



CROSS MANAGEMENT SERVICES, INC.

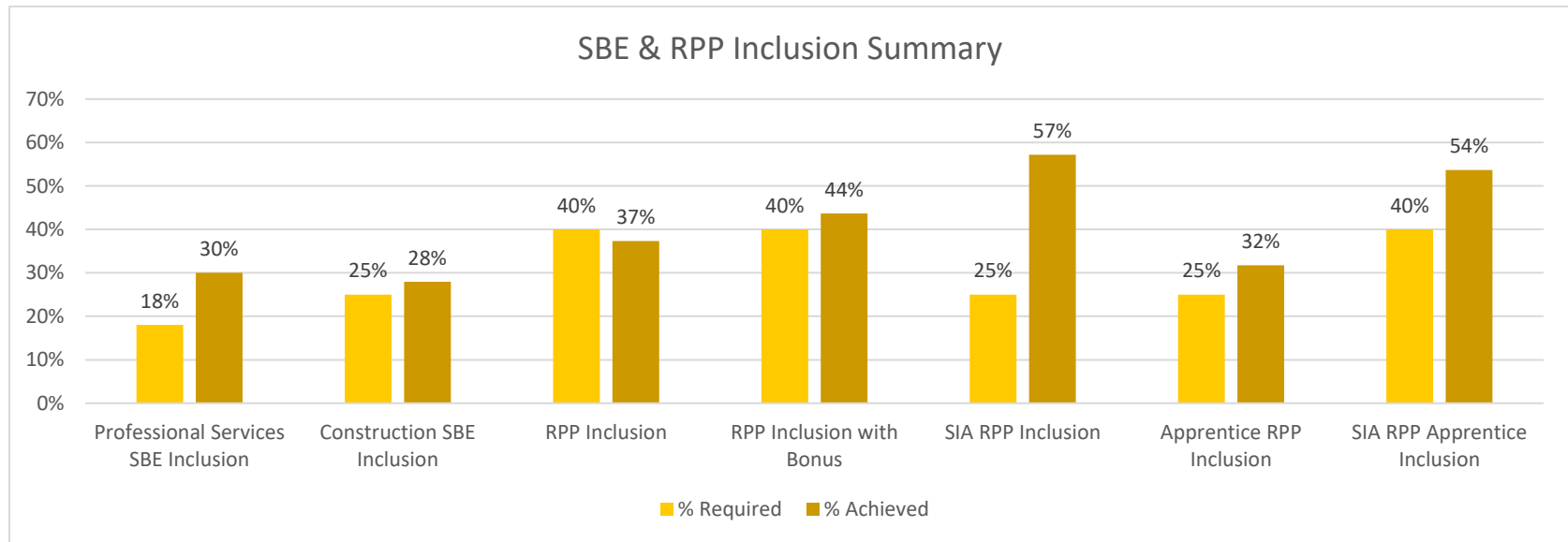
SBE and RPP Participation Quarterly Performance Report Through September 30, 2022



Project Summary

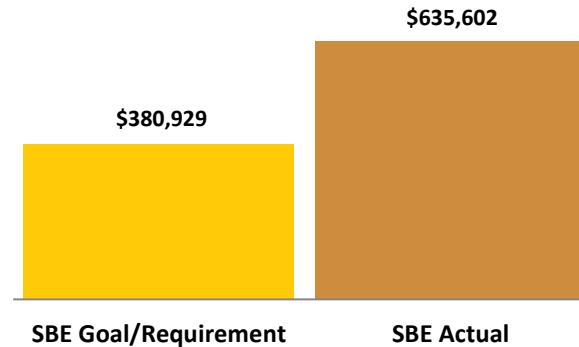
The Community Within the Corridor involves the renovation of several existing buildings on North 33rd Street between Center Street and Hadley Avenue. The buildings will be converted into 64 Corridor Lofts, 36 Crème City Lofts, six 30 Square Townhomes and 91 Briggs Apartment Homes. The development will 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	\$1,610,667
Construction Cost Subject to Inclusion	\$37,540,002
Construction Draws to Date	\$34,750,246



SBE Professional Services Inclusion

Through the period covered by this report, this project has achieved 30% Professional Services inclusion.



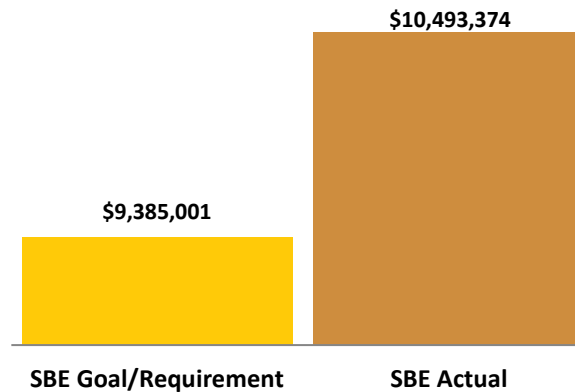
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18.0%	30%	+12%
Value of SBE Participation	\$380,929	\$635,602	+\$254,673

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	\$ 90,000
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	\$ 459,310	\$ 459,310
K Singh & Associates, Inc.	SBE	Greenfire Management Services, Inc.	Material Testing	\$ 37,642	\$ 37,642
TOTAL INCLUSION				\$ 635,602	\$ 633,602
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION				30%	
INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES DRAW TO DATE					39%

SBE Construction Inclusion

Through the period covered by this report, this project has achieved 28% SBE participation for Construction.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	28%	+3%
Value of SBE Participation	\$9,385,001	\$10,493,384	+\$1,108,383

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	\$ 5,124,779	\$ 4,191,574
JCP Construction LLC	SBE	Titan Building Company	Rough Carpentry	\$ 365,996	\$ 348,460
JCP Construction LLC	SBE	Greenfire Management Services	Rough Carpentry	\$ 253,094	\$ 129,775
P.L. Freeman Co.	SBE	Greenfire Management Services	HVAC	\$ 2,716,792	\$ 1,583,026
RAMS Contracting LTD	SBE	Roofed Right America LLC	Dumpsters	\$ 66,379	\$ 66,379
Thomas A Mason Company Inc.	SBE	Greenfire Management Services	Painting	\$ 1,414,769	\$ 860,990
White Glove Group Inc.	SBE	Greenfire Management Services	Asbestos	\$ 551,575	\$ 519,507
TOTAL INCLUSION				\$ 10,493,384	\$ 7,699,711
INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION				28%	
INCLUSION, AS PERCENT OF CONSTRUCTION DRAW TO DATE					26%

RPP Inclusion

As shown in the Table 3 below, the RPP inclusion achieved is 37% and increases to 44% 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	4,562.77				
Applewood Drywall	Drywall Finishers	4,111.12				
B&D Contractors, Inc.	Glaziers	14,646.00	3,354.00	23%	2,320.00	69%
Blair Fire Protection, LLC	Fire Sprinkler Fitters	6,581.75	1,993.50	30%		
Concrete & Masonry Restoration, LLC	Laborers	708.50	264.75	37%	264.75	100%
Harrigan Solutions LLC	Laborers	3,633.00	3,633.00	100%	2,697.00	74%
Henry R. Marohi, Inc.	Heavy Equipment Operators	3,685.75	1,014.50	28%	981.50	97%
Horner Plumbing	Plumbers	17,444.25	4,043.50	23%	2,553.50	63%
Integrity Environmental Service	Laborers	21,298.50	15,647.00	73%	14,812.50	95%
JCP Construction LLC	Carpenters	4,083.50	3,168.00	78%	579.00	18%
KMI Construction, LLC	Bricklayers	21,214.00	5,592.50	26%	3,631.00	65%
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	1,001.50	113.50	11%	113.50	100%
Mindful Staffing Solutions LLC	Roofers	10,703.31	10,239.67	96%	2,868.88	28%
NSC Technologies	Laborers	2,528.00	2,528.00	100%	1,415.00	56%
NSI Electrical Contractors, Inc.	Electricians	22,493.00	8.00	0%		
P.L. Freeman	Sheet Metal Workers	13,509.00	6,480.00	48%	2,108.00	33%
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%
Suburban Drywall, Inc.	Drywall Finishers	2,600.58				
Thomas A. Mason Co., Inc.	Painters	11,167.50	5,129.00	46%	884.50	17%
Titan Building Company	Carpenters	4,605.50	1,446.00	31%		
Trim Specialists, Inc.	Carpenters	9,444.25	2,672.25	28%	1,159.00	43%
Wenger Construction Inc.	Roofers	7,312.50				
White Glove Groups, Inc.	Laborers	12,160.00	10,251.25	84%	7,878.25	77%
Subtotal		213,055.35	79,540.85	37%	45,473.31	57%
Bonus SIA RPP Hours			12,083.89			
Bonus Apprentice RPP Hours			1,424.23			
Total RPP Hours		213,055.35	93,048.96	44%		

Table 4: RPP Participation by Craft

Craft	RPP Hours	# of RPP Workers
Acoustic Ceiling Installer	172.25	2
Bricklayers	3,669.50	6
Carpenters	6,709.75	9
Carpet Layers	257.25	4
Cement Finishers	78.00	1
Drywall Tapers	1,471.75	7
Electricians	8.00	1
Fire Sprinkler Fitters	1,859.25	3
Glaziers	2,320.00	2
Ironworkers	644.00	1
Laborers	40,962.65	119
Painters	5,091.00	13
Piledrivers	113.50	2
Plumbers	3,037.00	5
Roofers	4,313.45	12
Sheet Metal Workers	6,448.00	9
Truck Drivers	850.50	2
Tuckpointers	1,535.00	4
Total	79,540.85	202

Table 6: RPP Participation by Race

Race	RPP Hours	# of RPP Workers
African-American	32,452.87	74
Asian	2,947.75	2
Causasian	9,026.85	24
Hispanic	28,744.15	87
Native American	1,591.50	1
Not Specified	4,777.73	14
Total	79,540.85	202

Table 5: RPP Participation by Zip Code

Zip Code	RPP Hours	# of RPP Workers
53202	1,455.28	3
53203	1,324.00	1
53204	10,281.00	31
53205	160.00	1
53206	2,646.50	8
53207	682.50	5
53208	3,458.85	9
53209	4,038.64	8
53210	6,169.55	12
53211	430.50	3
53212	3,534.73	6
53214	2,009.00	3
53215	19,238.68	58
53216	7,469.39	17
53218	2,730.43	11
53219	3,048.85	7
53220	2,930.75	4
53221	546.50	3
53222	1,398.50	3
53223	1,507.75	3
53224	755.00	1
53225	3,724.45	5
Total	79,540.85	202

Table 7: RPP Participation by Gender

Gender	RPP Hours	# of RPP Workers
Male	78,661.85	200
Female	879.00	2
Total	79,540.85	202

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	2	78.00	38.00	49%	38.00	100%
Bricklayers	6	1,915.00	1,244.00	65%	784.50	63%
Carpenters	4	933.45	537.50	58%	537.50	100%
Electricians	19	8,524.00	8.00	0%		
Fire Sprinkler Fitters	13	2,319.25	1,734.00	75%		
Glaziers	3	3,440.00	728.50	21%	728.50	100%
Heavy Equipment Operators	2	146.00				
Ironworkers	2	415.00				
Laborers	6	2,079.50	576.50	28%		
Painters	6	2,454.50	1,061.50	43%	203.50	19%
Piledrivers	1	75.00	75.00	100%	75.00	100%
Plumbers	31	7,941.50	2,909.00	37%	2,485.00	85%
Roofers	17	3,491.50				
Sheet Metal Workers	12	8,083.50	4,088.00	51%	1,924.00	47%
Tuckpointers	2	430.00	430.00	100%	430.00	100%
Total	126	42,326.20	13,430.00	32%	7,206.00	54%

Table 9: Apprentice Participation by Race

Race	Hours	# of Workers
African-American	6,677.00	16
Asian	2,171.75	2
Causasian	19,484.50	58
Hispanic	1,424.95	11
Native American		
Not Specified	12,568.00	39
Total	42,326.20	126

Table 10: Apprentice Participation by Gender

Gender	Total Hours	# of Workers
Male	41,565.20	124
Female	761.00	2
Not Specified		
Total	42,326.20	126