

# The Corliss Bear Development



## Participation Report Through June 2024





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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 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.



Rendering of Corliss' courtyard.

# SBE Professional Services Participation

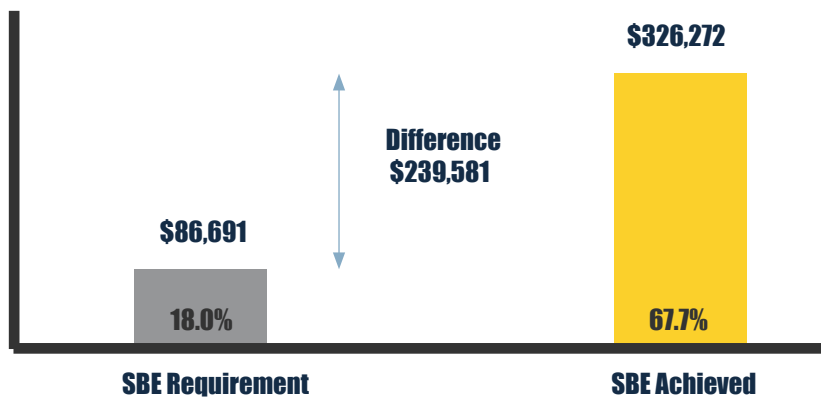
**Table 1: SBE Professional Services**

| Firm                   | Contracted by                      | Scope of service | Value Subject to Participation |
|------------------------|------------------------------------|------------------|--------------------------------|
| Various                | Bear Development                   | Developer        | \$301,614                      |
| Construction ASAP, LLC | Construction Management Associates | RPP Inclusion    | \$180,000                      |
| <b>Total</b>           |                                    |                  | <b>\$481,614</b>               |

| 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              |
| <b>TOTAL</b>   |                                    |                      |     |     | <b>\$326,272</b>       |

|                                   |           |       |
|-----------------------------------|-----------|-------|
| 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 2: Construction Contract**

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

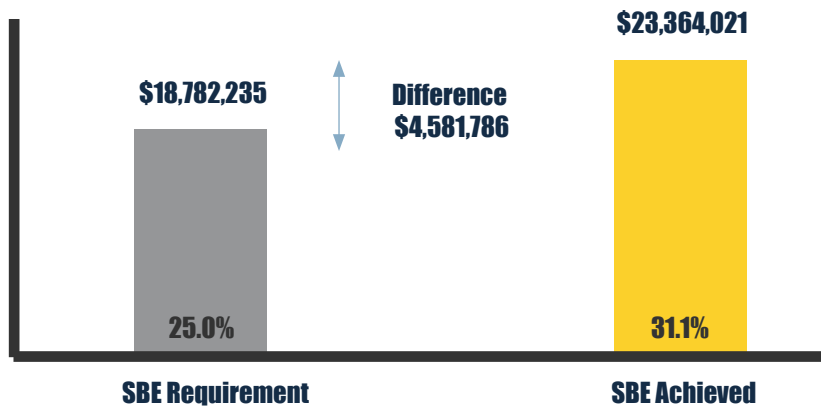
**Table 3: SBE Construction Contracts**

| Contractor                   | Sub To                                   | Scope     | Awarded Contract Value |
|------------------------------|--|-----------|------------------------|
| BRT Trucking                 | Cornerstone One, LLC                     | Hauling   | \$500,000              |
| Hernandez Roofing            | Construction Management Associates, Inc. | Roofing   | \$1,803,516            |
| Insulation Technologies, Inc | Construction Management Associates, Inc. | Siding    | \$3,180,112            |
| P.L. Freeman                 | Quality Heating & Sheet Metal, Inc.      | HVAC      | \$4,632,900            |
| Price And Sons, Inc.         | Cornerstone One, LLC                     | Materials | \$133,505              |
| Selarom Construction         | Construction Management Associates, Inc. | Framing   | \$13,113,988           |
| <b>TOTAL</b>                 |  |           | <b>\$23,364,021</b>    |

# Total SBE Construction Participation

|                                   |              |       |
|-----------------------------------|--------------|-------|
| Project Subject to Participation: | \$75,128,941 |       |
| Required SBE Participation:       | \$18,782,235 | 25.0% |
| Actual SBE Participation:         | \$23,364,021 | 31.1% |

**Chart 2: SBE Participation**



Aerial progress as of summer 2024.

# Workforce Participation

**Table 4: 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  | 107.8              | 107.8                       | 52.3      | 48.5%  | 0.0            | 0.0%       | 0.0         | 52.3               | 48.5%          |
| AVS Transport, LLC                  | BRT Services, LLC                  | Trucking  | 72.8               | 72.8                        | 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 | 2,839.4            | 2,839.4                     | 221.6     | 7.8%   | 29.2           | 13.2%      | 0.0         | 221.6              | 7.8%           |
| Delgado's Trucking, LLC             | BRT Services, LLC                  | Trucking  | 35.3               | 35.3                        | 35.3      | 100.0% | 0.0            | 0.0%       | 0.0         | 35.3               | 100.0%         |
| F & M Trucking, LLC                 | BRT Services, LLC                  | Trucking  | 136.8              | 136.8                       | 136.8     | 100.0% | 0.0            | 0.0%       | 0.0         | 136.8              | 100.0%         |
| Honeybee Trucking, LLC              | BRT Services, LLC                  | Trucking  | 139.3              | 139.3                       | 139.3     | 100.0% | 0.0            | 0.0%       | 0.0         | 139.3              | 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  | 69.8               | 69.8                        | 69.8      | 100.0% | 69.8           | 0.0%       | 31.4        | 101.1              | 145.0%         |
| JPSS Trucking & Logistics, LLC      | JRA Construction, LLC              | Trucking  | 40.5               | 40.5                        | 0.0       | 0.0%   | 0.0            | 0.0%       | 0.0         | 0.0                | 0.0%           |
| JRA Construction, LLC               | BRT Services, LLC                  | Trucking  | 91.0               | 91.0                        | 0.0       | 0.0%   | 0.0            | 0.0%       | 0.0         | 0.0                | 0.0%           |

Table continues on next page.

# Workforce Participation

**Table 4: 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 % |
|-----------------------------------|------------------------------------|---------------|--------------------|-----------------------------|----------------|--------------|----------------|--------------|--------------|--------------------|----------------|
| JS Trucking, LLC                  | JRA Construction, LLC              | Trucking      | 146.8              | 146.8                       | 146.8          | 100.0%       | 146.8          | 100.0%       | 66.0         | 212.8              | 145.0%         |
| Kurk Concrete, LLC                | Construction Management Associates | Concrete      | 1,341.7            | 1,135.4                     | 171.8          | 15.1%        | 44.3           | 25.8%        | 0.0          | 171.8              | 15.1%          |
| Land & Liberty, LLC               | BRT Services, LLC                  | Trucking      | 98.0               | 98.0                        | 98.0           | 100.0%       | 98.0           | 100.0%       | 44.1         | 142.1              | 145.0%         |
| 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      | 110.3              | 110.3                       | 110.3          | 100.0%       | 0.0            | 0.0%         | 0.0          | 110.3              | 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%         |
| On-site, Inc DBA On-site Staffing | Construction Management Associates | General Labor | 0.0                | 0.0                         | 0.0            | 0.0%         | 0.0            | 0.0%         | 0.0          | 0.0                | 0.0%           |
| On-site, Inc DBA On-site Staffing | Kurk Concrete, LLC                 | General Labor | 0.0                | 0.0                         | 0.0            | 0.0%         | 0.0            | 0.0%         | 0.0          | 0.0                | 0.0%           |
| On-site, Inc DBA On-site Staffing | Nonn's Flooring, LLC               | General Labor | 32.0               | 32.0                        | 32.0           | 100.0%       | 32.0           | 100.0%       | 14.4         | 46.4               | 145.0%         |
| S&E Juarez, LLC                   | BRT Services, LLC                  | Trucking      | 115.8              | 115.8                       | 115.8          | 100.0%       | 115.8          | 100.0%       | 52.1         | 167.8              | 145.0%         |
| Sanchez Trucking, Inc.            | BRT Services, LLC                  | Trucking      | 9.3                | 9.3                         | 0.0            | 0.0%         | 0.0            | 0.0%         | 0.0          | 0.0                | 0.0%           |
| <b>TOTALS</b>                     |                                    |               | <b>5,616.6</b>     | <b>5,410.3</b>              | <b>1,513.6</b> | <b>28.0%</b> | <b>605.7</b>   | <b>40.0%</b> | <b>239.5</b> | <b>1,753.1</b>     | <b>32.4%</b>   |

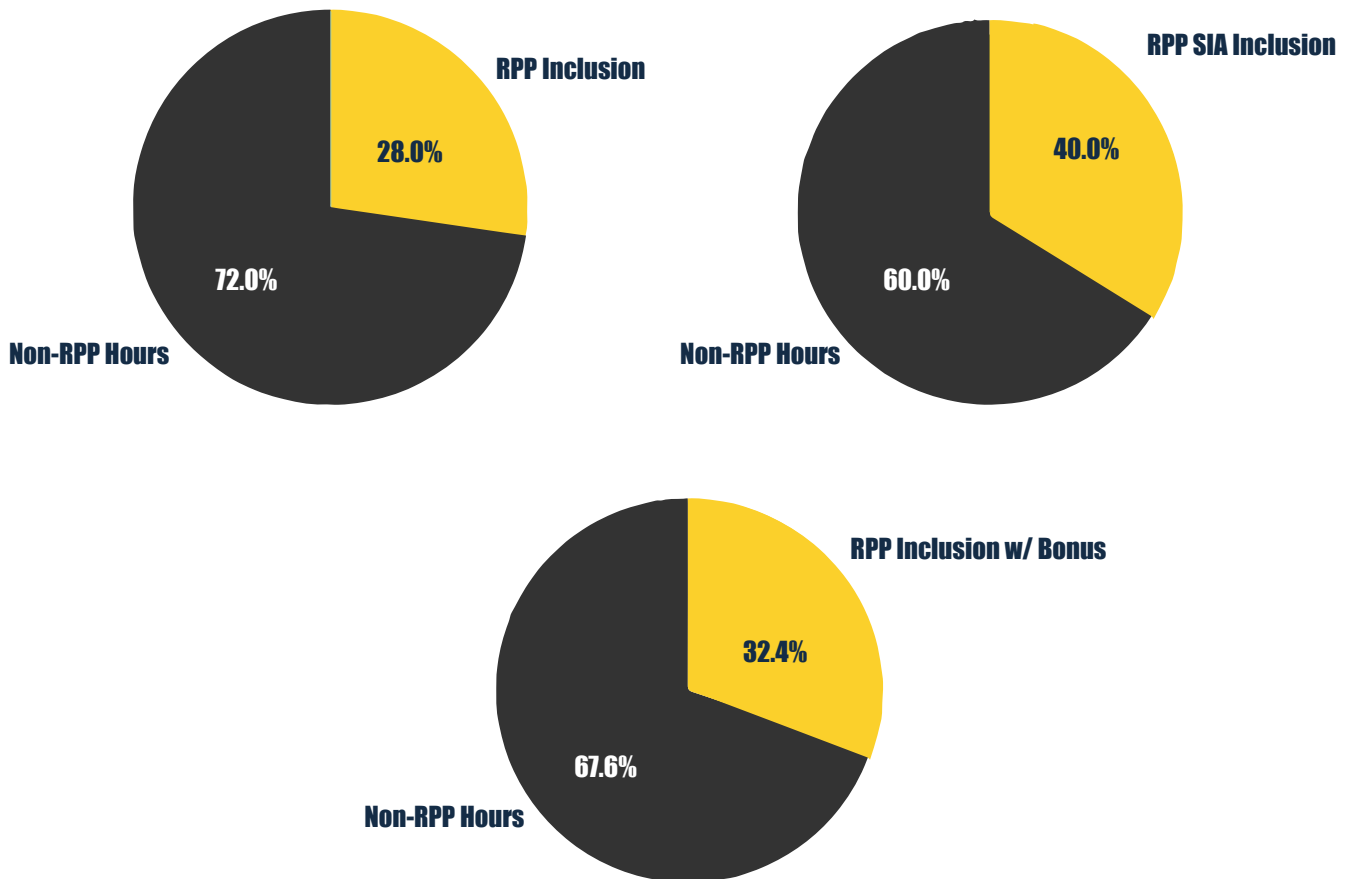


# Workforce Participation

|                              |         |
|------------------------------|---------|
| Total Eligible Hours Worked: | 5,410.3 |
| RPP Participation:           | 28.0%   |
| RPP SIA Participation:       | 40.0%   |
| RPP with Bonus:              | 32.4%*  |

\*Project is projected to reach 40% by close out.

**Chart 3: Workforce Participation**



# Workforce Participation

**Table 5: RPP by Craft**

| Craft                    | # Of RPP Hours | # Of RPP Workers |
|--------------------------|----------------|------------------|
| Bricklayer               | 0.0            | 0                |
| Carpenters               | 0.0            | 0                |
| Cement Finisher          | 171.8          | 3                |
| Electrician              | 0.0            | 0                |
| Fire Sprinkler Fitter    | 0.0            | 0                |
| Heavy Equipment Operator | 221.6          | 2                |
| Ironworker               | 0.0            | 0                |
| Laborers                 | 32.0           | 1                |
| Painter                  | 0.0            | 0                |
| Plumber                  | 0.0            | 0                |
| Roofers                  | 0.0            | 0                |
| Sheet metal worker       | 0.0            | 0                |
| Truck Drivers            | 1,088.3        | 14               |
| <b>TOTALS</b>            | <b>1,513.6</b> | <b>20</b>        |

**Table 6: RPP by Race**

| Race             | # Of RPP Hours | # Of RPP Workers |
|------------------|----------------|------------------|
| African American | 351.87         | 4                |
| Caucasian        | 139.25         | 1                |
| Hispanic         | 885.72         | 14               |
| Other            | 136.75         | 1                |
| <b>TOTALS</b>    | <b>1,513.6</b> | <b>20</b>        |

**Table 7: RPP by Gender**

| Gender        | # Of RPP Hours | # Of RPP Workers |
|---------------|----------------|------------------|
| Male          | 1,513.6        | 20               |
| Female        | 0.0            | 0                |
| <b>TOTALS</b> | <b>1,513.6</b> | <b>20</b>        |

**Table 8: RPP by Zipcode**

| Zip Code      | # Of RPP Hours | # Of RPP Workers |
|---------------|----------------|------------------|
| 53202         | 0.0            | 0                |
| 53203         | 0.0            | 0                |
| 53204         | 148.5          | 3                |
| 53205         | 0.0            | 0                |
| 53206         | 32.0           | 1                |
| 53207         | 105.3          | 1                |
| 53208         | 44.3           | 1                |
| 53209         | 0.0            | 0                |
| 53210         | 0.0            | 0                |
| 53211         | 0.0            | 0                |
| 53212         | 0.0            | 0                |
| 53213         | 276.0          | 2                |
| 53214         | 0.0            | 0                |
| 53215         | 381.0          | 4                |
| 53216         | 192.4          | 1                |
| 53218         | 0.0            | 0                |
| 53219         | 0.0            | 0                |
| 53220         | 0.0            | 0                |
| 53221         | 206.8          | 5                |
| 53222         | 109.0          | 1                |
| 53225         | 18.5           | 1                |
| 53228         | 0.0            | 0                |
| <b>TOTALS</b> | <b>1,513.6</b> | <b>20</b>        |

# Apprenticeship Participation

**Table 9: Apprenticeship Participation<sup>1</sup>**

| 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                | 1,563.8                          | 1,563.8             | 100.0%       | 1,053.8           | 67.4%         |
| Electrician           | 3                | 1,187.5                          | 100.5               | 8.5%         | 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%        |
| Plumber               | 5                | 1,085.5                          | 999.5               | 92.1%        | 41.0              | 4.1%          |
| Sheet Metal Worker    | 1                | 248.3                            | 248.3               | 100.0%       | 0.0               | 0.0%          |
| <b>Totals</b>         | <b>17</b>        | <b>4,631.3</b>                   | <b>3,407.5</b>      | <b>73.6%</b> | <b>1,296.8</b>    | <b>38.1%</b>  |

<sup>1</sup> Seven workers are classified in 2 separate trades.

**Table 10: Apprenticeship by Race**

| Race             | # Of RPP Hours | # Of RPP Workers |
|------------------|----------------|------------------|
| Asian            | 0.0            | 0                |
| African American | 639.3          | 3                |
| Caucasian        | 389.5          | 2                |
| Hispanic         | 1,768.3        | 3                |
| Native American  | 0.0            | 0                |
| Not Specified    | 100.5          | 1                |
| Unspecified      | 510.0          | 1                |
| <b>Totals</b>    | <b>3,407.5</b> | <b>10</b>        |

**Table 11: Apprenticeship by Gender**

| Gender        | # Of RPP Hours | # Of RPP Workers |
|---------------|----------------|------------------|
| Male          | 3,407.5        | 10               |
| Female        | 0.0            | 0                |
| <b>Totals</b> | <b>3,407.5</b> | <b>10</b>        |

**End of Report.**