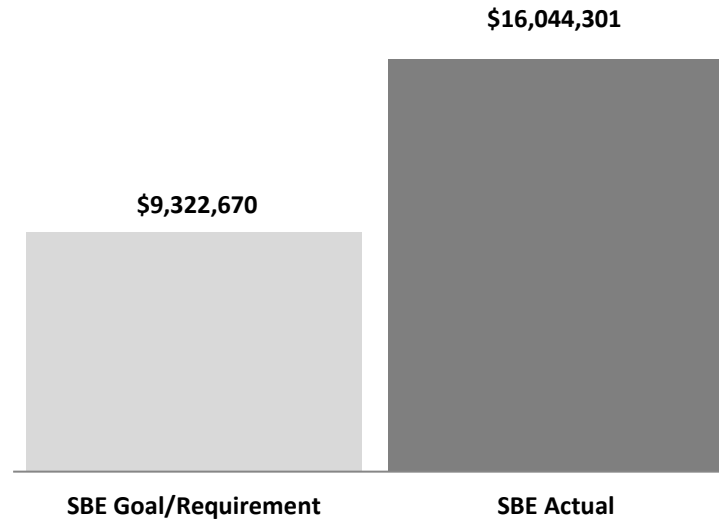
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	28%	+10%
Value of SBE Participation	\$659,994	\$1,010,518	+\$350,524

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	Milwaukee Tool	Inclusion Consultant	\$ 71,250	\$ 59,334
IBC Engineering Services, Inc.	SBE	Stephen Perry Smith Architects, Inc.	MEP Design 3/4 Floors	\$ 558,000	\$ 558,000
LF Green Development LLC	SBE	Milwaukee Tool	Environmental Testing	\$ 42,008	
ZS LLC	SBE	Milwaukee Tool	Parking Structure Repair Design	\$ 253,000	\$ 253,000
ZS LLC	SBE	Mortenson Construction	Structural	\$ 10,160	\$ 9,740
ZS LLC	SBE	Stephen Perry Smith Architects, Inc.	Building, Roof & Façade Investigation	\$ 76,100	\$ 76,100
TOTAL INCLUSION				\$ 1,010,518	\$ 956,174
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				28%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					47%

SBE Construction Inclusion

Through the period covered by this report, this project has achieved 43% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	43%	+18%
Value of SBE Participation	\$9,322,670	\$16,044,301	+\$6,721,631

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
Arteaga Construction Inc.	SBE	Mortenson Construction	Unit Masonry	\$ 19,377	\$ 19,100
Arteaga Construction Inc.	SBE	JM Brennan	Sheet Metal	\$ 517,319	\$ 517,319
B & D Contractors Inc.	SBE	Mortenson Construction	Ornamental Metals	\$ 734,426	\$ 581,644
Best Erectors Inc	SBE	Klein-Dickert Milwaukee, Inc.	Metal Erection	\$ 420,000	\$ 350,067
Broadway Construction LLC	SBE	Concrete & Masonry Restoration LLC	Hollow Doors	\$ 115,000	\$ -
CH Coakley & Co., Inc.	SBE	Milwaukee Tool	Furniture & Equipment Moving	\$ 109,796	\$ 109,796
Dairyland Energy Solutions Inc.	SBE	Milwaukee Tool	Electrical Decommissioning	\$ 197,280	\$ 197,280
Dairyland Energy Solutions Inc.	SBE	Lemberg Electric Company, Inc.	Electrical Systems	\$ 300,000	\$ 113,914
Dairyland Energy Solutions Inc.	SBE	JM Brennan	Electrical	\$ 576,226	\$ 576,226
DUWE Metal Products Inc.	DBE	Mortenson Construction	Structural Metal Framing	\$ 882,759	\$ 158,911
Gordon Solutions LLC	SBE	Milwaukee Plate Glass	Glazing	\$ 616,170	\$ 616,170
Hard Rock Sawing & Drilling Specialist Co.	SBE	Concrete & Masonry Restoration LLC	GPR Scanning	\$ 19,125	\$ 19,125
Hetzel Tile & Marble Inc.	DBE	Mortenson Construction	Tile	\$ 624,197	\$ 284,955
Hetzel-Sanfilippo Inc.	DBE	Mortenson Construction	Gypsum Board Systems	\$ 5,745,730	\$ 3,164,376
Hiram Power	SBE	Lemberg Electric Company, Inc.	Electrical	\$ 80,000	\$ 57,905
Hiram Power	SBE	Lemberg Electric Company, Inc.	Supplier	\$ 1,231,710	\$ 872,737
Hurt Electric Inc	SBE	JM Brennan	Electricians	\$ 75,504	\$ 75,504
Hurt Electric Inc	SBE	Pieper Electric Inc.	Electricians	\$ 69,874	\$ 43,908
HVA Products, Inc	DBE	JM Brennan	Supplier	\$ 680,665	\$ 680,665
LF Green Development Inc.	SBE	Integrity Environmental	Material Abatement	\$ 54,098	\$ -
Rockwell Mechanical LLC	SBE	JM Brennan	Supplier	\$ 271,539	\$ 271,539
Thomas A Mason Co., Inc.	SBE	Concrete & Masonry Restoration LLC	Painting	\$ 70,388	\$ -
Thomas A Mason Co., Inc.	SBE	Mortenson Construction	Wall Coverings, Painting	\$ 2,633,117	\$ 1,429,620
TOTAL INCLUSION				\$ 16,044,301	\$ 10,140,761
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				43%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					29%

RPP Participation

As shown in the Table 3 below, the RPP inclusion achieved is 42% and 47% 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 %
All-Tech Decorating Co.	Painters	43.00				
ANI-Midwest Fireproofing & Insulation	Laborers	4,066.00	3,932.00	97%		
Arteaga Construction Inc	Bricklayers	429.50	67.00	16%		
B&D Contractors, Inc.	Ironworkers	1,448.25	307.50	21%	8.00	3%
Best Erectors	Ironworkers	1,037.75	175.75	17%		
Ceco Concrete Construction LLC	Carpenters	1,227.50				
CH Coakley & Co Inc	Laborers	623.25				
Chilstrom Erecting Corp.	Ironworkers	2,854.00				
Concrete & Masonry Restoration LLC	Laborers	31,256.25	13,763.75	44%	11,764.00	85%
Construction Supply & Erection	Ironworkers	4,800.50	1,048.25	22%	501.25	48%
Creative Maintenance Solutions, Inc	Laborers	397.00	92.75	23%	92.75	100%
Dairyland Energy Solutions, Inc.	Electricians	9,678.92	7,742.86	80%	2,992.48	39%
Duwe Metal Products	Ironworkers	570.50	327.00	57%	40.50	12%
Gordon Solutions, LLC	Glaziers	603.50	603.50	100%		
Hetzel-Sanfilippo	Carpenters	39,345.50	15,692.50	40%	11,778.00	75%
Hetzel Tile & Marble, Inc.	Tile Setters	1,377.75	297.00	22%		
Hurt Electric Inc.	Electricians	433.00				
Integrity Environmental Service	Asbestos Abatement	2,871.00	2,871.00	100%	1,801.00	63%
Interstate Sawing Company Inc	Laborers	36.00				
J.F. Ahern Co.	Fire Sprinkler Fitters	4,563.00				
JM Brennan, Inc.	Steamfitters/Plumbers	62,836.00	29,426.50	47%	4,995.50	17%
Klein-Dickert Milwaukee, Inc.	Glaziers	3,010.00	1,455.00	48%	692.00	48%
Langer Roofing & Sheet Metal	Roofers	6,390.00	1,861.25	29%	1,000.50	54%
Lemberg Electric Co., Inc	Electricians	38,443.75	14,047.50	37%	4,355.00	31%
Milwaukee Plate Glass	Glaziers	4,194.00	1,569.00	37%	586.00	37%
Mortenson Construction	Carpenters	54,813.10	19,965.75	36%	6,717.25	34%
Paul Reilly Company Illinois, Inc.	Overhead Door Installers	60.00				
Regency Janitorial Service, Inc.	Laborers	1,992.54	1,938.61	97%	1,385.28	71%
Sergenian's Floor Coverings, Inc.	Carpet Layers	1,149.75	316.25	28%	165.50	52%
Thomas A. Mason Co., Inc.	Painters	11,428.00	3,582.00	31%	1,393.00	39%
Triada Employment Services LLC	Laborers	856.75	565.25	66%	319.50	57%
Veit & Company Inc.	Heavy Equipment Operators	3,604.00	1,824.50	51%	554.50	30%
Wellenstein & Sons, Inc.	Laborers	351.00	160.00	46%	160.00	100%
Subtotal		296,791.06	123,632.47	42%	51,302.01	41%
Bonus SIA RPP Hours			10,811.45			
Bonus Apprentice RPP Hours			4,277.88			
Total RPP Hours		296,791.06	138,721.80	47%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Acoustic Ceiling Installers	15.00	1
Carpenters	15,815.00	35
Carpet Layers	316.25	2
Cement Finishers	83.00	1
Drywall Finishers	3,904.00	13
Electricians	20,243.78	30
Fabricators	1,366.00	3
Glaziers	1,987.50	7
Heavy Equipment Operators	77.50	1
Ironworkers	1,699.50	10
Laborers	41,840.61	59
Light Equipment Operators	1,316.50	1
Painters	4,692.50	19
Plumbers	10,635.58	15
Roofers	1,808.00	11
Sheet Metal Workers	13,216.75	16
Steamfitters	3,227.00	5
Teledata Technicians	1,091.00	1
Tile Finishers	241.00	1
Tile Setters	56.00	1
Total	123,632.47	232

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53202	3,063.19	6
53204	8,002.89	24
53206	750.00	2
53207	10,572.23	17
53208	3,784.75	5
53209	5,703.79	9
53210	8,185.25	11
53211	1,267.66	3
53212	4,812.17	8
53213	1,293.00	5
53214	2,061.00	5
53215	24,362.45	51
53216	2,900.24	5
53218	14,529.50	17
53219	6,609.00	18
53220	3,517.10	5
53221	6,101.25	11
53222	1,568.00	5
53223	5,669.25	8
53224	1,329.00	4
53225	2,703.25	4
53226	89.25	1
53227	1,494.25	3
53228	1,604.00	2
53233	1,553.50	2
53234	106.50	1
Total	123,632.47	232

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African-American	40,342.54	64
Causasian	41,373.44	73
Hispanic	38,579.13	86
Native American	600.00	3
Not Specified	2,737.36	6
Total	123,632.47	232

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	110,130.07	218
Female	13,855.14	15
Total	123,985.21	233

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	7	467.00	15.00			
Carpenters	11	4,746.50	474.50	10%		
Carpet Layers	1	8.00				
Drywall Installers	2	486.50	472.50	97%	472.50	100%
Electricians	44	20,556.67	6,445.36	31%	1,094.00	17%
Fire Sprinkler Fitters	3	1,377.50				
Glaziers	7	1,254.25	821.50	65%		
Ironworkers	5	813.25	112.00	14%		
Laborers	1	247.00	247.00	100%		
Painters	10	1,713.00	1,010.00	59%	990.00	98%
Plumbers	27	7,880.50	5,231.50	66%	1,922.50	37%
Roofers	3	75.50				
Sheet Metal Workers	33	9,816.25	5,637.00	57%	917.50	16%
Steamfitters	29	5,419.50	986.50	18%		
Teledata Technicians	1	1,091.00	1,091.00	100%	1,091.00	100%
Total	184	55,952.42	22,543.86	40%	6,487.50	29%

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
African-American	7,015.75	21
Asian	352.74	1
Causasian	34,733.07	115
Hispanic	5,449.75	13
Native American	321.50	2
Not Specified	8,079.61	32
Total	55,952.42	184

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	55,239.92	179
Female	712.50	5
Total	55,952.42	184