

RIVERWEST WORKFORCE HOUSING & FOOD ACCELERATOR PROJECT

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



Siding on east elevation of north leg



Painted Lobby

Submitted by:

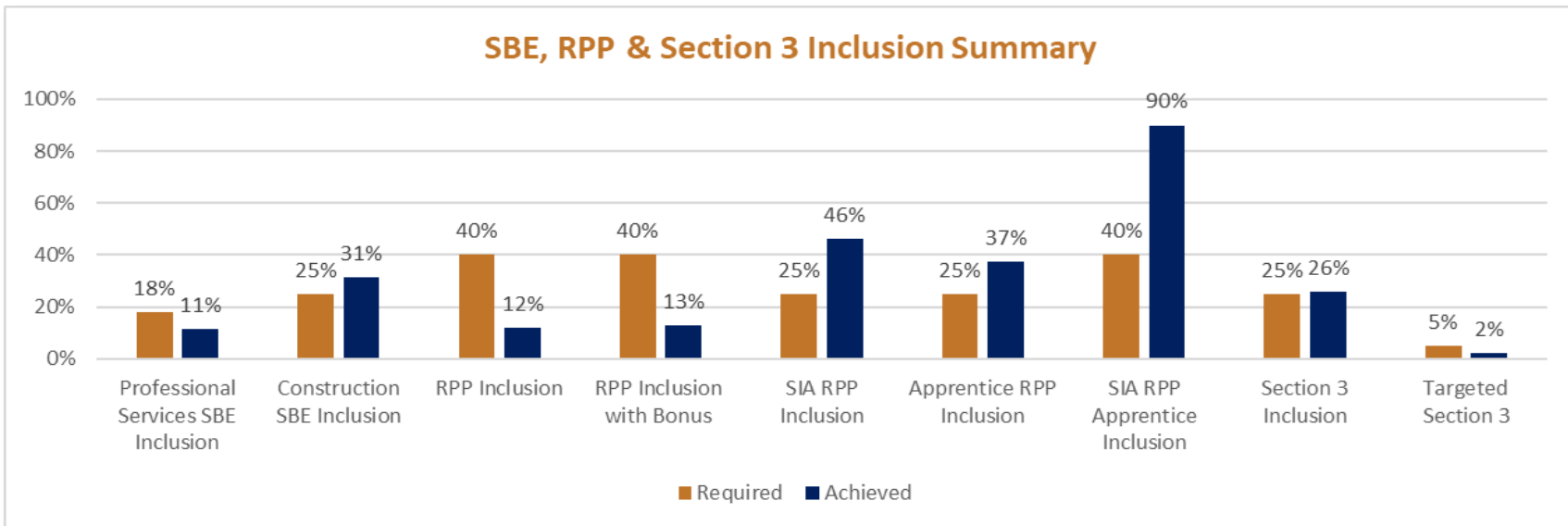


Date: October 14, 2024

Project Summary

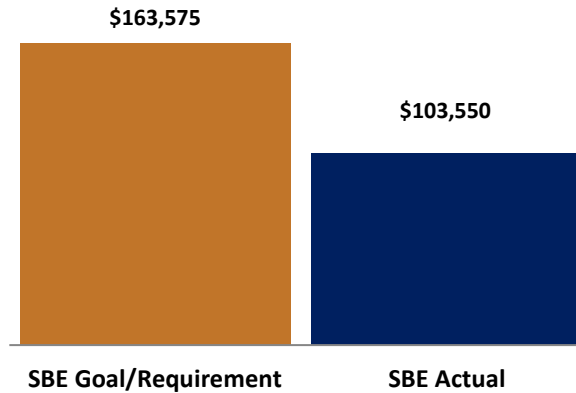
The 2,500- square-foot Riverwest Food Accelerator will be developed on East North Avenue, just across North Commerce Street from University of Wisconsin-Milwaukee’s RiverView Residence Hall. The complex will be four stories tall and include 91 apartment units, with a first-floor commercial kitchen configured for use for cooking classes, startup business or residents. In addition, there will be 37 surface parking spots, 58 covered parking spots and 10 public parking spots.

Developer:	General Capital Group & KG Development Group
Project Address:	1132-64 East North Avenue, Milwaukee, WI
Professional Services Cost Subject to Inclusion	\$908,750
Applicable Professional Services Payments to Date	\$720,714
Construction Cost Subject to Inclusion	\$16,408,311
Applicable Construction Draw to Date	\$9,390,883



SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 11% SBE participation for Professional Services.



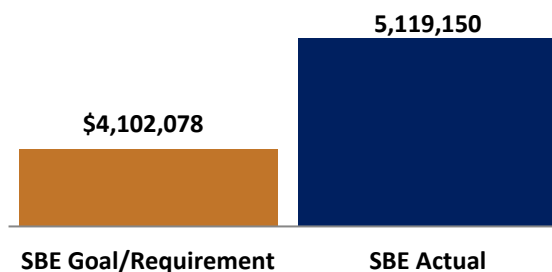
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	11%	-7%
Value of SBE Participation	\$163,575	\$103,550	-\$60,025

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	General Capital	Inclusion Consultant	\$ 71,750	\$ 57,125
CompanyB Brand Marketing dba B&Co	DBE	General Capital	Brand Marketing	\$ 31,800	\$ 11,460
TOTAL INCLUSION				\$ 103,550	\$ 57,125
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				11%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					8%

SBE Construction Inclusion

Through the period covered by this report, this project has achieved 31% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	31%	+6%
Value of SBE Participation	\$4,102,078	\$5,119,150	+1,017,072

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.	DBE / SBE	Catalyst Construction	Masonry	\$ 539,361	\$ 508,670
Equity Supply Group LLC	DBE / SBE	Wellenstein & Sons, Inc.	Rough Carpentry	\$ 1,511,845	\$ 1,450,474
Gordon Solutions, LLC	DBE / SBE	Catalyst Construction	Windows	\$ 379,800	\$ 360,810
PL Freeman Co.	DBE / SBE	Catalyst Construction	HVAC	\$ 1,359,210	\$ 520,128
Sanchez Painting Contractors Inc.	DBE / SBE	Catalyst Construction	Painting, Staining & Wall Coverings	\$ 179,767	
Trujillio Drywall, LLC	DBE / SBE	C & T Drywall, LLC	Drywall Materials and Hand/finsh labor	\$ 739,266	\$ 94,500
UPI, Inc.	DBE / SBE	Catalyst Construction	Site Utilities	\$ 409,901	\$ 313,824
TOTAL INCLUSION				\$ 5,119,150	\$ 3,248,406
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				31%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					35%

RPP Participation

As shown in Table 3 below, the RPP inclusion achieved is 12% and 13% when the bonus hours for 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 %
Arteaga Construction Inc.	Masonry	3,932.50	1957.00	50%	505.00	26%
AGM Erecting, LLC	Ironworker	685.50				
Bob Anderson Builders, Inc.	Carpentry	619.50	30.00	5%	30.00	100%
Builder Service Group, Inc.	Carpentry	184.32				
Catalyst Const./Saffworks Group	General Laborer	621.95	349.50	56%	349.50	100%
Chenery Bros. Inc.	Damp Proofing, Weather Barriers	76.00				
C&T Drywall & Subs	Carpentry	403.50				
Dave Jones, Inc.	Plumber	3,829.44				
Edge Electric of Wisconsin, Inc.	Electrician	8,031.25	644.50	8%	331.50	51%
Fischer Construction LLC	Earthwork	3,169.29				
Foundation Service Corp.	Deep Foundations	208.00	76.00	37%	76.00	100%
Frant Industries Inc.	General Laborer	466.50				
Gypsum Floors, Inc.	General Laborer	324.00				
P.L. Freeman	HVAC	4,002.28	1371.25	34%	632.00	46%
Sanchez Painting Contractors, Inc.	Painter	337.00				
Schindler Elevator Corporation	Elevator Constructor	70.00				
Trujillo Drywall & Subs.	Carpentry	2,759.50	47.00	2%	47.00	100%
UPI, LLC	Site Utilities	270.50	131.00	48%		
Wells Concrete Products Co.	General Laborer	402.75				
Wellenstein & Sons, LLC	Carpentry	7,735.50	297.50	4%	291.50	98%
Wenger Construction Inc.	Carpentry	3,118.75				
Total Hours		41,248.03	4,903.75	12%	2,262.50	46%
Bonus SIA RPP Hours						
Bonus Apprentice RPP Hours			309.53			
Total RPP Hours with Bonus		41,248.03	5,213.28	13%		

Table 4 : RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Laborer	1,548.00	9
Stonemason	889.50	5
Machinery Operator	76.00	1
Electrician	644.50	3
Sheet Metal	1,371.25	6
Carpenter	374.50	4
Total	4,903.75	28

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53206	101.50	1
53207	187.50	2
53209	333.00	2
53210	76.00	1
53215	1,374.00	6
53218	115.50	1
53219	56.50	1
53220	197.50	2
53216	164.00	1
53202	149.00	1
53221	640.00	2
53214	7.50	1
53212	711.00	4
53225	790.75	3
Total	4,903.75	28

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African American	718.75	5
Causasian	2,086.50	10
Not specified	1,024.00	6
Hispanic or Latino	1,074.50	7
Total	4,903.75	28

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	4,827.75	27
Female	76.00	1
Total	4,903.75	28

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 %
Stonemason	3	255.50	161.00	63%	101.50	63%
Carpenter	2	801.00	291.50	36%	291.50	100%
Sheet Metal	4	1,580.00	761.50	48%	632.00	83%
Laborer	2	422.50	320.50	76%	320.50	100%
Electrician	3	1,928.75	331.50	17%	331.50	100%
Total	14	4,987.75	1,866.00	37%	1,677.00	90%

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
African-American	231.00	2
Not specified	3,070.25	8
Causasian	1,686.50	4
Total	4,987.75	14

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	4,987.75	14
Total	4,987.75	14

Section 3 Participation

As shown in Table 11 below, the Section 3 inclusion achieved is 26%.

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
Arteaga Construction Inc	Masonry	4,063.50	161.00	4%	101.50	63%
AGM Erecting, LLC	Ironworker	685.50				
Bob Anderson Builders, Inc.	Carpentry	619.50	59.00	10%	30.00	51%
Builder Service Group, Inc.	Carpentry	184.32				
Catalyst Const/Satffworks Group	General Laborer	621.95	604.20	97%	349.50	58%
Chenery Bros. Inc.	Damp Proofing, Weather Barriers	76.00				
C&T Drywall & Subs	Carpentry	403.50	39.00	10%		
Dave Jones, Inc.	Plumber	3,829.44				
Edge Electric of Wisconsin, Inc.	Electrical	8,031.25	4,226.75	53%	476.50	11%
Fischer Construction LLC	Earthwork	3,169.29	676.79	21%		
Foundation Service Corp.	Deep Foundations	287.50				
Frantl Industries Inc.	General Laborer	466.50	328.00	70%		
Gypsum Floors, Inc.	General Laborer	324.00				
P.L. Freeman	HVAC	4,002.28	1,566.75	39%		
Sanchez Painting Contractors, Inc.	Painter	337.00				
Schindler Elevator Corporation	Elevator Constructor	70.00				
Trujillo Drywall & Subs.	Carpentry	2,759.50	181.00	7%		
UPI, LLC	Site Utilities	270.50				
Wells Concrete Products Co.	General Laborer	418.25				
Wellenstein & Sons, LLC	Carpentry	7,735.50	1,409.50	18%		
Wenger Construction Inc.	Carpentry	3,118.75	1,376.75	44%		
Total Hours		41,474.03	10,628.74	26%	957.50	2%