

## JS1962 Project

### SBE and RPP Participation Performance Report through September 30, 2021



Submitted by:

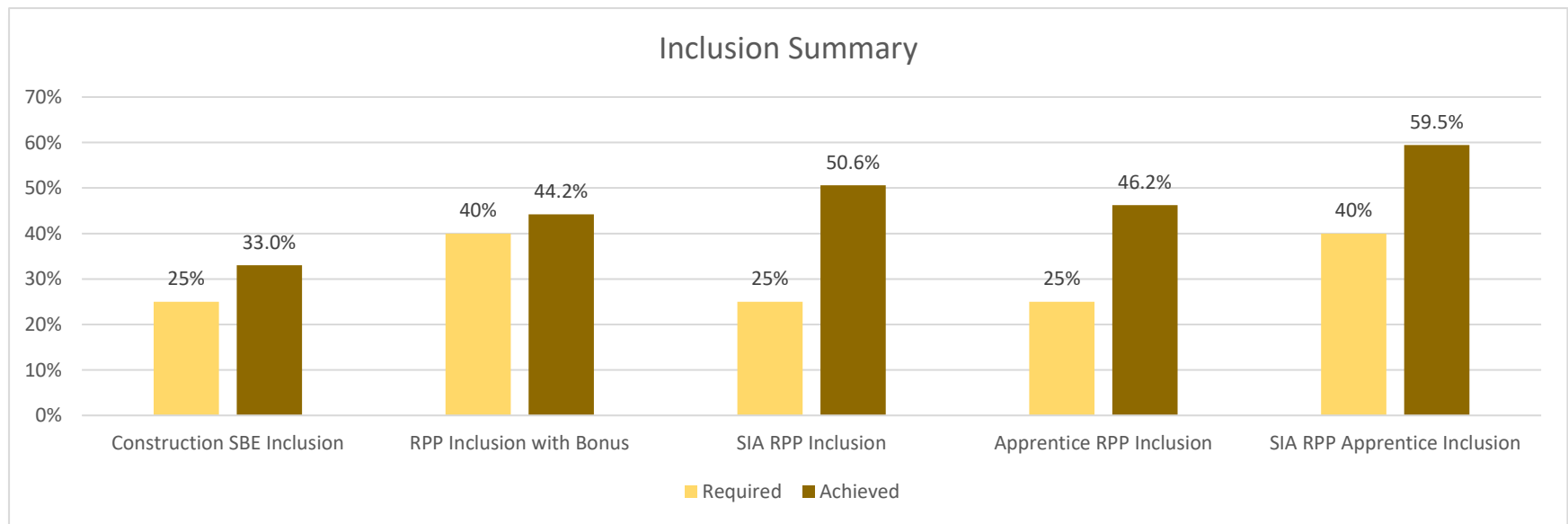


Date: October 18, 2021

## Project Summary

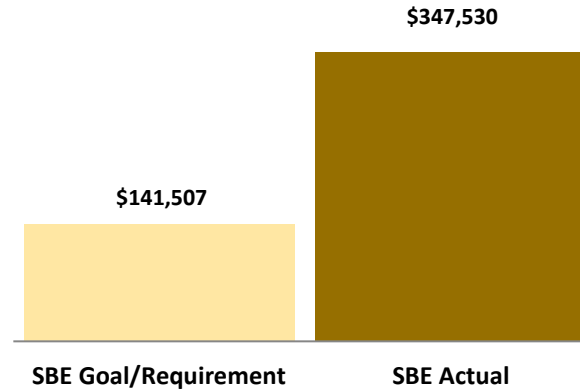
The former Milwaukee Journal Sentinel's buildings are being redeveloped mainly as affordable housing, including student apartments. The JS1962 Project located at 925 North Old World Third Street transforms the building into affordable housing with 83 units with 189 beds for MATC students. Construction started in October 2020 with substantial completion by August 1, 2021.

Developer:	J. Jeffers & Co.
Project Address:	225 East Michigan Avenue, Suite 300, Milwaukee, WI 53202
Professional Services Cost Subject to Inclusion	\$1,626,470
Professional Services Payments to Date	\$634,132
Construction Cost Subject to Inclusion	\$15,432,713
Construction Draw to Date	\$10,240,913



### SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 7.1% SBE participation for Professional Services on the JS1962 Project.



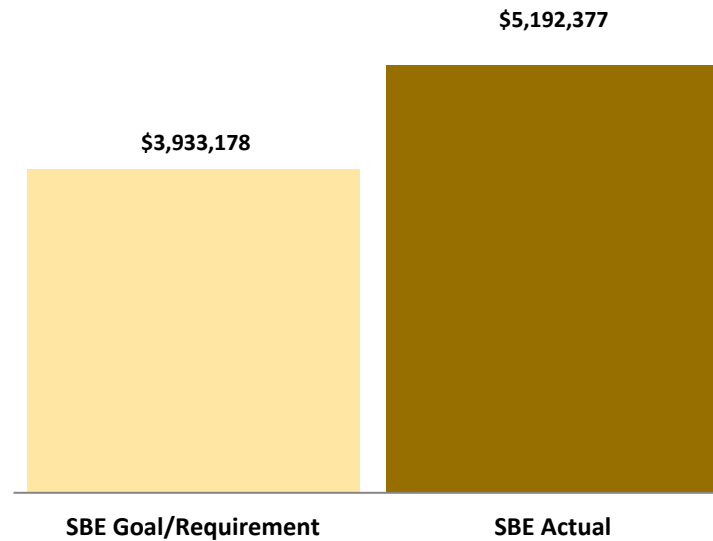
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18.0%	7.1%	-10.9%
Value of SBE Participation	\$141,507	\$55,530	-\$85,977

**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	J. Jeffers & Co., Inc.	JS1962 Inclusion Consultant	\$ 39,800	\$ 38,676
Gestra Engineering Inc.	SBE	C G Schmidt Inc.	JS1962 Material Testing	\$ 15,730	\$ 5,467
<b>TOTAL INCLUSION</b>				<b>\$ 55,530</b>	<b>\$ 44,143</b>
<b>INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION</b>				<b>7.1%</b>	
<b>INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE</b>					<b>6.5%</b>

### SBE Construction Inclusion

Through the period covered by this report, this project has achieved 33.0% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25.0%	33.0%	+8.0%
Value of SBE Participation	\$3,933,178	\$5,192,377	+\$1,259,199

**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
Aztec Plumbing	SBE	Mattox Plumbing	Plumbing	\$ 186,270	\$ 186,270
Dairyland Energy Solutions, Inc.	SBE	Uihlein Electric, Inc.	Electrical	\$ 404,712	\$ 157,946
Excel Disposal LLC	DBE	Balestrieri Environmental Inc.	Trucking/Disposal	\$ 112,539	\$ 112,539
Gordon Solutions LLC	SBE	Milwaukee Plate Glass Co.	Aluminum Framing Systems	\$ 57,040	\$ 57,040
Hard Rock Sawing & Drilling Specialist Co.	SBE	C G Schmidt Inc.	Concrete	\$ 46,502	\$ 41,796
HVA Products Inc	DBE	JM Brennan	HVAC Material & Equipment	\$ 333,850	\$ 333,850
Hetzel-Sanfilippo Inc.	DBE	C G Schmidt Inc.	Drywall	\$ 2,868,463	\$ 2,547,422
Hetzel Tile & Marble Inc.	DBE	C G Schmidt Inc.	Tile	\$ 12,315	\$ 10,184
LF Green Development LLC	SBE	Balestrieri Environmental Inc.	Mass & Selective Demolition	\$ 423,354	\$ 423,354
McKinley's Corporation of Milwaukee	SBE	C G Schmidt Inc.	Elevator Demo	\$ 49,700	\$ 44,730
Peachy Clean Commercial & Construction Cleaning	DBE	C G Schmidt Inc.	Cleaning	\$ 60,685	\$ 48,767
PL Innovations LLC	DBE	Riv/Crete Ready Mix	Aggregate Supplier	\$ 15,732	\$ 15,732
Straightline Grading & Excavating LLC	SBE	C G Schmidt Inc.	Concrete	\$ 19,090	\$ 17,181
Thomas A Mason Co., Inc.	DBE	C G Schmidt Inc.	Flooring	\$ 602,125	\$ 478,220
<b>TOTAL INCLUSION</b>				<b>\$ 5,192,377</b>	<b>\$ 4,475,031</b>
<b>INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION</b>				<b>33.0%</b>	
<b>INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE</b>					<b>31.7%</b>



## RPP Participation

As shown in the Table 3 below, the RPP inclusion achieved is 44.2% when the bonus hours for SIA RPP and RPP Apprentice hours are included.

**Table 3: RPP Participation by Contractor**

Contractor	Trade	On-Site Construction Hours				
		Total Hours Worked	RPP Worker	RPP %	SIA RPP Hours	SIA RPP %
Aztec Plumbing	Plumbing	863.00	863.00	100.00%	863.00	100.00%
Badger Scaffold	Carpentry	1,227.75				
Balestrieri Environmental Inc.	Laborers	7,770.00	2,009.00	25.9%	1,195.00	59.5%
C.M. Morris Group Inc	Laborers	208.25				
CG Schmidt	Carpentry / Cement Finisher	11,287.00	5,148.00	45.6%	1,893.00	36.8%
Chilstrom Erecting Corp.	Ironworkers	568.50	208.00	36.6%	28.00	13.5%
Cobra Concrete Cutting Services Co.	Laborers	1,317.00	251.00	19.1%	109.00	43.4%
Common Links Construction LLC	Carpentry / Painting	5,405.00	2,173.50	40.2%	2,157.50	99.3%
Communications Cabling & Networking	Teledata Technicians	68.00				
Complete Thermal Systems, Inc.	Insulator	376.00				
Construction Supply & Erection	Ironworkers	2,825.00	947.50	33.5%	613.50	64.7%
Design Build Fire Protection	Fire Sprinkler Fitter	2,312.50	54.50	2.4%		
Gordon Solutions, LLC	Carpentry	75.50	32.00	42.4%		
Hard Rock Sawing & Drilling Specialist Co.	Laborers	62.00				
Hetzel - Sanfilippo	Carpentry / Drywall	21,886.50	7,742.25	35.4%	4,674.00	60.4%
Hetzel Tile & Marble, Inc.	Tile Setter	46.00	19.00	41.3%		
JM Brennan, Inc.	Sheet Metal / Steam fitters	13,338.75	5,599.00	42.0%	1,160.50	20.7%
LF Green Development LLC	Laborers	12,617.50	7,967.50	63.1%	7,060.50	88.6%
Mattox Plumbing	Plumbers	5,502.25	2,180.00	39.6%		
McKinley's Corporation of Milwaukee	Laborers	271.25	230.75	85.1%	152.50	66.1%
Milwaukee Plate Glass	Glazier	1,066.50	894.00	83.8%	432.50	48.4%
Nations Roof North LLC	Roofers	1,596.50		0.0%		
Northway Fence Inc	Fence Erector	82.50	20.00		20.00	100.0%
Payne & Dolan, Inc.	Heavy Equipment Operator	143.50	18.00	12.5%	6.00	33.3%
PCI Austad	Acoustic Ceiling Tile Installer	1,277.50	484.00	37.9%	237.00	49.0%
PeachyClean Commercial Cleaning	Cleaning/General Laborers	1,119.00				
Reynolds Rigging & Crane Service, Inc	Acoustic Ceiling Tile Installer	1,398.50	82.00	5.9%		
Schindler Elevator Corporation	Elevator Constructor	714.00				
Straightline Grading & Excavating LLC	Heavy Equipment Operator	8.00				
Thomas A. Mason Co., Inc.	Carpet Layer	4,281.50	2,294.50	53.6%	906.50	39.5%
Uihlein Electric, Inc.	Electricians	17,074.00	5,265.50	30.8%	979.50	18.6%
Walsh Masonry Inc.	Bricklayer / Laborers	5,886.75	1,580.50	26.8%	818.00	51.8%
<b>Subtotal</b>		<b>122,676.00</b>	<b>46,063.50</b>	<b>37.5%</b>	<b>23,306.00</b>	<b>50.6%</b>
Bonus SIA RPP Hours			5,519.20			
Bonus Apprentice RPP Hours			2,630.22			
<b>Total RPP Hours</b>		<b>122,676.00</b>	<b>54,212.92</b>	<b>44.2%</b>		

**Table 4: RPP Participation by Craft**

Craft	RPP Hours	# of RPP Workers
Acoustic Ceiling Tile Installers	677.00	6
Bricklayers	762.50	2
Carpenters	8,943.25	25
Carpet Layers	2,262.50	5
Cement Finishers	762.50	2
Drywall Installers	2,571.00	11
Electricians	4,443.50	5
Fence Erector	20.00	1
Fire Sprinkler Fitters	54.50	1
Glaziers	894.00	2
Heavy Equipment Operators	18.00	3
Ironworkers	1,155.50	6
Laborers	12,647.25	38
Painters	1,958.00	3
Plumbers	2,533.00	4
Sheet Metal Workers	4,305.25	9
Steamfitters	1,214.75	3
Teledata Technicians	822.00	3
Tile Setters	19.00	1
<b>Total*</b>	<b>46,063.50</b>	<b>130</b>

\*Several employees performed two or more trades, so the total number of workers is higher for the RPP Participation by Craft.

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

Zip Code	RPP Hours	# of RPP Workers
53202	1,844.50	5
53204	6,791.50	16
53206	318.00	3
53207	2,625.50	6
53208	5.00	1
53209	1,515.00	2
53210	446.00	3
53211	159.00	2
53212	2,567.50	4
53213	914.25	3
53214	272.00	1
53215	12,745.50	34
53216	16.00	3
53218	694.75	4
53219	1,847.50	6
53220	2,233.00	3
53221	1,053.00	5
53222	2,827.00	6
53223	1,163.50	4
53224	2,145.75	3
53225	1,363.00	3
53226	658.00	1
53227	584.50	2
53228	841.25	3
53233	432.50	1
<b>Total</b>	<b>46,063.50</b>	<b>124</b>

**Table 6: RPP Participation by Race**

Race	RPP Hours	# of RPP Workers
African American	8,430.50	27
Asian	6.00	1
Causasian	7,949.00	23
Hispanic	26,923.50	63
Native American	161.00	3
Not Specified	2,593.50	7
<b>Total</b>	<b>46,063.50</b>	<b>124</b>

**Table 7: RPP Participation by Gender**

Gender	RPP Hours	# of RPP Workers
Male	45,734.50	122
Female	329.00	2
Not Specified		
<b>Total</b>	<b>46,063.50</b>	<b>124</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 %
Acoustic Ceiling Tile Installers	4	510.00	500.00	98.0%	237.00	185.9%
Bricklayers	3	1,260.50	762.50	60.5%		
Carpenters	22	3,222.50				
Carpet Layers	4	1,098.50	683.00	62.2%	169.00	61.5%
Cement Finishers	2	128.00				
Electricians	13	8,165.00	2,997.50	36.7%	979.50	48.0%
Elevator Constructors	5	293.00				
Fire Sprinkler Fitters	5	687.00				
Glaziers	3	472.00	461.00	97.7%		
Heavy Equipment Operators	1	11.00				
Ironworkers	5	174.00	88.00	50.6%		
Laborers	10	692.25	87.50	12.6%	87.50	50.6%
Light Equipment Operators	1	392.00				
Painters	3	741.50	717.50	96.8%	717.50	387.1%
Plasterers	1	23.50				
Plumbers	8	1,512.00	1,010.00	66.8%	331.00	87.6%
Sheet Metal Workers	21	3,802.75	2,931.25	77.1%	1,160.50	122.1%
Steamfitters	12	1,586.75	1,214.75	76.6%		
<b>Total</b>	<b>123</b>	<b>24,772.25</b>	<b>11,453.00</b>	<b>46.2%</b>	<b>3,682.00</b>	<b>59.5%</b>

**Table 9: Apprentice Participation by Race**

Race	Hours	# of Workers
Asian		
African-American	4,146.25	11
Causasian	11,416.25	80
Hispanic	7,588.00	18
Native American	257.00	2
Not Specified	1,364.75	12
<b>Total</b>	<b>24,772.25</b>	<b>123</b>

**Table 10: Apprentice Participation by Gender**

Gender	Total Hours	# of Workers
Male	24,493.25	121
Female	279.00	2
Not Specified		
<b>Total</b>	<b>24,772.25</b>	<b>123</b>