



THE COMMUNITY  
— WITHIN THE —  
CORRIDOR

Submitted by:



Date: April 19, 2022

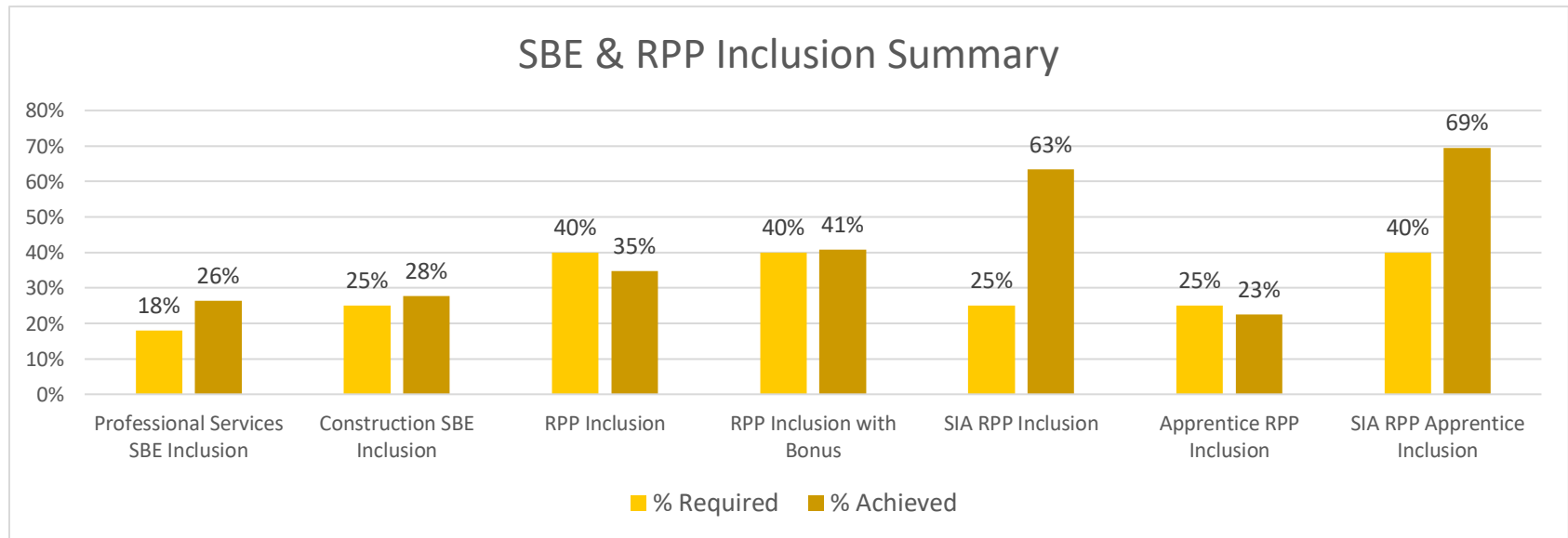
## SBE and RPP Participation Quarterly Performance Report through March 31, 2022



## Project Summary

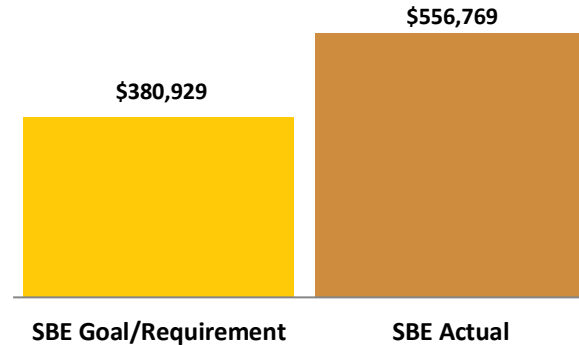
The Community Within the Corridor involves the renovation of several existing buildings on North 33rd Street between Center Street and Hadley Avenue. The buildings will be converted into 64 Corridor Lofts, 36 Crème City Lofts, six 30 Square Townhomes and 91 Briggs Apartment Homes. The development will include a Community Service Facility with early childhood education, Science, Technology, Engineering, Art and Math after-school programming, a health club, laundromat, and a petite grocery store

Developer	Community within the Corridor LP
Project Address	3100 W Center St, Milwaukee, WI 53210
Construction Manager	Greenfire Management Services, Inc.
Professional Services Cost Subject to Inclusion	\$2,116,271
Professional Services Draws to Date	\$1,378,688
Construction Cost Subject to Inclusion	\$37,540,002
Construction Draws to Date	\$21,641,631



## SBE Professional Services Inclusion

Through March 31, 2022, this project has achieved 26% Professional Services inclusion.



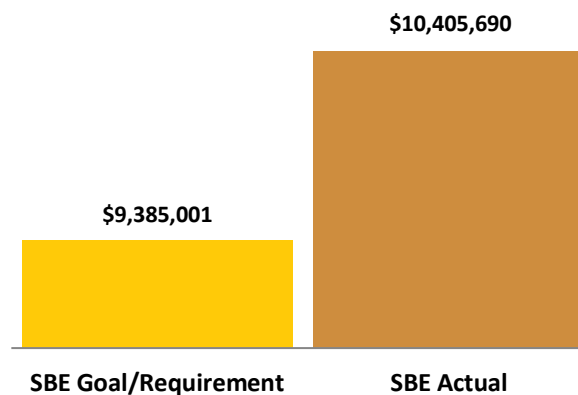
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18.0%	26%	+8%
Value of SBE Participation	\$380,929	\$556,769	+\$175,840

**Table 1: Professional Services 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	Community within the Corridor LP	Inclusion Consultant - Outreach	\$ 22,538	\$ 22,538
Cross Management Services, Inc.	SBE	Greenfire Management Services, Inc.	Inclusion Consultant - Construction	\$ 92,000	\$ 60,000
Jahnke & Jahnke Associates LLC	DBE	Community within the Corridor LP	Survey	\$ 24,112	\$ 24,112
K Singh & Associates, Inc.	SBE	Community within the Corridor LP	Environmental	\$ 397,599	\$ 397,599
K Singh & Associates, Inc.	SBE	Greenfire Management Services, Inc.	Material Testing	\$ 20,520	\$ 19,166
<b>TOTAL INCLUSION</b>				<b>\$ 556,769</b>	<b>\$ 523,415</b>
<b>INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION</b>				<b>26%</b>	
<b>INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE</b>					<b>38%</b>

## SBE Construction Inclusion

Through March 31, 2022, this project has achieved 28% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25.0%	28%	+3%
Value of SBE Participation	\$9,385,001	\$10,405,690	+\$1,020,689

**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
B & D Contractors Inc.	SBE	Greenfire Management Services	Historic Windows	\$ 4,991,976	\$ 2,599,774
JCP Construction LLC	SBE	Titan Building Company	Rough Carpentry	\$ 365,996	\$ 174,016
JCP Construction LLC	SBE	Greenfire Management Services	Rough Carpentry	\$ 248,019	\$ -
P.L. Freeman Co.	SBE	Greenfire Management Services	HVAC	\$ 2,716,792	\$ 567,938
RAMS Contracting LTD	SBE	Roofed Right America LLC	Dumpsters	\$ 62,659	\$ 62,659
Thomas A Mason Company Inc.	SBE	Greenfire Management Services	Painting	\$ 1,398,673	\$ 458,687
White Glove Group Inc.	SBE	Greenfire Management Services	Asbestos	\$ 621,575	\$ 519,507
<b>TOTAL INCLUSION</b>				<b>\$ 10,405,690</b>	<b>\$ 4,382,581</b>
<b>INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION</b>				<b>28%</b>	
<b>INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE</b>					<b>20%</b>

## RPP Inclusion

As shown in the Table 3 below, the RPP inclusion achieved is 35% and increases to 41% when the bonus hours for SIA RPP and Apprentice RPP 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 %
AGM Erecting LLC	Ironworkers	2,041.00	644.00	32%	644.00	100%
Alpine Insulation 1 LLC	Laborers	3,935.29				
Applewood Drywall	Drywall Finishers	3,473.30				
B&D Contractors, Inc.	Glaziers	6,477.50	1,314.50	20%	710.00	54%
Blair Fire Protection, LLC	Fire Sprinkler Fitters	2,700.50				
Concrete & Masonry Restoration, LLC	Laborers	708.50	264.75	37%	264.75	100%
Harrigan Solutions LLC	Laborers	3,281.00	320.00	10%		
Henry R. Marohi, Inc.	Heavy Equipment Operators	3,685.75	1,014.50	28%	981.50	97%
Horner Plumbing	Plumbers	8,310.75	999.00	12%	871.00	87%
Integrity Environmental Service	Laborers	19,844.00	13,510.50	68%	12,740.00	94%
JCP Construction LLC	Carpenters	3,987.50	3,072.00	77%	579.00	19%
KMI Construction, LLC	Bricklayers	16,780.50	3,598.00	21%	2,051.50	57%
L&A Crystal	Terrazzo Finishers	882.04				
Marriott Construction, Inc.	Cement Finishers	3,280.00	78.00	2%	78.00	100%
Midwest Drilled Foundation	Piledrivers	839.50	113.50	14%	113.50	100%
Mindful StaffingSolutions LLC	Roofers	6,150.16	6,150.16	100%	1,656.84	27%
NSI Electrical Contractors, Inc.	Electricians	11,980.25				
P.L. Freeman	Sheet Metal Workers	5,022.00	1,963.00	39%	797.00	41%
Roofed Right America, LLC	Roofers	6,507.53	389.93	6%	389.93	100%
Stanley Harris Trucking	Truck Drivers	850.50	850.50	100%	95.00	11%
Thomas A. Mason Co., Inc.	Painters	3,789.00	1,798.50	47%	423.00	24%
Titan Building Company	Carpenters	4,061.00	1,345.50	33%		
Trim Specialists, Inc.	Carpenters	2,348.67	517.25	22%	290.75	56%
Wenger Construction Inc.	Roofers	5,370.75				
White Glove Groups, Inc.	Laborers	12,160.00	10,251.25	84%	7,878.25	77%
<b>Subtotal</b>		<b>138,466.99</b>	<b>48,194.84</b>	<b>35%</b>	<b>30,564.02</b>	<b>63%</b>
Bonus SIA RPP Hours			8,358.66			
<b>Total RPP Hours</b>		<b>138,466.99</b>	<b>56,553.50</b>	<b>41%</b>		

**Table 4: RPP Participation by Craft**

Craft	RPP Hours	# of RPP Workers
Acoustic Ceiling Installer	38.00	1
Bricklayers	3,060.00	6
Carpenters	4,358.25	7
Cement Finishers	78.00	1
Glaziers	710.00	1
Ironworkers	644.00	1
Laborers	30,457.76	91
Painters	1,760.50	6
Piledrivers	113.50	2
Plumbers	935.00	3
Roofers	3,002.33	11
Sheet Metal Workers	1,931.00	4
Truck Drivers	850.50	2
Tuckpointers	256.00	2
<b>Total</b>	<b>48,194.84</b>	<b>138</b>

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

Zip Code	RPP Hours	# of RPP Workers
53202	1,004.93	2
53204	8,670.50	24
53205	160.00	1
53206	162.25	2
53207	565.00	3
53208	2,342.85	7
53209	2,873.80	6
53210	3,083.57	7
53211	182.50	2
53212	1,387.17	5
53214	1,232.50	3
53215	14,757.68	43
53216	5,973.36	12
53218	1,291.18	6
53219	613.14	3
53220	691.50	2
53221	229.50	1
53222	1,007.50	2
53223	669.50	3
53225	1,296.41	4
<b>Total</b>	<b>48,194.84</b>	<b>138</b>

**Table 6: RPP Participation by Race**

Race	RPP Hours	# of RPP Workers
African-American	16,055.46	46
Asian	1,033.50	2
Causasian	3,319.10	13
Hispanic	23,289.65	64
Native American	710.00	1
Not Specified	3,787.13	12
<b>Total</b>	<b>48,194.84</b>	<b>138</b>

**Table 7: RPP Participation by Gender**

Gender	RPP Hours	# of RPP Workers
Male	48,130.34	137
Female	64.50	1
Not Specified		
<b>Total</b>	<b>48,194.84</b>	<b>138</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 Installer	1	38.00	38.00	100%	38.00	100%
Bricklayers	6	1,915.00	1,244.00	65%	784.50	63%
Carpenters	4	857.45	537.50	63%	537.50	100%
Electricians	13	4,645.00				
Fire Sprinkler Fitters	7	733.00				
Glaziers	2	926.50				
Heavy Equipment Operators	2	146.00				
Ironworkers	2	415.00				
Laborers	6	2,071.50	576.50	28%		
Painters	4	705.50	306.50	43%	203.50	66%
Piledrivers	1	75.00	75.00	100%	75.00	100%
Plumbers	15	2,831.00	807.00	29%	807.00	100%
Roofers	17	2,822.50				
Sheet Metal Workers	6	2,525.50	1,081.00	43%	797.00	74%
<b>Total</b>	<b>86</b>	<b>20,706.95</b>	<b>4,665.50</b>	<b>23%</b>	<b>3,242.50</b>	<b>69%</b>

**Table 9: Apprentice Participation by Race**

Race	Hours	# of Workers
African-American	2,582.00	9
Asian	1,078.25	2
Causasian	8,864.25	38
Hispanic	893.45	7
Native American		
Not Specified	7,289.00	30
<b>Total</b>	<b>20,706.95</b>	<b>86</b>

**Table 10: Apprentice Participation by Gender**

Gender	Total Hours	# of Workers
Male	20,706.95	86
Female		
Not Specified		
<b>Total</b>	<b>20,706.95</b>	<b>86</b>