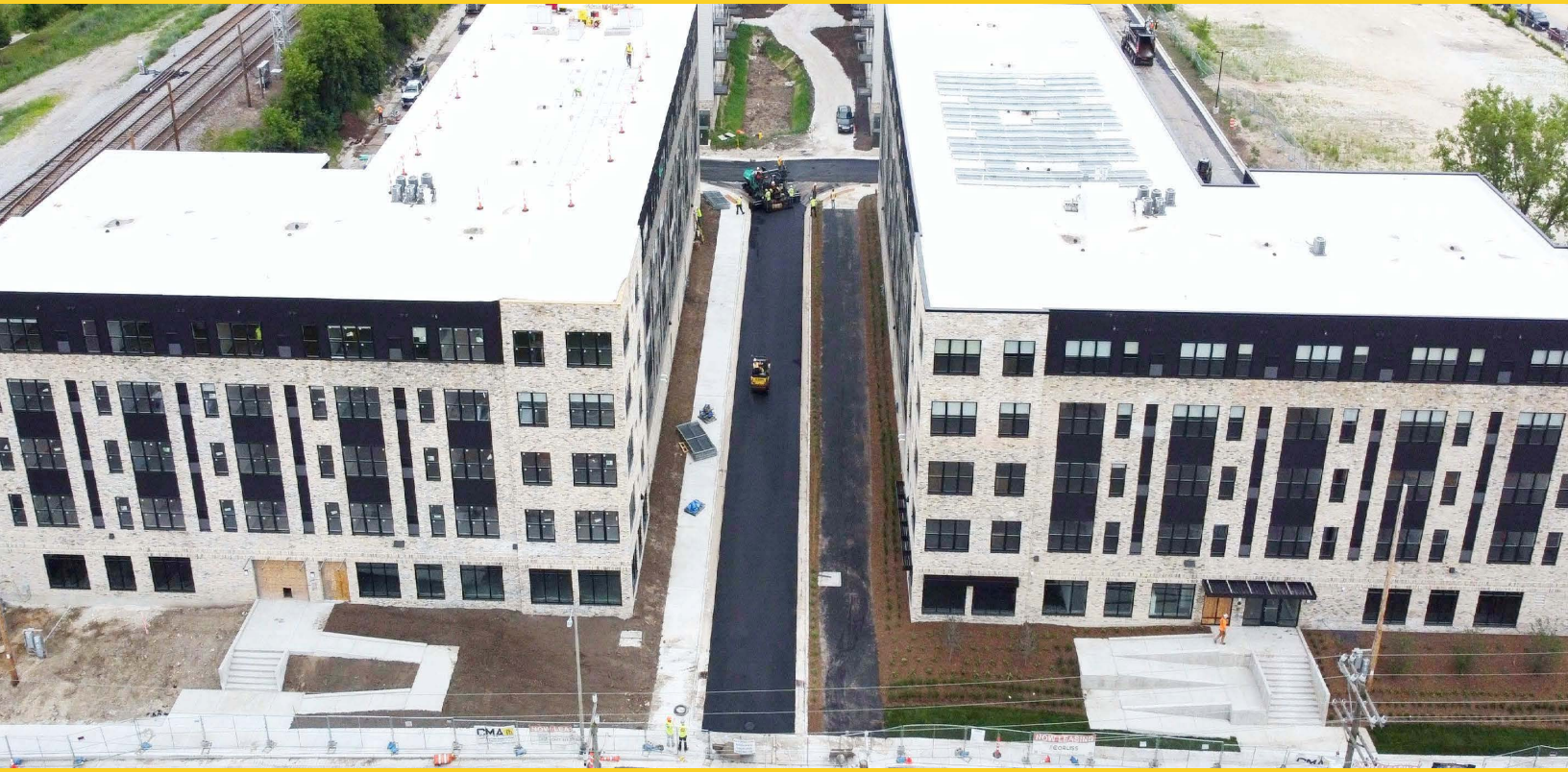
The Corliss
Bear Development



Participation Report
Through June 2025

PRISM TECHNICAL
Management & Marketing Services, LLC

BEAR DEVELOPMENT

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Executive Summary

The Corliss is a 576-unit Affordable Housing New Construction project at the former Filer & Stowell complex at 135 East Becher Street in the Bay View /Harbor District neighborhood of Milwaukee.

The project is led by Bear Development (Bear), with Construction Management Associates (CMA) as the General Contractor. 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.

The Corliss project is exceeding all of its City of Milwaukee inclusion requirements, with **67.7% Professional SBE participation**, **30.8% Construction SBE participation**, **50.8% RPP certified workforce participation**, and an impressive **56.8% apprentice RPP utilization rate**.

Building 7 - Move In Ready Kitchen

SBE Professional Services Participation

Table 1: Total Professional Services Budget

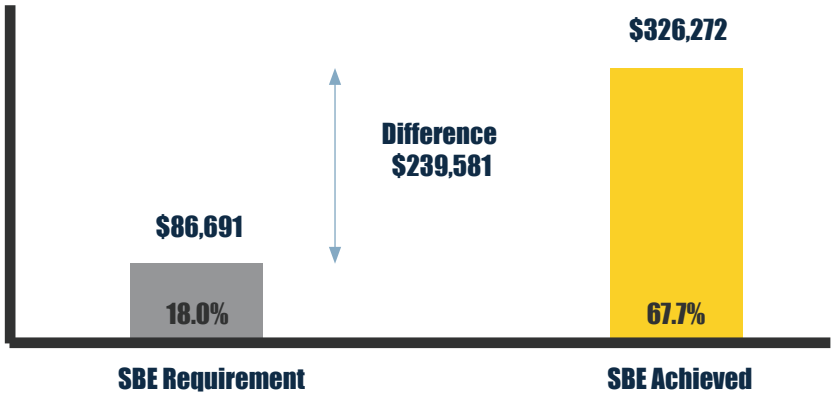
Value Subject to Participation:	$481,614

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	$76,366,845
TOTAL			**$76,366,845**

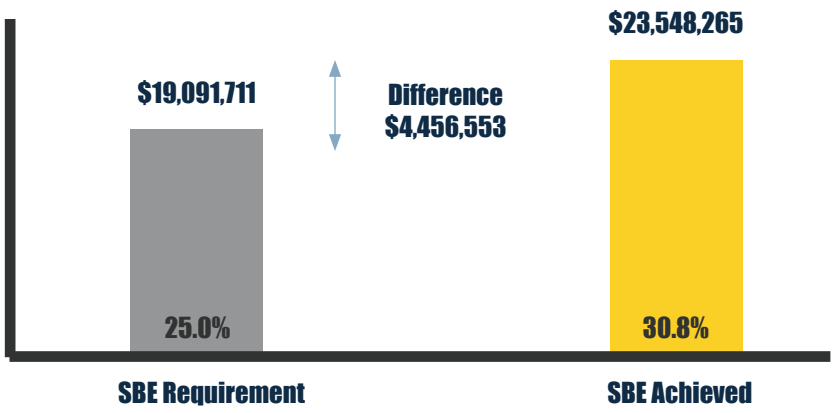
Table 4: Construction SBE Contracts

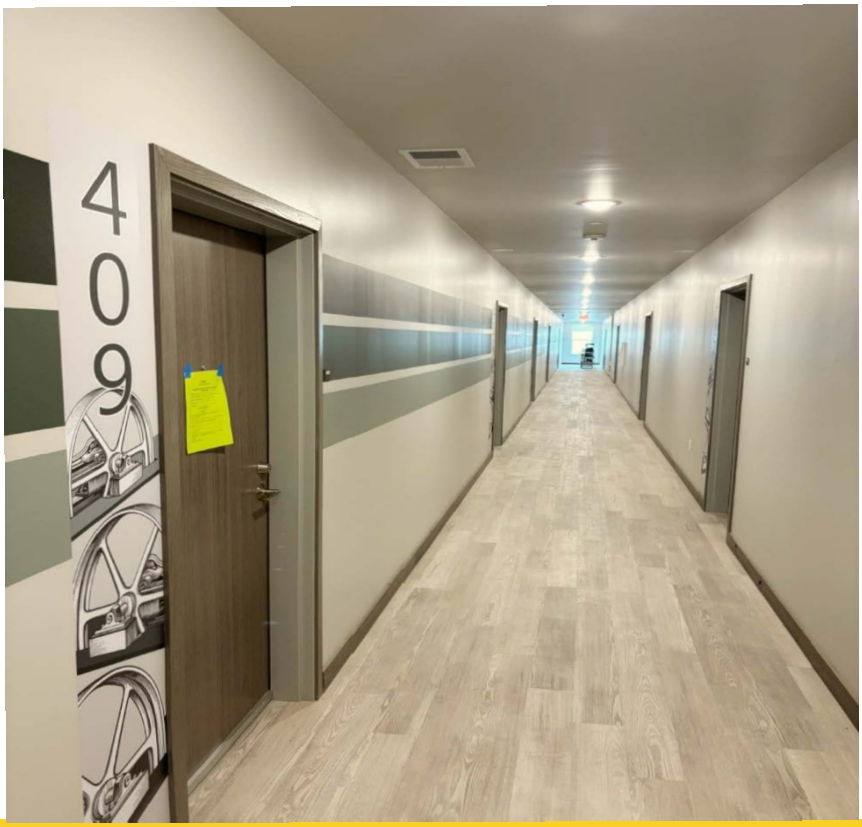
Contractor	Sub To	Scope	Awarded Contract Value
BRT Trucking (Earthwork)	Cornerstone One, LLC	Hauling	$361,983
BRT Trucking (Site Utilities)	Cornerstone One, LLC	Hauling	$126,075
Hernandez Roofing	Construction Management Associates, Inc.	Roofing	$1,831,190
Insulation Technologies, Inc	Construction Management Associates, Inc.	Siding	$2,509,101
On-Site Staffing	Construction Management Associates, Inc.	Labor	$270,072
On-Site Staffing	Kurk Concrete	Labor	$1,686
P.L. Freeman	Quality Heating & Sheet Metal, Inc.	HVAC	$4,664,619
Price And Sons, Inc.	Cornerstone One, LLC	Materials	$537,861
Selarom Construction	Construction Management Associates, Inc.	Framing	$13,245,679
TOTAL			**$23,548,265**

Total SBE Construction Participation

Project Subject to Participation:	$76,366,845	
Required SBE Participation:	$19,091,711	25.0%
Actual SBE Participation:	$23,548,265	30.8%

Chart 2: SBE Participation





Building 7 - 4th floor hallway

Workforce Participation

Table 5: Workforce Participation

Contractor	Union Status	Sub To	Scope	Total Hours Worked	Total Eligible Hours Worked Hours	RPP Hours	RPP %	RPP/ SIA Hours	RPP/ SIA %	Bonus Hours	RPP w/ Bonus Hours	RPP w/ Bonus %
Alanis Trucking, LLC	Non-Union	Alanis Solutions, LLC	Trucking	88.3	88.3	88.3	100.0%	32.3	36.5%	11.7	100.0	113.3%
Alanis Trucking, LLC	Non-Union	BRT Services, LLC	Trucking	174.5	174.5	110.5	63.3%	38.8	35.1%	10.7	121.2	69.4%
AVS Transport, LLC	Non-Union	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	Non-Union	Alanis Solutions, LLC	Trucking	31.0	31.0	31.0	100.0%	0.0	0.0%	0.0	31.0	100.0%
Barron Trucking, LLC	Non-Union	BRT Services, LLC	Trucking	105.3	105.3	105.3	100.0%	0.0	0.0%	0.0	105.3	100.0%
Blair Fire Protection	Union	CMA	Fire Sprinkler Fitter	3,128.3	3,128.3	1,375.3	44.4%	0.0	0.0%	0.0	1,375.3	44.4%
Construction Management Associates, Inc.	Union	N/A	General Contractor	973.0	973.0	973.0	100.0%	0.0	0.0%	0.0	60.0	100.0%
Cornerstone, LLC	Union	CMA	Earthwork	10,192.6	10,192.6	1,483.7	14.6%	77.3	5.2%	0.0	1,483.7	14.6%
Delgado's Trucking, LLC	Non-Union	BRT Services, LLC	Trucking	60.0	60.0	60.0	100.0%	0.0	0.0%	0.0	60.0	100.0%
E&G Trucking LLC	Non-Union	JRA Construction, LLC	Trucking	204.5	204.5	204.5	100.0%	74.8	36.6%	27.2	231.7	113.3%
Eric's Hauling	Non-Union	BRT Services, LLC	Trucking	54.8	54.8	54.8	100.0%	54.8	100.0%	24.6	79.4	145.0%
F & M Trucking, LLC	Non-Union	BRT Services, LLC	Trucking	825.0	825.0	825.0	100.0%	0.0	0.0%	0.0	825.0	100.0%

Table continues on next page.

Table 5: Workforce Participation (continued)

Contractor	Union Status	Sub To	Scope	Total Hours Worked	Total Eligible Hours Worked Hours	RPP Hours	RPP %	RPP/ SIA Hours	RPP/ SIA %	Bonus Hours	RPP w/ Bonus Hours	RPP w/ Bonus %
Foundation Service Corp.	Union	CMA	Foundation	1,984.0	1,070.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Hernandez Roofing, LLC	Non-Union	CMA	Roofing	816.0	816.0	816.0	100.0%	816.0	100%	367.2	1,183.2	145.0%
Honeybee Trucking, LLC	Non-Union	BRT Services, LLC	Trucking	354.0	354.0	354.0	100.0%	0.0	0.0%	0.0	354.0	100.0%
Horner Plumbing	Union	CMA	Plumbing	11,583.3	11,583.3	3,104.0	26.8%	1,119.0	36.1%	0.0	3,104.0	26.8%
Insulation Technologies, Inc	Non-Union	CMA	Insulation	5,987.5	5,987.5	3,713.8	62.0%	3,301.5	88.9%	1,351.4	5,065.2	84.6%
Jaime's Trucking and Logistics, LLC	Non-Union	BRT Services, LLC	Trucking	71.0	71.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Joy's Trucking, LLC	Non-Union	BRT Services, LLC	Trucking	432.0	432.0	432.0	100.0%	432.0	100.0%	194.4	626.4	145.0%
JPSS Trucking & Logistics, LLC	Non-Union	JRA Construction, LLC	Trucking	354.5	354.5	354.5	100.0%	0.0	0.0%	0.0	354.5	100.0%
JRA Construction, LLC	Non-Union	BRT Services, LLC	Trucking	288.8	288.8	257.3	89.1%	0.0	0.0%	0.0	257.3	89.1%
JS Trucking, LLC	Non-Union	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	Non-Union	CMA	Concrete	10,388.6	10,088.3	3,419.7	33.9%	1,399.5	40.9%	195.3	3,615.0	35.8%
LaBrandt and Associates	Non-Union	CMA	Painting	4,021.3	4,021.3	3,179.3	79.1%	2,182.8	69.0%	890.3	4069.6	101.2%

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Table 5: Workforce Participation (continued)

Contractor	Union Status	Sub To	Scope	Total Hours Worked	Total Eligible Hours Worked Hours	RPP Hours	RPP %	RPP/ SIA Hours	RPP/ SIA %	Bonus Hours	RPP w/ Bonus Hours	RPP w/ Bonus %
Land & Liberty, LLC	Non-Union	BRT Services, LLC	Trucking	519.5	519.5	195.0	37.5%	195.0	100.0%	71.5	266.5	51.3%
Lifetime Radon Solutions, Inc.	Non-Union	CMA	Radon Testing	537.3	526.3	11.0	21.0%	0.0	0.0%	0.0	11.0	2.1%
M&E Trucking, LLC	Non-Union	E&G Trucking, LLC	Trucking	192.5	192.5	192.5	100.0%	192.5	100.0%	86.6	279.1	145.0%
MC Force, LLC	Non-Union	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	Non-Union	BRT Services, LLC	Trucking	224.3	224.3	224.3	100.0%	0.0	0.0%	0.0	224.3	100.0%
Nezios Trucking, LLC	Non-Union	BRT Services, LLC	Trucking	34.0	34.0	34.0	100.0%	0.0	0.0%	0.0	34.0	100.0%
NSI Electrical Contractors, Inc.	Non-Union	CMA	Electrical	27,440.3	27,440.3	2,494.0	9.1%	0.0	0.0%	0.0	2,494.0	9.1%
On-site, Inc DBA On-site Staffing	Non-Union	CMA	General Labor	10,646.9	10,646.9	10,620.4	99.8%	4,802.2	45.2%	1,868.7	12,489.1	117.3%
On-site, Inc DBA On-site Staffing	Non-Union	Kurk Concrete, LLC	General Labor	62.3	62.3	27.0	43.3%	27.0	100.0%	10.4	37.4	60.0%
On-site, Inc DBA On-site Staffing	Non-Union	Nonn's Flooring, LLC	General Labor	804.8	804.8	804.8	100.0%	796.8	99.0%	358.1	1,162.9	144.5%
On-site, Inc DBA On-site Staffing	Non-Union	Suburban Drywall	General Labor	872.0	872.0	872.0	100.0%	432.0	49.5%	172.4	1,044.4	119.8%

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Table 5: Workforce Participation (continued)

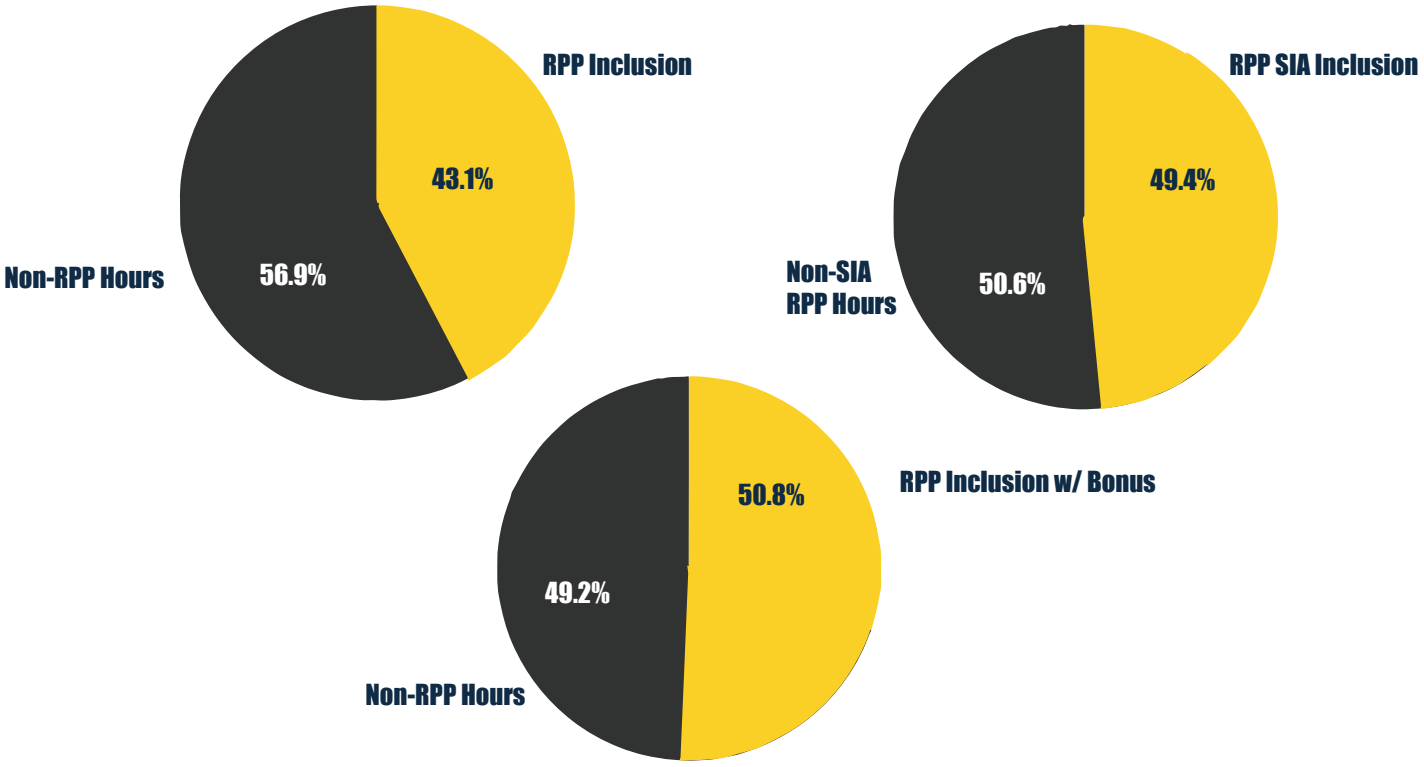
Contractor	Union Status	Sub To	Scope	Total Hours Worked	Total Eligible Hours Worked Hours	RPP Hours	RPP %	RPP/ SIA Hours	RPP/ SIA %	Bonus Hours	RPP w/ Bonus Hours	RPP w/ Bonus %
P.L. Freeman	Union	Quality Heating & Sheet Metal Company	Sheet Metal	11,993.3	11,896.3	8008.8	67.3%	645.5	8.1%	0.0	8,008.8	67.3%
S&E Juarez, LLC	Non-Union	BRT Services, LLC	Trucking	304.5	304.5	304.5	100.0%	304.5	100.0%	137.0	441.5	145.0%
Sanchez Trucking, Inc.	Non-Union	BRT Services, LLC	Trucking	95.3	95.3	22.5	23.6%	22.5	100.0%	6.5	29.0	30.4%
Selarom Construction, LLC	Non-Union	CMA	Rough Carpentry	25,957.3	24,711.0	12,252.3	49.6%	11,100.0	90.6%	4,314.5	16,566.7	67.0%
Suburban Drywall	Non-Union	CMA	Drywall	623.7	623.7	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
VJ Trucking, LLC	Non-Union	E&G Trucking, LLC	Trucking	16.0	16.0	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
Wells Concrete	Mixed	CMA	Concrete	2,631.5	2,513.5	0.0	0.0%	0.0	0.0%	0.0	0.0	0.0%
TOTALS				**135,402.1**	**132,715.6**	**57,236.8**	**43.1%**	**28,278.7**	**49.4%**	**10,203.0**	**67,439.8**	**50.8%**

Workforce Participation

Table 5: Workforce Participation (continued)

Total Eligible Hours Worked:	132,715.6
RPP Participation:	43.1%
RPP SIA Participation:	49.4%
RPP with Bonus:	50.8%

Chart 3: Workforce Participation



Workforce Participation

Table 6: RPP by Craft [1&2]

Craft	# Of RPP Hours	# Of RPP Workers
Bricklayer	0.0	0
Carpenters	10,950.5	11
Cement Finisher	3,419.7	8
Electrician	2,494.0	2
Fire Sprinkler Fitter	1,375.3	1
Heavy Equipment Operator	1,466.2	3
Ironworker	0.0	0
Laborers	119,083.7	48
Painter	0.0	0
Plumber	1,827.0	9
Roofers	816.0	7
Sheet metal worker	8,008.8	10
Siding Installer	739.3	4
Truck Drivers	3,713.8	27
TOTALS	**57,236.8**	**130**

[1] Ten workers are classified in two separate trades.
[2] Three workers are employed by one or more contractors and classified under two different trades.

Table 7: RPP by Race

Craft	# Of RPP Hours	# Of RPP Workers
African American	21,343.9	44
Caucasian	4,379.4	10
Hispanic	28,053.8	64
Not Specified	2,634.8	3
Other	825.0	1
TOTALS	**57,236.8**	**122**

Table 8: RPP by Zipcode

Zip Code	# Of RPP Hours	# Of RPP Workers
53202	0.0	0
53203	36.0	1
53204	6,407.4	16
53205	89.8	1
53206	1,728.3	8
53207	4,429.2	7
53208	2,531.7	5
53209	630.0	10
53210	1,733.9	5
53211	0.0	0
53212	353.3	2
53213	1,179.0	2
53214	768.5	2
53215	15,696.8	30
53216	5,845.3	8
53218	3,392.8	9
53219	1,021.3	1
53220	5.5	1
53221	2,346.1	10
53222	3,454.7	4
53223	128.0	2
53224	354.5	1
53225	5,104.8	6
53228	0.0	0
TOTALS	**57,236.8**	**122**

Table 9: RPP by Gender

Gender	# Of RPP Hours	# Of RPP Workers
Male	56,449.1	120
Female	787.8	2
TOTALS	**57,236.8**	**122**

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	3	2,630.0	1,192.0	45.3%	0.0	0.0%
Fire Sprinkler Fitter	1	16.0	0.0	0.0%	0.0	0.0%
Plumber	2	2,174.0	1,307.0	60.1%	0.0	0.0%
Sheet Metal Worker	3	2,626.6	1,727.0	65.8%	0.0	0.0%
TOTALS	**10**	**7,446.6**	**4,226.0**	**56.8%**	**0.0**	**0.0%**

Table 11: Apprenticeship by Race

Race	# Of Hours	# of Workers	% Of RPP Workers
Asian	0.0	0	0.0%
African-American	878.5	1	11.1%
Caucasian	1,896.1	4	33.3%
Hispanic	2,042.0	2	22.2%
Native American	0.0	0	0.0%
Not Specified	2,630.0	3	33.3%
Two or More Races	0.0	0	0.0%
Unspecified	0.0	0	0.0%
TOTALS	**7,446.6**	**10**	**100.0%**

Table 12: Apprenticeship by Gender

Gender	# Of Hours	# of Workers	% Of RPP Workers
Male	7,446.6	10	100%
Female	0.0	0	0%
Unspecified	0.0	0	0%
TOTALS	**7,446.6**	**10**	**100.0%**

End of Report.