

The Corliss Bear Development



Participation Report Through September 2024



PRISM TECHNICAL
Management & Marketing Services, LLC





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Executive Summary

The Corliss project is a 576-unit Affordable Housing New Construction project at the Filer & Stowell complex southeast of South First and East Becher streets in the Bay View /Harbor District neighborhood of 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 SBE 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.

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



Top down view of construction site at the Corliss.

SBE Professional Services Participation

Table 1: Total Professional Services Budget

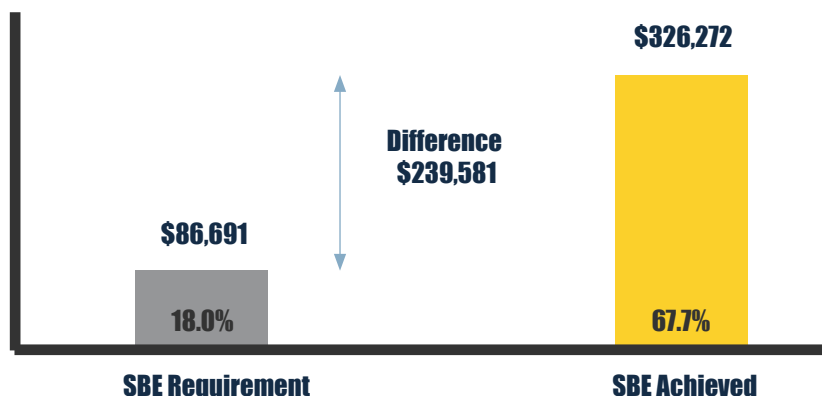
| | |
|---------------------------------|-----------|
| Value Subject to Participation: | \$481,614 |
|---------------------------------|-----------|

Table 2: Professional Services SBE Contracts

| Consultant | Sub To | Scope | DBE | SBE | Awarded Contract Value |
|--|------------------------------------|----------------------|-----|-----|------------------------|
| Prism Technical Management & Marketing Services, LLC | Bear Development | Inclusion Consultant | X | X | \$146,272 |
| Construction ASAP, LLC | Construction Management Associates | Workforce Sourcing | X | | \$180,000 |
| TOTAL | | | | | \$326,272 |

| | | |
|-----------------------------------|-----------|-------|
| Project Subject to Participation: | \$481,614 | |
| Required SBE Participation: | \$86,691 | 18.0% |
| Actual SBE Participation*: | \$326,272 | 67.7% |

Chart 1: SBE Participation



SBE Construction Contract Participation

Table 3: Construction Budget

| Firm | Contracted by | Scope of service | Value Subject to Participation |
|--|------------------|--------------------|--------------------------------|
| Construction Management Associates, Inc. | Bear Development | General Contractor | \$75,128,941 |
| TOTAL | | | \$75,128,941 |

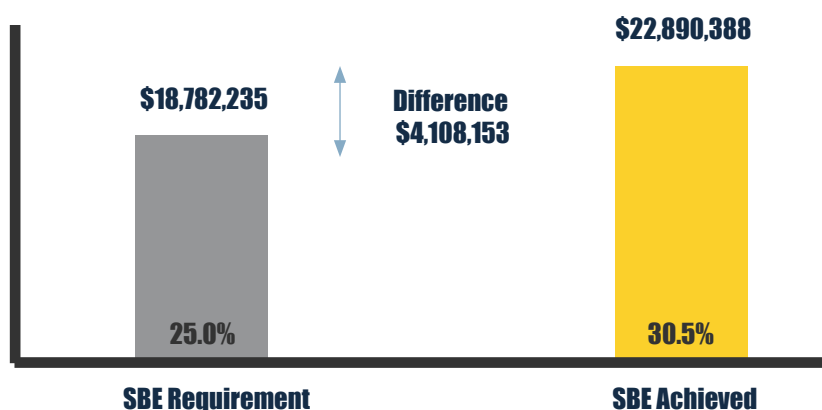
Table 4: Construction SBE Contracts

| Contractor | Sub To | Scope | Awarded Contract Value |
|-------------------------------|--|-----------|------------------------|
| BRT Trucking (Earthwork) | Cornerstone One, LLC | Hauling | \$194,838 |
| BRT Trucking (Site Utilities) | Cornerstone One, LLC | Hauling | \$123,090 |
| Hernandez Roofing | Construction Management Associates, Inc. | Roofing | \$1,803,516 |
| Insulation Technologies, Inc | Construction Management Associates, Inc. | Siding | \$2,506,956 |
| On-Site Staffing | Construction Management Associates, Inc. | Labor | \$70,654 |
| On-Site Staffing | Kurk Concrete | Labor | \$1,686 |
| P.L. Freeman | Quality Heating & Sheet Metal, Inc. | HVAC | \$4,632,900 |
| Price And Sons, Inc. | Cornerstone One, LLC | Materials | \$442,761 |
| Selarom Construction | Construction Management Associates, Inc. | Framing | \$13,113,988 |
| TOTAL | | | \$22,890,388 |

Total SBE Construction Participation

| | | |
|-----------------------------------|--------------|-------|
| Project Subject to Participation: | \$75,128,941 | |
| Required SBE Participation: | \$18,782,235 | 25.0% |
| Actual SBE Participation: | \$22,890,388 | 30.5% |

Chart 2: SBE Participation



Completing all four floors of The Corliss

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 % |
|-------------------------------------|------------------------------------|------------|--------------------|-----------------------------|-----------|--------|----------------|------------|-------------|--------------------|----------------|
| Alanis Trucking, LLC | BRT Services, LLC | Trucking | 158.0 | 158.0 | 71.8 | 45.4% | 0.0 | 0.0% | 0.0 | 71.8 | 45.4% |
| AVS Transport, LLC | BRT Services, LLC | Trucking | 96.8 | 96.8 | 0.0 | 0.0% | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% |
| Barron Trucking, LLC | BRT Services, LLC | Trucking | 105.3 | 105.3 | 105.3 | 100.0% | 0.0 | 0.0% | 0.0 | 105.3 | 100.0% |
| Cornerstone, LLC | Construction Management Associates | Earthwork | 6,302.6 | 6,302.6 | 1,119.3 | 17.8% | 37.6 | 3.4% | 0.0 | 1,119.3 | 17.8% |
| Delgado's Trucking, LLC | BRT Services, LLC | Trucking | 44.3 | 44.3 | 44.3 | 100.0% | 0.0 | 0.0% | 0.0 | 44.3 | 100.0% |
| F & M Trucking, LLC | BRT Services, LLC | Trucking | 582.8 | 582.8 | 582.8 | 100.0% | 0.0 | 0.0% | 0.0 | 582.8 | 100.0% |
| Foundation Service Corp. | Construction Management Associates | Foundation | 1,984.0 | 1,070.0 | 0.0 | 0.0% | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% |
| Honeybee Trucking, LLC | BRT Services, LLC | Trucking | 243.8 | 243.8 | 243.8 | 100.0% | 0.0 | 0.0% | 0.0 | 243.8 | 100.0% |
| Jaime's Trucking and Logistics, LLC | BRT Services, LLC | Trucking | 46.3 | 46.3 | 0.0 | 0.0% | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% |
| Joy's Trucking, LLC | BRT Services, LLC | Trucking | 160.5 | 160.5 | 160.5 | 100.0% | 160.5 | 100.0% | 72.2 | 232.7 | 145.0% |
| JPSS Trucking & Logistics, LLC | JRA Construction, LLC | Trucking | 186.5 | 186.5 | 186.5 | 100.0% | 0.0 | 0.0% | 0.0 | 186.5 | 100.0% |

Table continues on next page.

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 % |
|----------------------------------|------------------------------------|---------------|--------------------|-----------------------------|-----------|--------|----------------|------------|-------------|--------------------|----------------|
| JRA Construction, LLC | BRT Services, LLC | Trucking | 203.0 | 203.0 | 203.0 | 100.0% | 0.0 | 0.0% | 0.0 | 203.0 | 100.0% |
| JS Trucking, LLC | JRA Construction, LLC | Trucking | 162.3 | 162.3 | 162.3 | 100.0% | 162.3 | 100.0% | 73.0 | 235.3 | 145.0% |
| Kurk Concrete, LLC | Construction Management Associates | Concrete | 4,229.0 | 3,929.2 | 1,264.5 | 32.2% | 463.3 | 36.6% | 35.2 | 1,299.7 | 33.1% |
| Land & Liberty, LLC | BRT Services, LLC | Trucking | 305.3 | 305.3 | 156.3 | 51.2% | 156.3 | 100.0% | 62.9 | 219.1 | 71.8% |
| Lifetime Radon Solutions, Inc. | Construction Management Associates | Radon Testing | 36.0 | 36.0 | 0.0 | 0.0% | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% |
| M&E Trucking, LLC | E&G Trucking, LLC | Trucking | 61.0 | 61.0 | 0.0 | 0.0% | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% |
| MC Force, LLC | JRA Construction, LLC | Trucking | 70.0 | 70.0 | 70.0 | 100.0% | 70.0 | 100.0% | 31.5 | 101.5 | 145.0% |
| Minerva's Trucking, LLC | BRT Services, LLC | Trucking | 164.5 | 164.5 | 164.5 | 100.0% | 0.0 | 0.0% | 0.0 | 164.5 | 100.0% |
| Nezios Trucking, LLC | BRT Services, LLC | Trucking | 9.0 | 9.0 | 9.0 | 100.0% | 0.0 | 0.0% | 0.0 | 9.0 | 100.0% |
| NSI Electrical Contractors, Inc. | Construction Management Associates | Electrical | 711.5 | 711.5 | 0.0 | 0.0% | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% |

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Workforce Participation

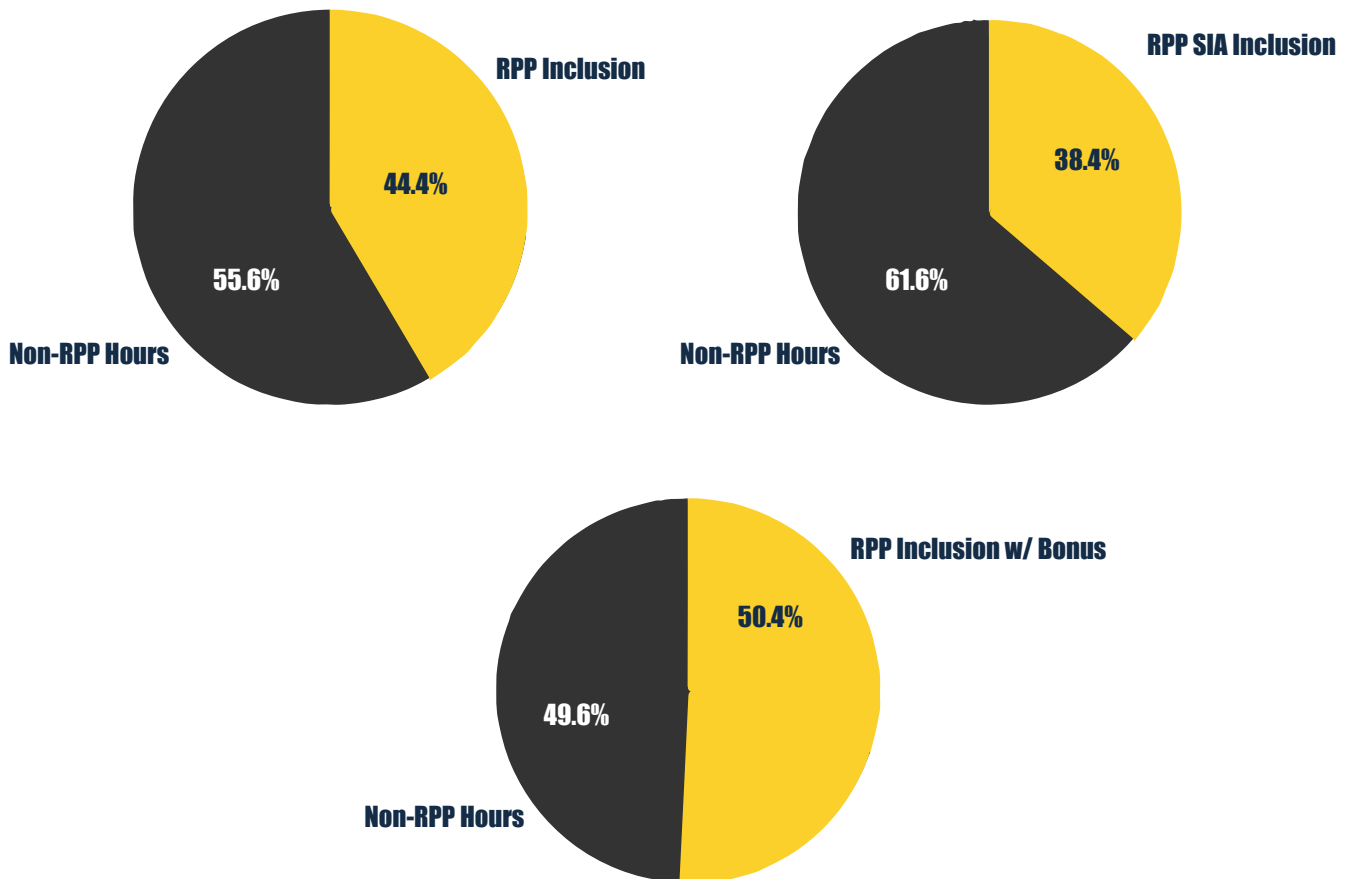
Table 5: Workforce Participation (continued)

| 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 % |
|-----------------------------------|------------------------------------|-----------------|--------------------|-----------------------------|----------------|--------------|----------------|--------------|----------------|--------------------|----------------|
| On-site, Inc DBA On-site Staffing | Construction Management Associates | General Labor | 3,637.6 | 3,637.6 | 3,611.1 | 99.3% | 1,564.3 | 43.3% | 600.2 | 4,211.3 | 115.8% |
| On-site, Inc DBA On-site Staffing | Kurk Concrete, LLC | General Labor | 62.3 | 62.3 | 27.0 | 43.4% | 27.0 | 100.0% | 10.4 | 37.4 | 60.1% |
| On-site, Inc DBA On-site Staffing | Nonn's Flooring, LLC | General Labor | 393.0 | 393.0 | 393.0 | 100.0% | 393.0 | 100.0% | 176.9 | 569.9 | 145.0% |
| S&E Juarez, LLC | BRT Services, LLC | Trucking | 168.3 | 168.3 | 168.3 | 100.0% | 168.3 | 100.0% | 75.7 | 244.0 | 145.0% |
| Sanchez Trucking, Inc. | BRT Services, LLC | Trucking | 79.3 | 79.3 | 6.5 | 8.2% | 6.5 | 100.0% | 0.0 | 6.5 | 8.2% |
| Selarom Construction, LLC | Construction Management Associates | Rough Carpentry | 1,707.9 | 1,600.4 | 651.8 | 40.7% | 397.8 | 61.0% | 118.9 | 770.6 | 48.2% |
| Wells Concrete | Construction Management Associates | Concrete | 640.3 | 571.8 | 0.0 | 0.0% | 0.0 | 0.0% | 0.0 | 0.0 | 0.0% |
| TOTAL | | | 22,550.6 | 21,160.7 | 9,401.1 | 44.4% | 3,606.6 | 38.4% | 1,256.8 | 10,657.9 | 50.4% |

Workforce Participation

| | |
|------------------------------|----------|
| Total Eligible Hours Worked: | 21,160.7 |
| RPP Participation: | 44.4% |
| RPP SIA Participation: | 38.4% |
| RPP with Bonus: | 50.4% |

Chart 3: Workforce Participation



Workforce Participation

Table 6: RPP by Craft

| Craft | # Of RPP Hours | # Of RPP Workers |
|--------------------------|----------------|------------------|
| Bricklayer | 0.0 | 0 |
| Carpenters | 618.0 | 6 |
| Cement Finisher | 1,264.5 | 6 |
| Electrician | 0.0 | 0 |
| Fire Sprinkler Fitter | 0.0 | 0 |
| Heavy Equipment Operator | 1,101.8 | 3 |
| Ironworker | 0.0 | 0 |
| Laborers | 4,082.3 | 17 |
| Painter | 0.0 | 0 |
| Plumber | 0.0 | 0 |
| Roofers | 0.0 | 0 |
| Sheet Metal Worker | 0.0 | 0 |
| Truck Drivers | 2,334.5 | 15 |
| TOTALS | 9,401.1 | 47 |

Table 7: RPP by Race

| Race | # Of RPP Hours | # Of RPP Workers |
|------------------|----------------|------------------|
| African American | 5391.95 | 19 |
| Caucasian | 243.75 | 1 |
| Hispanic | 3182.62 | 26 |
| Other | 582.75 | 1 |
| TOTALS | 9,401.1 | 47 |

Table 8: RPP by Gender

| Gender | # Of RPP Hours | # Of RPP Workers |
|---------------|----------------|------------------|
| Male | 9,401.1 | 47 |
| Female | 0.0 | 0 |
| TOTALS | 9,401.1 | 47 |

Table 9: RPP by Zipcode

| Zip Code | # Of RPP Hours | # Of RPP Workers |
|---------------|----------------|------------------|
| 53202 | 0.0 | 0 |
| 53203 | 0.0 | 0 |
| 53204 | 216.4 | 3 |
| 53205 | 0.0 | 0 |
| 53206 | 620.5 | 3 |
| 53207 | 105.3 | 1 |
| 53208 | 654.5 | 2 |
| 53209 | 0.0 | 0 |
| 53210 | 583.8 | 3 |
| 53211 | 0.0 | 0 |
| 53212 | 0.0 | 0 |
| 53213 | 826.5 | 2 |
| 53214 | 561.2 | 1 |
| 53215 | 1,662.5 | 13 |
| 53216 | 1,081.5 | 3 |
| 53218 | 888.3 | 4 |
| 53219 | 123.0 | 1 |
| 53220 | 0.0 | 0 |
| 53221 | 492.5 | 6 |
| 53222 | 1,380.3 | 3 |
| 53224 | 186.5 | 1 |
| 53225 | 18.5 | 1 |
| 53228 | 0.0 | 0 |
| TOTALS | 9,401.1 | 47 |

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 % |
|-------------|------------------|----------------------------------|---------------------|-----------|-------------------|---------------|
| Electrician | 1 | 192.0 | 0.0 | 0.0% | 0.0 | 0.0% |
| Totals | 1 | 192.0 | 0.0 | 0.0% | 0.0 | 0.0% |

Table 11: Apprenticeship by Race

| Race | # Of Hours | # Of Workers |
|-------------------|------------|--------------|
| Asian | 0.0 | 0 |
| African-American | 0.0 | 0 |
| Caucasian | 0.0 | 0 |
| Hispanic | 0.0 | 0 |
| Native American | 0.0 | 0 |
| Not Specified | 192.0 | 1 |
| Two or More Races | 0.0 | 0 |
| Unspecified | 0.0 | 0 |
| Totals | 192.0 | 1 |

Table 12: Apprenticeship by Gender

| Gender | # Of Hours | # Of Workers |
|--------|------------|--------------|
| Male | 192.0 | 1.0 |
| Female | 0.0 | 0.0 |
| Totals | 192.0 | 1.0 |

End of Report.