The Corliss
Bear Development

Participation Report
Through September 2024

PRISM TECHNICAL
Management & Marketing Services, LLC

BEAR DEVELOPMENT

Table of Content

Executive Summary 03

SBE Professional Services Participation 04

SBE Construction Contracting Participation 05

Workforce Participation 07

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 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.

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.

Top down view of construction site at the Corliss.

SBE Professional Services Participation

Table 1: Total Professional Services Budget

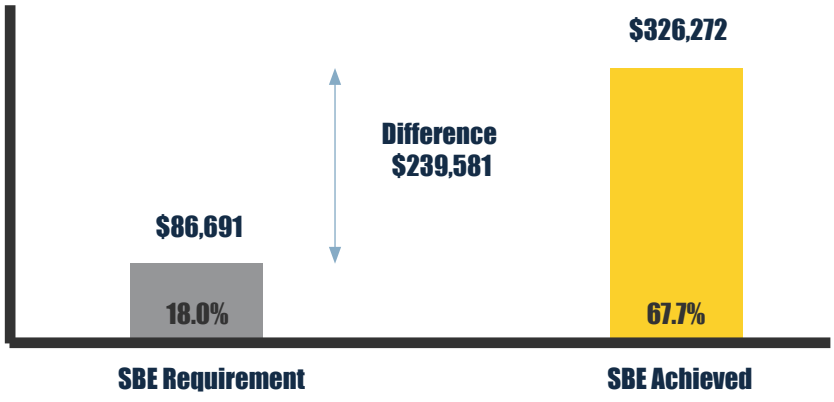
Value Subject to Participation:	$481,614

Table 2: Professional Services SBE Contracts

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 3: Construction Budget

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**

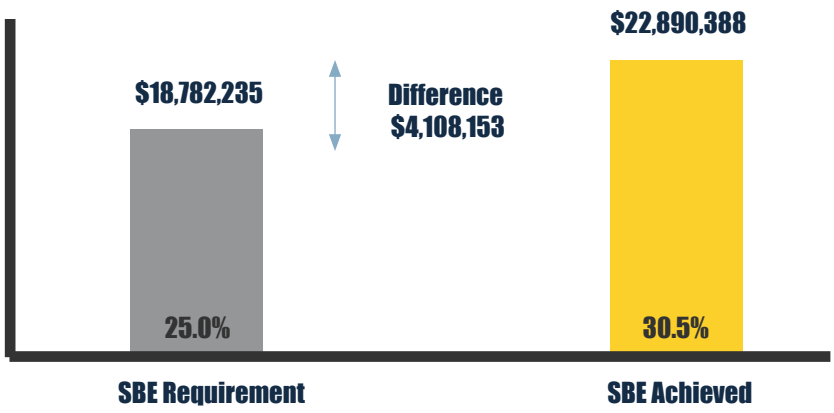
Table 4: Construction SBE Contracts

Contractor	Sub To	Scope	Awarded Contract Value
BRT Trucking (Earthwork)	Cornerstone One, LLC	Hauling	$194,838
BRT Trucking (Site Utilities)	Cornerstone One, LLC	Hauling	$123,090
Hernandez Roofing	Construction Management Associates, Inc.	Roofing	$1,803,516
Insulation Technologies, Inc	Construction Management Associates, Inc.	Siding	$2,506,956
On-Site Staffing	Construction Management Associates, Inc.	Labor	$70,654
On-Site Staffing	Kurk Concrete	Labor	$1,686
P.L. Freeman	Quality Heating & Sheet Metal, Inc.	HVAC	$4,632,900
Price And Sons, Inc.	Cornerstone One, LLC	Materials	$442,761
Selarom Construction	Construction Management Associates, Inc.	Framing	$13,113,988
TOTAL			**$22,890,388**

Total SBE Construction Participation

Project Subject to Participation:	$75,128,941	
Required SBE Participation:	$18,782,235	25.0%
Actual SBE Participation:	$22,890,388	30.5%

Chart 2: SBE Participation



Completing all four floors of The Corliss

Workforce 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 %
Alanis Trucking, LLC	BRT Services, LLC	Trucking	158.0	158.0	71.8	45.4%	0.0	0.0%	0.0	71.8	45.4%
AVS Transport, LLC	BRT Services, LLC	Trucking	96.8	96.8	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	6,302.6	6,302.6	1,119.3	17.8%	37.6	3.4%	0.0	1,119.3	17.8%
Delgado's Trucking, LLC	BRT Services, LLC	Trucking	44.3	44.3	44.3	100.0%	0.0	0.0%	0.0	44.3	100.0%
F & M Trucking, LLC	BRT Services, LLC	Trucking	582.8	582.8	582.8	100.0%	0.0	0.0%	0.0	582.8	100.0%
Foundation Service Corp.	Construction Management Associates	Foundation	1,984.0	1,070.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Honeybee Trucking, LLC	BRT Services, LLC	Trucking	243.8	243.8	243.8	100.0%	0.0	0.0%	0.0	243.8	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	160.5	160.5	160.5	100.0%	160.5	100.0%	72.2	232.7	145.0%
JPSS Trucking & Logistics, LLC	JRA Construction, LLC	Trucking	186.5	186.5	186.5	100.0%	0.0	0.0%	0.0	186.5	100.0%

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Table 5: 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 %
JRA Construction, LLC	BRT Services, LLC	Trucking	203.0	203.0	203.0	100.0%	0.0	0.0%	0.0	203.0	100.0%
JS Trucking, LLC	JRA Construction, LLC	Trucking	162.3	162.3	162.3	100.0%	162.3	100.0%	73.0	235.3	145.0%
Kurk Concrete, LLC	Construction Management Associates	Concrete	4,229.0	3,929.2	1,264.5	32.2%	463.3	36.6%	35.2	1,299.7	33.1%
Land & Liberty, LLC	BRT Services, LLC	Trucking	305.3	305.3	156.3	51.2%	156.3	100.0%	62.9	219.1	71.8%
Lifetime Radon Solutions, Inc.	Construction Management Associates	Radon Testing	36.0	36.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
M&E Trucking, LLC	E&G Trucking, LLC	Trucking	61.0	61.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
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	164.5	164.5	164.5	100.0%	0.0	0.0%	0.0	164.5	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%
NSI Electrical Contractors, Inc.	Construction Management Associates	Electrical	711.5	711.5	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%

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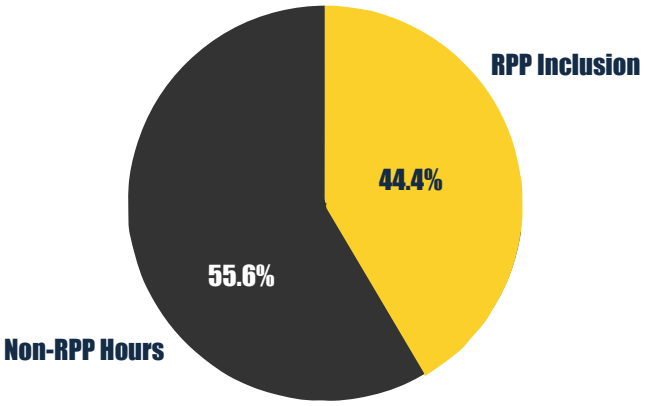
Table 5: Workforce Participation (continued)

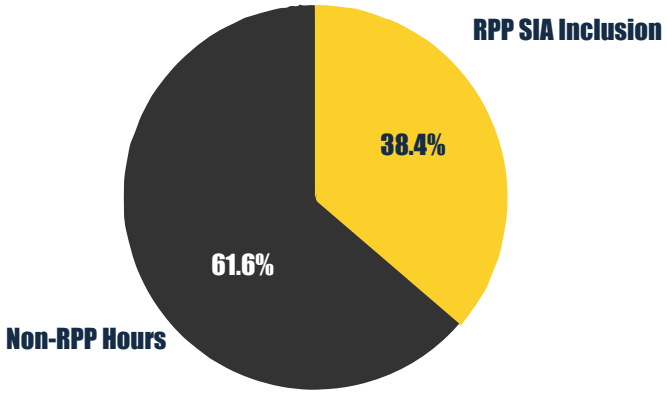
Contractor	Sub To	Scope	Total Hours Worked	Total Eligible Hours Worked	RPP Hours	RPP %	RPP/ SIA Hours	RPP/ SIA %	Bonus Hours	RPP w/ Bonus Hours	RPP w/ bonus %
On-site, Inc DBA On-site Staffing	Construction Management Associates	General Labor	3,637.6	3,637.6	3,611.1	99.3%	1,564.3	43.3%	600.2	4,211.3	115.8%
On-site, Inc DBA On-site Staffing	Kurk Concrete, LLC	General Labor	62.3	62.3	27.0	43.4%	27.0	100.0%	10.4	37.4	60.1%
On-site, Inc DBA On-site Staffing	Nonn's Flooring, LLC	General Labor	393.0	393.0	393.0	100.0%	393.0	100.0%	176.9	569.9	145.0%
S&E Juarez, LLC	BRT Services, LLC	Trucking	168.3	168.3	168.3	100.0%	168.3	100.0%	75.7	244.0	145.0%
Sanchez Trucking, Inc.	BRT Services, LLC	Trucking	79.3	79.3	6.5	8.2%	6.5	100.0%	0.0	6.5	8.2%
Selarom Construction, LLC	Construction Management Associates	Rough Carpentry	1,707.9	1,600.4	651.8	40.7%	397.8	61.0%	118.9	770.6	48.2%
Wells Concrete	Construction Management Associates	Concrete	640.3	571.8	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
TOTAL			**22,550.6**	**21,160.7**	**9,401.1**	**44.4%**	**3,606.6**	**38.4%**	**1,256.8**	**10,657.9**	**50.4%**

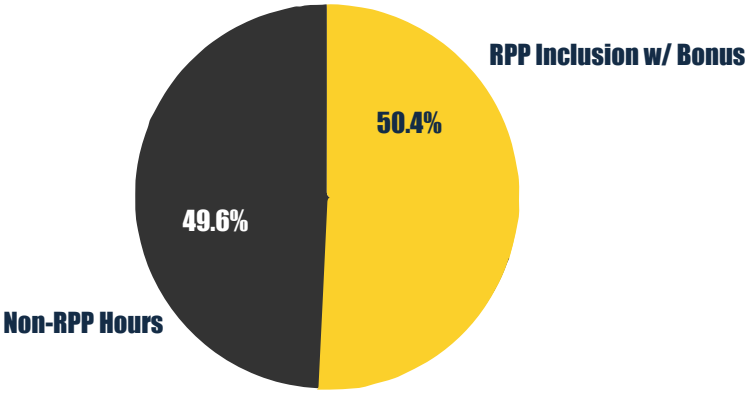
Workforce Participation

Total Eligible Hours Worked:	21,160.7
RPP Participation:	44.4%
RPP SIA Participation:	38.4%
RPP with Bonus:	50.4%

Chart 3: Workforce Participation







Workforce Participation

Table 6: RPP by Craft

Craft	# Of RPP Hours	# Of RPP Workers
Bricklayer	0.0	0
Carpenters	618.0	6
Cement Finisher	1,264.5	6
Electrician	0.0	0
Fire Sprinkler Fitter	0.0	0
Heavy Equipment Operator	1,101.8	3
Ironworker	0.0	0
Laborers	4,082.3	17
Painter	0.0	0
Plumber	0.0	0
Roofers	0.0	0
Sheet Metal Worker	0.0	0
Truck Drivers	2,334.5	15
TOTALS	**9,401.1**	**47**

Table 7: RPP by Race

Race	# Of RPP Hours	# Of RPP Workers
African American	5391.95	19
Caucasian	243.75	1
Hispanic	3182.62	26
Other	582.75	1
TOTALS	**9,401.1**	**47**

Table 8: RPP by Gender

Gender	# Of RPP Hours	# Of RPP Workers
Male	9,401.1	47
Female	0.0	0
TOTALS	**9,401.1**	**47**

Table 9: RPP by Zipcode

Zip Code	# Of RPP Hours	# Of RPP Workers
53202	0.0	0
53203	0.0	0
53204	216.4	3
53205	0.0	0
53206	620.5	3
53207	105.3	1
53208	654.5	2
53209	0.0	0
53210	583.8	3
53211	0.0	0
53212	0.0	0
53213	826.5	2
53214	561.2	1
53215	1,662.5	13
53216	1,081.5	3
53218	888.3	4
53219	123.0	1
53220	0.0	0
53221	492.5	6
53222	1,380.3	3
53224	186.5	1
53225	18.5	1
53228	0.0	0
TOTALS	**9,401.1**	**47**

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 %
Electrician	1	192.0	0.0	0.0%	0.0	0.0%
Totals	1	192.0	0.0	0.0%	0.0	0.0%

Table 11: Apprenticeship by Race

Race	# Of Hours	# Of Workers
Asian	0.0	0
African-American	0.0	0
Caucasian	0.0	0
Hispanic	0.0	0
Native American	0.0	0
Not Specified	192.0	1
Two or More Races	0.0	0
Unspecified	0.0	0
Totals	192.0	1

Table 12: Apprenticeship by Gender

Gender	# Of Hours	# Of Workers
Male	192.0	1.0
Female	0.0	0.0
Totals	192.0	1.0

End of Report.