

Bronzeville Creative Arts & Tech Hub Project SBE, RPP and Section 3 Worker Participation Performance Report through December 31, 2025



Rendering by Engberg Anderson Architects

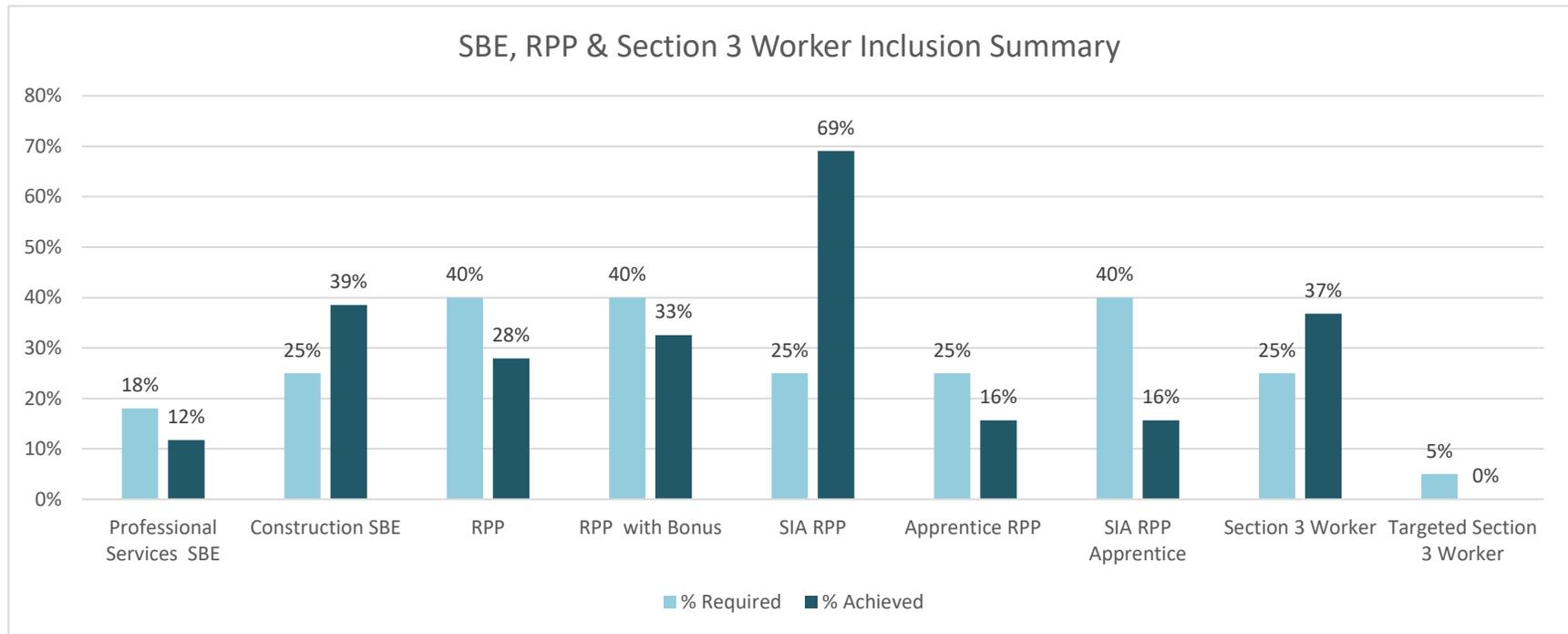
Submitted by:  **cross**

Date: January 23, 2026

Project Summary

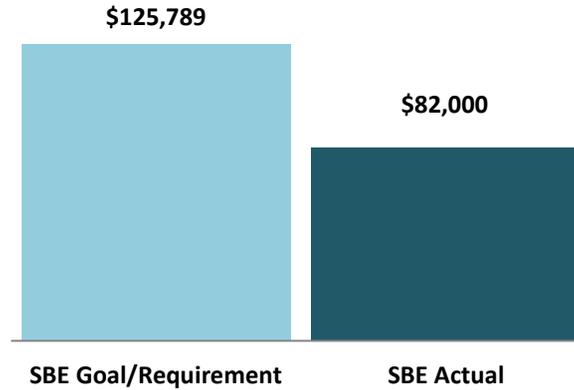
FIT Investment Group, Lutheran Social Services, 2112 Chicago/Center for Creative Entrepreneurship and Engberg Anderson Architects are partnering on a mixed-use development in Milwaukee’s Bronzeville neighborhood. The development includes a 60-unit multi-family residential building and a separate 21,400 square foot Creative Arts and Technology Hub.

Developer:	FIT Investment Group LLC
Project Address:	616 West North Avenue, Milwaukee, WI 53212
Professional Services Cost Subject to Inclusion	\$698,826
Applicable Professional Services Payments to Date	\$689,070
Construction Cost Subject to Inclusion	\$10,469,635
Applicable Construction Payments to Date	\$9,637,540



SBE Professional Services Inclusion

Through the period covered by this report, this project has awarded 12% professional service contracts to SBE firms.



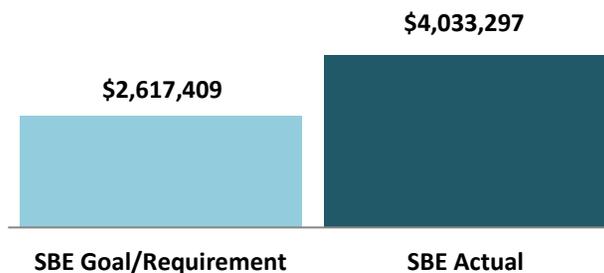
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	12%	-6%
Value of SBE Participation	\$125,789	\$82,000	-\$43,789

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	FIT Investment Group LLC	Inclusion Consultant	\$ 79,500	\$ 75,485
K. Singh Engineering Inc.	SBE	FIT Investment Group LLC	Environmental & Geotechnical	\$ 2,500	\$ 2,500
TOTAL INCLUSION				\$ 82,000	\$ 77,985
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				12%	
INCLUSION, AS PERCENT OF APPLICABLE PROFESSIONAL SERVICES DRAW TO DATE					12%

SBE Construction Inclusion

Through the period covered by this report, this project has awarded 39% of the construction contract value to SBE firms.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25.0%	39%	+14%
Value of SBE Participation	\$2,617,409	\$4,033,297	+\$1,415,888

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.	D/SBE	KGI Construction Group LLC	Masonry	\$ 577,920	\$ 554,141
Arteaga Construction, Inc.	D/SBE	KGI Construction Group LLC	HVAC	\$ 1,053,110	\$ 859,243
Skyrise Construction Group LLC	SBE	KGI Construction Group LLC	Painting	\$ 168,452	\$ 160,030
Skyrise Construction Group LLC	SBE	KGI Construction Group LLC	Electronic Monitoring	\$ 66,000	\$ 45,729
Skyrise Construction Group LLC	SBE	KGI Construction Group LLC	Carpentry	\$ 647,491	\$ 351,560
Skyrise Construction Group LLC	SBE	KGI Construction Group LLC	Siding & Soffit Panels	\$ 377,311	\$ 337,295
Skyrise Construction Group LLC	SBE	KGI Construction Group LLC	Roofing	\$ 305,359	\$ 290,091
Skyrise Construction Group LLC	SBE	KGI Construction Group LLC	Plaster & Gypsum	\$ 709,654	\$ 682,085
Streets of Chicago Services, Inc.	DBE	KGI Construction Group LLC	Gypsum Topping	\$ 128,000	\$ 121,601
TOTAL INCLUSION				\$ 4,033,297	\$ 3,401,775
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				39%	
INCLUSION, AS PERCENT OF APPLICABLE CONSTRUCTION DRAW TO DATE					35%

RPP Participation

As shown in Table 3 below, the RPP inclusion achieved is 28% and 33% when the bonus hours for SIA RPP and 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 %
ABCruz Construction LLC	Laborers		3,078.00	1,940.50	63%	1,940.50	100%
Alliance Electrical Contractors, Inc.	Electricians		8,924.83	-	0%	-	0%
Alpine Plumbing, Inc.	Plumbers	x	4,197.50	1,356.00	32%	-	0%
Appleton Acoustical Systems, Inc.	Acoustical Ceiling Installers		71.00	-	0%	-	0%
Arteaga Construction, Inc.	Bricklayers	x	4,801.50	1,883.50	39%	631.50	34%
B V Tetzlaff, Inc.	Laborers	x	921.46	274.33	30%	266.60	97%
Blair Fire Protection, LLC	Fire Sprinkler Fitters	x	1,771.50	81.00	5%	50.00	62%
Contreras Flooring and Carpet LLC	Laborers		1,130.00	-	0%	-	0%
Custom Surveillance and Networking LLC	Laborers		1,377.46	75.00	5%	75.00	100%
Fischer Construction LLC	Heavy Equipment Operators		2,927.06	-	0%	-	0%
Kurk Concrete, LLC	Cement Finishers		3,678.05	370.75	10%	234.05	63%
Medina Construction, LLC	Laborers		3,773.00	897.00	24%	897.00	100%
Northcentral Construction	Carpenters		809.08	128.00	16%	-	0%
Oshkosh Glass Company, LLC	Glaziers		234.00	-	0%	-	0%
Skyrise Construction Group LLC	Laborers		13,029.54	7,241.12	56%	5,743.72	79%
Wells Concrete Products Co.	Laborers	x	269.00	-	0%	-	0%
Zander Solutions	Waterproofers		31.80	-	0%	-	0%
Subtotal			51,024.78	14,247.20	28%	9,838.37	69%
Bonus SIA RPP Hours				2,367.95			
Bonus Apprentice RPP Hours				-			
Total Hours			51,024.78	16,615.15	33%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Bricklayers	948.50	3
Cement Finishers	370.75	3
Fire Sprinkler Fitters	81.00	3
Laborers	10,994.70	29
Plumbers	1,356.00	2
Unspecified	496.25	5
Total	14,247.20	45

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53202	427.50	1
53204	5,306.70	9
53205	8.20	1
53206	195.50	3
53208	77.55	1
53212	128.00	1
53214	1,134.00	3
53215	4,250.42	18
53218	16.00	1
53219	326.00	1
53220	48.00	1
53221	272.00	1
53222	144.43	2
53223	1,497.40	1
53225	415.50	1
Total	14,247.20	45

SIA Zip Codes are bold.

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African American	355.93	5
Causasian	2,841.60	9
Hispanic	10,871.67	29
Unspecified	178.00	2
Total	14,247.20	45

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Female	16.00	1
Male	14,231.20	44
Total	14,247.20	45



Table 8: Apprenticeship & On-The-Job Trainee Participation

Craft	# of Apprentices / OJT Trainees	Total Hours Worked	RPP Apprentices Hours	RPP Apprentices %	SIA RPP Apprentices Hours	SIA RPP Apprentices %
Bricklayers	1	120.50	120.50	100%	120.50	100%
Carpenters	4	616.80	-	0%	-	0%
Fire Sprinkler Fitters	1	32.25	-	0%	-	0%
Total	6	769.55	120.50	16%	120.50	16%

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
African-American	120.50	1
Caucasian	258.80	2
Hispanic	4.55	1
Unspecified	385.70	2
Total	769.55	6

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	769.55	6
Total	769.55	6

Section 3 Worker Participation

As shown in Table 11 below, the Section 3 Worker inclusion is 37% and Targeted Section 3 is 0%.

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
ABCruz Construction LLC	Laborers	3,078.00	1,862.50	61%		
Alliance Electrical Contractors, Inc.	Electricians	8,924.83	4,655.36	52%		
Alpine Plumbing, Inc.	Plumbers	4,197.50	24.00	1%		
Appleton Acoustical Systems, Inc.	Acoustical Ceiling Installers	71.00				
Arteaga Construction, Inc.	Bricklayers	4,801.50				
B V Tetzlaff, Inc.	Laborers	921.46				
Blair Fire Protection, LLC	Fire Sprinkler Fitters	1,771.50	50.00	3%		
Contreras Flooring and Carpet LLC	Laborers	1,130.00				
Custom Surveillance and Networking LLC	Laborers	1,377.46	710.50	52%		
Fischer Construction LLC	Heavy Equipment Operators	2,927.06	468.46	16%		
Kurk Concrete, LLC	Cement Finishers	3,678.05	485.05	13%		
Medina Construction, LLC	Laborers	3,773.00				
Northcentral Construction	Carpenters	809.08	307.69	38%		
Oshkosh Glass Company, LLC	Glaziers	234.00				
Skyrise Construction Group LLC	Laborers	13,029.54	10,208.60	78%		
Wells Concrete Products Co.	Laborers	269.00				
Zander Solutions	Waterproofers	31.80	11.57	36%		
Total Hours		51,024.78	18,783.73	37%	0.00	0%