

# RIVERWEST WORKFORCE HOUSING & FOOD ACCELERATOR PROJECT

## SBE, RPP and Section 3 Participation Performance Report through March 31, 2024



Pumping of concrete for building foundation



Construction site

Submitted by:

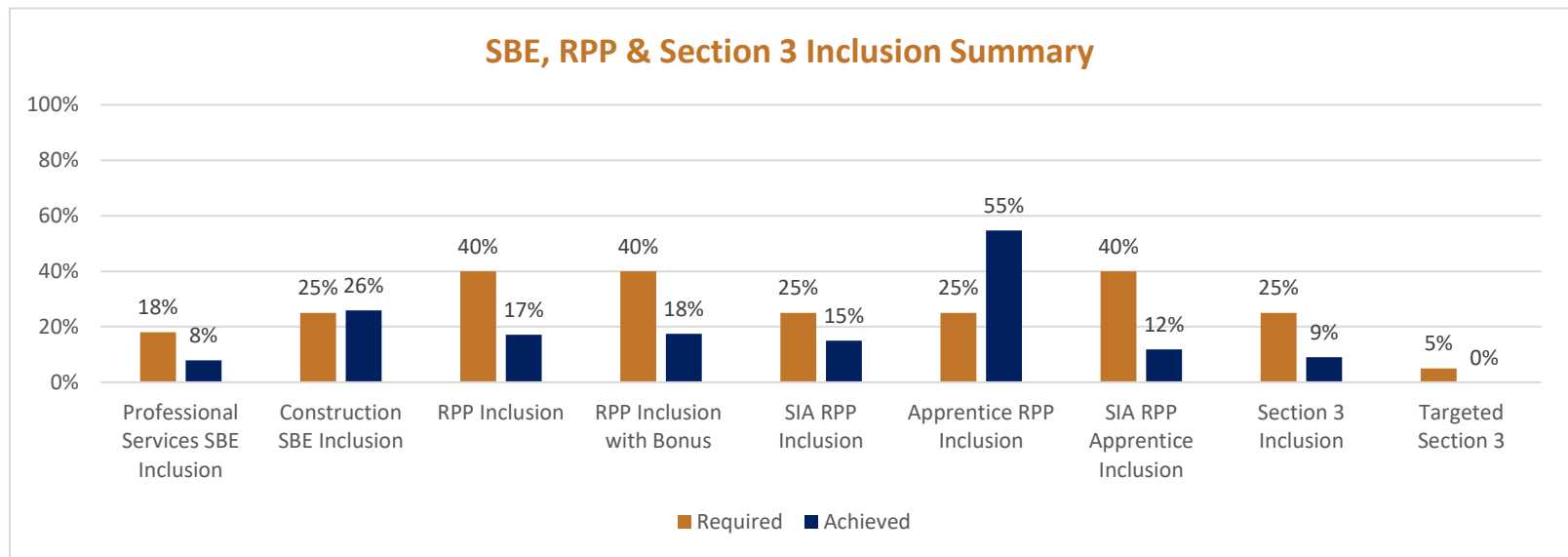


Date: April 19, 2024

## Project Summary

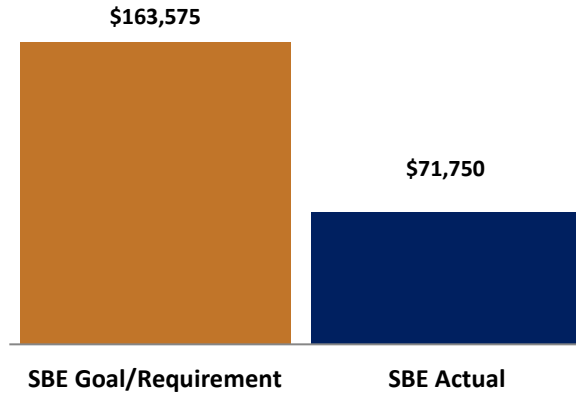
The 2,500- square-foot Riverwest Food Accelerator will be developed on East North Avenue, just across North Commerce Street from University of Wisconsin-Milwaukee’s RiverView Residence Hall. The complex will be four stories tall and include 91 apartment units, with a first-floor commercial kitchen configured 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	\$595,429
Construction Cost Subject to Inclusion	\$16,408,311
Applicable Construction Draw to Date	\$1,593,497



### SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 8% SBE participation for Professional Services.



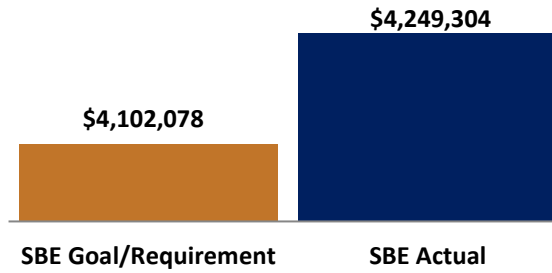
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	8%	-10%
Value of SBE Participation	\$163,575	\$71,750	-\$91,825

**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	\$ 24,250
<b>TOTAL INCLUSION</b>				<b>\$ 71,750</b>	<b>\$ 24,250</b>
<b>INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION</b>				<b>8%</b>	
<b>INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE</b>					<b>4%</b>

### SBE Construction Inclusion

Through the period covered by this report, this project has achieved 26% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	26%	+1%
Value of SBE Participation	\$4,102,078	\$4,249,304	+147,226

**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	\$ 534,000	\$ 9,282
Equity Supply Group LLC	DBE / SBE	Wellenstein & Sons, Inc.	Rough Carpentry	\$ 1,511,845	
Gordon Solutions, LLC	DBE / SBE	Catalyst Construction	Windows	\$ 388,800	
PL Freeman Co.	DBE / SBE	Catalyst Construction	HVAC	\$ 1,283,158	
Sanchez Painting Contractors Inc.	DBE / SBE	Catalyst Construction	Painting, Staining & Wall Coverings	\$ 179,767	
UPI, Inc.	DBE / SBE	Catalyst Construction	Site Utilities	\$ 351,734	\$ 282,660
<b>TOTAL INCLUSION</b>				<b>\$ 4,249,304</b>	<b>\$ 291,942</b>
<b>INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION</b>				<b>26%</b>	
<b>INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE</b>					<b>18%</b>

## 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	On-Site Construction Hours				
		Total Hours Worked	RPP Worker Hours	RPP %	SIA RPP Hours	SIA RPP %
Arteaga Construction Inc.	Masonry	1,366.50	686.00	50%	58.00	8%
AGM Erecting, LLC	Ironworker	125.00				
Chenery Bros. Inc.	Damp Proofing, Weather Barriers	28.00				
Edge Electric of Wisconsin, Inc.	Electrical	33.00				
Fischer Construction LLC	Earthwork	2,328.75				
Foundation Service Corp.	Deep Foundations	287.50	76.00	26%	76.00	100%
UPI, LLC	Site Utilities	270.50	131.00	48%		
Wells Concrete Products Co.	General Laborer	418.25				
Wellenstein & Sons, LLC	Carpentry	349.00				
<b>Total Hours</b>		<b>5,206.50</b>	<b>893.00</b>	<b>17%</b>	<b>134.00</b>	<b>15%</b>
Bonus SIA RPP Hours						
Bonus Apprentice RPP Hours			18.31			
<b>Total RPP Hours with Bonus</b>		<b>5,206.50</b>	<b>911.31</b>	<b>18%</b>		

**Table 4 : RPP Participation by Craft**

Craft	RPP Hours	# of RPP Workers
Laborer	464.00	6
Stonemason	353.00	4
Machinery Operator	76.00	1
<b>Total</b>	<b>893.00</b>	<b>11</b>

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

Zip Code	RPP Hours	# of RPP Workers
53206	8.00	1
53207	59.50	1
53209	157.50	1
53210	76.00	1
53215	50.00	1
53219	56.50	1
53220	108.50	2
53221	249.00	2
53225	128.00	1
<b>Total</b>	<b>893.00</b>	<b>11</b>

**Table 6: RPP Participation by Race**

Race	RPP Hours	# of RPP Workers
African American	8.00	1
Causasian	726.50	7
Hispanic or Latino	158.50	3
<b>Total</b>	<b>893.00</b>	<b>11</b>

**Table 7: RPP Participation by Gender**

Gender	RPP Hours	# of RPP Workers
Male	817.00	10
Female	76.00	1
<b>Total</b>	<b>893.00</b>	<b>11</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 %
Stonemason	2	67.50	67.50	100%	8.00	12%
Carpenter	1	56.00	-			
<b>Total</b>	<b>3</b>	<b>123.50</b>	<b>67.50</b>	<b>55%</b>	<b>8.00</b>	<b>12%</b>

**Table 9: Apprentice Participation by Race**

Race	Hours	# of Workers
African-American	8.00	1
Causasian	115.50	2
<b>Total</b>	<b>123.50</b>	<b>3</b>

**Table 10: Apprentice Participation by Gender**

Gender	Total Hours	# of Workers
Male	123.50	3
<b>Total</b>	<b>123.50</b>	<b>3</b>

### Section 3 Participation

As shown in Table 11 below, the Section 3 inclusion achieved is 9%.

**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	1,366.50	67.50	5%	8.00	12%
AGM Erecting, LLC	Ironworker	125.00				
Chenery Bros. Inc.	Damp Proofing, Weather Barriers	28.00				
Edge Electric of Wisconsin, Inc.	Electrical	33.00				
Fischer Construction LLC	Earthwork	2,328.75	324.00	14%		
Foundation Service Corp.	Deep Foundations	287.50				
UPI, LLC	Site Utilities	270.50				
Wells Concrete Products Co.	General Laborer	418.25				
Wellenstein & Sons, LLC	Carpentry	349.00	56.00	16%		
<b>Total Hours</b>		<b>5,206.50</b>	<b>447.50</b>	<b>9%</b>	<b>8.00</b>	<b>0%</b>