The Corliss
Bear Development

Participation Report
Through June 2024

PRISM TECHNICAL
Management & Marketing Services, LLC

BEAR DEVELOPMENT

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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

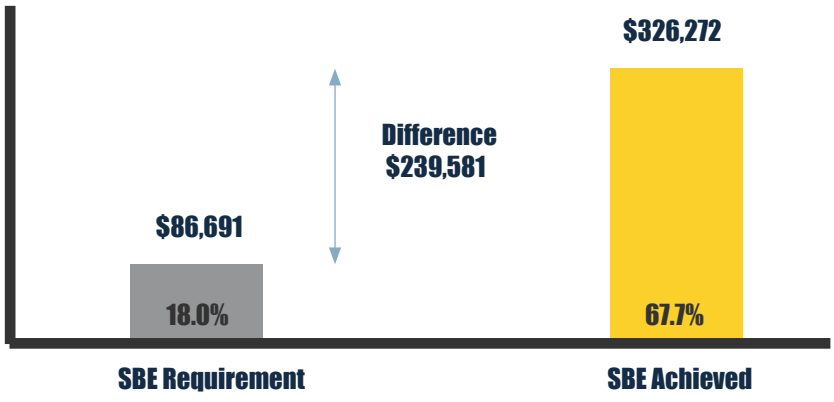
Table 1: SBE Professional Services

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
Total			**$481,614**

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 2: Construction Contract

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**

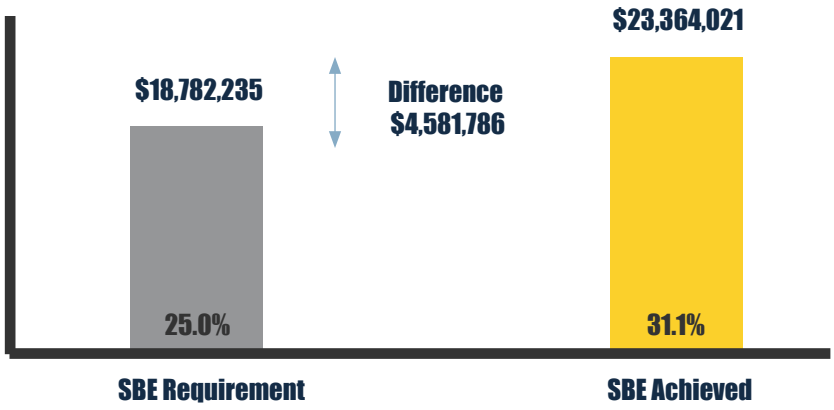
Table 3: SBE Construction Contracts

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
TOTAL			**$23,364,021**

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	Construc-tion Man-agement Associ-ates	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 Con-struction, 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%

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Table 4: Workforce Participation (continued)

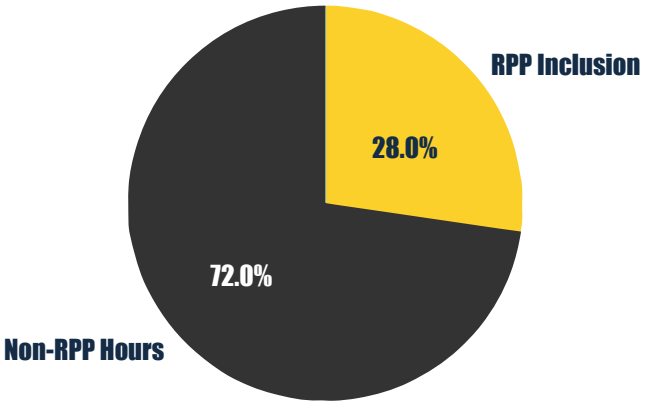
Contractor	Sub To	Scope	Total Hours Worked	Total Eligible Hours Worked	RPP Hours	RPP %	RPP/ SIA Hours	RPP/ SIA %	Bonus Hours	RPP w/ Bonus Hours	RPP w/ bonus %
JS Trucking, LLC	JRA Construction, LLC	Trucking	146.8	146.8	146.8	100.0%	146.8	100.0%	66.0	212.8	145.0%
Kurk Concrete, LLC	Construction Management 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%
TOTALS			**5,616.6**	**5,410.3**	**1,513.6**	**28.0%**	**605.7**	**40.0%**	**239.5**	**1,753.1**	**32.4%**

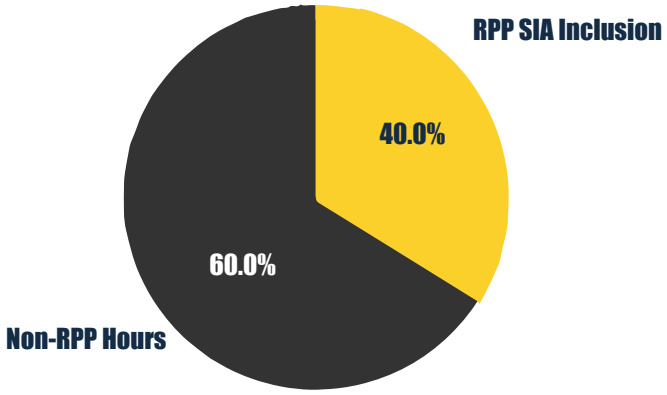
Workforce Participation

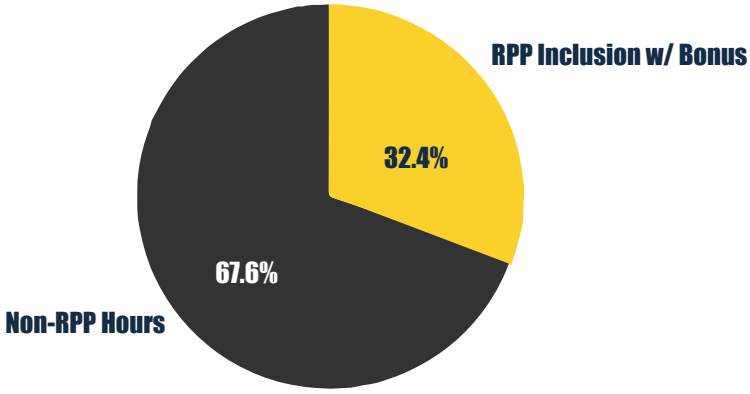
Total Eligible Hours Worked:	5,410.3
RPP Participation:	28.0%
RPP SIA Participation:	40.0%
RPP with Bonus:	32.4%*

*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
TOTALS	**1,513.6**	**20**

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
TOTALS	**1,513.6**	**20**

Table 7: RPP by Gender

Gender	# Of RPP Hours	# Of RPP Workers
Male	1,513.6	20
Female	0.0	0
TOTALS	**1,513.6**	**20**

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
TOTALS	**1,513.6**	**20**

Apprenticeship Participation

Table 9: Apprenticeship Participation[1]

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%
Totals	17	4,631.3	3,407.5	73.6%	1,296.8	38.1%

[1] Seven workers are classified in 2 seperate 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
Totals	3,407.5	10

Table 11: Apprenticeship by Gender

Gender	# Of RPP Hours	# Of RPP Workers
Male	3,407.5	10
Female	0.0	0
Totals	3,407.5	10

End of Report.