



FRESHWATER PLAZA APARTMENTS
SMALL BUSINESS ENTERPRISE AND RESIDENTIAL PREFERENCE PROGRAM
INCLUSION REPORT FOR THE QUARTER ENDED JUNE 30, 2016



Prepared by:



Date: September 16, 2016



FRESHWATER PLAZA APARTMENTS
 SMALL BUSINESS ENTERPRISE AND RESIDENTIAL PREFERENCE PROGRAM
 INCLUSION REPORT FOR THE QUARTER ENDED JUNE 30, 2016

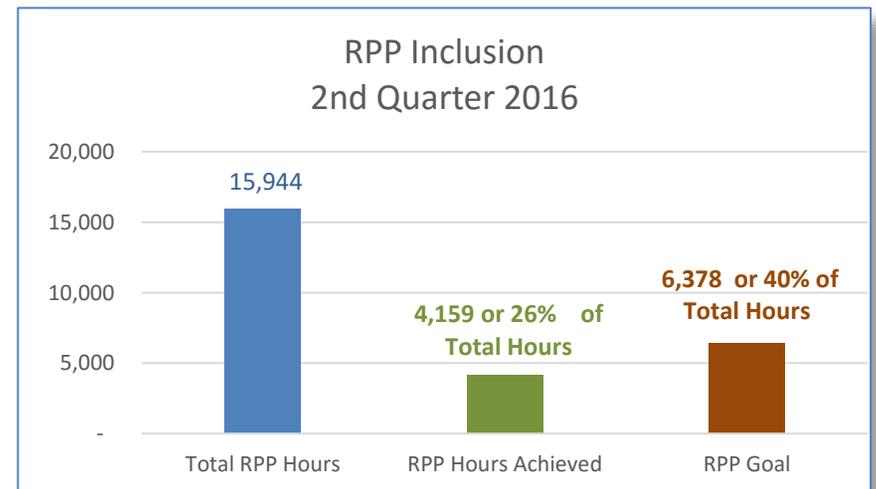
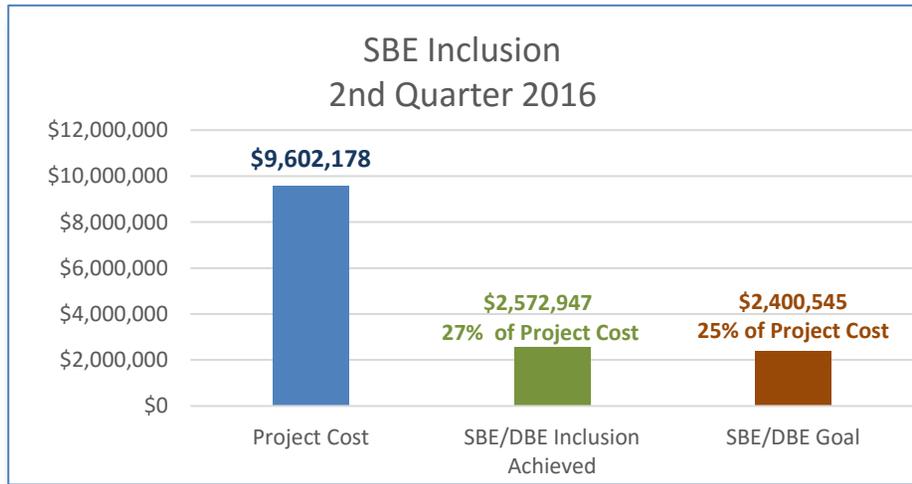
Project Description

Freshwater Plaza Apartments is a L-shaped, four story, multi-use building with 15,900 square feet of commercial space and three floors of apartments. Seen as a catalyst for neighborhood rejuvenation, Freshwater Plaza is a multi-phased project that consists of a Cermak Fresh Market; a financial institution; 50,000 square feet for office space, and the apartment building. Developed by Wangard Partners, Inc., Freshwater Plaza will be a focal point of design in the Walker's Point neighborhood.

Freshwater repurposes and cleans up a brownfield to bridge beauty between Rockwell and the rail corridor. As one of the most highly anticipated developments within the Milwaukee Water Corridor, Freshwater Plaza's development will be the gateway to the UW-Milwaukee School of Freshwater Sciences.

Summary

| | |
|--|--|
| Project Address: | 1320 South 1 st Street, Milwaukee, WI 53204 |
| Construction Manager: | Catalyst Construction |
| Total Project Cost Subject to Inclusion ¹ | \$9,602,178 |
| Small Business Enterprise Inclusion | \$2,572,947 or 27% |
| RPP Workforce Hours | 4,159 or 26% |



¹ The Total Project Cost Subject to Inclusion and this report cover the Freshwater Plaza Apartments only. The other Freshwater Plaza projects will issue separate reports.



FRESHWATER PLAZA APARTMENTS
 SMALL BUSINESS ENTERPRISE AND RESIDENTIAL PREFERENCE PROGRAM
 INCLUSION REPORT FOR THE QUARTER ENDED JUNE 30, 2016

Small Business Enterprise Inclusion

Through this reporting period, Catalyst Construction, the Construction Manager, and its' contractors have awarded or are committed to awarding contracts valued at \$2,072,947 to small business enterprises ("SBE"). This represents 22% of the total project cost subject to inclusion, as shown in the table below. Based on projections, Catalyst expects to exceed the 25% SBE goal with the award of additional contracts.

Table 1: SBE Inclusion

| NAME OF SBE FIRM | SUBCONTRACTOR OF | SBE DBE | SERVICE PERFORMED OR MATERIALS SUPPLIED | SUBCONTRACT AWARD AMOUNT | TOTAL AMOUNT PAID TO DATE |
|---|--------------------------|---------|---|--------------------------|---------------------------|
| American Design | Eppstein Uhen Architects | SBE | Architectural Services | \$ 36,600 | \$ 36,600 |
| Arteaga Construction | Catalyst Construction | SBE | Masonry | \$ 385,714 | \$ 130,063 |
| Cross Management Services | Catalyst Construction | SBE | RPP & SBE Coordinator | \$ 32,725 | \$ 4,803 |
| Hiram Power Inc. | MCR Services LLC | SBE | Electrical Supplier | \$ 35,000 | |
| Hurt Electric | MCR Services LLC | SBE | Electrical Contractor | \$ 110,000 | |
| Laster Holliman | Cream City Wrecking | SBE | Plumbing | \$ 1,757 | |
| LB Consulting Services LLC | Wangard Partners | DBE | Consulting | \$ 11,632 | \$ 11,632 |
| Pro-Painter MKE | Catalyst Construction | SBE | Painting | \$ 146,000 | |
| Rams Contracting Ltd. | Catalyst Construction | SBE | Earthwork & Excavation | \$ 413,132 | \$ 223,190 |
| Rams Contracting Ltd. | Wangard Partners | SBE | Earthwork & Excavation | \$ 500,000 | \$ 271,894 |
| Sonag Ready Mix | Marriott | SBE | Concrete | \$ 188,637 | |
| Sonag Ready Mix | Foundation Service Corp. | SBE | Concrete | \$ 26,671 | |
| Superior & Reliable Builders, LLC | Catalyst Construction | DBE | Finish Carpentry/Drywall | \$ 635,079 | |
| TL Reese Electrical Systems | MCR Services LLC | SBE | Electrical Contractor | \$ 50,000 | |
| TOTAL SBE PARTICIPATION | | | | \$ 2,572,947 | \$ 678,181 |
| SBE PARTICIPATION, AS PERCENT OF TOTAL CONTRACT VALUE AND PAID TO DATE | | | | 27% | 19% |

Small Business Spotlight



AMERICAN DESIGN
INCORPORATED
Architectural Services



John Williams



Scott Williams

For the past 23 years, American Design, Inc. has been a leading provider of architectural services, meeting the needs of clients on projects including residential, educational, commercial office, retail, and public buildings. Though they primarily work on projects located in Southeastern, WI, the architects of American Design lend their expertise on building design projects across the country, with two current projects in Arizona and future plans to expand into the Southwest United States.

The firm, which was started by husband and wife John and Jane Williams, now employs 10 individuals. John currently serves as President of American Design, with plans to hand over the reign to son, Scott Williams, who currently works at the family business.

For the firm, the Freshwater Plaza project has been a “great experience,” according to Scott and John. The team has been tasked with designing the interiors of the housing that will be built within the Plaza, and is excited to participate in a project that will revamp and utilize a space that has been vacant for quite some time. With this particular project, the firm aims to fine-tune their housing acumen. “We’ve worked on housing projects in the past, and hope to continue to build our resume in multi-family housing,” says John. The firm is also hopeful that this opportunity will lead to more work from developers in the area.

According to Scott, American Design is able to set itself apart from competitors because the team is personally invested in each project. “These projects are taking place in the neighborhoods that we work and live in, so they truly matter to us. This level of care shows in our work.” American Design is able to deliver high quality work through keen attention to detail and by staying focused in the services they offer: “To those companies just starting out, try not to spread yourself too thin. Identify what you’re good at and maintain slow, controlled growth over time. We’ve been successful by taking a “rifle-shot approach,” which means we’re very specific in what we do,” says John.



FRESHWATER PLAZA APARTMENTS
 SMALL BUSINESS ENTERPRISE AND RESIDENTIAL PREFERENCE PROGRAM
 INCLUSION REPORT FOR THE QUARTER ENDED JUNE 30, 2016

Residential Preference Program Inclusion

This project has a requirement that 40% of the hours worked shall be performed by RPP workers. Through the quarter covered by this report, RPP workers have performed 4,158.58 or 26% of the total hours worked. Over 50% of the contractors on the project have RPP employees. For two contractors, their entire workforce is comprised of RPP workers.

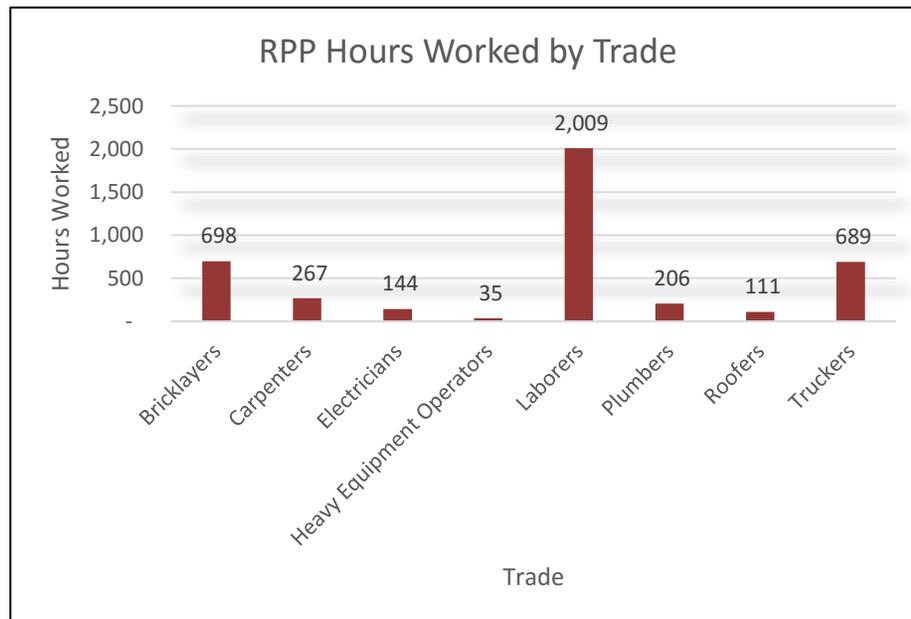
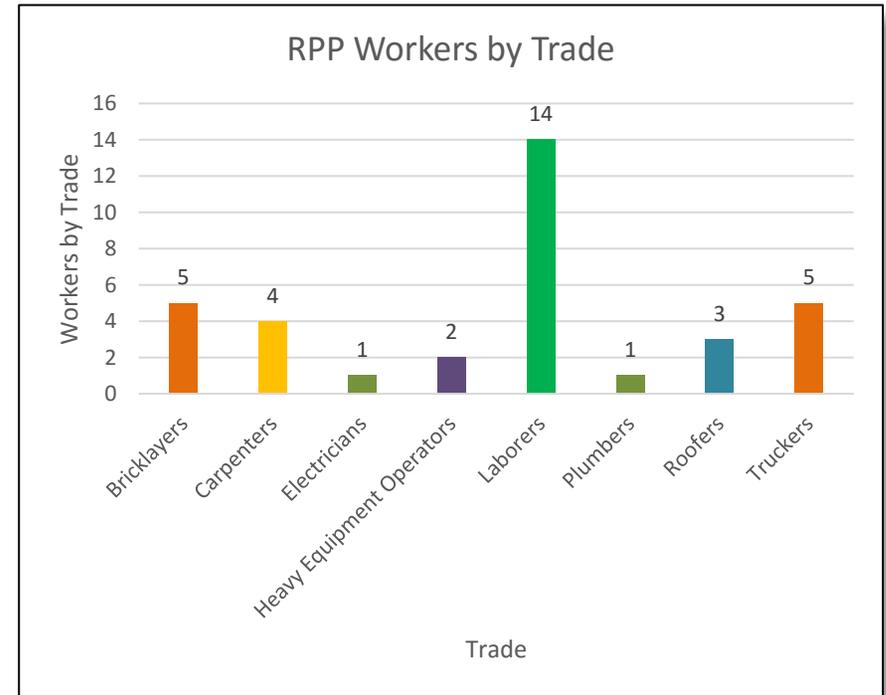
Table 2: Residential Preference Program Inclusion by Contractor

| Contractor | Trade | 2 nd Quarter 2016 | | |
|------------------------------------|---------------------------------|------------------------------|--------------------|------------|
| | | RPP Worker Hours | Total Hours Worked | RPP % |
| Arteaga Construction | Masonry | 918.00 | 1,644.50 | 56% |
| Blair Fire Protection | Fire Sprinkler | - | 266.00 | 0% |
| Capital K Construction | General Construction | 1,301.50 | 1,301.50 | 100% |
| Cream City Wrecking | Demolition | - | 174.00 | 0% |
| Foundation Services Corp. | Geopier Foundations | - | 1,279.00 | 0% |
| Horner Plumbing | Plumbing | 214.00 | 1,223.50 | 17% |
| Marriott Construction, Inc. | Concrete | 479.50 | 4,412.50 | 11% |
| MCR Services, LLC | Design Build Electrical | - | 1,127.75 | 0% |
| Pure Mechanical | HVAC | - | 886.75 | 0% |
| Rams Contracting, LTD | Earthwork | 723.75 | 2,475.00 | 29% |
| Schranz Roofing, Inc. | Roofing, Siding, Metal Panels | 110.50 | 241.00 | 46% |
| Skyrise Construction | General Construction | 267.33 | 605.99 | 44% |
| SPE Inc. | Steel Installation | - | 162.50 | 0% |
| T.L. Reese Electrical Systems, LLC | Electrical Labor (MCR Services) | 144.00 | 144.00 | 100% |
| Project Total | | 4,158.58 | 15,943.99 | 26% |

FRESHWATER PLAZA APARTMENTS
SMALL BUSINESS ENTERPRISE AND RESIDENTIAL PREFERENCE PROGRAM
INCLUSION REPORT FOR THE QUARTER ENDED JUNE 30, 2016

Table 3: RPP Participation by Trade

| Trade | RPP Hours | RPP Workers |
|---------------------------|-----------------|-------------|
| Bricklayers | 698.00 | 5 |
| Carpenters | 267.33 | 4 |
| Electricians | 144.00 | 1 |
| Heavy Equipment Operators | 35.00 | 2 |
| Laborers | 2,009.00 | 14 |
| Plumbers | 206.00 | 1 |
| Roofers | 110.50 | 3 |
| Truckers | 688.75 | 5 |
| Total | 4,158.58 | 35 |



FRESHWATER PLAZA APARTMENTS
SMALL BUSINESS ENTERPRISE AND RESIDENTIAL PREFERENCE PROGRAM
INCLUSION REPORT FOR THE QUARTER ENDED JUNE 30, 2016

Table 4: RPP Workers by Zip Code

| Zip Code | RPP Hours | RPP Workers |
|----------|-----------|-------------|
| 53204 | 520.83 | 5 |
| 53205 | 259.00 | 1 |
| 53207 | 126.00 | 1 |
| 53208 | 16.00 | 1 |
| 53210 | 148.75 | 1 |
| 53211 | 29.50 | 1 |
| 53212 | 183.50 | 1 |
| 53214 | 26.00 | 1 |
| 53215 | 315.00 | 5 |
| 53216 | 369.75 | 2 |
| 53218 | 144.00 | 1 |
| 53219 | 177.00 | 4 |
| 53220 | 178.50 | 2 |
| 53221 | 322.50 | 2 |
| 53222 | 192.00 | 1 |
| 53223 | 206.00 | 1 |
| 53224 | 311.50 | 2 |
| 53225 | 632.75 | 3 |
| Total | 4,158.58 | 35 |

