

100 E. National

Bear Development



Participation Report

Through March 31, 2025



PRISM TECHNICAL
Management & Marketing Services, LLC



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Executive Summary

East National Flats, located at 100 E National Avenue, is a 140-unit Affordable Housing New Construction project in the Walkers Point neighborhood, less than two miles south of downtown Milwaukee. The project is led by Bear Development 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.

Bear Development is currently exceeding both SBE Participation requirements, with 77.4% Professional Service and 31.8% Construction Service Participation. We are expected to achieve the Workforce Participation of 40% by the completion of the project.

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.

SBE Professional Services Participation

Table 1: Total Professional Services Budget

Service Providers	Sub To	Scope	Value Subject to Participation
Various Service Providers	Bear Development	Various	\$149,898
TOTAL			\$149,898

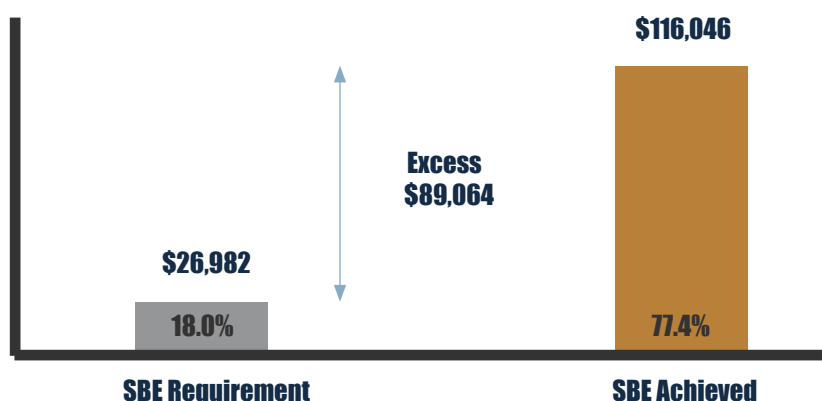
Table 2: Professional Services SBE Contracts

Service Providers	Sub To	Scope	DBE	SBE	Awarded Contract Value
Gestra	Bear Development	Geotechnical	X	X	\$43,920
Prism Technical	Bear Development	Inclusion Consultant		X	\$97,478
Amount Contributed to Michigan Commons*	Bear Development	Professional Services			\$25,352
TOTAL					\$116,046

*The city approved reallocating part of the SBE Professional Service contract value between projects. This adjustment allowed the project to cover the shortfall on Michigan Commons project by using excess funds from the 100 E National project.

Project Subject to Participation:	\$149,898	
Required SBE Participation:	\$26,982	18.0%
Actual SBE Participation*:	\$116,046	77.4%

Chart 1: SBE Professional Services Participation



SBE Construction Contract Participation

Table 3: Construction Budget

Firm	Contracted by	Scope of service	Value Subject to Participation
Construction Management Associates	Bear Development	General Contractor	\$18,450,003
TOTAL			\$18,450,003

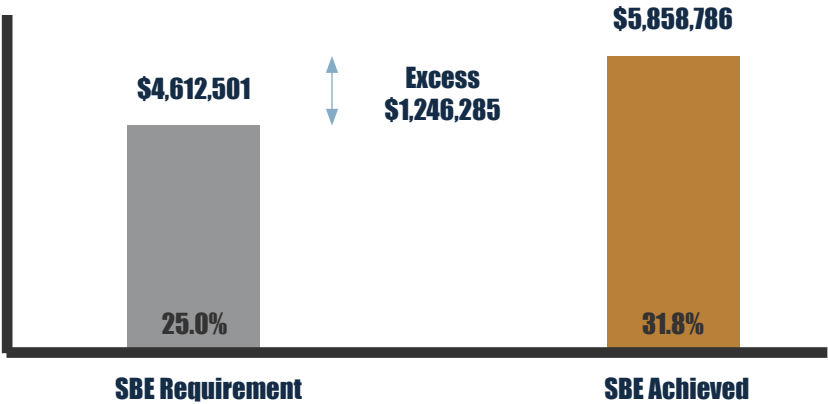
Table 4: Construction SBE Contracts

Contractor	Sub To	Scope	Awarded Contract Value
Duwe	Construction Management Associates	Metal Fabrications	\$446,320
Heider & Bott Company	Construction Management Associates	Plumbing Material Supplier	\$91,558
Intec	Construction Management Associates	Thermal Insulation, Metal Siding, etc	\$1,479,086
JRT Top Notch Roofing	Construction Management Associates	Membrane Roofing	\$455,933
On-site Staffing	Construction Management Associates	Labor	\$700,000
PL Freeman	Construction Management Associates	HVAC	\$2,397,639
Streets of Chicago	Construction Management Associates	Concrete Topping	\$288,250
TOTAL			\$5,858,786

SBE Construction Contract Participation

Project Subject to Participation:	\$18,450,003	
Required SBE Participation:	\$4,612,501	25.0%
Actual SBE Participation:	\$5,858,786	31.8%

Chart 2: SBE Construction Participation



First-floor wall panels being delivered and installed on the first floor.

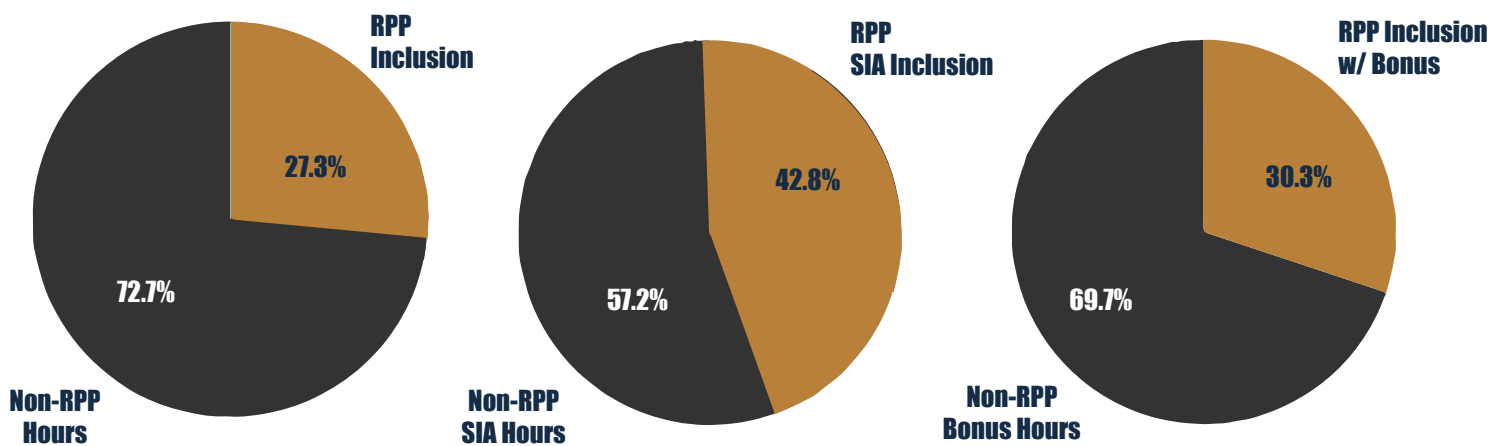
Workforce Participation

Table 5: Workforce Participation

Contractor	Union Status	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 %
Absolute Concrete	Non-Union	CMA	General Labor	2,803.8	2,743.3	148.3	5.4%	148.3	100%	0.0	148.3	5.4%
BMCi Construction, Inc	Non-Union	CMA	General Labor	222.3	222.3	125.9	56.6%	0.0	0.0%	0.0	125.9	56.6%
DGI-Menard, Inc.	Non-Union	CMA	Power Equipment/ Heavy Equipment	981.0	526.5	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Great Lakes Skilled Trades	Non-Union	Absolute Concrete, LLC	General Labor	402.8	402.8	402.8	100.0%	0.0	0.0%	0.0	402.8	100.0%
Insulation Technologies, Inc.	Non-Union	CMA	Heat Insulation	20.7	20.7	10.4	50.0%	10.4	100%	4.1	14.5	70.0%
NSI Electrical Contractors, Inc.	Non-Union	CMA	Electrical	149.0	149.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
On-Site, Inc.	Non-Union	Absolute Concrete, LLC	General Labor	208.3	208.3	208.3	100.0%	112.3	54%	45.7	254.1	122.0%
On-Site, Inc.	Non-Union	CMA	General Labor	805.3	805.3	805.3	100.0%	429.9	53%	174.7	980.0	121.7%
Viet & Company Inc.	Union	CMA	General Labor	2,156.5	2,029.5	353.0	17.4%	178.0	50%	0.0	353.0	17.4%
Wells Concrete	Mixed	CMA	General Labor	414.5	404.5	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
TOTAL				8,164.3	7,512.3	2,054.0	27.3%	878.8	42.8%	224.6	2,278.5	30.3%

Total Eligible Hours Worked:	7,512.3
RPP Participation:	27.3%
RPP SIA Participation:	42.8%
RPP with Bonus:	30.3%

Chart 3: Workforce Participation



Some unground plumbing and electrical work being completed.

Workforce Participation

Table 6: RPP by Craft

Craft	# Of RPP Hours	# Of RPP Workers
Bricklayer	0.0	0
Electrician	0.0	0
Heat Insulators	10.4	1
Heavy Equipment Operator	0.0	0
Laborers	1,997.1	21
Piledrivers	46.5	1
Plumber	0.0	0
TOTALS	2,054.0	23

Table 7: RPP by Zipcode

Zip Code	# Of RPP Hours	# Of RPP Workers
53204	188.9	1
53206	228.3	3
53208	225.3	3
53210	218.0	2
53212	17.0	1
53214	67.2	1
53215	18.4	2
53216	163.7	1
53218	386.9	4
53221	187.2	2
53222	62.0	1
53223	59.0	1
53225	232.3	1
TOTALS	2,054.0	23

Table 8: RPP by Race

Race	# Of RPP Hours	# Of RPP Workers
Asian	0.0	0
African American	1,400.7	15
Caucasian	66.7	2
Hispanic	354.3	5
Unspecified	0.0	0
Not Specified	232.3	1
Two or more race	0.0	0
Other	0.0	0
Native American	0.0	0
TOTALS	2,054.0	23

Table 9: RPP by Gender

Gender	# Of RPP Hours	# Of RPP Workers
Male	2,054.0	23
Female	0	0
TOTALS	2,054.0	23

End of Report.