

RIVERWEST WORKFORCE HOUSING & FOOD ACCELERATOR PROJECT

SBE, RPP and Section 3 Participation Performance Report through March 31, 2025



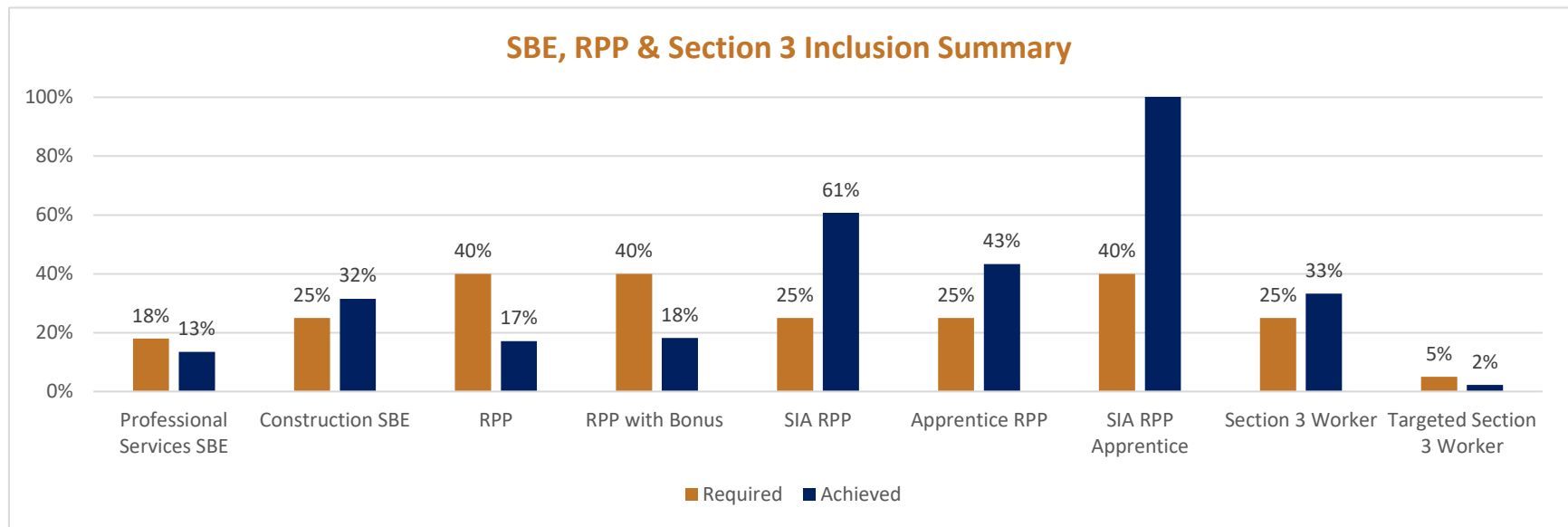
Submitted by:  **cross**

Date: April 15, 2025

Project Summary

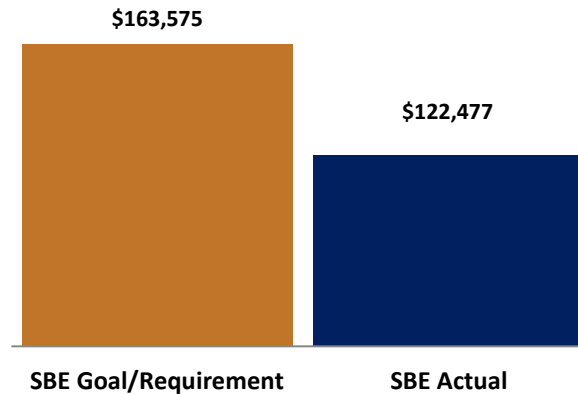
The 2,500- square-foot Riverwest Food Accelerator will be developed on East North Avenue, just across North Commerce Street from University of Wisconsin-Milwaukee's RiverView Residence Hall. The complex will be four stories tall and include 91 apartment units, with a first-floor commercial kitchen configured 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 53212
Professional Services Cost Subject to Inclusion	\$908,750
Applicable Professional Services Payments to Date	\$804,627
Construction Cost Subject to Inclusion	\$16,408,311
Applicable Construction Draw to Date	\$16,176,043



SBE Professional Services Inclusion

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



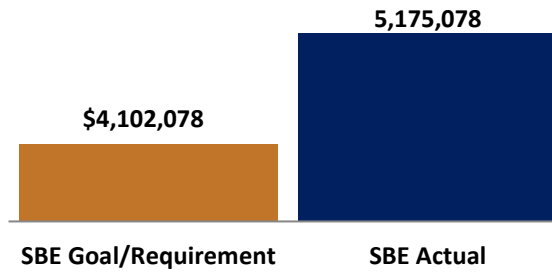
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	13%	-5%
Value of SBE Participation	\$163,575	\$122,477	-\$41,098

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	\$ 87,147	\$ 87,147
CompanyB Brand Marketing dba B&Co	DBE	General Capital	Brand Marketing	\$ 35,330	\$ 31,800
TOTAL INCLUSION				\$ 122,477	\$ 118,947
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				13%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					15%

SBE Construction Inclusion

Through the period covered by this report, this project has achieved 32% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	32%	+7%
Value of SBE Participation	\$4,102,078	\$5,175,078	+1,073,000

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	\$ 547,565	\$ 520,187
Equity Supply Group LLC	DBE / SBE	Wellenstein & Sons, Inc.	Rough Carpentry	\$ 1,504,579	\$ 1,504,579
Gordon Solutions, LLC	DBE / SBE	Catalyst Construction	Windows	\$ 398,450	\$ 378,006
PL Freeman Co.	DBE / SBE	Catalyst Construction	HVAC	\$ 1,386,258	\$ 1,235,424
Sanchez Painting Contractors Inc.	DBE / SBE	Catalyst Construction	Painting, Staining & Wall Coverings	\$ 183,525	\$ 174,349
Trujillio Drywall, LLC	DBE / SBE	C & T Drywall, LLC	Drywall Materials and Hand/finsih labor	\$ 799,500	\$ 799,500
UPI, Inc.	DBE / SBE	Catalyst Construction	Site Utilities	\$ 355,201	\$ 337,439
TOTAL INCLUSION				\$ 5,175,078	\$ 4,949,483
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				32%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					31%

RPP Participation

As shown in Table 3 below, the RPP inclusion achieved is 17% and 18% when the bonus hours for RPP Apprentice hours are included.

Table 3: RPP Participation by Contractor

Contractor	Trade	Union	On-Site Construction Hours				
			Total Hours Worked	RPP Worker Hours	RPP %	SIA RPP Hours	SIA RPP %
Arteaga Construction Inc.	Masonry		3,894.00	1,976.50	51%	666.00	34%
AGM Erecting, LLC	Ironworker	X	685.50				
Bob Anderson Builders, Inc.	Carpentry		5,705.01	1,228.00	22%	1,228.00	100%
Builder Service Group, Inc.	Carpentry		406.62				
Catalyst Const./Staffworks Group	General Laborer		621.95	349.50	56%	349.50	100%
Chenery Bros. Inc.	Damp Proofing, Weather Barriers	X	76.00				
C&T Drywall & Subs	Carpentry		1,421.00				
Dave Jones, Inc.	Plumber		6,815.03	177.27	3%	177.27	100%
Edge Electric of Wisconsin, Inc.	Electrician		13,661.21	1,596.46	12%	951.50	60%
Fischer Construction LLC	Earthwork		4,251.52				
Foundation Service Corp.	Deep Foundations	X	208.00	76.00	37%	76.00	100%
Frantl Industries Inc.	General Laborer		466.50				
Gypsum Floors, Inc.	General Laborer		324.00				
Hillside Dampproofing, Inc.	Drywall taper	X	324.50	203.50	63%	203.50	100%
Midwest Landscaping Company, LLC	General Laborer		55.00	55.00	100%	55.00	100%
Munson, Inc.	General Laborer	X	94.75				
P.L. Freeman	HVAC	X	6,950.28	2,937.00	42%	1,402.00	48%
Regency Janitorial Services, Inc.	General Laborer		2,008.75	1,357.75	68%	944.50	70%
Sanchez Painting Contractors, Inc.	Painter	X	2,194.00	1,019.00	46%	150.00	15%
Schindler Elevator Corporation	Elevator Constructor	X	431.50				
Trujillo Drywall & Subs.	Carpentry		4,509.50	176.00	4%	176.00	100%
UPI, LLC	Site Utilities	X	286.50	131.00	46%		
Wells Concrete Products Co.	General Laborer	X	402.75				
Wellenstein & Sons, LLC	Carpentry		7,809.00	297.50	4%	291.50	98%
Wenger Construction Inc.	Carpentry		6,623.00	706.00	11%	706.00	100%
3D Flooring Group LLC	Carpentry		2,717.50	226.00	8%	226.00	100%
Total Hours			72,943.37	12,512.48	17%	7,602.77	61%
Bonus SIA RPP Hours				154.22			
Bonus Apprentice RPP Hours				632.22			
Total RPP Hours with Bonus			72,943.37	13,298.92	18%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Laborer	3,557.25	28
Plumber	177.27	1
Electrician	1,596.46	7
Carpenter	2,407.50	9
Stonemason	742.00	5
Painter	1,019.00	7
Sheet Metal	2,937.00	10
Machinery Operator	76.00	1
Total	12,512.48	68

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53214	122.75	3
53219	109.50	3
53204	2,275.25	12
53202	263.96	2
53220	304.50	3
53208	56.75	2
53221	1,392.00	3
53210	76.00	1
53209	333.00	2
53225	1,432.25	5
53206	708.77	4
53212	1,105.50	4
53207	600.75	5
53216	350.50	3
53215	3,265.50	15
53218	115.50	1
Total	12,512.48	68

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African-American	1,945.27	11
Caucasian	3,179.50	13
Not Specified	2,862.21	13
Hispanic or Latino	4,525.50	31
Total	12,512.48	68

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	11,957.73	63
Female	554.75	5
Total	12,512.48	68



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	Required RPP Apprentice Hours*	SIA RPP Apprentice Hours as a % of Required RPP Apprentice Hours**
Stonemason	2	161.00	161.00	100%	101.50	40.25	252%
Ironworker	1	94.50				23.63	
Electrician	3	2,733.50	682.50	25%	682.50	683.38	100%
Sheet Metal	4	2,700.75	1,537.25	57%	1,027.00	675.19	152%
Laborer	3	422.50	320.50	76%	320.50	105.63	303%
Carpenter	2	801.00	291.50	36%	291.50	200.25	146%
Total	15	6,913.25	2,992.75	43%	2,423.00	1,728.31	140%

*HR Agreement, Section III.E.1. One-quarter of the apprentices and on-the-job trainees **required** for the Project, as measured in worker hours, shall be RPP.

HR Agreement, Section III.E.2. Of the apprentice and on-the-job workers hours **required for the Project, at least 40% shall be attributed to SIA RPP.

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
African-American	611.75	2
Hispanic or Latino	1,114.00	2
Not Specified	3,163.50	6
Caucasian	2,024.00	5
Total	6,913.25	15

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	6,913.25	15
Total	6,913.25	15

Section 3 Participation

As shown in Table 11 below, the Section 3 inclusion achieved is 33%.

Table 11: Section 3 Worker Inclusion

Contractor	Trade	On-Site Construction Hours				
		Total Hours Worked	Section 3 Worker Hours	% Section 3	Targeted Section 3 Worker Hours	% Targeted Section 3
Arteaga Construction Inc	Masonry	4,034.00	161.00	4%	101.50	3%
AGM Erecting, LLC	Ironworker	685.50				
Bob Anderson Builders, Inc.	Carpentry	5,705.01	2,067.51	36%	73.50	1%
Builder Service Group, Inc.	Carpentry	406.62				
Catalyst Const./Satffworks Group	General Laborer	621.95	604.20	97%	349.50	56%
Chenery Bros. Inc.	Damp Proofing, Weather Barriers	76.00				
C&T Drywall & Subs	Carpentry	1,515.50	99.00	7%		
Dave Jones, Inc.	Plumber	6,815.03	998.02	15%	18.10	0%
Edge Electric of Wisconsin, Inc.	Electrical	13,661.21	7,392.96	54%	1,091.46	8%
Fischer Construction LLC	Earthwork	4,251.52	676.79	16%		
Foundation Service Corp.	Deep Foundations	287.50				
Frantl Industries Inc.	General Laborer	466.50	328.00	70%		
Gypsum Floors, Inc.	General Laborer	324.00				
Hillside Dampproofing, Inc.	Drywall taper	324.50				
Midwest Landscaping Company, LLC	General Laborer	55.00				
Munson, Inc.	General Laborer	94.75				
P.L. Freeman	HVAC	6,950.28	4,200.00	60%		
Regency Janitorial Services, Inc.	General Laborer	2,008.75	2,008.75	100%		
Sanchez Painting Contractors, Inc.	Painter	2,194.00				
Schindler Elevator Corporation	Elevator Constructor	431.50				
Trujillo Drywall & Subs.	Carpentry	4,509.50	839.00	19%		
UPI, LLC	Site Utilities	286.50				
Wells Concrete Products Co.	General Laborer	418.25				
Wellenstein & Sons, LLC	Carpentry	7,809.00	1,409.50	18%		
Wenger Construction Inc.	Carpentry	6,623.00	1,825.03	28%		
3D Flooring Group LLC	Carpentry	2,717.50	1,773.00	65%		
Total Hours		73,272.87	24,382.76	33%	1,634.06	2%