



THE COMMUNITY
— WITHIN THE —
CORRIDOR

Submitted by:



Date: January 25, 2022

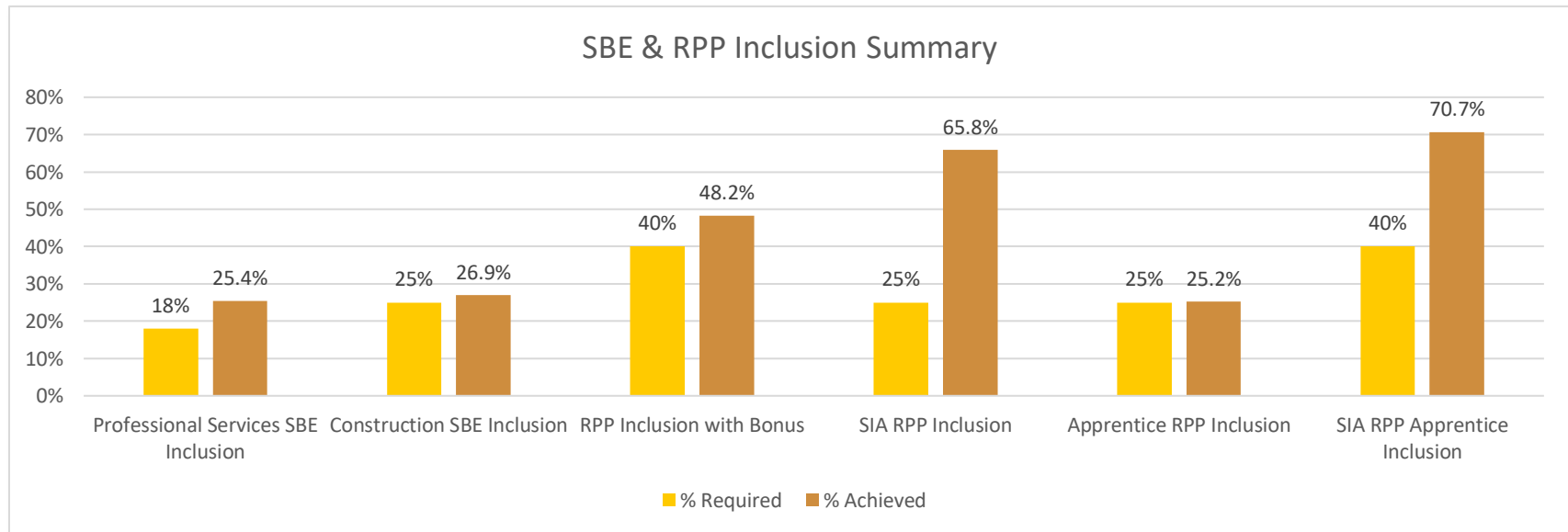
SBE and RPP Participation Quarterly Performance Report through December 31, 2021



Project Summary

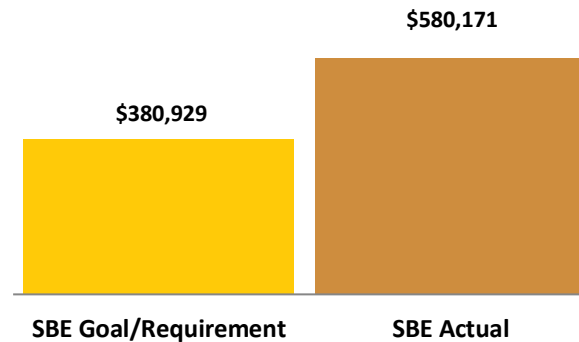
The Community Within the Corridor involves the renovation of several existing buildings on North 33rd Street between Center Street and Hadley Avenue. The buildings will be converted into 64 Corridor Lofts, 36 Crème City Lofts, six 30 Square Townhomes and 91 Briggs Apartment Homes. The development will 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	\$1,430,903
Construction Cost Subject to Inclusion	\$37,540,002
Construction Draws to Date	\$13,145,942



SBE Professional Services Inclusion

Through December 31, 2021, this project has achieved 25.4% Professional Services inclusion.



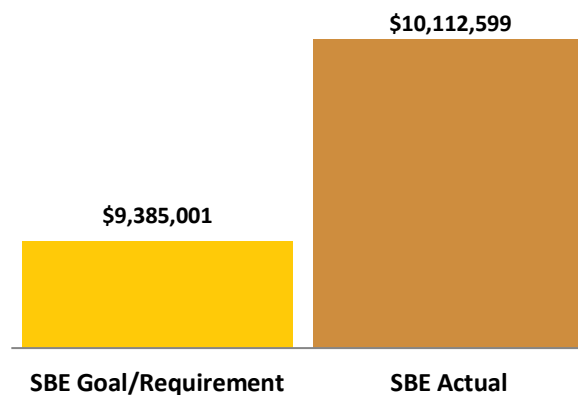
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18.0%	25.4%	+7.4%
Value of SBE Participation	\$380,929	\$538,171	+\$157,242

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	REMAINING BALANCE
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	\$ 45,000	\$ 47,000
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	\$ 379,001	\$ 379,001	\$ -
K Singh & Associates, Inc.	SBE	Greenfire Management Services, Inc.	Material Testing	\$ 20,520	\$ -	\$ 20,520
TOTAL INCLUSION				\$ 538,171	\$ 470,651	\$ 67,520
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				25.4%		
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					32.9%	

SBE Construction Inclusion

Through December 31, 2021, this project has achieved 26.9% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25.0%	26.9%	+1.9%
Value of SBE Participation	\$9,385,001	\$10,112,599	+\$727,599

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	\$ 4,987,576	\$ 263,423
JCP Construction LLC	SBE	Titan Building Company	Rough Carpentry	\$ 118,386	\$ 112,467
JCP Construction LLC	SBE	Greenfire Management Services	Rough Carpentry	\$ 229,828	\$ -
P.L. Freeman Co.	SBE	Greenfire Management Services	HVAC	\$ 2,696,473	\$ 331,799
RAMS Contracting LTD	SBE	Roofed Right America LLC	Dumpsters	\$ 62,659	\$ 62,659
Thomas A Mason Company Inc.	SBE	Greenfire Management Services	Painting	\$ 1,396,102	\$ 268,872
White Glove Group Inc.	SBE	Greenfire Management Services	Asbestos	\$ 621,575	\$ 519,507
TOTAL INCLUSION				\$ 10,112,599	\$ 1,558,727
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				26.9%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					11.9%

RPP Inclusion

As shown in the Table 3 below, the RPP inclusion achieved is 48.2% when the bonus hours for SIA 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	1,977.00	612.00	31.0%	612.00	100.0%
Alpine Insulation 1 LLC	Laborers	978.62				
Applewood Drywall	Drywall Finishers	949.16				
B&D Contractors, Inc.	Glaziers	2,690.50	408.50	15.2%	259.00	63.4%
Blair Fire Protection, LLC	Fire Sprinkler Fitters	1,586.00				
Concrete & Masonry Restoration, LLC	Laborers	708.50	248.75	35.1%	248.75	100.0%
Harrigan Solutions LLC	Laborers	3,281.00	320.00	9.8%		
Henry R. Marohi, Inc.	Heavy Equipment Operators	3,685.75	1,014.50	27.5%	981.50	96.7%
Horner Plumbing	Plumbers	6,084.00	735.00	12.1%	607.00	82.6%
Integrity Environmental Service	Laborers	18,215.50	12,253.00	67.3%	11,501.00	93.9%
JCP Construction LLC	Carpenters	2,999.50	2,182.50	72.8%	475.50	21.8%
KMI Construction, LLC	Bricklayers	13,869.50	3,230.00	23.3%	1,915.50	59.3%
L&A Crystal	Tarrazzo Finishers	329.96				
Marriott Construction, Inc.	Cement Finishers	2,723.50	78.00	2.9%	78.00	100.0%
Midwest Drilled Foundation	Piledrivers	381.25	88.50	23.2%	88.50	100.0%
Mindful Staffing Solutions LLC	Roofers	5,020.25	5,020.25	100.0%	1,301.92	25.9%
NSI Electrical Contractors, Inc.	Electricians	6,284.50				
P.L. Freeman	Sheet Metal Workers	2,282.50	829.00	36.3%	375.00	45.2%
Roofed Right America, LLC	Roofers	4,300.54	175.62	4.1%	175.62	100.0%
Stanley Harris Trucking	Truck Drivers	850.50	850.50	100.0%	95.00	11.2%
Thomas A. Mason Co., Inc.	Painters	2,111.50	1,241.00	58.8%	329.00	26.5%
Titan Building Company	Carpenters	3,863.00	1,265.50	32.8%		
Trim Specialists, Inc.	Carpenters	555.70	64.25	11.6%	64.25	100.0%
Wenger Construction Inc.	Roofers	4,236.75				
White Glove Groups, Inc.	Laborers	12,160.00	10,251.25	84.3%	7,798.25	76.1%
Subtotal		102,124.98	40,868.12	40.0%	26,905.79	65.8%
Bonus SIA RPP Hours			8,346.65			
Bonus Apprentice RPP Hours			16.25			
Total RPP Hours		102,124.98	49,231.02	48.2%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Acoustic Ceiling Installer	38.00	1
Bricklayers	2,940.00	5
Carpenters	2,935.75	5
Cement Finishers	78.00	1
Glaziers	259.00	1
Ironworkers	612.00	1
Laborers	27,529.89	83
Painters	1,203.00	3
Piledrivers	88.50	2
Plumbers	652.00	3
Roofers	2,713.48	11
Sheet Metal Workers	824.00	3
Truck Drivers	850.50	2
Tuckpointers	144.00	2
Total	40,868.12	123

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African-American	12,459.98	43
Asian	551.00	1
Causasian	2,917.60	10
Hispanic	21,249.25	59
Native American	259.00	1
Not Specified	3,431.29	9
Total	40,868.12	123

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53202	662.50	2
53204	9,610.00	23
53205	160.00	1
53206	162.25	2
53207	490.50	2
53208	2,302.85	7
53209	2,746.90	6
53210	2,555.65	6
53211	155.50	2
53212	815.67	4
53214	920.50	2
53215	11,370.87	36
53216	5,178.86	12
53218	935.18	5
53219	240.98	3
53220	149.50	1
53221	229.50	1
53222	927.50	2
53223	443.00	2
53225	810.41	4
Total	40,868.12	123

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	40,868.12	123
Female		
Not Specified		
Total	40,868.12	123

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	100.0%	38.00	100.0%
Bricklayers	6	1,819.00	1,148.00	63.1%	784.50	68.3%
Carpenters	3	689.50	475.50	69.0%	475.50	100.0%
Electricians	10	2,635.00				
Fire Sprinkler Fitters	4	136.50				
Glaziers	1	452.50				
Heavy Equipment Operators	2	142.50				
Ironworkers	2	415.00				
Laborers	4	1,752.50	576.50	32.9%		
Painters	3	315.50	266.50	84.5%	203.50	76.4%
Piledrivers	1	52.00	52.00	100.0%	52.00	100.0%
Plumbers	12	1,805.50	551.00	30.5%	551.00	100.0%
Roofers	17	2,542.00				
Sheet Metal Workers	4	1,100.50	399.00	36.3%	375.00	94.0%
Total	70	13,896.00	3,506.50	25.2%	2,479.50	70.7%

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
African-American	1,580.00	8
Asian	795.50	2
Causasian	5,840.75	29
Hispanic	694.50	5
Native American		
Not Specified	4,985.25	26
Total	13,896.00	70

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	13,896.00	70
Female		
Not Specified		
Total	13,896.00	70