

Michigan Commons Apartments

Bear Development



**Participation Report
Through February 2024**



PRISM TECHNICAL
Management & Marketing Services, LLC

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

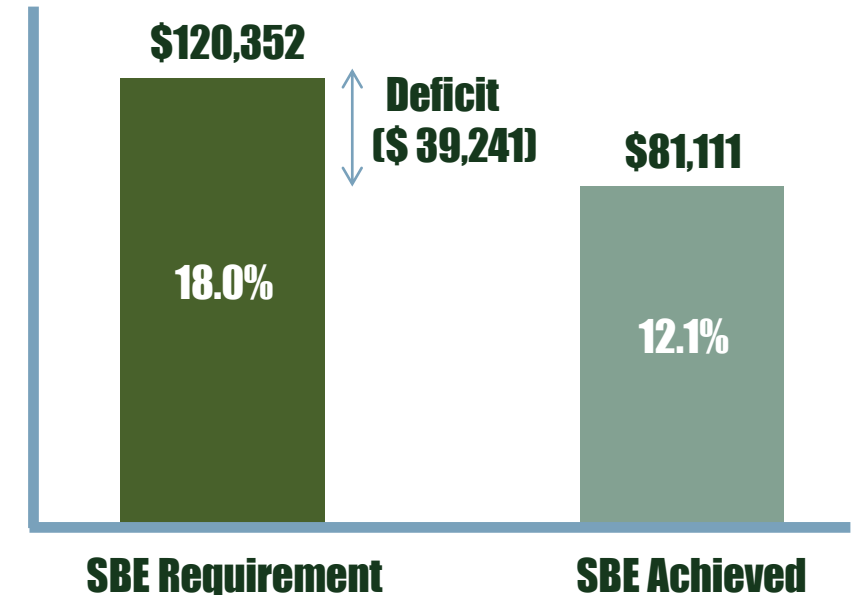
Project Subject to Participation:	\$ 668,624	
Required SBE Participation:	\$ 120,352	18.0%
Actual SBE Participation*:	\$ 81,111	12.1%

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	\$57,080	70.4%
TOTAL			\$81,111	\$57,080	70.4%

*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	\$11,241,679
Total			\$11,241,679

Project Subject to Participation:	\$11,241,679	
Required SBE Participation:	\$2,810,420	25.0%
Actual SBE Participation:	\$3,132,817	27.9%

Table 4: SBE Construction Contracts

Contractor	Sub To	Scope	Awarded Contract Value	Paid To Date	% Paid
Artega Construction, Inc.	Construction Management Associates, Inc.	Masonry	\$1,012,679	\$474,927	46.9%
BRT Services, LLC	JRA Construction, LLC	Trucking	\$91,834	\$91,834	100.0%
Dairyland Electric Co., Inc.	Cornerstone One, LLC	Electric Install/ Materials	\$34,628	\$34,628	100.0%
Insulation Technologies, Inc.	Construction Management Associates, Inc.	Siding	\$371,385	\$347,039	93.4%
JCP Construction, Inc.	Wellenstein & Sons, Inc.	Rough Carpentry	\$45,507	\$44,667	98.2%
JRT Top Notch Roofing, LLC	Construction Management Associates, Inc.	Roofing	\$287,280	\$237,051	82.5%
On-Site Staffing	Construction Management Associates, Inc.	Labor	\$21,405	\$21,405	100.0%
P.L. Freeman Co.	Quality Heating & Sheet Metal Co., Inc.	HVAC	\$1,268,100	\$236,092	18.6%
TOTALS			\$3,132,817	\$1,487,642	47.5%

Chart 2: SBE Participation

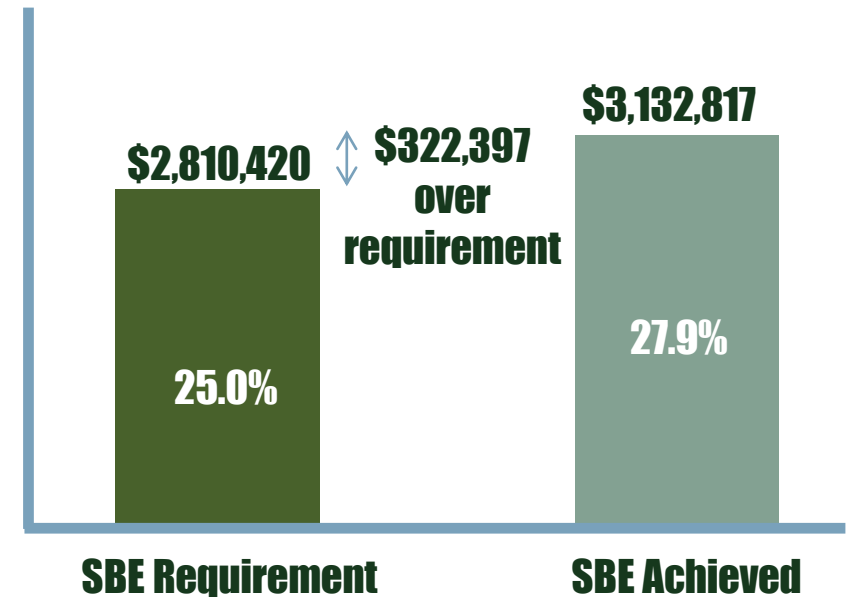


Table 5: Workforce Participation

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	6,044.0	6,019.0	2,900.5	48.2%	708.0	24.4%	53.1	2,953.6	49.1%
Blair Fire Protection, LLC	CMA	Fire Protection	1,133.0	1,133.0	310.8	27.4%	188.0	60.5%	37.4	348.1	30.7%
Cornerstone One	CMA	Site Utilities	1,871.1	1,871.1	205.6	11.0%	205.6	100.0%	9.2	214.8	11.5%
Horner Plumbing	CMA	Plumbing	3,144.0	3,144.0	1,208.0	38.4%	337.5	27.9%	11.6	1,219.6	38.8%
Insulation Technologies, Inc	CMA	Carpentry	1,412.2	1,412.2	805.7	57.1%	668.3	82.9%	263.5	1,069.3	75.7%
JCP Construction LLC	Wellenstein & Sons, Inc.	T&M Labor	1,421.3	1,421.3	1,278.8	90.0%	1,109.8	86.8%	483.8	1,762.6	124.0%
JRT Top Notch Roofs LLC	CMA	Roofing	742.5	742.5	374.0	50.4%	320.0	85.6%	122.9	496.9	66.9%
Kurk Concrete	CMA	Cement Finisher	5,263.0	5,263.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Mid-States Concrete Cutting Co.	CMA	Pre-Cast Concrete	177.5	175.5	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Midwest Stairs & Iron	CMA	Metal Fab	552.3	552.3	120.0	21.7%	12.3	10.2%	0.0	120.0	21.7%
NSI Electrical Contractors, Inc.	CMA	Electrical	4,691.3	4,691.3	24.0	0.5%	0.0	0.0%	0.0	24.0	0.5%
On-site, Inc DBA On-site Staffing	CMA	General Labor	1,797.3	1,797.3	1,681.3	93.5%	912.0	54.2%	366.1	2,047.5	113.9%
P.L. Freeman	CMA	HVAC	2,798.0	2,798.0	1,375.5	49.2%	144.5	10.5%	0.0	1,375.5	49.2%
Wellenstein & Sons, Inc.	CMA	Rough Carpentry	8,150.0	8,150.0	2,498.5	30.7%	115.0	4.6%	0.0	2,498.5	30.7%
TOTALS			39,197.4	39,170.4	12,782.6	32.6%	4,720.9	36.9%	1,347.5	14,130.2	36.1%

RPP Participation

Total Eligible Hours Worked:	39,170.4
RPP Participation:	32.6%
RPP SIA Participation:	36.9%
RPP with Bonus:	36.1%

*Project team is fully aware of the 40% RPP requirement and continues to work to eliminate the 3.9 Point Deficit.



Workforce Participation

Chart 3: Workforce Participation

