



## Residential

### SBE, RPP and Section 3 Participation Performance Report through September 30, 2025



Submitted by:



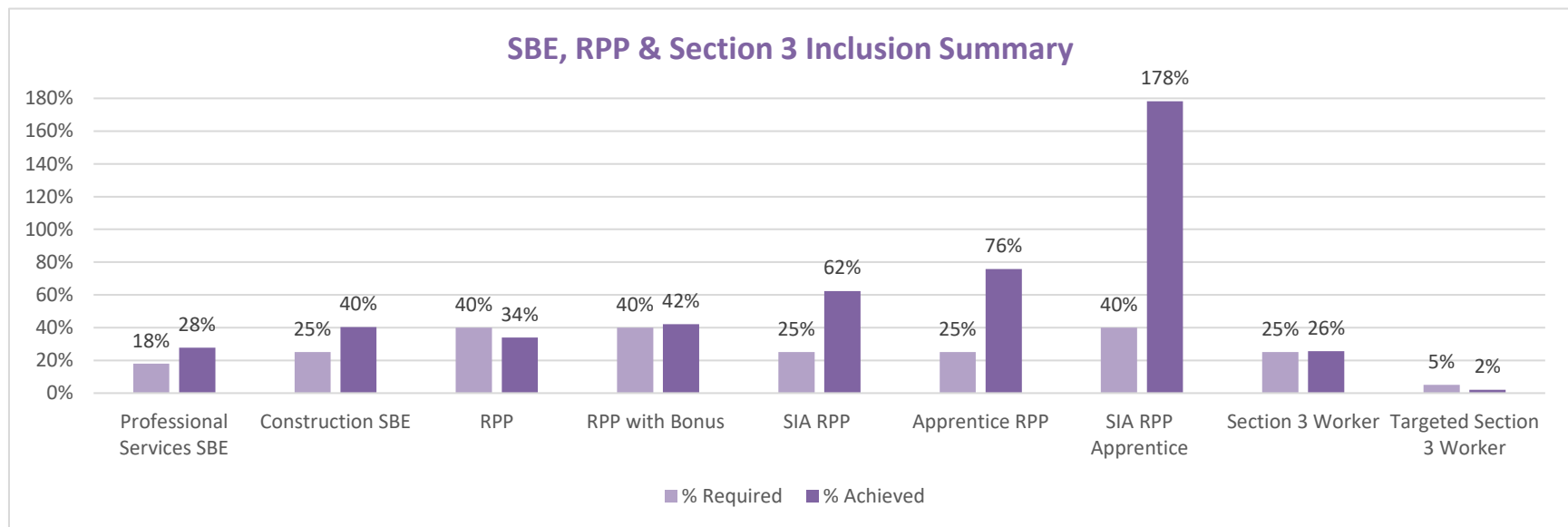
Date: October 25, 2025



## Project Summary

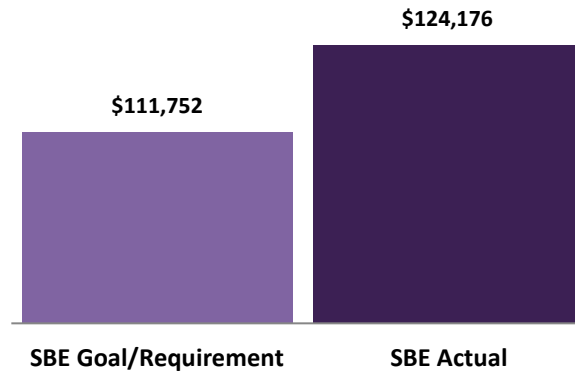
A historic adaptive reuse initiative that transforms the former Gimbels-Schuster's department store building, into 90 mix-used affordable housing units. The units will serve as low-income residences, with 27 units specifically designed for senior ages 55 and above. Residents of the complex will be able to park in the new structure beneath the building.

Developer:	Royal Capital Group, LLC
Project Address:	2150 N Vel R. Phillips Ave, Milwaukee, WI, 53212
Professional Services Cost Subject to Inclusion	\$448,279
Applicable Professional Services Payments to Date	\$448,279
Construction Cost Subject to Inclusion	\$22,759,438
Applicable Construction Draw to Date	\$22,181,118



## SBE Professional Services Inclusion

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



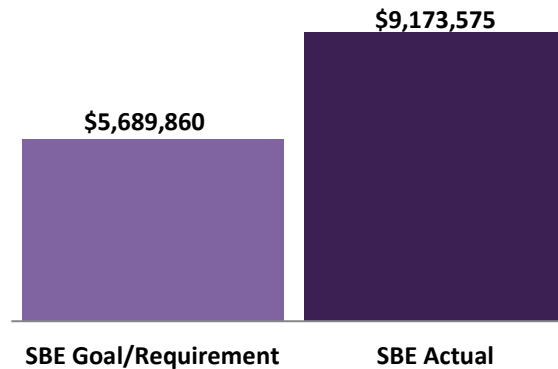
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	28%	+10%
Value of SBE Participation	\$111,752	\$124,176	+\$12,424

**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	Royal Capital Group	Inclusion Consultant	\$ 57,000	\$ 47,500
K.Singh & Associates, Inc.	DBE/SBE	Royal Capital Group	Civil, Environmental, & Geotechnical	\$ 67,176	\$ 67,176
<b>TOTAL INCLUSION</b>				<b>\$ 124,176</b>	<b>\$ 114,676</b>
<b>INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION</b>				<b>28%</b>	
<b>INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE</b>					<b>26%</b>

## SBE Construction Inclusion

Through the period covered by this report, this project has achieved 40% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	40%	+15%
Value of SBE Participation	\$5,689,860	\$9,173,575	+3,483,715

**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
Duwe Metal Products, Inc.	DBE	CG Schmidt	Structural Steel & Misc. Metals	\$ 906,016	\$ 817,664
Gordon Solutions, LLC	SBE/DBE	CG Schmidt	Picture Window Glass	\$ 246,747	\$ 233,292
Hetzel-Sanfilippo, Inc.	DBE	CG Schmidt	Studs, Sheathing, & Drywall	\$ 4,560,330	\$ 4,119,146
Hiram Power Electric	DBE / SBE	Next Electric	Lightning Fixtures	\$ 141,958	\$ 141,958
JCP Construction, LLC	DBE / SBE	CG Schmidt	Historic Window Restoration	\$ 2,263,653	\$ 2,037,289
Sanchez Painting Contractors	DBE / SBE	CG Schmidt	Painting, Staining & Wall Coverings	\$ 1,054,871	\$ 832,986
<b>TOTAL INCLUSION</b>				<b>\$ 9,173,575</b>	<b>\$ 8,182,335</b>
<b>INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION</b>				<b>40%</b>	
<b>INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE</b>					<b>37%</b>

## RPP Participation

As shown in Table 3 below, the RPP inclusion achieved is 34% and 42% when the bonus hours for RPP Apprentice hours are included.

**Table 3: RPP Participation by Contractor**

Contractor	Trade	Union	On-Site Construction Hours				
			Total Hours Worked	RPP Worker Hours	RPP %	SIA RPP Hours	SIA RPP %
Advanced Restoration, Inc.	General Laborer		6,783.02	1,898.63	28%	1,846.49	97%
CG Schmidt	Carpentry	X	32,150.50	12,319.50	38%	7,344.00	60%
Duwe Metal Products, Inc.	Ironworker	X	3,014.50	1,114.00	37%	401.00	36%
Gagnon, Inc.	General Laborer	X	316.00	-		-	
Gordon Solutions, LLC	Carpentry	X	2,334.75	834.75	36%	-	
Hetzel - Sanfilippo, Inc.	Carpentry	X	45,419.75	19,167.50	42%	12,674.25	66%
Horner Plumbing	Plumbing	X	8,640.25	3,935.25	46%	1,197.00	30%
Integrity Environmental Services, Inc.	General Laborer		13,766.50	7,654.00	56%	5,928.50	77%
JCP Construction LLC	Carpentry	X	5,933.25	2,099.00	35%	2,062.00	98%
JM Brennan, Inc.	Sheet Metal	X	16,429.00	327.00	2%		
Klein - Dickert Milwaukee, Inc.	Glazier	X	155.25	102.00	66%	8.25	8%
Lippert Flooring and Tile	Carpentry	X	3,230.50	-		-	
Nations Roof North, LLC	Roofer		3,323.00	112.00	3%	-	
Next Electric, Inc.	Electrician		18,785.50	4,872.00	26%	1,640.00	34%
Rams Contracting, Ltd.	Heavy Machinery	X	847.75	155.50	18%	1.50	1%
Regency Janitorial Service, Inc.	General Laborer		2,237.25	1,013.50	45%	594.25	59%
Sanchez Painting Contractors, Inc.	Painting	X	5,525.17	3,175.38	57%	2,801.38	88%
Schmidt Custom Floors, Inc.	Carpentry		5,178.53	385.25	7%	385.25	100%
<b>Total Hours</b>			<b>174,070.47</b>	<b>59,165.26</b>	<b>34%</b>	<b>36,883.87</b>	<b>62%</b>
Bonus SIA RPP Hours				9,738.41			
Bonus Apprentice RPP Hours				4,294.14			
<b>Total RPP Hours with Bonus</b>			<b>174,070.47</b>	<b>73,197.81</b>	<b>42%</b>		

**Table 4: RPP Participation by Craft**

Craft	RPP Hours	# of RPP Workers
Laborer	36,578.63	49
Plumber	3,935.25	7
Electrician	4,872.00	5
Carpenter	7,080.00	51
Painter	3,119.38	16
Glazier	102.00	4
Sheet metal	327.00	3
Ironworker	1,114.00	5
Machinery Operator	2,037.00	6
<b>Total</b>	<b>59,165.26</b>	<b>146</b>



**Table 5: RPP Participation by Zip Code**

Zip Code	RPP Hours	# of RPP Workers
53202	29.50	2
53203	463.00	1
<b>53204</b>	<b>6,729.00</b>	<b>19</b>
<b>53205</b>	<b>24.00</b>	<b>1</b>
<b>53206</b>	<b>3,196.00</b>	<b>3</b>
53207	1,926.25	7
<b>53208</b>	<b>1,653.00</b>	<b>6</b>
53209	104.15	3
<b>53210</b>	<b>1,143.74</b>	<b>3</b>
53211	348.50	3
<b>53212</b>	<b>970.75</b>	<b>6</b>
53213	737.00	2
53214	463.00	1
<b>53215</b>	<b>26,069.87</b>	<b>48</b>
53216	1,127.00	4
53218	3,332.75	6
53219	2,371.00	10
53220	312.00	2
53221	592.00	2
53222	107.50	3
53223	1,095.25	3
53224	219.00	1
53225	3,505.50	7
53227	1,575.00	1
53228	128.00	1
53233	942.50	1
<b>Total</b>	<b>59,165.26</b>	<b>146</b>
<b>SIA Zip Codes are Bold</b>		

**Table 6: RPP Participation by Race**

Race	RPP Hours	# of RPP Workers
African American	10,589.25	29
Causasian	6,717.75	27
Asian	40.00	1
American Indian	4.00	1
Not Specified	1,827.38	9
Hispanic or Latino	39,986.88	79
<b>Total</b>	<b>59,165.26</b>	<b>146</b>

**Table 7: RPP Participation by Gender**

Gender	RPP Hours	# of RPP Workers
Male	57,863.51	140
Female	1,301.75	6
<b>Total</b>	<b>59,165.26</b>	<b>146</b>

**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	Required RPP Apprentice Hours*	SIA RPP Apprentice Hours as a % of Required RPP Apprentice Hours**
Carpenter	34	7,806.25	6,335.75	81%	4,404.50	1,951.57	226%
Electrician	12	7,457.00	4,872.00	65%	1,640.00	1,864.25	88%
Ironworker	2	255.50	206.50	81%	206.50	63.88	323%
Operator	1	1.50	1.50	100%	1.50	0.38	400%
Glazier	1	24.50	24.50	100%		6.13	0%
Painter	1	173.95	173.95	100%	173.95	43.49	400%
Plumber	2	1,205.00	1,205.00	100%	1,117.00	301.25	371%
<b>Total</b>	<b>53</b>	<b>16,923.70</b>	<b>12,819.20</b>	<b>76%</b>	<b>7,543.45</b>	<b>4,230.93</b>	<b>178%</b>

\*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	6,350.00	16
Hispanic or Latino	5,325.00	15
Causasian	5,248.70	22
<b>Total</b>	<b>16,923.70</b>	<b>53</b>

**Table 10: Apprentice Participation by Gender**

Gender	Total Hours	# of Workers
Male	16,921.20	52
Female	2.50	1
<b>Total</b>	<b>16,923.70</b>	<b>53</b>

### Section 3 Participation

As shown in Table 11 below, the Section 3 Workers performed 26% of the total hours worked, which exceeded the 25% goal. Targeted Section 3 Workers completed 2% of the total hours worked, which is short of the 5% goal.

**Table 11: Section 3 Worker Inclusion**

Contractor	Trade	On-Site Construction Hours				
		Total Hours Worked	Section 3 Worker Hours	% Section 3	Targeted Section 3	% Targeted
Advanced Restoration, Inc.	General Laborer	6,722.82	3,085.98	46%		
CG Schmidt	Carpentry	32,331.50	3,685.00	11%	2,285.00	7%
Duwe Metal Products, Inc.	Ironworker	3,014.50	496.50	16%	205.50	7%
Gagnon, Inc.	General Laborer	348.00				
Gordon Solutions, LLC	Carpentry	2,334.75	23.00	1%		
Hetzel - Sanfilippo, Inc.	Carpentry	45,419.75	2,110.75	5%		
Horner Plumbing	Plumbing	8,640.25	3,100.50	36%	32.00	0%
Integrity Environmental Services, Inc.	General Laborer	13,822.50	13,720.25	99%		
JCP Construction LLC	Carpentry	5,933.25	1,198.00	20%	611.00	10%
JM Brennan, Inc.	Sheet Metal	18,042.50	3,097.00	17%		
Klein - Dickert Milwaukee, Inc.	Glazier	155.25				
Lippert Flooring and Tile	Carpentry	3,252.50				
Nations Roof North, LLC	Roofer	3,487.00				
Next Electric, Inc.	Electrician	18,788.50	8,538.00	45%		
Rams Contracting, Ltd.	Heavy Machinery	847.75				
Regency Janitorial Service, Inc.	General Laborer	2,237.25	2,117.00	95%	155.36	7%
Sanchez Painting Contractors, Inc.	Painting	5,525.17	173.95	3%	173.95	3%
Schmidt Custom Floors, Inc.	Carpentry	5,409.77	3,787.56	70%	149.05	3%
<b>Total Hours</b>		<b>176,313.01</b>	<b>45,133.49</b>	<b>26%</b>	<b>3,611.86</b>	<b>2%</b>