

Five Points Neighborhood Affordable Housing

MLK Economic Development Corporation



Inclusion Participation Report

Through December 31, 2024



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Executive Summary

The 5-Points project is a 5-story, 55-unit affordable housing development located at approximately 3315 N. Martin Luther King Jr. Drive, Milwaukee, Wisconsin, in the 53212-zip code.

This development is led by MLK EDC and aims to address affordable housing needs in a community that has faced historic disinvestment. Prism Technical Management & Marketing Services, LLC (Prism) has been engaged to assist in the achievement of the project's inclusion requirements, including workforce participation goals and contract spending targets. The project's inclusion requirements include utilizing 40% RPP workforce participation, 25% SBE construction and 18% professional services spending.

Through December 2024, the 5-Points project achieved 16.4% RPP participation, 6.9% SBE Construction Services participation and 12.8% SBE Professional Services participation



West Elevation.

Efforts to increase Inclusion participation

After reviewing the low project workforce projections submitted by the contractors for the inclusion of local residents, four events were organized and executed to assist with recruiting and hiring additional RPP workers.

Prism and the Development team hosted the first of three job fairs held June 11, 2024 with the City's First Source Employment Agency -- Employ Milwaukee Inc., less than 250 ft South of the project site in conjunction with W RTP/BIG STEP. Approximately 70 days later on August 20, an all-project virtual webinar was presented to contractors to stress the importance of meeting the workforce requirements and reporting using the new City LCR workforce Compliance software. On October 3, 2024, a job fair was hosted at the project site to connect local workers with employment opportunities. Another job fair followed on November 21, 2024, at the Employ Milwaukee location, further expanding outreach to potential RPP candidates.

In addition to hosting four events, the development team implemented localized efforts to recruit community members for staff positions. New RPP workers began working on-site on August 31, 2024. These actions are expected to enhance RPP inclusion participation



Job seeker interviewing for job opportunity.

SBE Professional Services Participation

Table 1: Professional Services Firms

Contractor name	Sub To	Scope of Service	Value Subject to Participation
Various Contractors	MLKEDC	Various	\$1,182,526
TOTAL			\$1,182,526

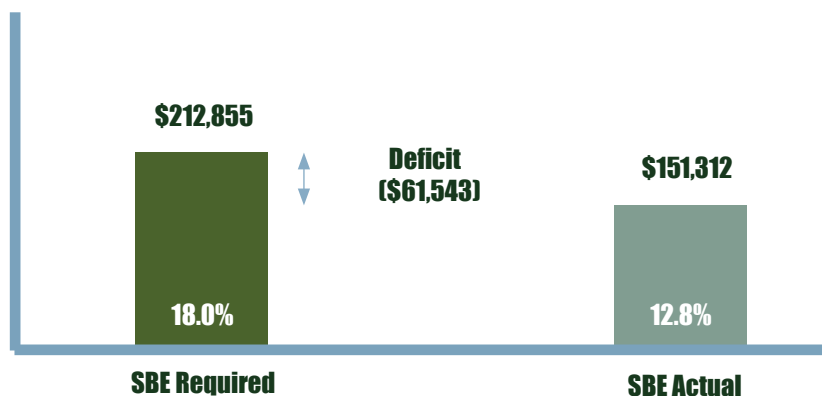
Table 2A: SBE Professional Services

Consultant	Sub To	Scope of Service	Value Subject to Participation
Athena Communications, LLC	MLKEDC	Marketing	\$62,000
Gestra Engineering	MLKEDC	Field Services	\$5,000
Prism Technical Management & Marketing Services, LLC	MLKEDC	Inclusion Consultant	\$84,312
TOTAL			\$151,312

Table 2B: SBE Professional Services Summary

Project Subject to Participation:	\$1,182,526	
Required SBE Participation:	\$212,855	18.0%
Actual SBE Participation*:	\$151,312	12.8%

Chart 1: SBE Participation



SBE Construction Contracting Participation

Table 3: Construction Contract

Firm	Contracted by	Scope of service	Value Subject to Participation
Catalyst Construction	MLK EDC	General Contractor	\$13,023,014
Total			\$13,023,014

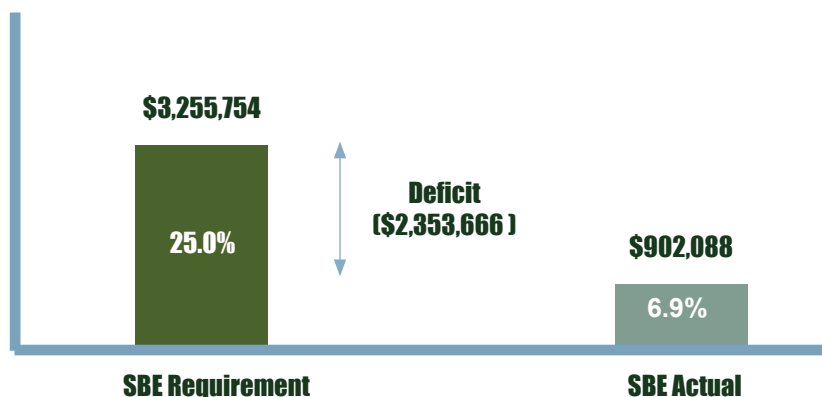
Table 4A: SBE Construction Contracts

Contractor	Sub To	Scope	Awarded Contract Value
Arteaga Construction	Catalyst Construction	Masonry	\$522,860
Mavid Construction	Catalyst Construction	Flooring	\$320,000
Pristine	MLKEDC	Construction Clean up	\$25,500
Security Officer Service, Inc.	Catalyst Construction	Site Security	\$33,728
TOTALS			\$902,088

Table 4B: SBE Construction Summary

Project Subject to Participation*:	\$13,023,014	
Required SBE Participation:	\$3,255,754	25.0%
Actual SBE Participation:	\$2,353,666	6.9%

Chart 2: SBE Participation



Workforce Participation

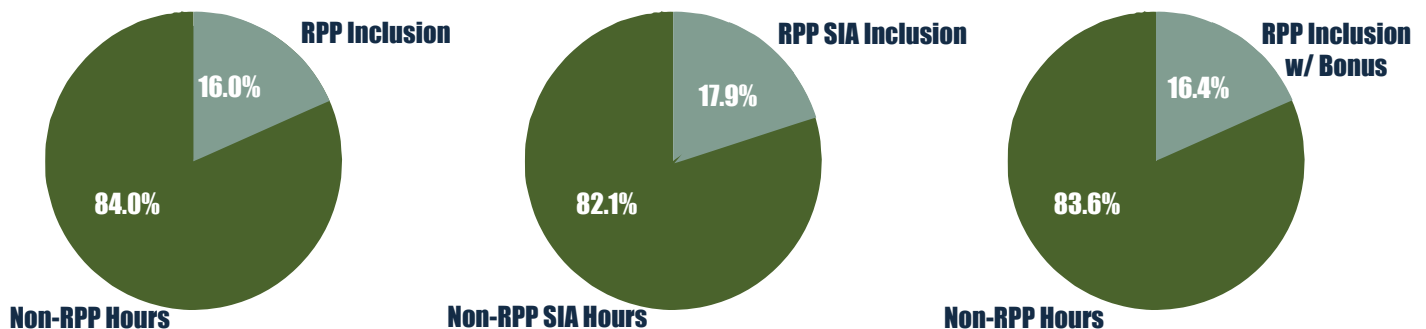
Table 4A: Workforce Participation

Contractor	Total Hours Worked	Total Eligible Hours Worked	RPP Hours	RPP %	RPP/SIA Hours	RPP/SIA %	Bonus Hours	RPP w/ Bonus Hours	RPP/w bonus %
Arteaga Construction Inc	2,395.0	2,395.0	1,163.0	48.6%	386.5	33.2%	73.5	1,236.5	51.6%
Best Exteriors	280.0	160.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Blair Fire Protection, LLC	143.0	143.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Bob Anderson Builders, Inc	6,095.5	4,590.9	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Cornerstone One	556.9	556.9	91.6	16.4%	0.0	0.0%	0.0	91.6	16.4%
Edge Electric of WI	4,011.5	4,011.5	495.0	12.3%	72.0	14.5%	0.0	495.0	12.3%
Fischer Construction LLC	1,093.5	1,093.5	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Lifetime Radon Solutions, Inc.	107.9	107.9	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Mattox Plumbing	1,805.7	1,805.7	638.2	35.3%	0.0	0.0%	0.0	638.2	35.3%
Oostburg Concrete	691.5	691.5	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Security Officer Services	421.5	421.5	166.8	39.6%	0.0	0.0%	0.0	166.8	39.6%
Wide Effect Talent Solutions, Inc.	29.5	29.5	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Totals	17,631.6	16,007.0	2,554.6	16.0%	458.5	17.9%	73.5	2,628.1	16.4%

Table 4B: Workforce Participation

Total Eligible Hours Worked:	16,007.0
RPP Participation:	16.0%
RPP SIA Participation:	17.9%
RPP with Bonus:	16.4%

Chart 3: Workforce Participation



Workforce Participation

Table 5: RPP by Craft

Craft	# Of RPP Hours	# Of RPP Workers
Bricklayer	411.5	4
Electrician	495.0	4
Heavy Equipment Operator	91.6	1
Laborers	918.3	5
Plumber	638.2	2
TOTALS	2,554.6	16

Table 6: RPP by Zipcode

Zip Code	# Of RPP Hours	# Of RPP Workers
53206	120.0	2
53207	144.5	1
53212	48.0	1
53214	32.5	1
53215	338.5	2
53216	179.6	2
53218	64.5	1
53219	287.0	1
53220	230.0	1
53221	804.2	2
53224	166.8	1
53225	139.0	1
TOTALS	2,554.6	16

Table 7: RPP by Race

Race	# Of RPP Hours	# Of RPP Workers
Asian	0.0	0
African American	370.9	4
Caucasian	1,120.2	5
Hispanic	568.5	3
Unspecified	447.0	3
Not Specified	48.0	1
Two or more race	0.0	0
Other	0.0	0
Native American	0.0	0
TOTALS	2,554.6	16

Table 8: RPP by Gender

Gender	# Of RPP Hours	# Of RPP Workers
Male	2,554.6	16
Female	0	0
TOTALS	2,554.6	16

Apprenticeship Participation

Table 9: Apprenticeship Participation

Craft	# of App Workers	App Hours	RPP App Hours	RPP App %	RPP SIA App Hours	RPP SIA App %
Bricklayer	2	192.5	192.5	100.0%	48.0	24.9%
TOTALS	2	192.5	192.5	100.0%	48.0	24.9%

Table 10: Apprenticeship by Race

Race	# of Hours	% of Workers
Asian	0.0	0.0%
African-American	48.0	24.9%
Caucasian	144.5	75.1%
Hispanic	0.0	0.0%
Native American	0.0	0.0%
Not Specified	0.0	0.0%
Two or More Races	0.0	0.0%
Unspecified	0.0	0.0%
TOTALS	192.5	100.0%

Table 11: Apprenticeship by Gender

Gender	# of Hours	% of Workers
Male	192.5	100.0%
Female	0.0	0.0%
Unspecified	0.0	0.0%
TOTALS	192.5	100.0%

End of Report.