

Michigan Commons Apartments

Bear Development



Participation Report Through August 2023



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Executive Summary

Michigan Commons is a five-story, 99-unit affordable housing project located on seven acres of land near North Michigan and West James Lovell, in the West town neighborhood of Downtown Milwaukee.

The project is led by Bear Development (Bear), with Construction Management Associates (CMA) as the construction manager. Prism Technical Management & Marketing Services, LLC (Prism) has been contracted to assist in the achievement of project inclusion requirements: 40% RPP workforce; and contract spend of 25% Construction and 18% Professional Services.

Bear is committed to the letter and spirit of the City of Milwaukee Human Resource Agreement requiring the utilization of Contractors, Consultants, and other service providers reflective of the diversity of the City of Milwaukee. This report is specific to the inclusion of firms certified by the City as SBE (or alternatively DBE) and deployment of local skilled trade persons in the workforce, certified by the City's Residents Preference Program.

While not the subject of this report it is noted that this development is also committed to meeting the goals under a Low-Income housing Tax Credit LIHTC agreement with WHEDA.



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

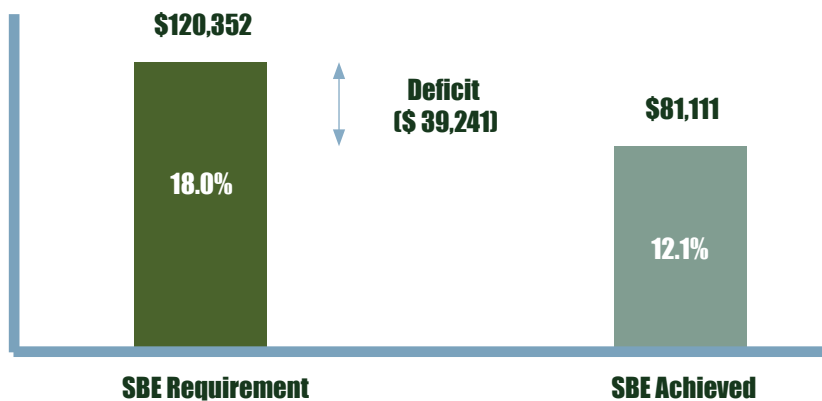
Table 2: SBE Professional Service

Consultant	Sub To	Scope	Awarded Contract Value	Paid To Date	% Paid
Prism Technical	Michigan St. Apts., LLC	Inclusion Consultant	\$81,111	\$34,657	42.7%
TOTAL			\$81,111	\$34,657	42.7%

Project Subject to Participation:	\$ 668,624	
Required SBE Participation:	\$ 120,352	18.0%
Actual SBE Participation*:	\$ 81,111	12.1%

*If unable to achieve this requirement, the Developer has committed to making up the shortfall on future projects.

Chart 1: SBE Participation



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	\$11,031,915
Total			\$11,031,915

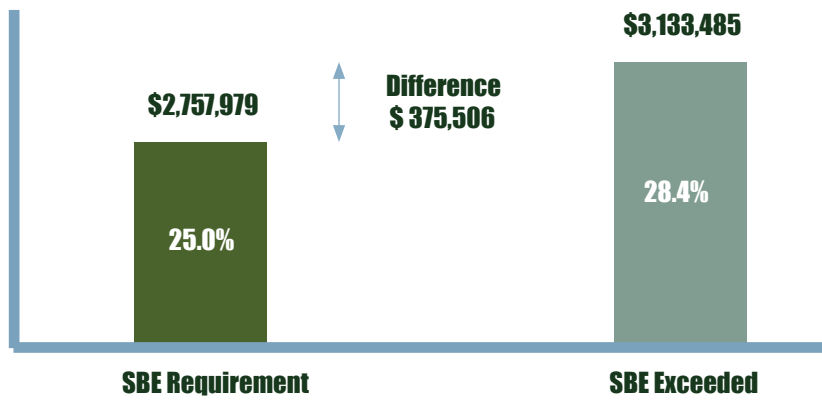
Table 4: SBE Construction Contracts

Contractor	Sub To	Scope	Awarded Contract Value	Paid To Date	% Paid
Artega Construction, Inc.	Construction Management Associates, Inc.	Masonry	\$1,012,397	\$125,244	12.4%
BRT Services, LLC	JRA Construction, LLC	Trucking	\$88,294	\$86,583	98.1%
Dairyland Electric Co., Inc.	Cornerstone One, LLC	Electric Install/ Materials	\$34,628	\$25,073	72.4%
Insulation Technologies, Inc	Construction Management Associates, Inc.	Siding	\$371,385	\$0	0.0%
JCP Construction, LLC	Wellenstein & Sons	T&M Labor	\$71,402	\$0	0.0%
JRT Top Notch Roofing, LLC	Construction Management Associates, Inc.	Roofing	\$287,280	\$0	0.0%
P.L. Freeman	Construction Management Associates, Inc.	HVAC	\$1,268,100	\$0	0.0%
TOTALS			\$3,133,485	\$236,900	7.6%

Total SBE Construction Participation

Project Subject to Participation:	\$ 11,031,915	
Required SBE Participation:	\$2,757,979	25.0%
Actual SBE Participation:	\$3,133,485	28.4%

Chart 2: SBE Participation



Workforce Participation

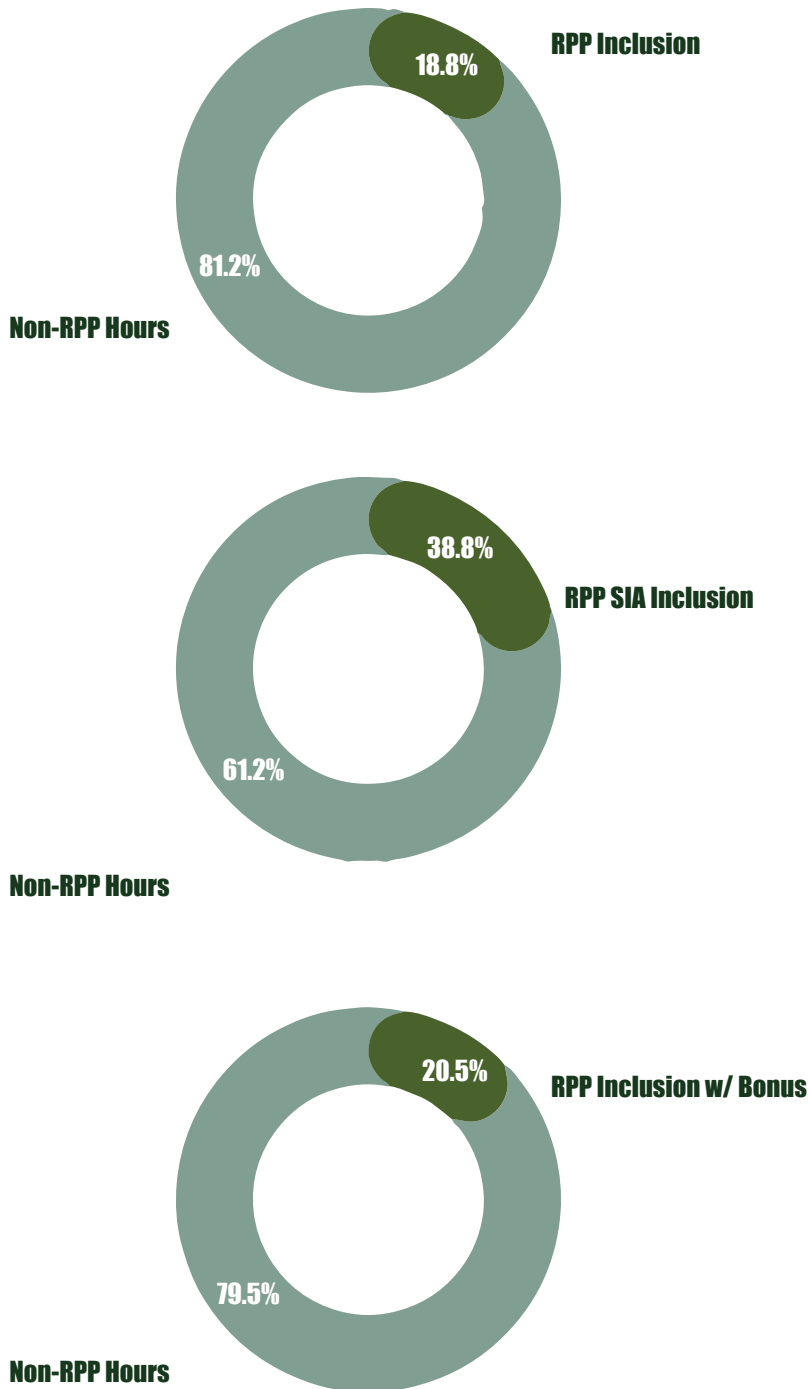
Table 5: Workforce Participation

Contractor	Sub To	Scope	Total Hours Worked	Total Eligible Hours Worked	RPP Hours	RPP %	RPP/ SIA Hours	RPP/ SIA %	Bonus Hours	RPP w/ Bonus Hours	RPP w/ bonus %
Arteaga Construction Inc	CMA	Masonry	2,006.5	1,981.5	798.0	40.3%	190.00	24.0%	0.0	798.0	40.3%
BRT Service, LLC	JRA Construction, LLC	Trucking	585.3	585.3	585.3	100.0%	84.25	31.0%	62.9	648.1	110.7%
Cornerstone One	CMA	Site Utilities	1,602.1	1,602.1	181.8	11.3%	181.8	100.0%	10.8	192.6	12.0%
JCP Construction, LLC	Wellenstein & Sons	Carpentry	278.0	278.0	278.0	100.0%	278.0	100.0%	125.1	403.1	145.0%
Kurk Concrete, LLC	CMA	Concrete	5,084.5	5,084.5	0.0	0.0%	0.0	0.0	0.0	0.0	0.0%
Mid-States Concrete Cutting Co.	CMA	Pre-Cast Concrete	113.0	113.0	0.0	0.0%	0.0	0.0	0.0	0.0	0.0%
Midwest Stairs & Iron	CMA	Metal Fab	62.0	62.0	0.0	0.0%	0.0	0.0	0.0	0.0	0.0%
NSI Electrical Contractors, Inc.	CMA	Electrical	179.5	179.5	0.0	0.0%	0.0	0.0	0.0	0.0	0.0%
Wellenstein & Sons, Inc.	CMA	Rough Carpentry	1,557.5	1,557.5	306.5	19.7%	0.0	0.0	0.0	306.5	19.7%
TOTALS			11,468.4	11,443.3	2,149.6	18.8%	834.1	38.8%	198.8	2,348.3	20.5%

Total Eligible Hours Worked:	11,443.3
RPP Participation:	18.8%
RPP SIA Participation:	38.8%
RPP with Bonus:	20.5%

Workforce Participation

Chart 3: Workforce Participation



Workforce Participation

Table 6: RPP by Craft

Craft	# Of RPP Hours	# Of RPP Workers
Bricklayers	329.0	1
Carpenters	460.5	5
Laborers	774.8	5
Truck Drivers	585.3	8
TOTALS	2,149.6	19

Table 8: RPP by Race

Race	# Of RPP Hours	# Of RPP Workers
Asian	0.0	0
African American	175.0	2
Caucasian	589.5	5
Hispanic	1,134.3	9
Middle Eastern	103.3	1
Native American	89.0	1
Two Or More Races	58.5	1
TOTALS	2,149.6	19

Table 7: RPP by Zipcode

Zip Code	# Of RPP Hours	# Of RPP Workers
53204	345.1	3
53210	124.0	1
53211	108.0	1
53212	58.5	1
53213	103.3	1
53215	421.5	3
53216	51.0	1
53220	355.3	3
53221	78.0	1
53223	25.0	1
53225	329.0	1
53227	49.5	1
53228	101.5	1
TOTALS	2,149.6	19

Table 9: RPP by Gender

Gender	# Of RPP Hours	# Of RPP Workers
Male	2,149.6	19
Female	0.0	0
TOTALS	2,149.6	19

Apprenticeship Participation

Table 10: Apprenticeship Participation

Craft	# of Apprentices	Eligible Apprentice Hours Worked	RPP App Hour Worked	RPP App %	RPP/SIA App Hours	RPP/SIA App %
Bricklayers	2	307.5	0.0	0.0%	0.0	0.0%
Carpenters	2	260.0	154.0	59.2%	0.0	0.0%
Laborers	1	124.0	124.0	100.0%	124.0	100%
Totals	5	691.5	278.0	40.2%	124.0	44.6%

Table 11: Apprenticeship by Race

Race	# Of RPP Hours	# Of RPP Workers
Asian	0.0	0
African American	262.0	2
Caucasian	275.5	2
Hispanic	154.0	1
Native American	0.0	0
Not Specified	0.0	0
Totals	691.5	5

Table 12: Apprenticeship by Gender

Gender	# Of RPP Hours	# Of RPP Workers
Male	691.5	5
Female	0.0	0
Totals	691.5	5

End of Report.