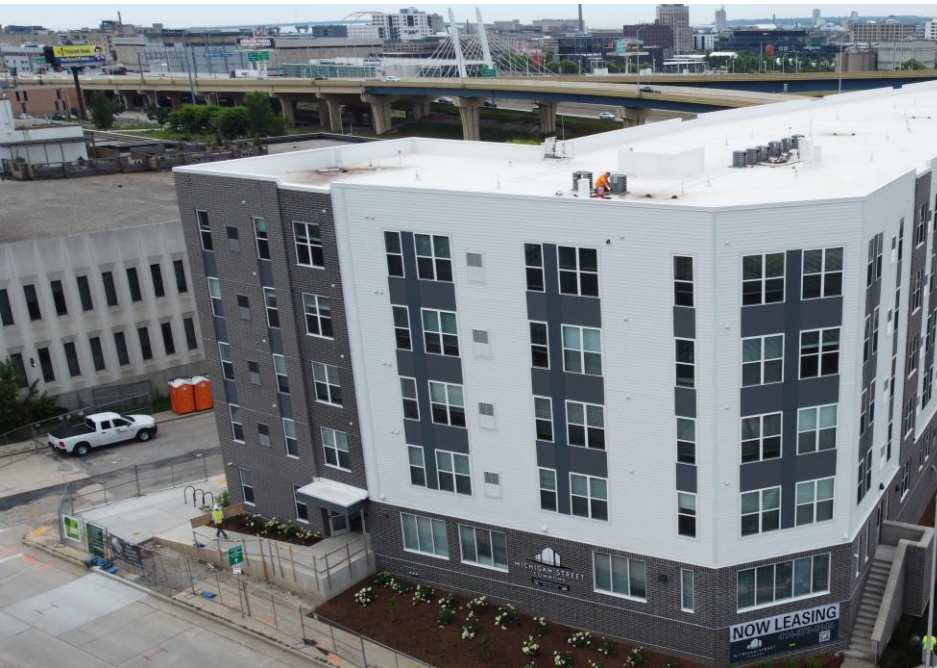


Michigan Commons Apartments

Final Participation Report



Michigan Commons is a five-story, 99-unit affordable housing project located on seven acres near North Michigan and West James Lovell in the West Town neighborhood of Downtown Milwaukee. Led by Bear Development (Bear) with Construction Management Associates (CMA) as the construction manager, the project has successfully fulfilled its goals.

Prism Technical Management & Marketing Services, LLC (Prism) played a key role in ensuring compliance with inclusion requirements, including a 40% RPP workforce and contract spend of 25% on Construction and 18% on Professional Services. At the completion of the project, all City requirements were met, reflecting Bear Development's commitment to the City of Milwaukee's Human Resource Agreement by engaging a diverse range of Contractors, Consultants, and service providers.



SBE Professional Service Participation

Table 1: Lead Professional Service Firm

Firm	Contracted by	Scope of service	Value Subject to Participation
Various	Michigan St. Apts., LLC		\$668,624
TOTAL			\$668,624

Project Subject to Participation:	\$668,624	
Required SBE Participation:	\$120,352	18.0%
Actual SBE Participation*:	\$120,352	18.0%

Chart 1: SBE Participation

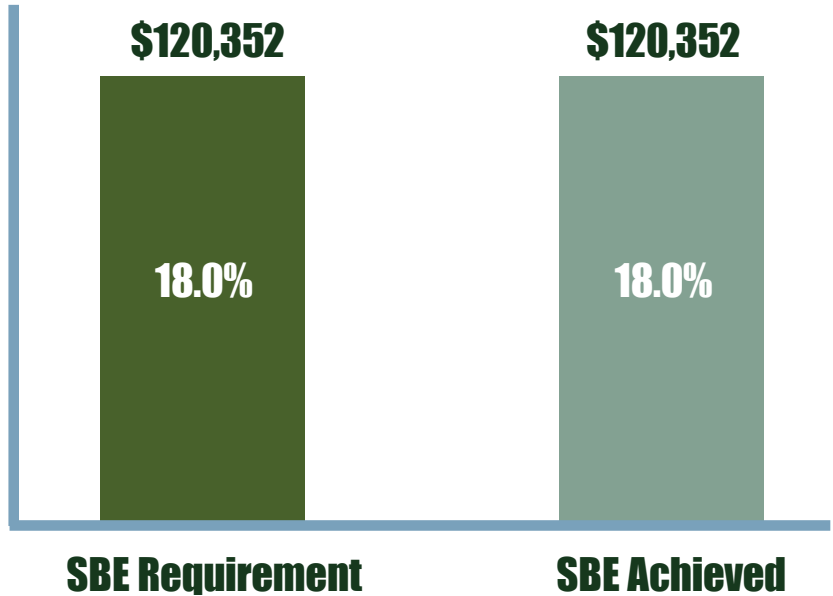


Table 2: SBE Professional Service

Consultant	Sub To	Scope	DBE	SBE	Awarded Contract Value
Prism Technical Management & Marketing Services, LLC	Bear Development	Inclusion Consultant	X	X	\$87,766
Amount Contributed 100 E. National	Bear Development	Professional Services			\$25,352*
TOTAL					\$120,352

*Bear Development is currently developing three projects in Milwaukee. The City has approved reallocating part of the SBE Professional Services contract value between those projects. This adjustment allowed the project to cover the shortfall on the Michigan Commons Project by using excess funds from the 100 E National project.

SBE Construction Contract Participation

Table 3: Construction Contract

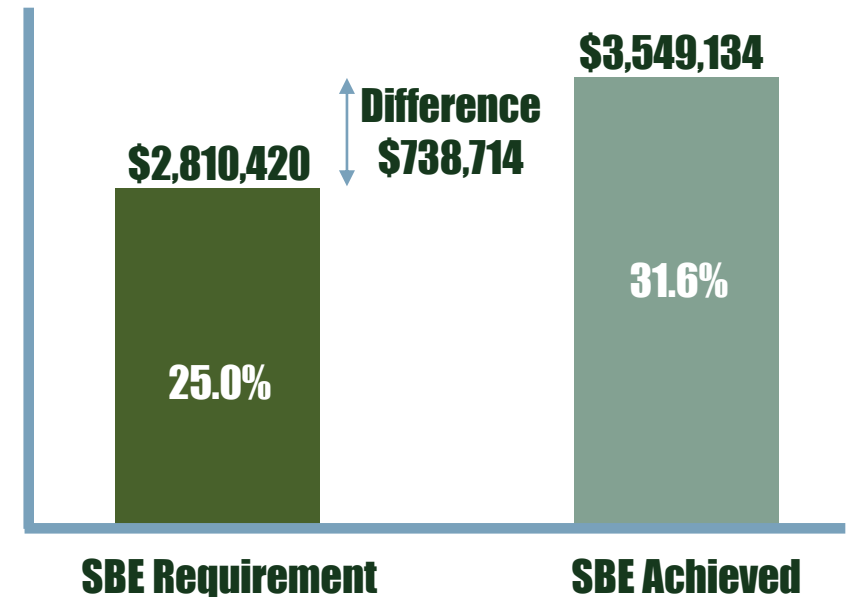
Firm	Contracted by	Scope of service	Value Subject to Participation
Construction Management Associates, Inc.	Michigan St. Apts., LLC	General Contractor	\$11,241,679
Total			\$11,241,679

Project Subject to Participation:	\$11,241,679	
Required SBE Participation:	\$2,810,420	25.0%
Actual SBE Participation:	\$3,549,134	31.6%

Table 4: SBE Construction Contracts

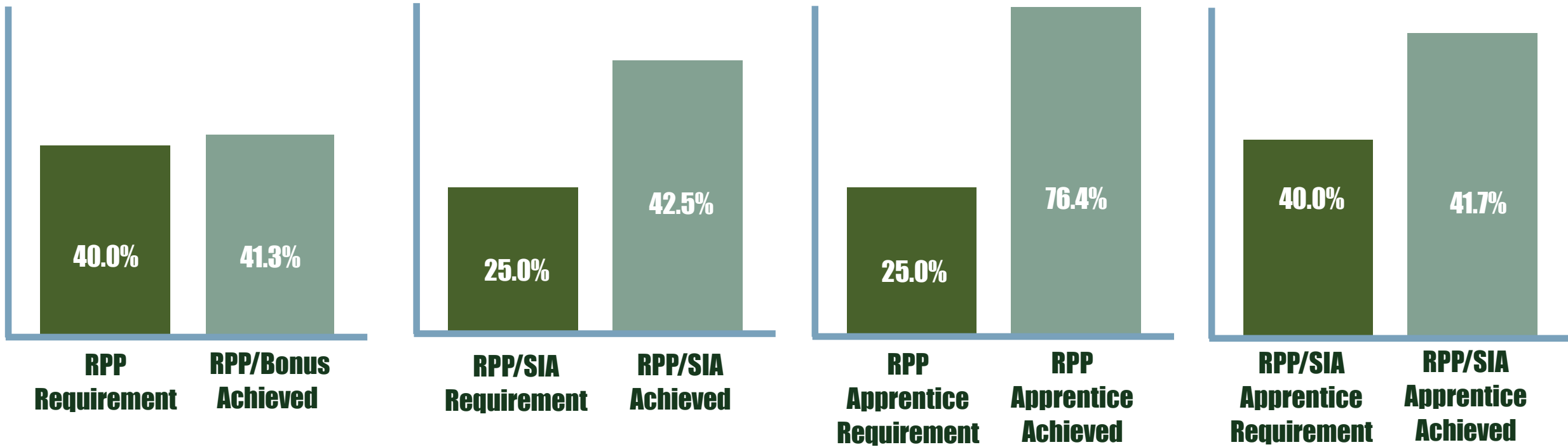
Contractor	Sub To	Scope	DBE	SBE	Awarded Contract Value
Artega Construction, Inc.	Construction Management Associates, Inc.	Masonry	X	X	\$1,036,512
BRT Services, LLC	JRA Construction, LLC	Trucking	X		\$91,834
Dairyland Electric Co., Inc.	Cornerstone One, LLC	Electric Install/ Materials		X	\$34,628
Insulation Technologies, Inc.	Construction Management Associates, Inc.	Siding	X	X	\$431,462
JCP Construction, Inc.	Wellenstein & Sons, Inc.	Rough Carpentry	X	X	\$133,006
JRT Top Notch Roofing, LLC	Construction Management Associates, Inc.	Roofing		X	\$303,440
On-Site Staffing	Construction Management Associates, Inc.	Labor	X	X	\$250,152
P.L. Freeman Co.	Quality Heating & Sheet Metal Co., Inc.	HVAC	X	X	\$1,268,100
TOTALS					\$3,549,134

Chart 2: SBE Participation



Workforce Participation

Chart 3: Workforce Participation



Michigan Commons Apartments

Thank You