

EDISON SCHOOL APARTMENT PROJECT

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



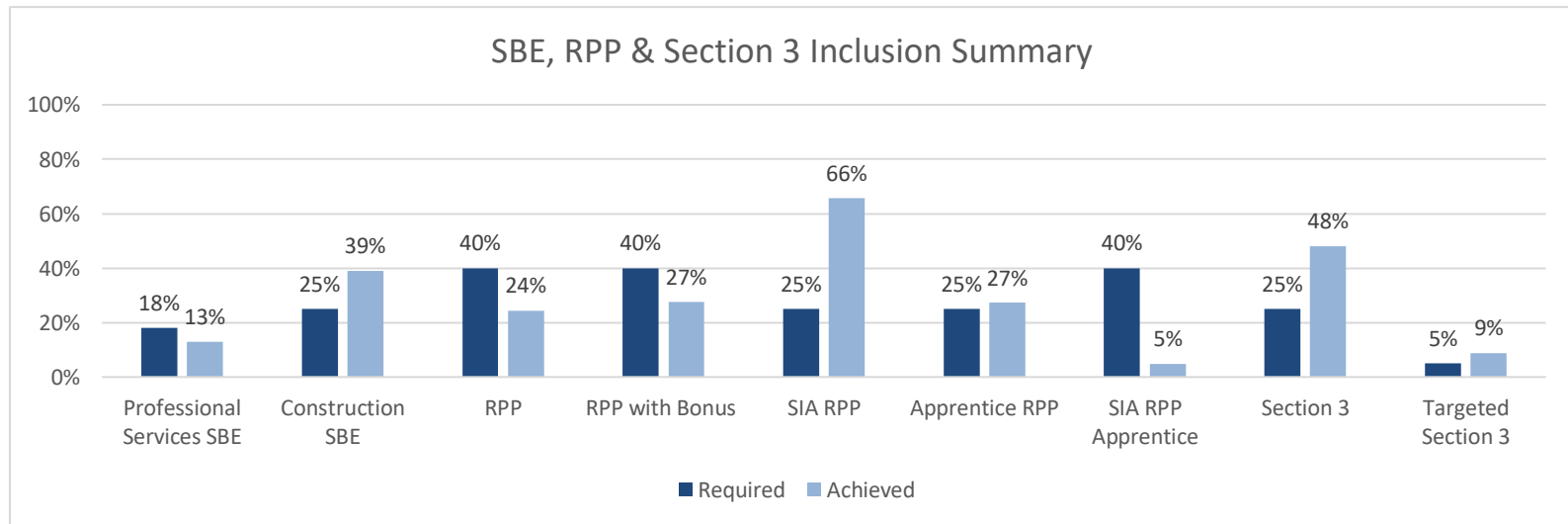
Submitted by:  **CROSS**

Date: April 24, 2024

Project Summary

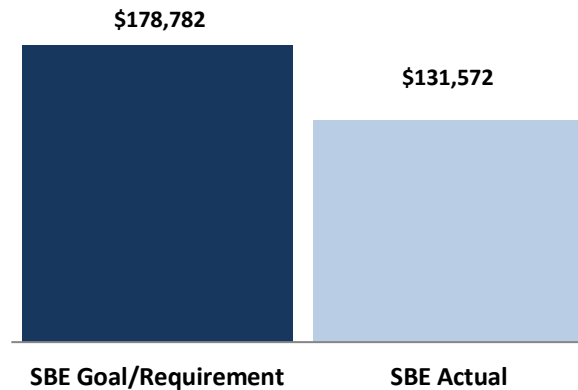
Gorman is partnering with Malik Cupid and Lutheran Social Services of Wisconsin and Upper Michigan on redeveloping the former Edison Middle School into 64 affordable apartments with another 12 townhouse-style units. The project’s financing includes low-income housing tax credits (“LIHTC”) awarded by Wisconsin Housing and Economic Development Authority (“WHEDA”) and Tax Incremental Financing and Housing Trust funds from the City of Milwaukee.

Developer:	Gorman & Company
Project Address:	5372 N 37 th Street, Milwaukee, WI 53209
Professional Services Cost Subject to Inclusion	\$993,233
Applicable Professional Services Payments to Date	\$924,908
Construction Cost Subject to Inclusion	\$16,697,076
Applicable Construction Draw to Date	\$10,937,609



SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 13% SBE participation for Professional Services.



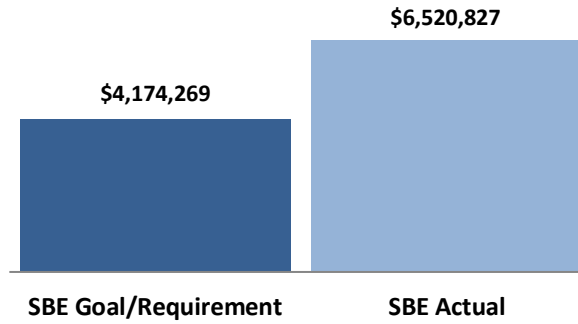
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	13%	-5%
Value of SBE Participation	\$178,782	\$131,572	-\$47,210

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	Gorman & Company	Inclusion Consultant	\$ 67,000	\$ 42,500
LF Green Development LLC	SBE	Gorman & Company	Environment Consultant	\$ 64,572	\$ 62,072
TOTAL INCLUSION				\$ 131,572	\$ 104,572
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				13%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES APPLICABLE DRAW TO DATE					11%

SBE Construction Inclusion

Through the period covered by this report, this project has achieved 39% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	39%	+14%
Value of SBE Participation	\$4,174,269	\$6,520,827	+\$2,346,558

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
CMS Contracting, LLC	SBE	Gorman General Contractors	Concrete	\$ 73,500	\$ 66,150
Dynamic Contracting Services, LLC	SBE	Gorman General Contractors	Demolition	\$ 547,003	\$ 492,303
Dynamic Contracting Services, LLC	SBE	Gorman General Contractors	Remediation	\$ 272,645	\$ 245,381
P.L. Freeman Co.	DBE/SBE	Skyrise Construction Group	HVAC	\$ 125,120	\$ 112,608
JRT Top Notch Roofs LLC	SBE	Gorman General Contractors	TPO Roofing	\$ 932,942	\$ 694,241
R.D. Woods Co. Inc.	SBE	Gorman General Contractors	Masonry Restoration	\$ 255,492	\$ 230,043
Skyrise Construction Group, LLC	SBE	Gorman General Contractors	Gypsum Drywall	\$ 802,507	\$ 541,458
Skyrise Construction Group, LLC	SBE	Gorman General Contractors	Insulation Systems	\$ 111,125	\$ 82,700
Skyrise Construction Group, LLC	SBE	Gorman General Contractors	Ceiling Framing	\$ 257,317	\$ -
Skyrise Construction Group, LLC	SBE	Gorman General Contractors	Painting & Staining	\$ 158,720	\$ 73,091
Skyrise Construction Group, LLC	SBE	Gorman General Contractors	Rough Carpentry - Labor	\$ 240,645	\$ 221,471
Skyrise Construction Group, LLC	SBE	Gorman General Contractors	Rough Carpentry - Material	\$ 193,000	\$ 133,046
Skyrise Construction Group, LLC	SBE	Gorman General Contractors	Townhomes	\$ 2,487,121	\$ 2,189,641
Ward Welding and Fabrication	DBE	Gorman General Contractors	Steel Fabrication and Erection	\$ 63,690	\$ -
TOTAL INCLUSION				\$ 6,520,827	\$ 5,082,131
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				39%	
INCLUSION, AS PERCENT OF APPLICABLE CONSTRUCTION DRAWS TO DATE					46%

RPP Participation

As shown in Table 3 below, the RPP inclusion achieved is 24% and 27% when the bonus hours for SIA RPP 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 %
AA Security	Teledata Installer	680.20	-		-	
Advanced Restoration	General Laborer	1,283.85	40.74	3%	40.74	100%
Applewood Plastering	General Laborer	166.00	-		-	
Blair Fire Protection, LLC	Fire Sprinkler Fitter	2,148.50	31.75	1%	31.75	100%
BV Tetzlaff	Plumber	320.12	118.56	37%	-	
Carpetland (WiscoBuilt -Sub)	Carpentry	983.00	-		-	
Cobra Concrete Cutting Services Co.	General Laborer	621.95	-		-	
CMS Contracting, LLC	General Laborer	67.00	-		-	
Dynamic Contracting Services, LLC	General Laborer	11,357.00	4,008.00	35%	1,626.00	41%
Fischer Companies, Inc.	Operator	1,485.00	-		-	
Friemoth Concrete Corp	General Laborer	1,864.67	-		-	
JRT Top Notch Roofs	Roofer	2,853.00	1,087.50	38%	967.50	89%
K Komfort	HVAC	4,636.33	1,340.73	29%	457.50	34%
Medina Construction	General Laborer	3,944.00	1,648.00	42%	1,648.00	100%
M R Window Solutions & Sub	General Laborer	5,907.20	1,717.20	29%	1,583.70	92%
Milwaukee Plastering	Plasterer	184.24	-		-	
Neumann Plumbing & Heating, Inc.	Plumber	6,193.50	1,134.75	18%	1,134.75	100%
NSI Electrical Contractors, Inc.	Electrician	5,364.00	1,149.50	21%	-	
Otis Elevator Company	Operator	-	-		-	
P.L. Freeman	Sheet Metal Worker	944.17	446.50	47%	76.50	17%
R.D. Woods Co., Inc.	Masonry	1,204.50	621.00	52%	621.00	100%
Regency Janitorial Service, Inc.	General Laborer	52.75	16.00	30%	16.00	100%
Skyrise Construction Group, LLC	Carpentry	7,539.00	1,670.00	22%	1,670.00	100%
Stark Pavement Corp	General Laborer	1,667.55	208.50	13%	138.25	66%
United Electric, Inc.	Electrician	1,079.00	-		-	
Total Hours		62,546.53	15,238.73	24%	10,011.69	66%
Bonus SIA RPP Hours			1,878.52			
Bonus Apprentice RPP Hours			65.38			
Total RPP Hours with Bonus		62,546.53	17,182.62	27%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Laborer	9,185.69	20
Machinery Operator	327.06	12
Roofer	1,087.50	4
Sheet Metal	1,787.23	6
Fire Sprinkler Fitter	31.75	1
Electrician	1,149.50	1
Carpenter	1,670.00	2
Total	15,238.73	46

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53204	2,876.00	4
53206	1,134.75	1
53207	133.50	1
53209	31.75	1
53210	631.00	2
53212	1,583.70	3
53215	3,885.05	20
53216	1,149.50	1
53218	16.75	3
53219	753.50	3
53220	783.00	1
53221	1,119.00	2
53224	883.23	1
53225	138.00	2
53226	120.00	1
Total	15,238.73	46

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
Causasian	2,607.43	6
Not Specified	1,190.24	4
African American	1,321.25	8
Hispanic or Latino	10,119.81	28
Total	15,238.73	46

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	15,238.73	46
Total	15,238.73	46

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 %
Electrician	3	2,003.50	1,149.50	57%	-	
Fire Sprinkler Fitter	3	784.00	-		-	
Sheet Metal	3	440.50	440.50	100%	76.50	17%
Plumber	3	2,319.25	-		-	
Heavy Machinery	5	289.75	-		-	
Total	17	5,837.00	1,590.00	27%	76.50	5%

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
Not Specified	2,003.50	3
Causasian	3,110.25	3
African American	154.75	5
Hispanic or Latino	568.50	6
Total	5,837.00	17

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	5,837.00	17
Total	5,837.00	17

Section 3 Participation

As shown in Table 11 below, the Section 3 inclusion achieved is 48% and 9% Targeted Section 3.

Table 11: Section 3 Workers Report

Contractor	Trade	On-Site Construction Hours				
		Total Hours Worked	Section 3 Worker	% Section 3	Targeted Section 3	% Targeted Section 3
AA Security	Teledata Installer	680.20	324.50	48%		
Advanced Restoration	General Laborer	1,283.85	48.22	4%		
Applewood Plastering	Plasterer	166.00				
Blair Fire Protection, LLC	Fire Sprinkler Fitter	2,148.50	71.75	3%	31.75	44%
BV Tetzlaff	Plumber	320.12				
Carpetland (WiscoBuilt -Sub)	Carpentry	983.00				
Cobra Concrete Cutting Services Co.	General Laborer	621.95				
CMS Contracting, LLC	General Laborer	67.00	67.00	100%		
Dynamic Contracting Services, LLC	General Laborer	11,357.00	9,979.00	88%		
Fischer Companies, Inc.	Operator	1,485.00	187.75	13%		
Friemoth Concrete Corp	General Laborer	1,864.67	60.17	3%		
JRT Top Notch Roofs	Roofer	2,853.00	1,512.50	53%		
K Komfort	HVAC	4,636.33	3,263.74	70%		
Medina Construction	General Laborer	3,944.00				
M R Window Solutions	General Laborer	5,907.20	3,003.70	51%		
Milwaukee Plastering	Plasterer	184.24				
Neumann Plumbing & Heating, Inc.	Plumber	6,193.50	990.25	16%	990.25	100%
NSI Electrical Contractors, Inc.	Electrician	5,364.00	1,705.50	32%	997.50	58%
Otis Elevator Company	Operator	-				
P.L. Freeman	Sheet Metal Worker	944.17	394.00	42%		
R.D. Woods Co., Inc.	Masonry	1,204.50	621.00	52%	621.00	100%
Regency Janitorial Service, Inc.	General Laborer	52.75	20.25	38%		
Skyrise Construction Group, LLC	Carpentry	7,539.00	7,539.00	100%		
Stark Pavement Corp	General Laborer	1,667.55				
United Electric, Inc.	Electrician	1,079.00	252.00	23%		
Total Hours		62,546.53	30,040.33	48%	2,640.50	9%