

MLK LIBRARY APARTMENT PROJECT

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



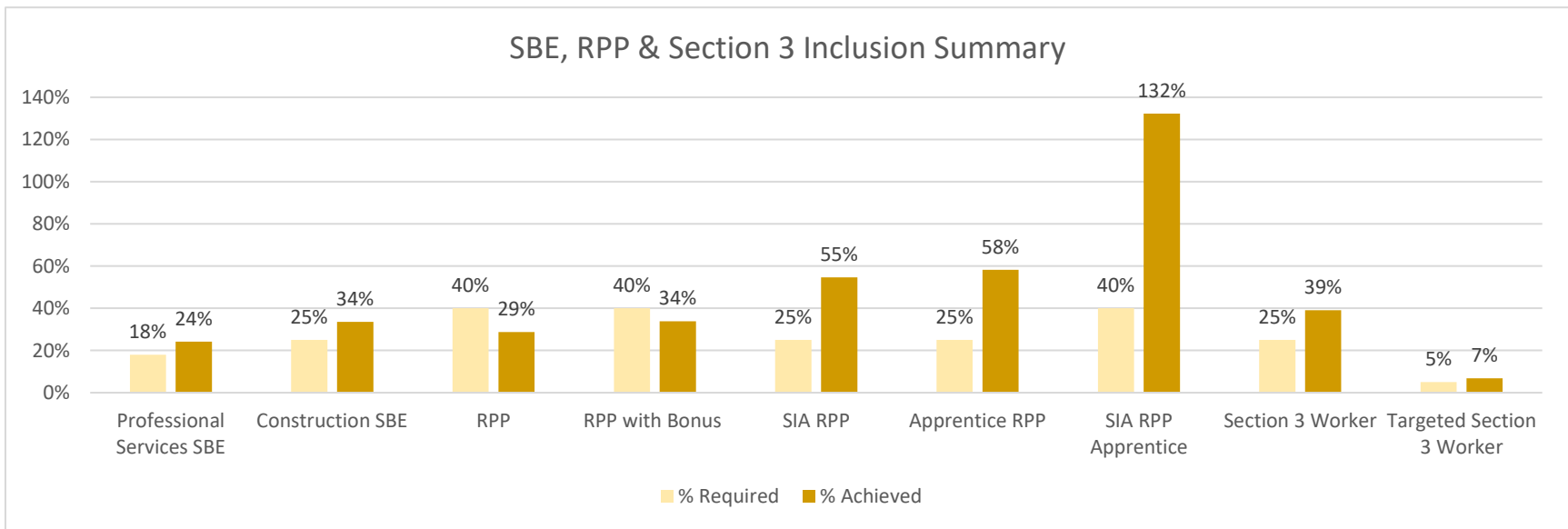
Submitted by: 

Date: April 13, 2025

Project Summary

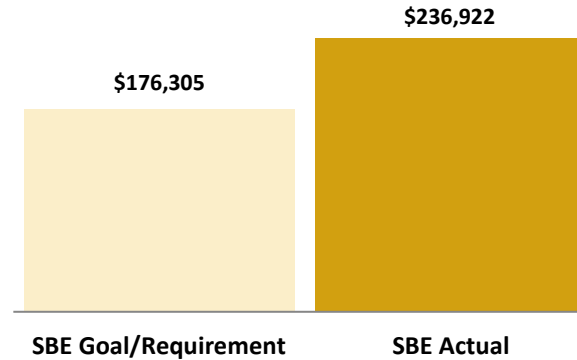
Along North Dr. Martin Luther King Jr. Drive between West Locust and West Chambers Streets, a new 17,000 square foot Martin Luther King Library along with two new buildings with 91 units of affordable housing will be constructed. The mid-block Garfield Theatre building will be redeveloped as eight live-work, two-story apartments. The theater structure will be demolished and used for surface parking.

Developer:	GenCap Emem MLK LLC
Project Address:	310 W Locust Street, Milwaukee, WI, 53212
Adjusted Professional Services Cost Subject to Inclusion	\$979,470
Applicable Professional Services Payments to Date	\$1,027,508
Construction Cost Subject to Inclusion	\$19,845,878
Applicable Construction Draw to Date	\$19,874,678



SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 24% SBE participation for Professional Services.



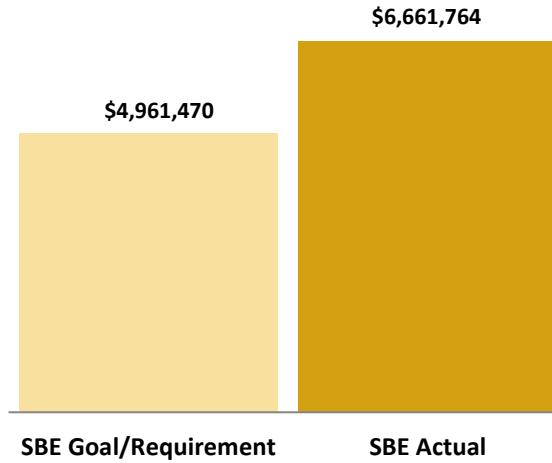
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	24%	+6%
Value of SBE Participation	\$176,305	\$236,922	+60,617

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	Gencap Emem MLK LLC	Inclusion Consultant	\$ 109,683	\$ 109,683
Gestra Engineering, Inc.	DBE/SBE	Gencap Emem MLK LLC	Geotech	\$ 14,819	\$ 14,819
M&E Architects + Engineers	DBE/SBE	JLA Architects	Architect Bldg. C	\$ 112,420	\$ 112,420
TOTAL INCLUSION				\$ 236,922	\$ 236,922
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				24%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					23%

SBE Construction Inclusion

Through the period covered by this report, this project has achieved 34% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	34%	+9%
Value of SBE Participation	\$4,961,470	\$6,661,764	+1,700,294



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
Advantage Flooring & Design, LLC	DBE	Bedrock Construction Company, LLC	Flooring & Cabinets, Building A, B & C	\$ 1,089,749	\$ 1,056,415
Arteaga Construction	DBE/SBE	Bedrock Construction Company, LLC	Block Masonry, Building A, B, C & Library	\$ 1,075,914	\$ 1,051,517
Duwe Metal Products Inc.	DBE	Bedrock Construction Company, LLC	Building A, B, C & Library Metal Fabrication	\$ 357,769	\$ 339,882
Heritage Ready Mix, Inc.	DBE/SBE	Bedrock Construction Company, LLC	Material Supplier, Ready Mix Concrete, Bldg A, NCC	\$ 64,660	\$ 64,660
Heritage Ready Mix, Inc.	DBE/SBE	Bedrock Construction Company, LLC	Material Supplier, Ready Mix Concrete, Bldg. A, Northern	\$ 180,428	\$ 140,063
Heritage Ready Mix, Inc.	DBE/SBE	Bedrock Construction Company, LLC	Material Supplier, Ready Mix Concrete, Library, Northern	\$ 45,107	\$ 45,107
Heritage Ready Mix, Inc.	DBE/SBE	Bedrock Construction Company, LLC	Material Supplier, Ready Mix Concrete, Library, NCC	\$ 17,762	\$ 17,762
Heritage Ready Mix, Inc.	DBE/SBE	Bedrock Construction Company, LLC	Material Supplier, Ready Mix Concrete, C, NCC	\$ 23,978	\$ 23,978
Heritage Ready Mix, Inc.	DBE/SBE	Bedrock Construction Company, LLC	Material Supplier, Ready Mix Concrete, Bldg. B	\$ 100,901	\$ 100,901
PL Freeman	DBE/SBE	Bedrock Construction Company, LLC	Building A, B & C, HVAC Forced Air	\$ 1,231,769	\$ 1,169,998
Rams Contracting, LTD	SBE	Bedrock Construction Company, LLC	Waterproofing Excavation, Building A, B, C & Library, Site Earthwork A & Library	\$ 996,104	\$ 929,105
Security Officer Services, Inc.	DBE/SBE	Bedrock Construction Company, LLC	On-Site Security	\$ 100,000	\$ 99,549
Skyrise Construction Group LLC	SBE	Bedrock Construction Company, LLC	Rough Carpentry Labor, A & B	\$ 1,194,923	\$ 1,126,178
Streets of Chicago Services, Inc.	DBE	Bedrock Construction Company, LLC	Gypsum Concrete, Building A	\$ 55,000	\$ 52,250
The Glass Company	DBE/SBE	Bedrock Construction Company, LLC	Glass & Glazier	\$ 64,500	\$ 61,275
White Glove Group, Inc.	DBE/SBE	Bedrock Construction Company, LLC	Jantorial	\$ 63,200	\$ 53,865
TOTAL INCLUSION				\$ 6,661,764	\$ 6,332,505
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				34%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					32%

RPP Participation

As shown in Table 3 below, the RPP inclusion achieved is 29% and 34% with bonus hours for SIA RPP. RPP Apprentice hours are included. Several contractors' workers were RPP certified after the workers began working on the project. Per OEI, the hours worked prior to receiving RPP certification are not counted as RPP hours. Eleven workers performed 3,096.15 hours prior to being RPP certified. If those hours could be counted, the RPP % would equal 31% and 37% for RPP % with bonus.

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 %
Advantage Flooring & Design & Subs.	Carpentry		240.25				
Aerotek, LLC (Temp Service)	Carpentry		1011.45				
Arteaga Construction, Inc.	General Laborer		7,797.75	3,489.75	45%	1,040.50	30%
Appleton Acoustical Systems, Inc.	General Laborer		36.00				
Badger Companies (MS Sub)	General Laborer	X	72.00				
Best Defense Fire Protection & Security, Inc.	Sprinkler Fitters		3,175.67	1,046.56	33%	1,046.56	100%
BV Tetzlaff, Inc.	General Laborer	X	779.33	279.75	36%	83.01	30%
Builder Service Group, City Wide Insulation	Carpentry		1,258.24				
Cobra Concrete Cutting Services Co.	General Laborer	X	124.25				
Con-Cor Company, Inc. (Veit Sub)	General Laborer	X	348.25	112.25	32%		
Deabco Inc. dba U.S. Tech Force	General Laborer		286.08				
Duwe Metal Products, Inc.	Ironworker	X	1,151.50	471.50	41%	210.50	45%
Eagle Construction Services, LLC (Skyrise sub)	Carpentry		4,078.00	127.00	3%	127.00	100%
Hawk Construction LLC (Rams Sub)	General Laborer	X	3.75				
Home Glass Company Inc.	Glazier	X	1,551.25				
Horner Plumbing Co., Inc.	Plumber	X	7,456.00	2,193.50	29%	1,060.00	48%
Integrity Environmental Services, Inc.	General Laborer		3,979.00	2,296.00	58%	2,280.00	99%
Midwest Drilled Foundations & Engineering, Inc.	Operator	X	62.50	9.50	15%		
Masonry Restoration Inc.	Masonry		3,463.06	790.77	23%	790.77	100%
Mark Cardinal Concrete Construction, Inc.	General Laborer	X	359.18				
Michels Road & Stone, Inc. (Veit Sub)	Operator		103.50				
Monroe Installations, LLC	General Laborer		9.66				
MR Window Solutions LLC	General Laborer		251.50	77.00	31%	77.00	100%
NCC/Temps Plus/Northern Concrete/Wide Effect	Carpentry		18,899.16	4,272.25	23%	3,589.50	84%

Table 3: RPP Participation by Contractor – Continued

Contractor	Trade	Union	On-Site Construction Hours				
			Total Hours Worked	RPP Worker Hours	RPP %	SIA RPP Hours	SIA RPP %
P.L. Freeman Co.	Sheet Metal	X	8,047.75	5,398.78	67%	497.33	9%
Payne & Dolan, Inc.	General Laborer	X	283.50	34.50	12%	3.75	11%
PM Cleaning Inc.	General Laborer		79.63				
Rams Contracting, LTD	Machinery Operator	X	3,400.75	979.00	29%	270.00	28%
Roman Electric Co., Inc.	Electrician	X	16,918.25	2,426.50	14%	1,603.00	66%
Security Officer Services Inc.	Security Services		3,190.14	2,979.18	93%	748.93	25%
StaffWorks Group	General Laborer		5,175.14	1,798.84	35%	1,545.84	86%
States Drywall & Painting Inc	Drywall		1,732.00				
Skyrise Construction Group LLC	Carpentry		8,167.00	2,866.50	35%	2,866.50	100%
Sign Effectz, Inc.	Sign Serviceman		53.25				
Stark Pavement Corporation	General Laborer	X	1,913.75	263.00	14%	247.00	94%
The Glass Company	Glazier		168.50				
Tradesmen International, LLC	Carpentry		161.66				
Turn Key Multi Family Construction, LLC	Carpentry		354.00				
Veit & Company, Inc.	General Laborer	X	1,478.00	792.50	54%	30.50	4%
Wells Concrete Products Co.	General Laborer	X	544.75				
Wenger Construction, Inc.	General Laborer		4,209.75				
White Glove Group, Inc.	Janitorial		1,433.47	449.00	31%	244.00	54%
Zander Solutions LLC	General Laborer		121.22				
Zetroc LLC	General Laborer		2,994.00	440.00	15%		
Total Hours			116,923.84	33,593.63	29%	18,361.69	55%
Bonus SIA RPP Hours				3,334.65			
Bonus Apprentice RPP Hours				2,695.38			
Total RPP Hours with Bonus			116,923.84	39,623.67	34%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Laborer	15,464.99	64
Truck Driver	261.50	2
Sheet Metal	5,398.78	7
Stonemason	2,258.57	8
Ironworker	471.50	7
Plumber	2,193.50	6
Piledriver	9.50	1
Fire Sprinkler	1,046.56	1
Operator	752.00	10
Carpentry	3,310.23	4
Electrician	2,426.50	4
Total	33,593.63	114

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53214	156.00	3
53205	45.32	1
53204	3,106.50	12
53202	22.50	1
53216	493.00	6
53208	1,469.09	4
53221	3,030.36	4
53210	1,198.05	4
53211	80.00	1
53225	3,049.60	5
53206	685.36	3
53224	1,225.48	3
53207	1,985.36	7
53209	769.00	4
53227	32.00	1
53228	27.00	1
53222	2,175.63	5
53213	230.50	3
53212	4,850.23	6
53220	415.25	1
53218	717.00	3
53215	7,100.40	34
53219	730.00	2
Total	33,593.63	114

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African American	14,337.28	26
Causasian	5,542.62	22
Hispanic or Latino	12,355.50	54
Not Specified	1,353.23	11
Two or More	5.00	1
Total	33,593.63	114

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	31,313.48	108
Female	2,280.15	6
Total	33,593.63	114

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 **
Operator	9	406.50	280.75	69%	3.75	101.63	4%
Stonemason	5	650.50	570.00	88%	155.00	162.63	95%
Fire Sprinkler	2	1,817.25	1,278.21	70%	1,278.21	454.31	281%
Sheet Metal	5	3,050.80	2,613.71	86%	1,245.01	762.70	163%
Carpentry	10	4,925.73	952.25	19%	269.50	1,231.43	22%
Ironworker	3	177.50	177.50	100%		44.38	0%
Laborer	12	2,418.39	1,974.09	82%		604.60	0%
Plumber	9	2,804.30	1,607.00	57%	2,421.84	701.08	345%
Total	55	16,250.97	9,453.51	58%	5,373.31	4,062.74	132%

*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	4,850.25	14
Causasian	6,272.36	24
Hispanic or Latino	2,185.36	7
Not Specified	2,943.00	10
Total	16,250.97	55

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	16,191.22	52
Female	59.75	3
Total	16,250.97	55

Section 3 Participation

As shown in Table 11 below, the Section 3 Worker inclusion exceeds the goals of 25% and 5% by achieving 39% Section 3 Worker and Targeted Section 3 is 7%.

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 Section 3
Advantage Flooring & Design & Subs.	Carpentry	240.25				
Aerotek, LLC (Temp Service)	Carpentry	1011.45	66.79	7%		
Arteaga Construction, Inc.	General Laborer	8,200.75	570.00	7%	155.00	2%
Appleton Acoustical Systems, Inc.	General Laborer	36.00				
Badger Companies	General Laborer	72.00				
Best Defense Fire Protection & Security, Inc.	Sprinkler Fitters	3,175.67	1,369.29	43%	1,278.21	40%
BV Tetzlaff, Inc.	General Laborer	779.33				
Builder Service Group, City Wide Insulation	Carpentry	1,258.24				
Cobra Concrete Cutting Services Co.	General Laborer	124.25				
Con-Cor Company, Inc. (Veit Sub)	General Laborer	348.25				
Deabco Inc. dba U.S. Tech Force	General Laborer	286.08	151.58	53%		
Duwe Metal Products, Inc.	Ironworker	1,151.50	8.00	1%		
Eagle Construction Services, LLC (Skyrise sub)	Carpentry	4,078.00	4,078.00	100%		
Hawk Construction (Rams Sub)	General Laborer	3.75				
Home Glass Company Inc.	Glazier	1,551.25				
Horner Plumbing Co. Inc.	Plumber	7,456.00	1,883.00	25%	80.00	1%
Integrity Environmental Services, Inc.	General Laborer	3,979.00	3,192.00	80%		
Midwest Drilled Foundations & Engineering, Inc.	Operator	62.50				
Masonry Restoration Inc.	Masonry	3,671.72	782.43	21%		
Mark Cardinal Concrete Construction Inc.	General Laborer	359.18				
Michels Road & Stone, Inc. (Veit Sub)	Operator	103.50				
Monroe Installations, LLC	General Laborer	9.66				
MR Window Solutions LLC	General Laborer	251.50	77.00	31%	77.00	31%
Northcentral Construction/Temps Plus/Northern Concrete/Wide Effect	Carpentry	17,163.25	5,640.14	33%	4,256.36	25%
Off Grid Enterprise, LLC	Carpentry	5,228.00				

Table 11: Section 3 Worker Inclusion – Continued

Contractor	Trade	On-Site Construction Hours				
		Total Hours Worked	Section 3 Worker Hours	% Section 3	Targeted Section 3	% Targeted Section 3
P.L. Freeman Co.	Sheet Metal	8,047.75	3,475.63	43%		
Payne & Dolan, Inc.	General Laborer	283.50				
PM Cleaning Inc.	General Laborer	79.63				
Rams Contracting, LTD	General Laborer	3,400.75	36.00	1%		
Roman Electric Co., Inc.	Electrician	16,918.25	5,655.25	33%		
Security Officer Services Inc.	Security Services	3,190.14	3,190.14	100%	123.79	4%
StaffWorks Group	General Laborer	5,175.14	4,395.32	85%	2,050.30	40%
States Drywall & Painting Inc	Drywall	1,780.00				
Skyrise Construction Group LLC	Carpentry	8,167.00	8,167.00	100%		
Sign Effectz, Inc.	Sign Serviceman	53.25				
Stark Pavement Corporation	General Laborer	1,913.75				
Streets of Chicago Services, Inc.	General Laborer	398.00				
The Glass Company	Glazier	168.50				
Tradesmen International, LLC	Carpentry	161.66				
Turn Key Multi Family Construction, LLC	Carpentry	740.00				
Veit & Company, Inc.	General Laborer	1,478.00				
Wells Concrete Products Co.	General Laborer	593.75				
Wenger Construction, Inc.	General Laborer	4,209.75	1,366.50	32%		
White Glove Group, Inc.	Janitorial	1,433.47	1,433.47	100%	350.25	24%
Zander Solutions LLC	General Laborer	121.22				
Zetroc, LLC	General Laborer	2,994.00	2,114.00	71%		
Total Hours		121,908.59	47,651.54	39%	8,370.91	7%