

# EDISON SCHOOL APARTMENT PROJECT

SBE, RPP and Section 3 Participation Performance Report through June 30, 2024



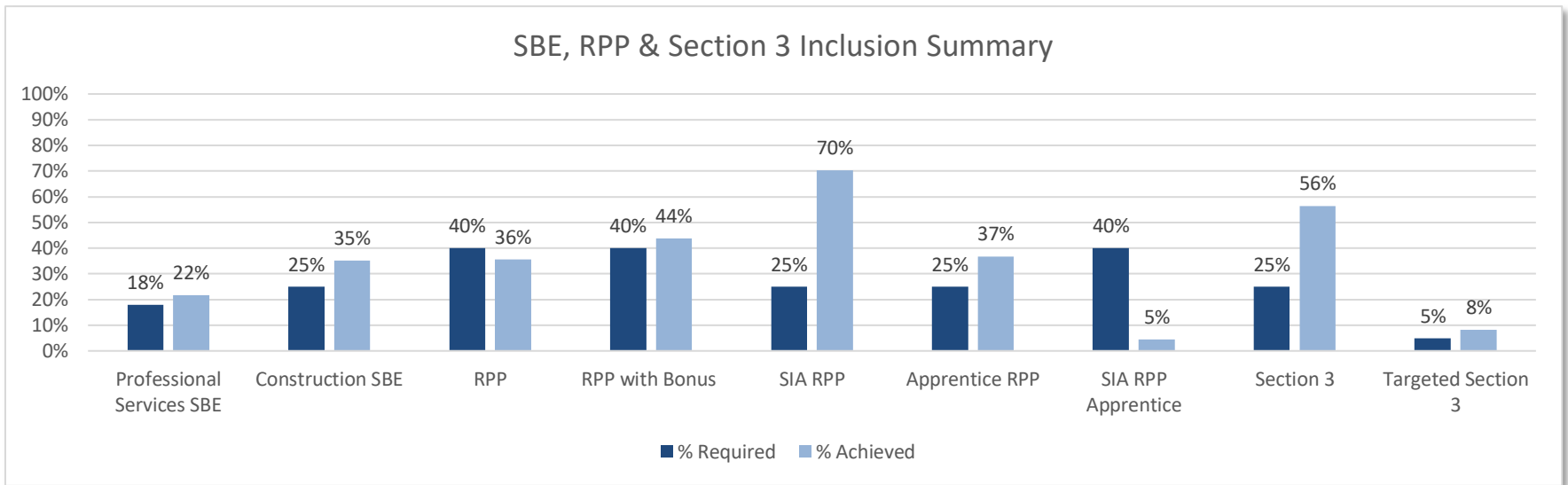
Submitted by:  **CROSS**

Date: August 10, 2024

## Project Summary

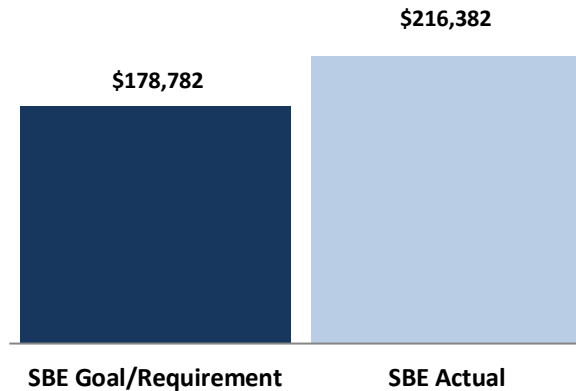
Gorman is partnering with Malik Cupid and Lutheran Social Services of Wisconsin and Upper Michigan on redeveloping the former Edison Middle School into 64 affordable apartments with another 12 townhouse-style units. The project’s financing includes low-income housing tax credits (“LIHTC”) awarded by 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 <sup>th</sup> Street, Milwaukee, WI 53209
Professional Services Cost Subject to Inclusion	\$993,233
Applicable Professional Services Payments to Date	\$986,675
Construction Cost Subject to Inclusion	\$16,697,076
Applicable Construction Draw to Date	\$14,271,589



### SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 22% SBE participation for Professional Services.



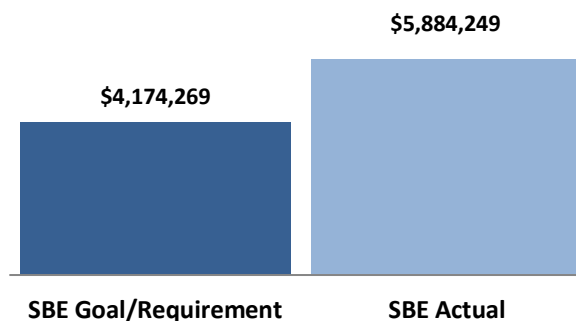
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	22%	+4%
Value of SBE Participation	\$178,782	\$216,382	+\$37,600

**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 General Contractors	Inclusion Consultant	\$ 67,000	\$ 50,500
LF Green Development LLC	SBE	Gorman General Contractors	Environment Consultant	\$ 64,572	\$ 64,572
McKinley Projects-Quorum Architects Inc	SBE	Gorman General Contractors	Architectural Design	\$ 84,810	\$ 84,810
<b>TOTAL INCLUSION</b>				<b>\$ 216,382</b>	<b>\$ 199,882</b>
<b>INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION</b>				<b>22%</b>	
<b>INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES APPLICABLE DRAW TO DATE</b>					<b>20%</b>

## SBE Construction Inclusion

Through the period covered by this report, this project has achieved 35% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	35%	+10%
Value of SBE Participation	\$4,174,269	\$5,884,249	+\$1,709,980

**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	\$ 74,736	\$ 74,736
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	\$ 875,952	\$ 849,365
R.D. Woods Co. Inc.	SBE	Gorman General Contractors	Masonry Restoration	\$ 255,492	\$ 255,492
Skyrise Construction Group, LLC	SBE	Gorman General Contractors	Gypsum Drywall	\$ 911,194	\$ 911,194
Skyrise Construction Group, LLC	SBE	Gorman General Contractors	Insulation Systems	\$ 155,585	\$ 155,585
Skyrise Construction Group, LLC	SBE	Gorman General Contractors	Ceiling Framing	\$ 257,317	\$ 158,120
Skyrise Construction Group, LLC	SBE	Gorman General Contractors	Painting & Staining	\$ 289,058	\$ 289,058
Skyrise Construction Group, LLC	SBE	Gorman General Contractors	Rough Carpentry - Labor	\$ 240,645	\$ 235,056
Skyrise Construction Group, LLC	SBE	Gorman General Contractors	Rough Carpentry - Material	\$ 193,000	\$ 140,616
Skyrise Construction Group, LLC	SBE	Gorman General Contractors	Townhomes	\$ 2,506,150	\$ 2,506,150
<b>TOTAL INCLUSION</b>				<b>\$ 5,884,249</b>	<b>\$ 5,687,980</b>
<b>INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION</b>				<b>35%</b>	
<b>INCLUSION, AS PERCENT OF APPLICABLE CONSTRUCTION DRAWS TO DATE</b>					<b>40%</b>

## RPP Participation

As shown in Table 3 below, the RPP inclusion achieved is **36%** and **44%** 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	1,487.95	-		-	
Advanced Restoration	General Laborer	1,419.38	46.31	3%	46.31	100%
Applewood Plastering	General Laborer	256.00	-		-	
Blair Fire Protection, LLC	Fire Sprinkler Fitter	2,225.50	31.75	1%	31.75	100%
BV Tetzlaff	Plumber	320.12	118.56	37%	-	
Carpetland (WiscoBuilt -Sub)	Carpentry	2,087.00	-		-	
Cobra Concrete Cutting Services Co.	General Laborer	621.95	-		-	
Commercial Shading Systems, LLC	General Laborer	163.50	-		-	
CMS Contracting, LLC	General Laborer	67.00	-		-	
Dynamic Contracting Services, LLC	General Laborer	11,163.00	4,008.00	36%	1,626.00	41%
Fischer Companies, Inc.	Operator	1,734.50	-		-	
Friemoth Concrete Corp	General Laborer	1,864.67	-		-	
Gordan Solutions, LLC	General Laborer	306.00	-		-	
JRT Top Notch Roofs	Roofer	2,881.00	1,101.50	38%	981.50	89%
K Komfort	HVAC	5,839.21	1,340.73	23%	457.50	34%
Medina Construction	General Laborer	4,189.00	2,128.00	51%	2,128.00	100%
M R Window Solutions & Sub	General Laborer	7,341.70	1,983.70	27%	1,850.20	93%
Milwaukee Plastering	Plasterer	184.24	-		-	
Neumann Plumbing & Heating, Inc.	Plumber	7,302.00	1,412.25	19%	1,412.25	100%
NSI Electrical Contractors, Inc.	Electrician	6,535.00	1,328.50	20%	-	
Otis Elevator Company	Operator	-	-		-	
O'Malley Finish Carpentry	Carpentry	254.45	-		-	
P.L. Freeman	Sheet Metal Worker	944.17	446.50	47%	68.50	15%
R.D. Woods Co., Inc.	Masonry	1,223.50	632.50	52%	632.50	100%
Regency Janitorial Service, Inc.	General Laborer	1,886.25	234.75	12%	218.50	93%
Skyrise Construction Group, LLC	Carpentry	7,743.00	1,778.00	23%	1,778.00	100%
Stark Pavement Corp	General Laborer	1,874.05	214.50	11%	144.25	67%
United Electric, Inc.	Electrician	1,091.00	-		-	
McKinley Phase 1 RPP Hours	Various		8,697.51		6,457.18	
Kenosha Uptown Lofts	Various		495.27		444.95	
<b>Total Hours</b>		<b>73,005.14</b>	<b>25,998.33</b>	<b>36%</b>	<b>18,277.39</b>	<b>70%</b>
Bonus SIA RPP Hours			5,488.44			
Bonus Apprentice RPP Hours			397.34			
<b>Total RPP Hours with Bonus</b>		<b>73,005.14</b>	<b>31,884.11</b>	<b>44%</b>		

**Table 4: RPP Participation by Craft**

Craft	RPP Hours	# of RPP Workers
Laborer	12,087.69	50
Machinery Operator	188.56	3
Roofer	2,397.00	6
Sheet Metal	1,787.23	6
Fire Sprinkler Fitter	31.75	1
Electrician	2,309.50	1
Carpenter	2,757.25	14
Plumber	3,318.85	1
Painter	1,120.50	6
<b>Total</b>	<b>25,998.33</b>	<b>88</b>

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

Zip Code	RPP Hours	# of RPP Workers
53204	3,875.71	18
53205	399.00	1
53206	3,712.75	2
53207	591.25	5
53208	387.00	3
53209	31.75	1
53210	2,292.10	2
53212	2,070.20	4
53214	206.66	3
53215	5,444.96	27
53216	2,374.34	2
53218	81.25	4
53219	818.00	4
53220	783.00	1
53221	1,136.32	3
53222	125.56	2
53223	5.75	1
53224	883.23	1
53225	138.00	2
53226	641.50	2
<b>Total</b>	<b>25,998.33</b>	<b>88</b>

**Table 6: RPP Participation by Race**

Race	RPP Hours	# of RPP Workers
Causasian	4,215.41	14
Not Specified	1,510.40	6
African American	1,700.56	6
Hispanic or Latino	18,571.96	62
<b>Total</b>	<b>25,998.33</b>	<b>88</b>

**Table 7: RPP Participation by Gender**

Gender	RPP Hours	# of RPP Workers
Male	25,481.31	79
Female	517.02	9
<b>Total</b>	<b>25,998.33</b>	<b>88</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 %
Electrician	3	2,416.50	1,328.50	55%	-	
Fire Sprinkler Fitter	3	784.00	-		-	
Laborer	1	16.00	-			
Sheet Metal	4	440.50	440.50	100%	76.50	17%
Plumber	3	2,794.75	-		-	
Heavy Machinery	6	309.50	-		-	
McKinley Phase 1			708.00		-	
Kenosha Uptown Lofts			8.00		8.00	100%
<b>Total</b>	<b>20</b>	<b>6,761.25</b>	<b>2,485.00</b>	<b>37%</b>	<b>84.50</b>	<b>3%</b>

**Table 9: Apprentice Participation by Race**

Race	Hours	# of Workers
Not Specified	956.00	2
Causasian	1,090.63	5
African American	3,526.50	5
Hispanic or Latino	1,188.12	8
<b>Total</b>	<b>6,761.25</b>	<b>20</b>

**Table 10: Apprentice Participation by Gender**

Gender	Total Hours	# of Workers
Male	6,761.25	20
<b>Total</b>	<b>6,761.25</b>	<b>20</b>

## Section 3 Participation

As shown in Table 11 below, the Section 3 inclusion achieved is 56% and 8% 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	1,487.95	457.50	31%		
Advanced Restoration	General Laborer	1,419.38	934.80	66%		
Applewood Plastering	Plasterer	166.00				
Blair Fire Protection, LLC	Fire Sprinkler Fitter	2,225.50	71.75	3%	31.75	44%
BV Tetzlaff	Plumber	320.12				
Carpetland (WiscoBuilt -Sub)	Carpentry	2,087.00				
Cobra Concrete Cutting Services Co.	General Laborer	621.95				
Commercial Shading Systems, LLC	General Laborer	163.50				
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	1,734.50	227.25	13%		
Friemoth Concrete Corp	General Laborer	1,864.67	60.17	3%		
Gordan Solutions, LLC	General Laborer	306.00				
JRT Top Notch Roofs	Roofer	2,881.00	1,608.00	56%		
K Komfort	HVAC	5,839.21	4,118.70	71%		
Medina Construction	General Laborer	4,144.00	3,744.00	90%		
M R Window Solutions	General Laborer	7,341.70	3,634.20	50%		
Milwaukee Plastering	Plasterer	184.24				
Neumann Plumbing & Heating, Inc.	Plumber	7,302.00	2,962.25	41%	1,412.25	48%
NSI Electrical Contractors, Inc.	Electrician	6,535.00	2,643.50	40%	1,328.50	50%
Otis Elevator Company	Operator	-				
O'Malley Finish Carpentry	Carpentry	245.45				
P.L. Freeman	Sheet Metal Worker	944.17	394.00	42%		
R.D. Woods Co., Inc.	Masonry	1,223.50	632.50	52%	632.50	100%
Regency Janitorial Service, Inc.	General Laborer	1,886.25	1,886.25	100%		
Rockford Central Tile & Terrazzo Co., Inc.	General Laborer	352.00				
Skyrise Construction Group, LLC	Carpentry	7,743.00	7,743.00	100%		
Stark Pavement Corp	General Laborer	1,890.55				
United Electric, Inc.	Electrician	1,091.00	286.50	26%		
<b>Total Hours</b>		<b>73,423.64</b>	<b>41,450.37</b>	<b>56%</b>	<b>3,405.00</b>	<b>8%</b>