

# MLK LIBRARY APARTMENT PROJECT

## SBE, RPP and Section 3 Participation Performance Report through March 31, 2024



New Library



New Apartments

Submitted by:

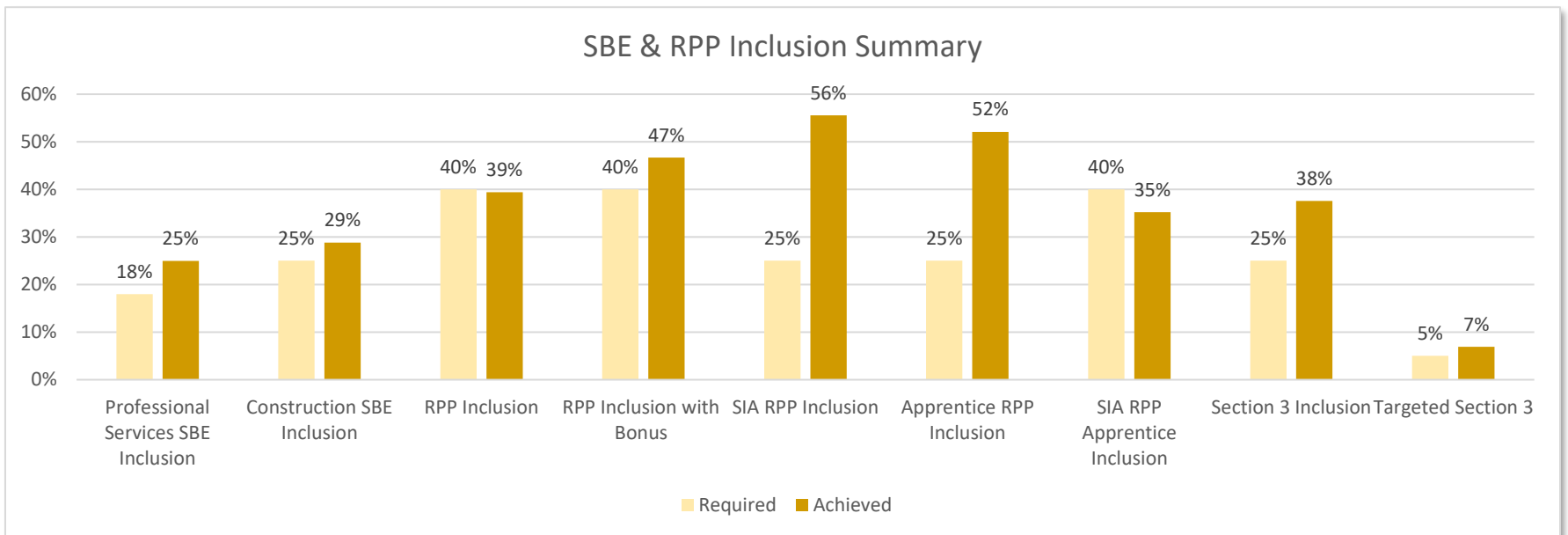


Date: April 16, 2024

## Project Summary

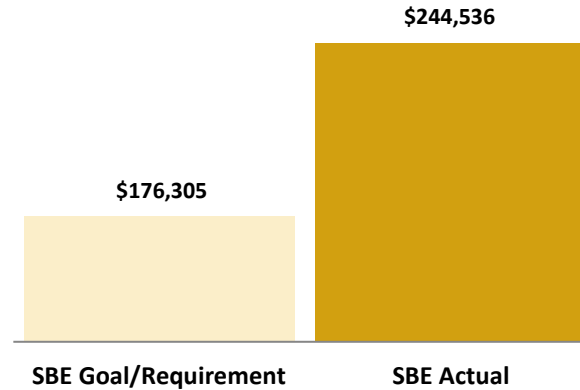
Along North Dr. Martin Luther King Jr. Drive between West Locust and West Chambers Streets, a new 17,000 square foot Martin Luther King Library along with two new buildings with 91 units of affordable housing will be constructed. The mid-block Garfield Theatre building will be redeveloped as eight live-work, two-story apartments. The theater structure will be demolished and used for surface parking.

Developer:	GenCap Emem MLK LLC
Project Address:	310 W Locust Street, Milwaukee, WI
Professional Services Cost Subject to Inclusion	\$979,470
Applicable Professional Services Payments to Date	\$867,331
Construction Cost Subject to Inclusion	\$19,845,878
Applicable Construction Draw to Date	\$5,860,798



### SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 25% SBE participation for Professional Services.



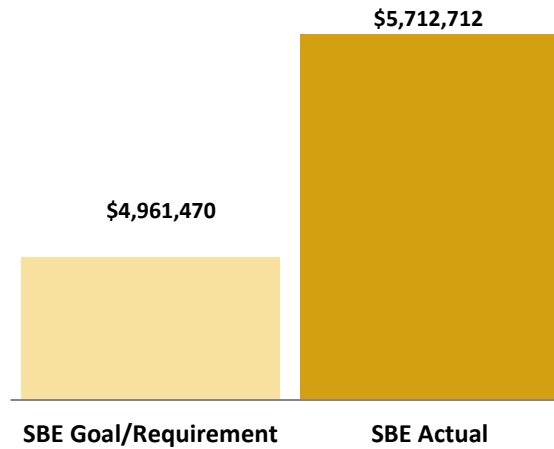
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	25%	+7%
Value of SBE Participation	\$176,305	\$244,536	+68,231

**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	Gencap Emem MLK LLC	Inclusion Consultant	\$ 105,273	\$ 77,986
Gestra Engineering, Inc.	DBE/SBE	Gencap Emem MLK LLC	Geotech	\$ 26,843	\$ 11,089
M&E Architects + Engineers	DBE/SBE	JLA Architects	Architect Bldg. C	\$ 112,420	\$ 107,420
<b>TOTAL INCLUSION</b>				<b>\$ 244,536</b>	<b>\$ 196,495</b>
<b>INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION</b>				<b>25%</b>	
<b>INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE</b>					<b>23%</b>

## SBE Construction Inclusion

Through the period covered by this report, this project has achieved 29% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	29%	+4%
Value of SBE Participation	\$4,961,470	\$5,712,712	+751,242



Library building on King Drive & Locust Street



Staircase and elevator tower for building on King Drive & Chambers Street

**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
Advantage Flooring & Design, LLC	DBE	Bedrock Construction Company, LLC	Flooring (Carpet and Vinyl)	\$ 670,148	
Advantage Flooring & Design, LLC	DBE	Bedrock Construction Company, LLC	Cabinets & Tops	\$ 422,384	
Arteaga Construction Inc.	DBE/SBE	Bedrock Construction Company, LLC	Block Masonry, Building A	\$ 135,000	\$ 79,658
Arteaga Construction Inc.	DBE/SBE	Bedrock Construction Company, LLC	Block Masonry, Building B	\$ 457,000	\$ 193,705
Arteaga Construction Inc.	DBE/SBE	Bedrock Construction Company, LLC	Block Masonry, Building C	\$ 32,000	
Arteaga Construction Inc.	DBE/SBE	Bedrock Construction Company, LLC	Block Masonry, Library	\$ 441,000	
Duwe Metal Products Inc.	DBE	Bedrock Construction Company, LLC	Building A, Metal Fabrication	\$ 49,040	
Duwe Metal Products Inc.	DBE	Bedrock Construction Company, LLC	Buidling B, Metal Fabrication	\$ 106,301	
Duwe Metal Products Inc.	DBE	Bedrock Construction Company, LLC	Building C, Metal Fabrication	\$ 62,854	
Duwe Metal Products Inc.	DBE	Bedrock Construction Company, LLC	Library, Metal Fabrication	\$ 125,365	
Heritage Ready Mix, Inc.	DBE/SBE	Bedrock Construction Company, LLC	Material Supplier, Ready Mix Concrete, Bldg A, NCC	\$ 8,934	\$ 8,934
Heritage Ready Mix, Inc.	DBE/SBE	Bedrock Construction Company, LLC	Material Supplier, Ready Mix Concrete, Bldg. A, Northern	\$ 180,428	\$ 140,063
Heritage Ready Mix, Inc.	DBE/SBE	Bedrock Construction Company, LLC	Material Supplier, Ready Mix Concrete, Library, Northern	\$ 45,107	\$ 45,107
Heritage Ready Mix, Inc.	DBE/SBE	Bedrock Construction Company, LLC	Material Supplier, Ready Mix Concrete, Bldg. B	\$ 80,666	\$ 80,666
PL Freeman Co.	DBE/SBE	Bedrock Construction Company, LLC	Building A, HVAC Forced Air	\$ 509,435	\$ 45,303
PL Freeman Co.	DBE/SBE	Bedrock Construction Company, LLC	Buidlign B, HVAC Forced Air	\$ 544,643	\$ 14,436
PL Freeman Co.	DBE/SBE	Bedrock Construction Company, LLC	Buidling C, HVAC Forced Air	\$ 142,534	\$ 10,673
Rams Contracting, LTD	SBE	Bedrock Construction Company, LLC	Site Earthwork, Building A	\$ 217,040	\$ 137,953
Rams Contracting, LTD	SBE	Bedrock Construction Company, LLC	Site Earthwork, Library	\$ 200,000	
Rams Contracting, LTD	SBE	Bedrock Construction Company, LLC	Earthwork Excavation, Building A	\$ 172,424	\$ 163,803
Rams Contracting, LTD	SBE	Bedrock Construction Company, LLC	Earthwork Excavation, Library	\$ 48,374	
Rams Contracting, LTD	SBE	Bedrock Construction Company, LLC	Earthwork Excavation, Building B	\$ 204,067	\$ 193,864
Rams Contracting, LTD	SBE	Bedrock Construction Company, LLC	Earthwork Excavation, Building C	\$ 39,428	\$ 20,883
Security Officer Services, Inc.	DBE/SBE	Bedrock Construction Company, LLC	On-Site Security	\$ 100,000	\$ 62,149
Skyrise Construction Group LLC	SBE	Bedrock Construction Company, LLC	Rough Carpentry Labor	\$ 658,540	\$ 229,189
White Glove Group, Inc.	DBE/SBE	Bedrock Construction Company, LLC	Jantorial	\$ 60,000	
<b>TOTAL INCLUSION</b>				<b>\$ 5,712,712</b>	<b>\$ 1,426,385</b>
<b>INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION</b>				<b>29%</b>	
<b>INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE</b>					<b>24%</b>

## RPP Participation

As shown in Table 3 below, the RPP inclusion achieved is 39% 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 %
Aerotek, LLC (Temp Service)	Carpentry	128.05				
Arteaga Construction, Inc.	General Laborer	2,037.00	813.50	40%	302.00	37%
Badger Companies (MS Sub)	General Laborer	72.00				
BV Tetzlaff, Inc.	General Laborer	536.79	196.74	37%		
Cobra Concrete Cutting Services Co.	General Laborer	124.25				
Con-Cor Company, Inc. (Veit Sub)	General Laborer	348.25	112.25	32%		
Deabco Inc. dba U.S. Tech Force	General Laborer	151.58				
Hawk Construction LLC (Rams Sub)	General Laborer	3.75				
Horner Plumbing Co., Inc.	Plumber	710.50	231.00	33%	155.00	67%
Integrity Environmental Services, Inc.	General Laborer	3,929.00	2271.00	58%	2,255.00	99%
Midwest Drilled Foundations & Engineering, Inc.	Operator	62.50	9.50	15%		
Masonry Restoration Inc. (MS)	Masonry	2,266.62	588.73	26%	588.73	100%
Michels Road & Stone, Inc. (Veit Sub)	Operator	103.50				
MR Window Solutions LLC	General Laborer	165.50	57.00	34%	57.00	100%
NCC/Temps Plus/Northern Concrete	Carpentry	5,568.91	2,251.75	40%	1,417.50	63%
P.L. Freeman Co.	Sheet Metal	781.07	733.07	94%	162.50	22%
Rams Contracting, LTD	Machinery Operator	1,835.25	502.50	27%		
Roman Electric Co., Inc.	Electrician	801.00	1.00	0%		
Security Officer Services	Security Services	1,967.54	1,940.54	99%	686.61	35%
StaffWorks Group-Wisconsin, Inc.	General Laborer	1,222.96				
Skyrise Construction Group LLC	Carpentry	1,544.50	411.50	27%	411.50	100%
Veit & Company, Inc.	General Laborer	1,478.00	792.50	54%	30.50	4%
Wenger Construction, Inc.	General Laborer	1,279.75				
Wells Concrete Products Co.	General Laborer	466.75				
Wide Effect Talent Solutions Inc.	General Laborer	77.91				
Zander Solutions LLC	General Laborer	35.49				
<b>Total Hours</b>		<b>27,698.42</b>	<b>10,912.58</b>	<b>39%</b>	<b>6,066.34</b>	<b>56%</b>
Bonus SIA RPP Hours			1,648.25			
Bonus Apprentice RPP Hours			371.25			
<b>Total RPP Hours with Bonus</b>		<b>27,698.42</b>	<b>12,932.08</b>	<b>47%</b>		

**Table 4: RPP Participation by Craft**

Craft	RPP Hours	# of RPP Workers
Laborer	8,087.78	45
Truck Driver	59.25	1
Machinery Operator	443.25	3
Stonemason	936.23	9
Plumber	231.00	2
Piledriver	9.50	1
Electrician	1.00	1
Carpenter	411.50	2
Sheet Metal	733.07	4
<b>Total</b>	<b>10,912.58</b>	<b>68</b>

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

Zip Code	RPP Hours	# of RPP Workers
53203	76.00	1
53204	644.76	5
53205	45.32	1
53206	94.00	1
53207	107.00	2
53208	416.77	3
53209	24.00	1
53210	670.79	2
53212	1,920.79	3
53213	112.50	1
53214	7.00	1
53215	2,620.16	29
53216	188.25	2
53218	207.50	1
53219	730.00	2
53220	21.00	1
53221	325.00	2
53222	1,266.09	3
53224	721.83	2
53225	681.82	4
53227	32.00	1
<b>Total</b>	<b>10,912.58</b>	<b>68</b>

**Table 6: RPP Participation by Race**

Race	RPP Hours	# of RPP Workers
African American	5,504.10	18
Causasian	1,157.00	12
Hispanic or Latino	3,780.74	37
Not Specified	470.74	1
<b>Total</b>	<b>10,912.58</b>	<b>68</b>

**Table 7: RPP Participation by Gender**

Gender	RPP Hours	# of RPP Workers
Male	9,712.68	66
Female	1,199.90	2
<b>Total</b>	<b>10,912.58</b>	<b>68</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	SIA RPP Apprentice Hours %
Machinery Operator	3	256.25	187.25	73%	94.00	37%
Laborer	8	913.34	191.50	21%		
Carpentry	9	1,067.41	609.25	57%	269.50	25%
Plumber	2	122.00	76.00	62%		
Sheet Metal	4	363.50	363.50	100%	139.00	38%
Piledriver	1	17.50				
<b>Total</b>	<b>27</b>	<b>2,740.00</b>	<b>1,427.50</b>	<b>52%</b>	<b>502.50</b>	<b>35%</b>

**Table 9: Apprentice Participation by Race**

Race	Hours	# of Workers
African-American	1,774.05	7
Causasian	712.51	12
Hispanic or Latino	150.08	3
Not Specified	103.36	5
<b>Total</b>	<b>2,740.00</b>	<b>27</b>

**Table 10: Apprentice Participation by Gender**

Gender	Total Hours	# of Workers
Male	2,684.00	25
Female	56.00	2
<b>Total</b>	<b>2,740.00</b>	<b>27</b>



## Section 3 Participation

As shown in Table 11 below, the Section 3 inclusion achieved is 38% and 7% Targeted Section 3.

**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 Section 3
Aerotek, LLC (Temp Service)	Carpentry	128.05				
Arteaga Construction, Inc.	General Laborer	2,154.00	191.50	9%	94.00	49%
Badger Companies	General Laborer	72.00				
BV Tetzlaff, Inc.	General Laborer	536.79				
Cobra Concrete Cutting Services Co.	General Laborer	124.25				
Con-Cor Company, Inc. (Veit Sub)	General Laborer	348.25				
Deabco Inc. dba U.S. Tech Force	General Laborer	151.58	151.58	100%		
Hawk Construction LLC (Rams Sub)	General Laborer	3.75				
Horner Plumbing Co., Inc.	Plumber	710.50	57.50	8%		
Integrity Environmental Services, Inc.	General Laborer	3,929.00	3,167.00	81%		
Midwest Drilled Foundations & Engineering, Inc.	Operator	62.50				
Masonry Restoration Inc. (MS)	Masonry	2,319.12	409.88	18%		
Michels Road & Stone, Inc. (Veit Sub)	Operator	103.50				
MR Window Solutions LLC	General Laborer	165.50	57.00	34%	57.00	100%
Northcentral Construction/Temps Plus/Northern Concrete/Wide Effect	Carpentry	5,588.46	2,359.17	42%	1,618.50	69%
P.L. Freeman Co.	Sheet Metal	781.07	227.50	29%		
Rams Contracting, LTD	General Laborer	1,835.25				
Roman Electric Co., Inc.	Electrician	801.00				
Security Officer Services	Security Services	1,967.54	1,967.54	100%	123.79	6%
StaffWorks Group-Wisconsin, Inc.	General Laborer	1,222.96	316.04	26%	41.74	13%
Skyrise Construction Group LLC	Carpentry	1,544.50	1,360.00	88%		
Veit & Company, Inc.	General Laborer	1,478.00				
Wells Concrete Products Co.	General Laborer	515.75				
Wenger Construction, Inc.	General Laborer	1,279.75	198.25	15%		
Wide Effect Talent Solutions Inc.	General Laborer	77.91	33.06	42%		
Zander Solutions LLC	General Laborer	35.49				
<b>Total Hours</b>		<b>27,936.47</b>	<b>10,496.02</b>	<b>38%</b>	<b>1,935.03</b>	<b>7%</b>