

# Michigan Commons Apartments

## Bear Development



## Final Participation Report

 **PRISM TECHNICAL**  
Management & Marketing Services, LLC



# Table of Content

Executive Summary .....	03
SBE Professional Services Participation .....	04
SBE Construction Contracting Participation .....	05
Workforce Participation .....	07
Apprenticeship Participation .....	11



A look into one of the units at Michigan Commons.

## Executive Summary

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.



Michigan Commons logo and signage featured on its brick wall.

# SBE Professional Services Participation

**Table 1: Lead Professional Services Firm**

Firm	Contracted by	Scope of service	Value Subject to Participation
Various	Bear Development	Developer	\$668,624
<b>TOTAL</b>			<b>\$668,624</b>

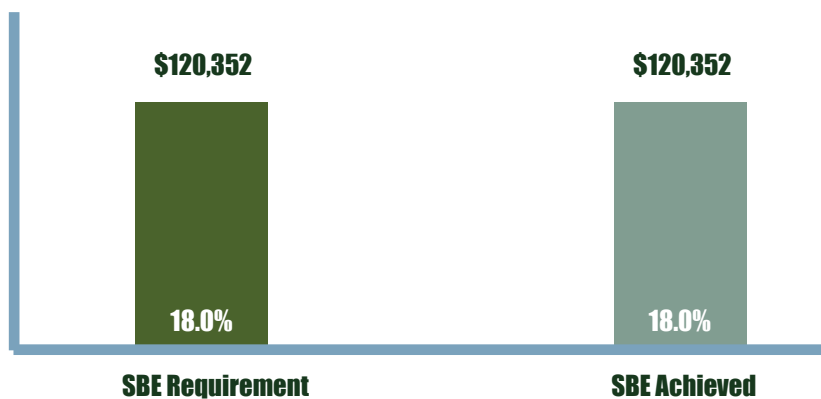
**Table 2: SBE Professional Services**

Consultant	Sub To	Scope	DBE	SBE	Awarded Contract Value
Prism Technical Management & Marketing Services, LLC	Bear Development	Inclusion Consultant	X	X	\$95,000
Amount Contributed From 100 E. National	Bear Development	Professional Services			\$25,352*
<b>TOTAL</b>					<b>\$120,352</b>

\*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.

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

**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

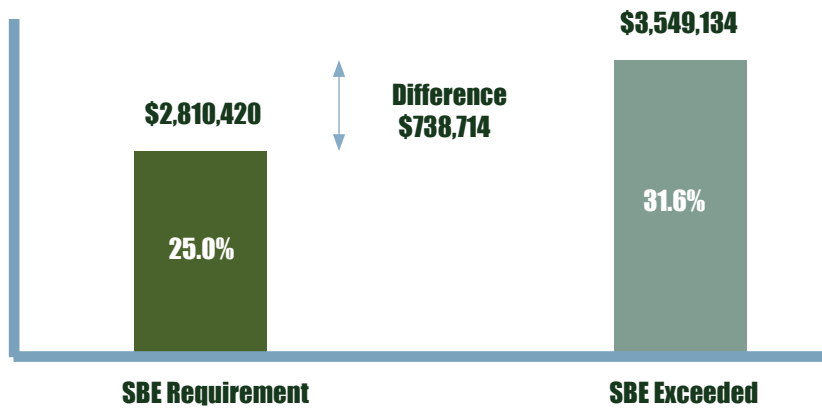
**Table 4: SBE Construction Contracts**

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
<b>TOTALS</b>					<b>\$3,549,134</b>

# Total SBE Construction Participation

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

**Chart 2: SBE Participation**



Outside progress as of summer 2024.

# 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	6,966.0	6,941.0	3,304.5	47.6%	743.0	22.5%	24.5	3,329.0	48.0%
AVS Transport, LLC	Cornerstone One	Trucking	34.0	34.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Blair Fire Protection, LLC	CMA	Fire Protection	1,188.0	1,188.0	318.8	26.8%	188.0	59.0%	34.6	353.4	29.7%
Builder Services Group, Inc.	CMA	Carpentry	1,496.5	1,496.5	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Cornerstone One	CMA	Site Utilities	2,398.9	2,398.9	302.4	12.6%	256.5	84.8%	8.3	310.7	13.0%
Cuervo Trucking, LLC	BRT Services, LLC	Trucking	93.5	93.5	93.5	100.0%	0.0	0.0%	0.0	93.5	100.0%
Dean Investments	CMA	Painting	920.0	0.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
F and M Trucking and Sons, LLC	CMA	Trucking	88.3	88.3	88.3	100.0%	0.0	0.0%	0.0	88.3	100.0%
Honeybee Trucking, LLC	CMA	Trucking	41.0	41.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Horner Plumbing	CMA	Plumbing	4,056.0	4,056.0	1,361.0	33.6%	342.5	25.2%	0.0	1,361.0	33.6%
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	1,462.3	1,462.3	1,278.8	87.5%	1,109.8	86.8%	481.8	1,760.5	120.4%
JRT Top Notch Roofs LLC	CMA	Roofing	829.5	829.5	400.0	48.2%	346.0	86.5%	131.5	531.5	64.1%
Kurk Concrete	CMA	Cement Finisher	5,781.5	5,781.5	23.8	0.4%	0.0	0.0%	0.0	23.8	0.4%
Land & Liberty, LLC	JRA Construction, LLC	Trucking	77.5	77.5	77.5	100.0%	77.5	100.0%	34.9	112.4	145.0%
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%

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# Workforce Participation

**Table 5: Workforce Participation (continued)**

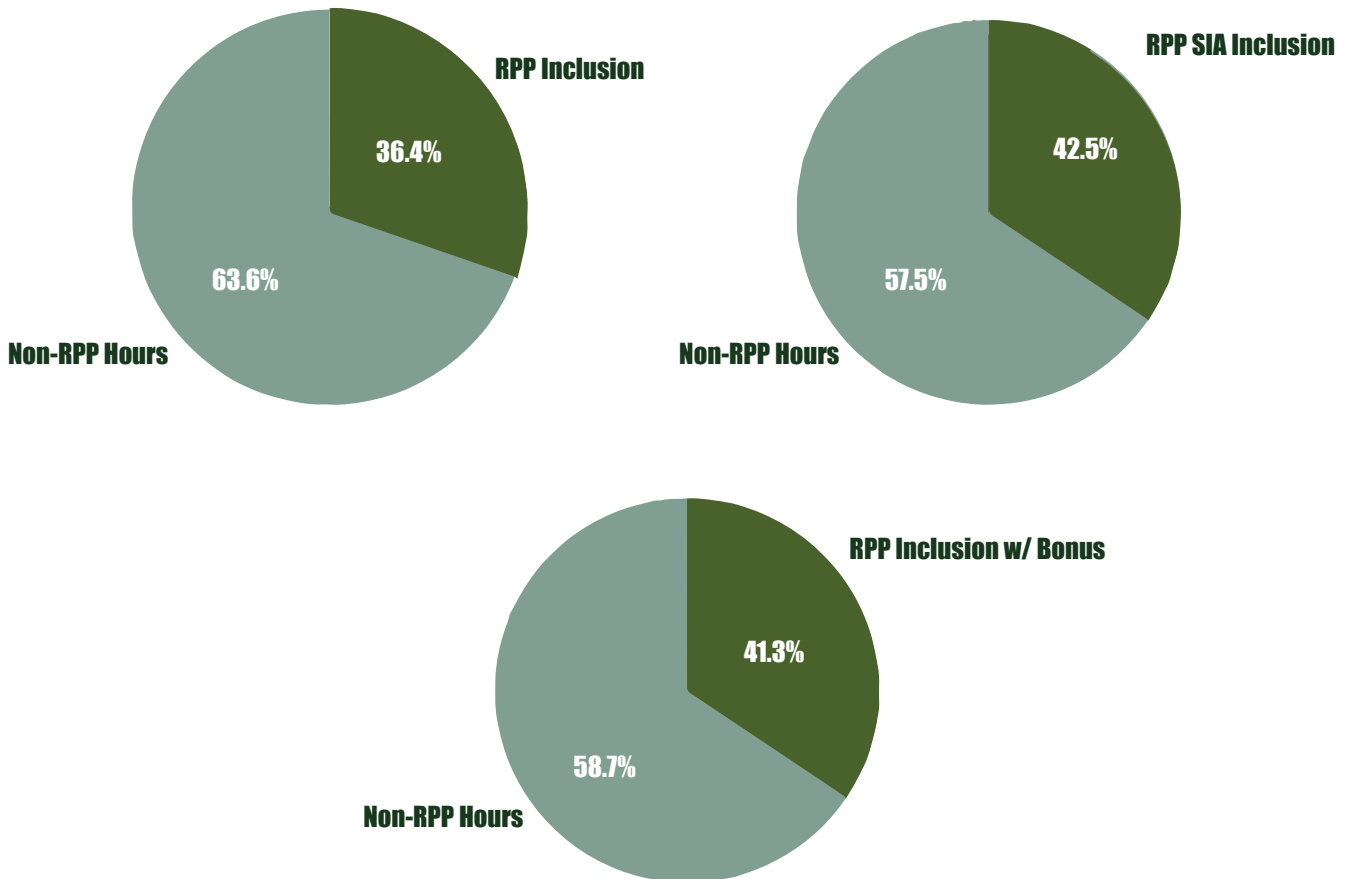
Contractor	Sub To	Scope	Total Hours Worked	Total Eligible Hours Worked	RPP Hours	RPP %	RPP/ SIA Hours	RPP/ SIA %	Bonus Hours	RPP w/ Bonus Hours	RPP w/ bonus %
Midwest Stairs & Iron	CMA	Metal Fab	1,022.0	1,022.0	634.8	62.1%	289.5	45.6%	93.7	728.4	71.3%
Nonn's Flooring, LLC	CMA	General Labor	2,346.5	2,346.5	462.0	19.7%	462.0	100.0%	113.7	575.7	24.5%
NSI Electrical Contractors, Inc.	CMA	Electrical	8,481.3	8,481.3	490.0	5.8%	0.0	0.0%	0.0	490.0	5.8%
OCS Contracting Services, Inc.	CMA	Drywall	2,793.0	2,793.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
On-site, Inc DBA On-site Staffing	CMA	General Labor	8,704.3	8,704.3	8,310.3	95.5%	4,284.3	51.6%	1,706.9	10,017.3	115.1%
P.L. Freeman	CMA	HVAC	4,688.0	4,688.0	2,162.3	46.1%	427.5	19.8%	0.0	2,162.3	46.1%
Regency Janitorial Service, Inc	CMA	General Labor	1,387.3	1,387.3	536.5	38.7%	450.5	84.0%	155.9	692.4	49.9%
S&E Juarez, LLC	BRT Services, LLC	Trucking	129.3	129.3	129.3	100.0%	129.3	100.0%	58.2	187.4	145.0%
Selarom Construction, LLC	CMA	Carpentry	158.0	158.0	82.0	51.9%	50.0	61.0%	17.1	99.1	62.7%
Villani Landscapers Lawnscapeing	CMA	Landscaping	119.5	119.5	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Wellenstein & Sons, Inc.	CMA	Rough Carpentry	8,283.5	8,283.5	2,498.5	30.2%	115.0	4.6%	0.0	2,498.5	30.2%
<b>TOTALS</b>			65,135.1	64,188.1	23,359.8	36.4%	9,939.5	42.5%	3,124.4	26,484.2	41.3%



# Workforce Participation

Total Eligible Hours Worked:	64,188.1
RPP Participation:	36.4%
RPP SIA Participation:	42.5%
RPP with Bonus:	41.3%

**Chart 3: Workforce Participation**



# Workforce Participation

**Table 6: RPP by Craft<sup>1</sup>**

Craft	# Of RPP Hours	# Of RPP Workers
Bricklayer	2,099.0	5
Carpenters	5,027.5	22
Cement Finisher	23.8	1
Electrician	490.0	2
Fire Sprinkler Fitter	318.8	3
Heavy Equipment Operator	96.9	2
Ironworker	303.5	4
Laborers	10,681.7	50
Painter	7.0	1
Plumber	1,361.0	4
Roofers	400.0	5
Sheet metal worker	2,162.3	5
Truck Drivers	388.5	4
<b>TOTALS</b>	<b>23,359.8</b>	<b>108</b>

<sup>1</sup> Four workers are classified in 2 seperate crafts.

**Table 8: RPP by Race**

Race	# Of RPP Hours	# Of RPP Workers
Asian	33.5	1
African American	10,265.1	36
Caucasian	3,502.5	13
Hispanic	7,585.0	43
Unspecified	873.3	3
Not Specified	504.3	4
Two or more race	90.5	1
Other	88.3	1
Native American	417.5	2
<b>TOTALS</b>	<b>23,359.8</b>	<b>104</b>

**Table 7: RPP by Zipcode**

Zip Code	# Of RPP Hours	# Of RPP Workers
53202	8.0	1
53203	96.0	1
53204	1,593.9	13
53205	265.4	2
53206	1,663.6	6
53207	1,302.0	4
53208	1,250.3	5
53209	771.3	4
53210	1,315.3	5
53211	1,275.0	2
53212	685.0	3
53213	88.3	1
53214	43.8	2
53215	3,686.4	24
53216	1,192.5	6
53218	1,816.8	5
53219	275.8	2
53220	868.0	2
53221	1,448.7	6
53222	1,229.8	3
53225	2,390.8	6
53228	93.5	1
<b>TOTALS</b>	<b>23,359.8</b>	<b>104</b>

**Table 9: RPP by Gender**

Gender	# Of RPP Hours	# Of RPP Workers
Male	23,199.3	99
Female	160.5	5
<b>TOTALS</b>	<b>23,359.8</b>	<b>104</b>

# 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 %
Bricklayer	2	439.5	439.5	100.0%	146.0	33.2%
Carpenter	3	1563.8	1,563.8	100.0%	1,053.8	67.4%
Electrician	3	1,291.5	204.5	15.8%	0.0	0.0%
Fire Sprinkler Fitter	2	50.8	0.0	0.0%	0.0	0.0%
General Laborer	1	56.0	56.0	100.0%	56.0	100.0%
Sheet Metal Worker	2	635.8	635.8	100.0%	353.5	55.6%
Plumber	5	1,145.5	1,059.5	92.5%	41.0	3.9%
<b>Totals</b>	<b>18</b>	<b>5,182.8</b>	<b>3,959.0</b>	<b>76.4%</b>	<b>1,650.3</b>	<b>41.7%</b>

**Table 11: Apprenticeship by Race**

Race	# Of RPP Hours	% Of RPP Workers
Asian	0.0	0.0%
African-American	639.3	12.3%
Caucasian	879.8	17.0%
Hispanic	1,862.3	35.9%
Native American	0.0	0.0%
Not Specified	1,291.5	24.9%
Two or More Races	0.0	0.0%
Unspecified	510.0	9.8%
<b>Totals</b>	<b>5,182.8</b>	<b>100.0%</b>

**Table 12: Apprenticeship by Gender**

Gender	# Of RPP Hours	% Of RPP Workers
Male	5,182.8	100.0%
Female	0.0	0.0%
Unspecified	0.0	0.0%
<b>Totals</b>	<b>5,182.8</b>	<b>100.0%</b>

**End of Report.**