



SBE, RPP, MERI & Section 3 Participation Final Report



2460 W Brown Street



Kitchen - 2460 W Brown Street



2nd Floor – 2460 W Brown Street

Submitted by:

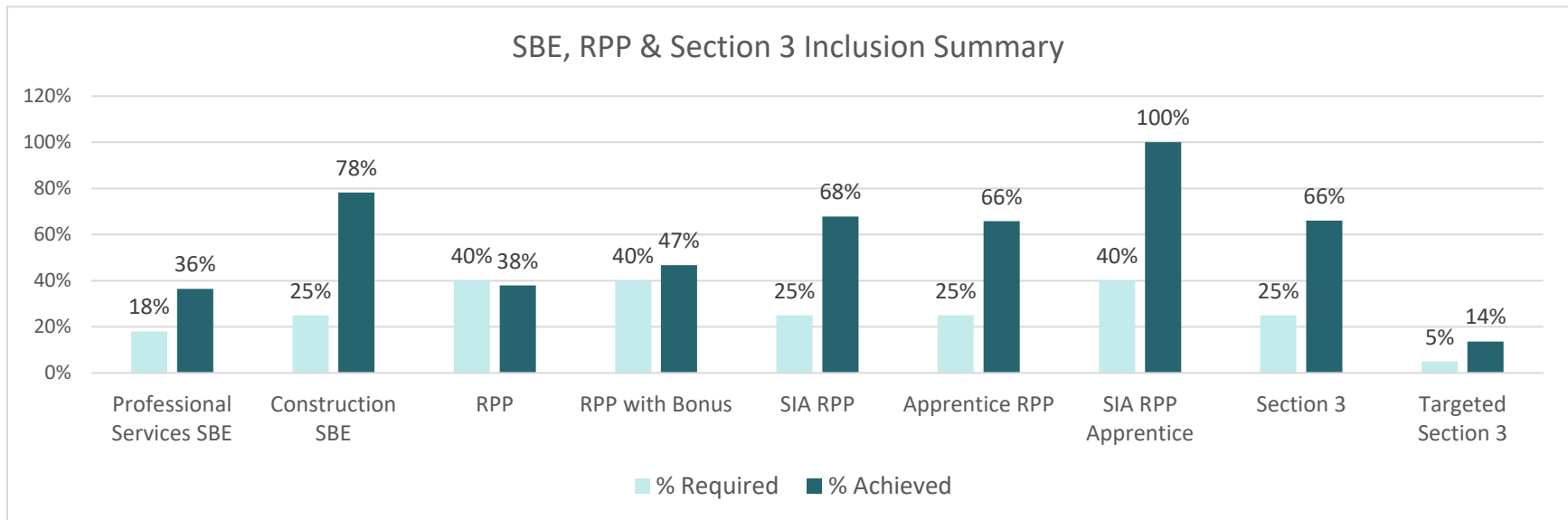


Date: March 28, 2024

Project Summary

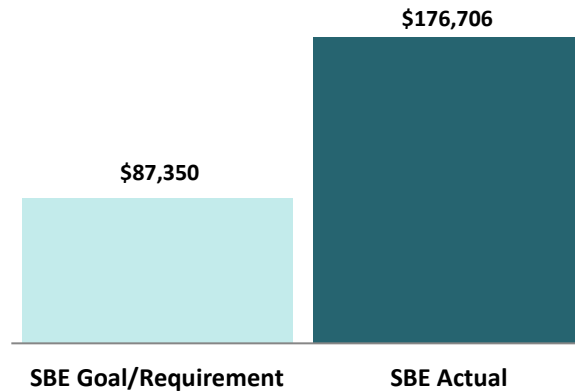
FIT Investment Group, Cinnaire, and CMS Contracting (“Developers”) are renovating 43 units of housing in Milwaukee’s Washington Park neighborhood. The project’s financing includes low-income housing tax credits awarded by Wisconsin Housing and Economic Development Authority (“WHEDA”), funds from the Milwaukee Employment/Renovation Initiative (MERI) and HOME funds from the City of Milwaukee.

Developer:	FIT Investment Group
Project Address:	Washington Park Neighborhood (various)
Professional Services Cost Subject to Inclusion	\$485,280
Applicable Professional Services Payments to Date	\$366,509
Construction Cost Subject to Inclusion	\$7,412,492
Applicable Construction Draw to Date	\$7,412,492



SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 36% SBE participation for Professional Services.



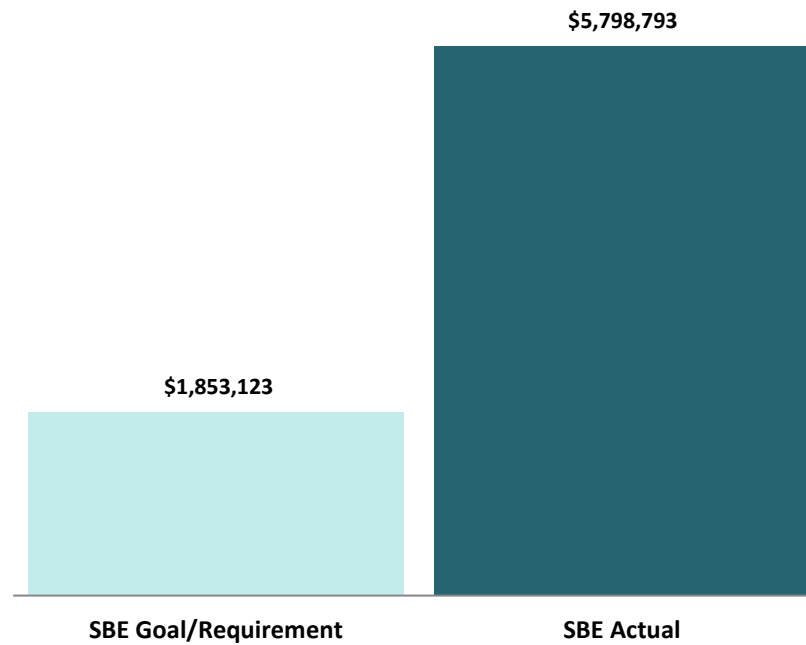
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	36%	+18%
Value of SBE Participation	\$87,350	\$176,706	+\$89,356

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	Washington Park United Homes LLC	Inclusion Consultant - Outreach	\$ 89,712	\$ 89,712
LF Green Development LLC	SBE	Washington Park United Homes LLC	Environmental Consultant	\$ 69,436	\$ 69,436
Quorum Architects Inc.	SBE	Washington Park United Homes LLC	Architect	\$ 17,558	\$ 17,558
TOTAL INCLUSION				\$ 176,706	\$ 176,706
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				36%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					48%

SBE Construction Inclusion

Through the period covered by this report, this project has achieved 78% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25.0%	78%	+53%
Value of SBE Participation	\$1,853,123	\$5,798,793	+\$3,945,670

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 LLC	DBE, SBE	CMS Contracting LLC	Plumbing	\$ 580,820	\$ 580,820
CMS Contracting LLC	SBE	CMS Contracting LLC	Concrete	\$ 184,000	\$ 184,000
CMS Contracting LLC	SBE	CMS Contracting LLC	Demolition	\$ 390,167	\$ 390,167
CMS Contracting LLC	SBE	CMS Contracting LLC	Drywall	\$ 460,700	\$ 460,700
CMS Contracting LLC	SBE	CMS Contracting LLC	Earthwork	\$ 70,044	\$ 70,044
CMS Contracting LLC	SBE	CMS Contracting LLC	Exterior Doors	\$ 33,121	\$ 33,121
CMS Contracting LLC	SBE	CMS Contracting LLC	Final Cleaning	\$ 32,250	\$ 32,250
CMS Contracting LLC	SBE	CMS Contracting LLC	Finish Carpentry	\$ 174,691	\$ 174,691
CMS Contracting LLC	SBE	CMS Contracting LLC	Finish Carpentry Material	\$ 629,499	\$ 629,499
CMS Contracting LLC	SBE	CMS Contracting LLC	Fire Protection	\$ 2,580	\$ 2,580
CMS Contracting LLC	SBE	CMS Contracting LLC	General Conditions	\$ 684,672	\$ 684,672
CMS Contracting LLC	SBE	CMS Contracting LLC	Insulation	\$ 135,233	\$ 135,233
CMS Contracting LLC	SBE	CMS Contracting LLC	Landscaping	\$ 80,000	\$ 80,000
CMS Contracting LLC	SBE	CMS Contracting LLC	Painting/Stain	\$ 84,136	\$ 84,136
CMS Contracting LLC	SBE	CMS Contracting LLC	Roofing	\$ 536,421	\$ 536,421
CMS Contracting LLC	SBE	CMS Contracting LLC	Rough Framing	\$ 811,739	\$ 811,739
CMS Contracting LLC	SBE	CMS Contracting LLC	Security Systems	\$ 60,200	\$ 60,200
CMS Contracting LLC	SBE	CMS Contracting LLC	Siding	\$ 446,039	\$ 446,039
CMS Contracting LLC	SBE	CMS Contracting LLC	Water Lateral	\$ 72,000	\$ 72,000
Hernandez Roofing LLC	DBE, MBE	CMS Contracting LLC	Roofing	\$ 147,055	\$ 147,055
Whire Electrical Services LLC	DBE	CMS Contracting LLC	Electrician	\$ 183,426	\$ 183,426
TOTAL INCLUSION				\$ 5,798,793	\$ 5,798,793
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				78%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					78%

RPP Participation

As shown in Table 3 below, the RPP inclusion achieved is 38% and 47% 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 %
Advanced Restoration, Inc.	Tuckpointers	1,720.45	274.02	16%	274.02	100%
Aztec Plumbing LLC	Plumbers	976.50	976.50	100%	976.50	100%
CMS Contracting, LLC	Laborers	13,082.00	5,660.00	43%	3,181.50	56%
David Sande Services, LLC	Electricians	759.00				
Handyman 83, LLC	Laborers	2,946.44	320.00	11%	320.00	100%
Hernandez Roofing LLC	Roofers	972.50	771.00	79%	771.00	100%
Integrity Environmental Service	Laborers	1,357.00	1,026.00	76%	978.00	95%
Legacy Heating & Air Conditioning, LLC	Sheet Metal Worker	3,792.00				
Northcott Neighborhood House, LLC	Landscaper	3,439.25	2,785.25	81%	1,428.25	51%
Northern Exposure Landscaping	Laborers	96.75				
T&S Drywall	Laborers	655.50				
WHIRE Electrical Services	Electricians	1,963.00	238.50	12%	238.50	100%
Subtotal		31,760.39	12,051.27	38%	8,167.77	68%
Bonus SIA RPP Hours			2,495.87			
Bonus Apprentice RPP Hours			302.69			
Total RPP Hours		31,760.39	14,849.82	47%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Carpenter	1,181.00	1
Electrician	238.50	1
Laborer	7,794.27	28
Landscaper	1,212.00	4
Plumber	854.50	1
Roofer	771.00	4
Total	12,051.27	39

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53204	803.80	5
53207	128.00	1
53208	2,876.50	3
53209	423.21	2
53210	1,624.64	3
53212	381.80	5
53215	2,940.82	16
53216	2,840.50	3
53221	32.00	1
Total	12,051.27	39

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
Hispanic	854.50	1
White	144.00	1
Unspecified	63.50	1
Total	1,062.00	3

Table 6: RPP Participation by Ethnicity

Race	RPP Hours	# of RPP Workers
African-American	7,759.50	10
Hispanic	3,979.27	28
White	312.50	1
Total	12,051.27	39

Table 8: Apprentice Participation by Craft

Craft	# of Apprentices / OJT Trainees	Total Hours Worked	RPP Apprentice Hours	RPP Apprentice %	SIA RPP Apprentice Hours	SIA RPP Apprentice %
Plumber	1	854.50	854.50	100%	854.50	100%
Electrician	2	207.50				
Total	3	1,062.00	854.50	80%	854.50	100%

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	1,062.00	3
Total	1,062.00	3

MERI RPP Participation

With over 12,051.27 hours performed by RPP workers, the MERI RPP requirement of 7,800 hours has been achieved.

Table 11: MERI

Category	Required RPP Hours	Hours Performed by RPP Workers
RPP Hours	7,800.00	12,051.27

Section 3 Participation

As shown in Table 12 below, the Section 3 inclusion achieved is 66% and 14% Targeted Section 3.

Table 12: Section 3 Summary

Contractor	Trade	On-Site Construction Hours				
		Total Hours Worked	Section 3 Worker Hours	% Section 3	Targeted Section 3	% Targeted Section 3
Advanced Restoration, Inc.	Tuckpointers	1,720.45	63.31	4%		
Aztec Plumbing LLC	Plumbers	976.50	976.50	100%		
CMS Contracting, LLC	Laborers	13,082.00	10,491.00	80%	3,772.00	29%
David Sande Services, LLC	Electricians	759.00	276.00	36%		
Handyman 83, LLC	Laborers	2,946.44	320.00	11%		
Hernandez Roofing LLC	Roofers	972.50				
Integrity Environmental Service	Laborers	1,357.00	907.00	67%		
Legacy Heating & Air Conditioning, LLC	HVAC	3,792.00	3,792.00	100%		
Northcott Neighborhood House, LLC	Landscaper	3,439.25	3,439.25	100%	565.76	16%
Northern Exposure Landscaping	Laborers	96.75	96.75	100%		
T&S Drywall	Laborers	655.50	615.50	94%		
WHIRE Electrical Services	Electricians	1,963.00				
Total Hours		31,760.39	20,977.31	66%	4,337.76	14%