

Michigan Commons Apartments

Bear Development



Participation Report Through February 2024



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Site photo from December 2023.



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	Developer	\$668,624
TOTAL			\$668,624

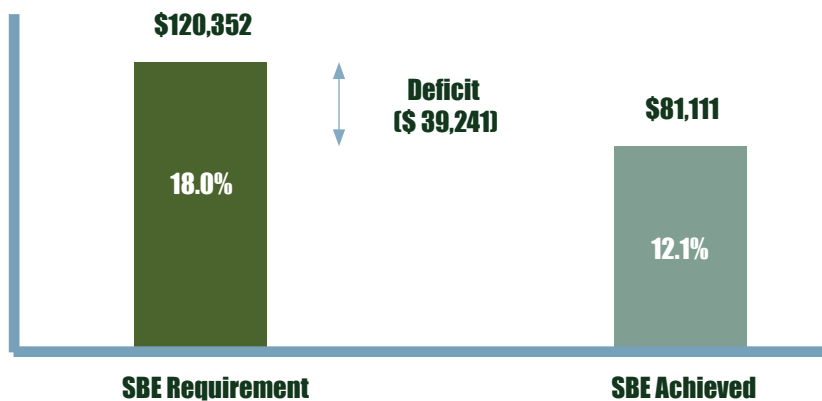
Table 2: SBE Professional Service

Consultant	Sub To	Scope	Awarded Contract Value	Paid To Date	% Paid
Prism Technical	Michigan St. Apts., LLC	Inclusion Consultant	\$81,111	\$57,080	70.4%
TOTAL			\$81,111	\$57,080	70.4%

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

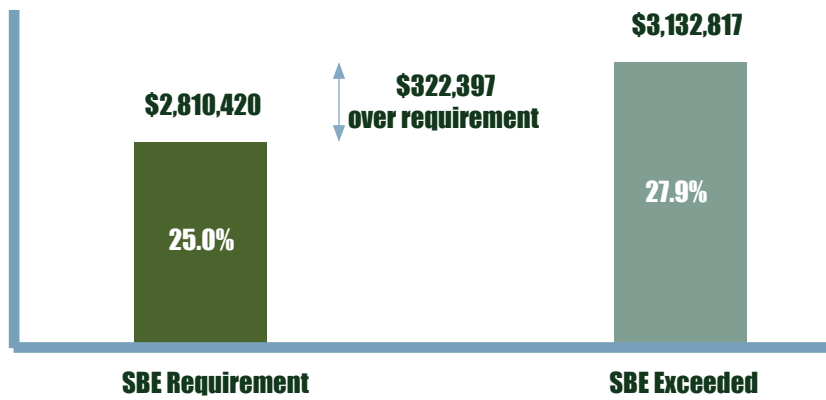
Table 4: SBE Construction Contracts

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%

Total SBE Construction Participation

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

Chart 2: SBE Participation



RPP Participation

Table 5: Workforce Participation

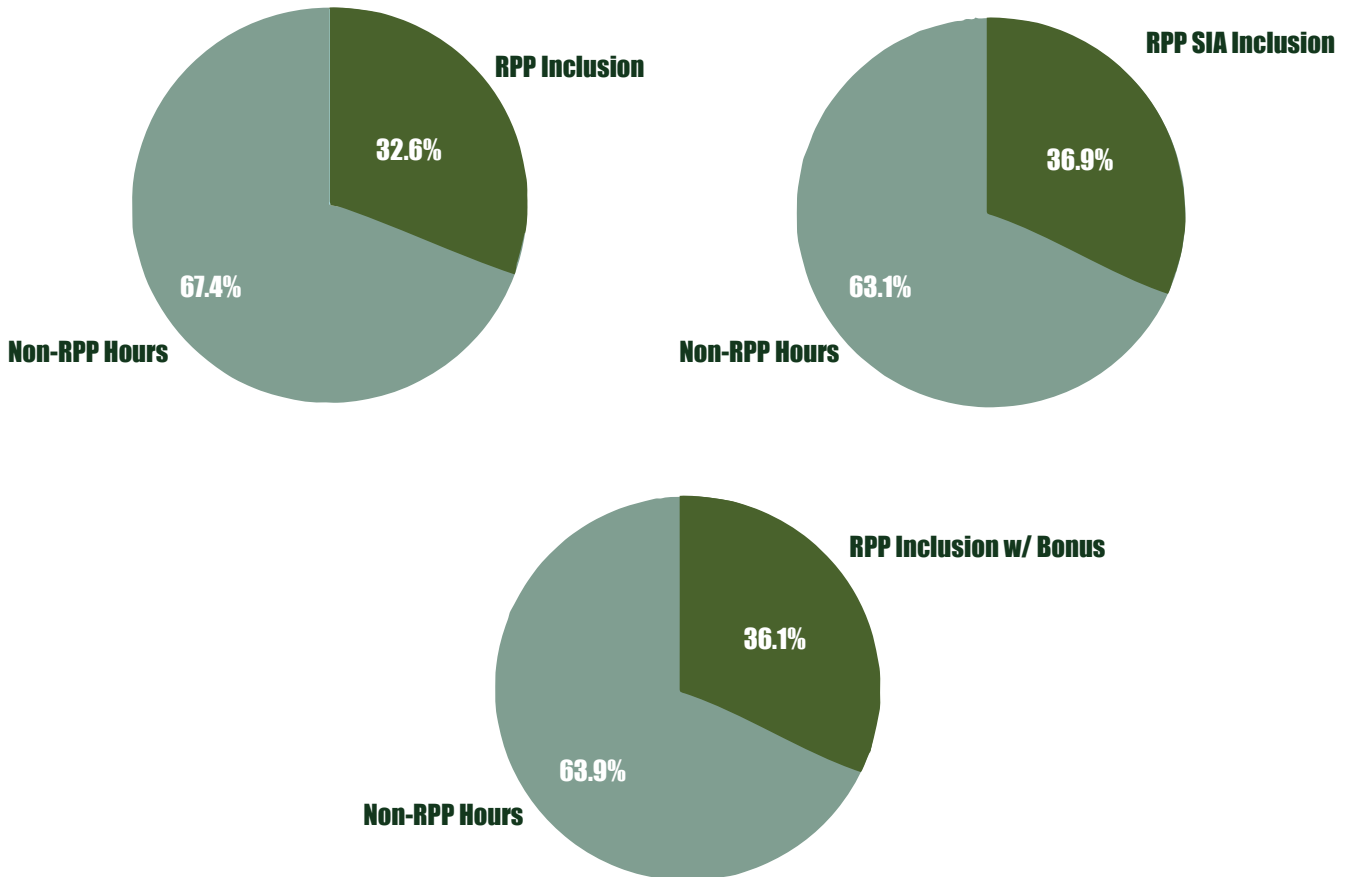
Contractor	Sub To	Scope	Total Hours Worked	Total Eligible Hours Worked	RPP Hours	RPP %	RPP/ SIA Hours	RPP/ SIA %	Bonus Hours	RPP w/ Bonus Hours	RPP w/ bonus %
Artega Construction Inc	CMA	Masonry	6,044.0	6,019.0	2,900.5	48.2%	708.0	24.4%	53.1	2,953.6	49.1%
Blair Fire Protection, LLC	CMA	Fire Protection	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.

Chart 3: Workforce Participation



RPP Participation

Table 6: RPP by Craft

Craft	# Of RPP Hours	# Of RPP Workers
Bricklayers	1,889.5	5
Carpenters	4,527.0	16
Electrician	24.0	1
Fire Sprinkler Fitter	310.8	3
Ironworker	111.5	3
Laborers	2,955.4	16
Painter	7.0	1
Plumber	1,208.0	4
Roofers	374.0	4
Sheet metal worker	1,375.5	4
TOTALS	12,782.6	57

**** Terence Mack is listed as both Laborer and Carpenter for Wellenstein & Sons and has been counted once for both jobs.

Table 8: RPP by Race

Race	# Of RPP Hours	# Of RPP Workers
Asian	0.0	0
African American	3,773.1	20
Caucasian	2,891.8	9
Hispanic	4,724.1	20
Not Specified or Unspecified	885.8	4
Native American	417.5	2
Two Or More Races	90.5	1
TOTALS	12,782.6	56

Table 7: RPP by Zipcode

Zip Code	# Of RPP Hours	# Of RPP Workers
53202	8	1
53203	96	1
53204	1007.74	6
53205	191.41	2
53206	494.62	3
53207	1068	2
53208	337	3
53209	323	3
53210	567.25	2
53211	1275	2
53212	259.5	2
53215	1934.85	10
53216	531.5	3
53218	657.31	2
53219	107.75	2
53220	743.5	2
53221	875.46	4
53222	112	1
53225	2192.75	5
TOTALS	12,782.6	56

Table 9: RPP by Gender

Gender	# Of RPP Hours	# Of RPP Workers
Male	12,782.6	56
Female	0.0	0
TOTALS	12,782.6	56

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	4	1,883.3	1,563.8	83.0%	1,053.8	67.4%
Electrician	2	688.5	0.0	0.0%	0.0	0.0%
General Laborer	1	56.0	56.0	100.0%	56.0	100.0%
Plumber	2	108.0	96.0	88.9%	0.0	0.0%
Totals	11	3,175.3	2,155.3	67.9%	1,255.8	58.3%

Table 11: Apprenticeship by Race

Race	# Of RPP Hours	# Of RPP Workers
Asian	0.0	0
African American	598.3	2
Caucasian	389.5	2
Hispanic	657.5	1
Native American	0.0	0
Not Specified	510.0	1
Totals	2,155.3	6

Table 12: Apprenticeship by Gender

Gender	# Of RPP Hours	# Of RPP Workers
Male	2,155.3	6
Female	0.0	0
Totals	2,155.3	6

End of Report.