The Corliss

Participation Report

Through June 2024

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.

PRISM TECHNICAL
Management & Marketing Services, LLC

BEAR
DEVELOPMENT

SBE Professional Services Participation

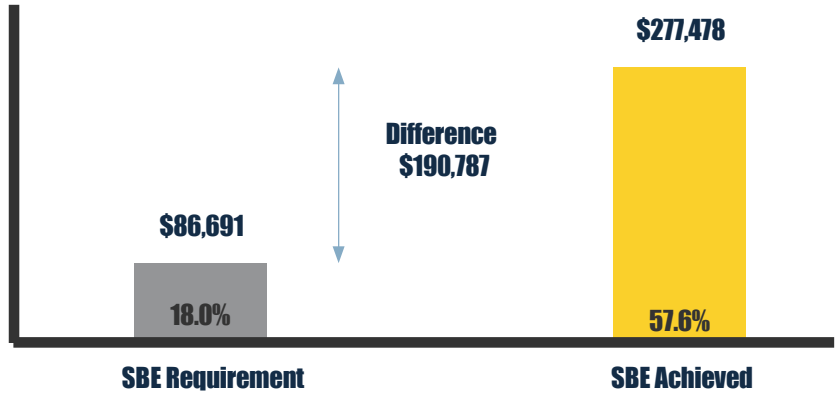
Table 1: SBE Professional Services

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	$97,478
Construction ASAP, LLC	Construction Management Associates	Workforce Sourcing	X		$180,000
TOTAL					**$277,478**

Project Subject to Participation:	$481,614	
Required SBE Participation:	$86,691	18.0%
Actual SBE Participation*:	$277,478	57.6%

Chart 1: SBE Participation



SBE Construction Contract Participation

Table 2: Construction Contract

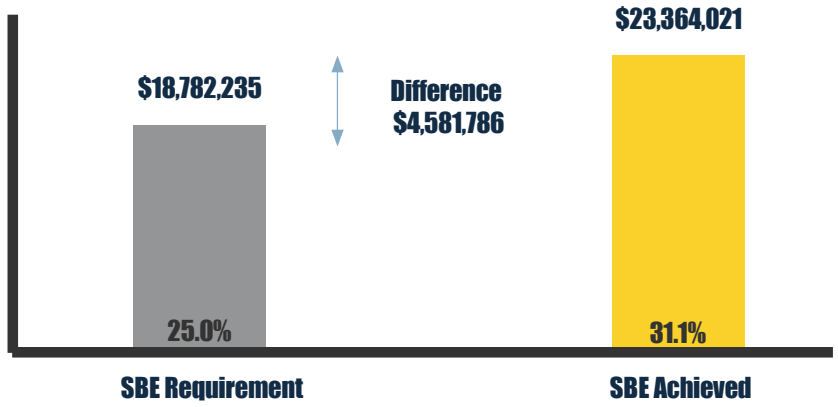
Firm	Contracted by	Scope of service	Value Subject to Participation
Construction Management Associates, Inc.	Bear Development	General Contractor	$75,128,941
TOTAL			**$75,128,941**

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

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**

Chart 2: SBE Participation

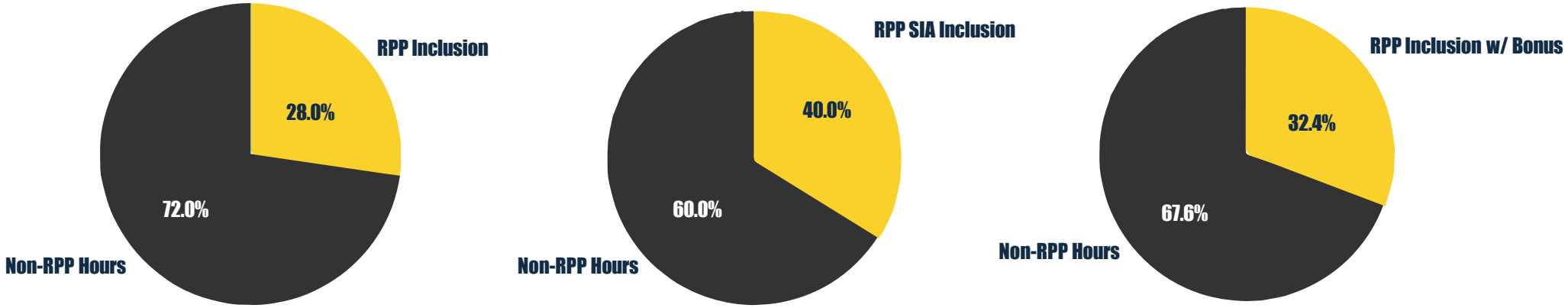


Workforce Participation

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

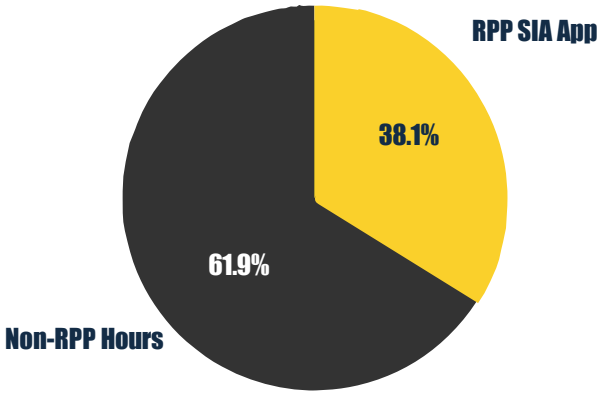


Apprenticeship Participation

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.



End of Report.