



THE COMMUNITY
— WITHIN THE —
CORRIDOR

SBE and RPP Participation Quarterly Performance Report through September 30, 2021



Submitted by:

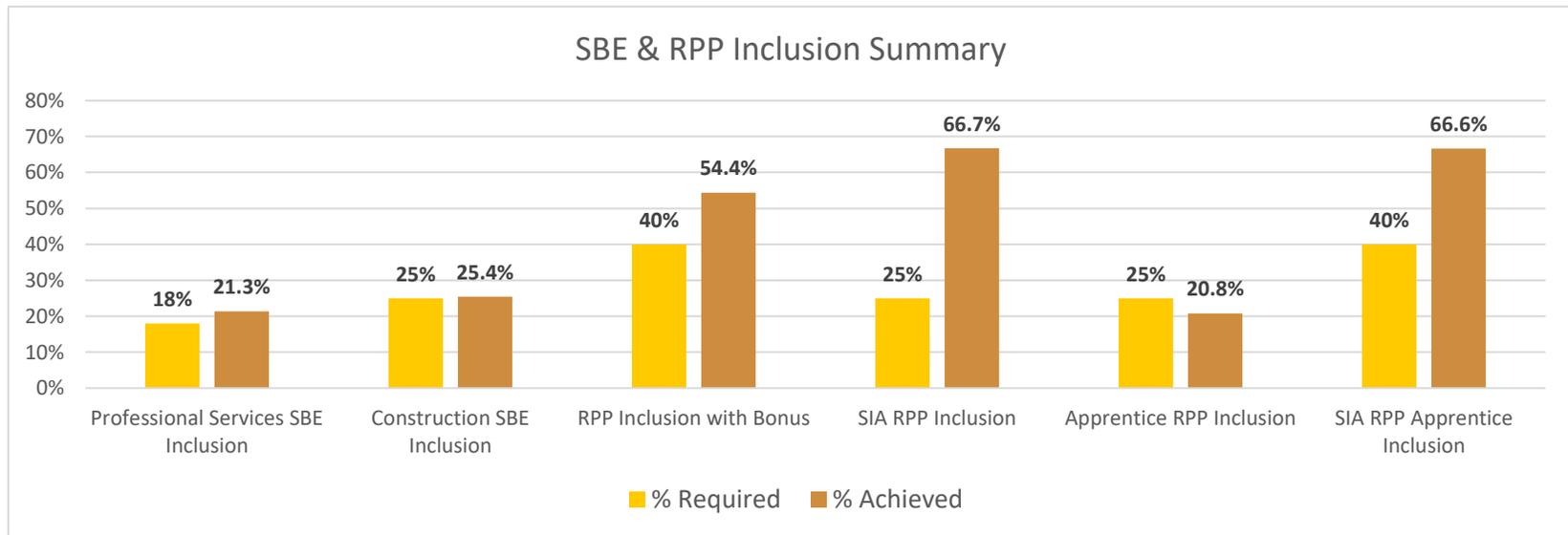


Date: October 21, 2021

Project Summary

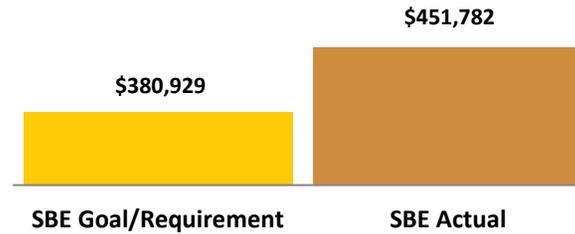
The Community Within the Corridor involves the renovation of several existing buildings on North 33rd Street between Center Street and Hadley Avenue. The buildings will be converted into 64 Corridor Lofts, 36 Crème City Lofts, six 30 Square Townhomes and 91 Briggs Apartment Homes. The development will 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	\$1,418,749
Construction Cost Subject to Inclusion	\$37,540,002
Construction Draws to Date	\$6,476,975



SBE Professional Services Inclusion

Through September 30, 2021, this project has achieved 21.3% Professional Services inclusion.



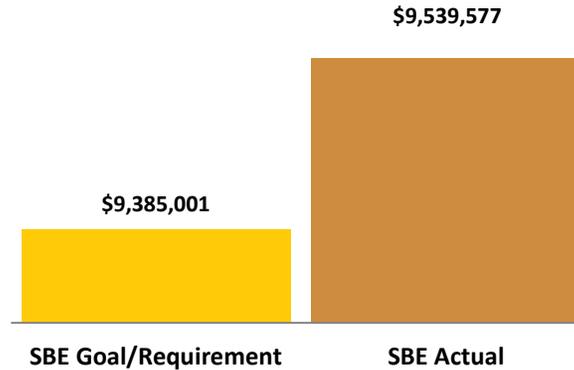
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18.0%	21.3%	+3.3%
Value of SBE Participation	\$380,929	\$451,782	+\$70,853

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	\$ 25,000
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	\$ 292,612	\$ 292,612
K Singh & Associates, Inc.	SBE	Greenfire Management Services, Inc.	Material Testing	\$ 20,520	\$ -
TOTAL INCLUSION				\$ 451,782	\$ 364,262
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				21.3%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					25.7%

SBE Construction Inclusion

Through September 30, 2021, this project has achieved 25.4% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25.0%	25.4%	+0.4%
Value of SBE Participation	\$9,385,001	\$9,539,577	+\$154,576

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	\$ 4,752,490	\$ 94,937
JCP Construction LLC	SBE	Titan Building Company	Rough Carpentry	\$ 25,774	\$ -
P.L. Freeman Co.	SBE	Greenfire Management Services	HVAC	\$ 2,696,473	\$ 32,858
RAMS Contracting LTD	SBE	Roofed Right America LLC	Dumpsters	\$ 47,163	\$ 47,163
Thomas A Mason Company Inc.	SBE	Greenfire Management Services	Painting	\$ 1,396,102	\$ -
White Glove Group Inc.	SBE	Greenfire Management Services	Asbestos	\$ 621,575	\$ 519,507
TOTAL INCLUSION				\$ 9,539,577	\$ 694,464
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				25.4%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					10.7%

RPP Inclusion

As shown in the Table 3 below, the RPP inclusion achieved is 54.4% when the bonus hours for SIA RPP are included.

Table 3: RPP Participation by Contractor

Contractor	Trade	Total Hours Worked	RPP Hours Worked	RPP%	SIA RPP Hours Worked	SIA RPP %
AGM Erecting LLC	Ironwork	1618.50	453.50	28.0%	453.50	100.0%
Alpine Insulation 1 LLC	Insulation	455.46	0.00	0.0%	-	0.0%
Applewood Drywall	Drywall	828.13	0.00	0.0%	-	0.0%
Blair Fire Protection, LLC	Fire Protection	480.25	-	0.0%	-	0.0%
Harrigan Solutions LLC	Labor	985.00	320.00	32.5%	-	0.0%
Henry R. Marohl, Inc.	Heavy Equipment	2,456.00	686.00	27.9%	662.00	96.5%
Horner Plumbing	Plumbers	3,458.50	239.00	6.9%	111.00	46.4%
Integrity Environmental Services	Laborers	13,622.00	8,206.50	60.2%	7,454.00	90.8%
JCP Construction LLC	Rough Carpentry	1,107.00	696.50	62.9%	92.50	13.3%
KMI Construction, LLC	Bricklayer, Stonemason	8,393.50	2,395.00	28.5%	1,538.50	64.2%
L&A Crystal	Terrazzo Finisher	329.96	-	0.0%	-	0.0%
Marriott Construction, Inc.	Cement Finisher	914.00	46.00	5.0%	46.00	100.0%
Midwest Drilled Foundation	Foundation/Piledriving	108.00	27.50	25.5%	27.50	100.0%
Mindful Staffing Solutions LLC	Laborers	3,347.12	3,347.12	100.0%	576.35	17.2%
NSI Electrical Contractors, Inc.	Electricians	1,848.00	-	0.0%	-	0.0%
P.L. Freeman	HVAC	846.50	147.00	17.4%	-	0.0%
Roofed Right America, LLC	Roofing	3,563.44	116.92	3.3%	116.92	100.0%
Stanley Harris Trucking	Trucking	554.50	554.50	100.0%	28.00	5.0%
Thomas A. Mason Co., Inc.	Painter	1,356.50	514.50	37.9%	329.00	63.9%
Titan Building Company	Rough Carpentry	2,742.50	962.50	35.1%	-	0.0%
Trim Specialists, Inc.	Finish Carpentry	201.15	-	0.0%	-	0.0%
Wenger Construction Inc	Roofing	3,591.25	-	0.0%	-	0.0%
White Glove Groups, Inc	Laborers	12,160.00	10,251.25	84.3%	7,878.25	76.9%
Subtotal		64,967.26	28,963.79	44.6%	19,313.52	66.7%
SIA RPP Bonus Hours			6,408.40			
Total Hours		64,967.26	35,372.19	54.4%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Acoustic Ceiling Tile Installer	38.00	1
Bricklayer, Stonemason	2,105.00	5
Carpenter	1,271.00	3
Cement Finisher	46.00	1
Drywall	-	0
Electricians	-	0
HVAC	-	0
Ironworkers	453.50	1
Laborers	20,895.01	76
Painter	476.50	2
Pile Driver	27.50	1
Plumbers	151.00	2
Roofer	2,654.78	11
Sheet Metal Worker	147.00	2
Truck Drivers	554.50	2
Tuckpointer, Cleaner, Caulker	144.00	2
Total*	28,963.79	109

*Two RPP workers performed more than one craft, so the total number of employees by draft exceeds the total number of RPP workers on the project.

Table 6: RPP Participation by Race

Race	RPP Hours	# RPP Workers
Asian	55.00	1
African American	8,696.77	35
Caucasian	2,453.60	9
Hispanic	15,260.00	50
Native American	-	0
Not Specified	2,180.17	11
Other	318.25	1
Total	28,963.79	107

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# RPP Workers
53202	235.25	2
53204	8,004.50	20
53205	160.00	1
53206	98.00	1
53207	482.50	2
53208	2,144.35	7
53209	2,517.90	6
53210	1,712.25	6
53211	150.50	1
53212	73.50	2
53213	-	0
53214	194.00	2
53215	7,120.92	32
53216	3,747.94	11
53218	670.18	5
53219	208.00	2
53221	229.50	1
53222	624.50	2
53223	443.00	2
53225	147.00	2
Total	28,963.79	107

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	28,942.79	106
Female	21.00	1
Not Specified	-	0
Total	28,963.79	107

Table 8: Apprenticeship & On-The-Job Trainee Participation

Craft	# of Apprentice / OJT	Total Apprentice Hours	RPP Apprentice Hours	RPP Apprentice %	SIA RPP Hours	SIA RPP Apprentice %
Acoustic Ceiling, Tile Installer	1	38.00	38.00	100.0%	38.00	100.0%
Bricklayer, Blocklayer or Stonemason	6	1,348.00	727.00	53.9%	628.50	86.5%
Carpenter	2	109.00	92.50	84.9%	92.50	100.0%
Electrician	9	647.50			-	
Fire Sprinkler	1	1.50			-	
Heavy Equipment	1	29.00			-	
Ironworker	2	375.00				
Laborers	4	1,201.00	388.00	32.3%	-	
Painter	2	266.50	203.50	76.4%	203.50	100.0%
Plumber	9	757.00	55.00	7.3%	55.00	100.0%
Roofer	15	2,194.50			-	
Sheet Metal Worker	3	387.50	24.00	6.2%	-	
Total	55	7,354.50	1,528.00	20.8%	1,017.50	66.6%

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
Asian	299.50	2
African American	701.50	6
Caucasian	3,483.75	19
Hispanic	259.00	4
Native American	-	0
Not Specified	2,610.25	24
Total	7,354.00	55

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	7,354.50	55
Female	-	0
Not Specified	-	0
Total	7,354.50	55