The Corliss

As of today, **The Corliss project is Wisconsin's largest affordable housing development,** located in the Harbor District / Bay View neighborhood on the former Filer & Stowell factory site.

- **576-Unit New Construction**
- **Developer:** Bear Development
- **General Contractor:** CMA
- **Expected Completion:** ~13 months (Oct 2026)

Participation Report Through June 2025

PRISM TECHNICAL
Management & Marketing Services, LLC

BEAR DEVELOPMENT

SBE Professional Services Participation

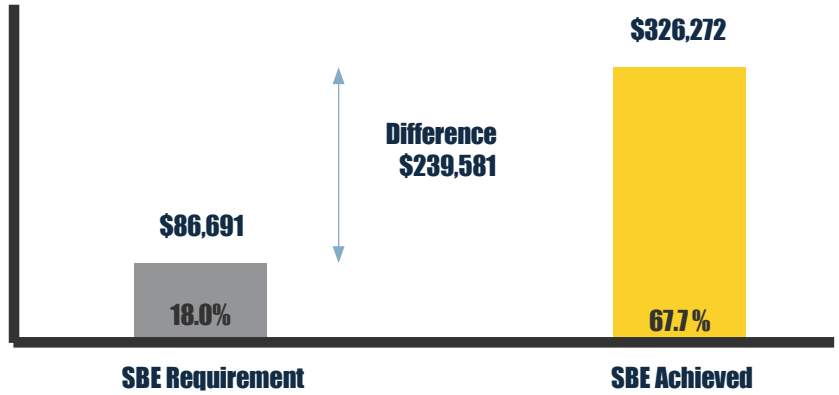
Table 1: Total Professional Services Budget

Value Subject to Participation:	$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



Building 7 - Move In Ready Kitchen

SBE Construction Contract Participation

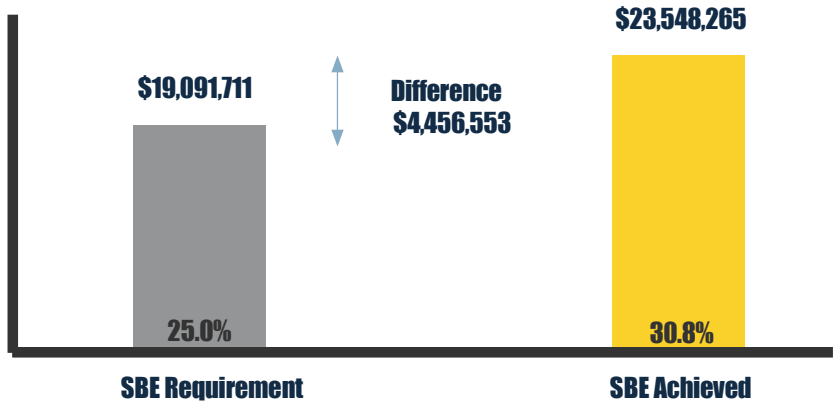
Table 2: Construction Contract

Firm	Contracted by	Scope of service	Value Subject to Participation
Construction Management Associates, Inc.	Bear Development	General Contractor	$76,366,845
TOTAL			**$76,366,845**

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

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**

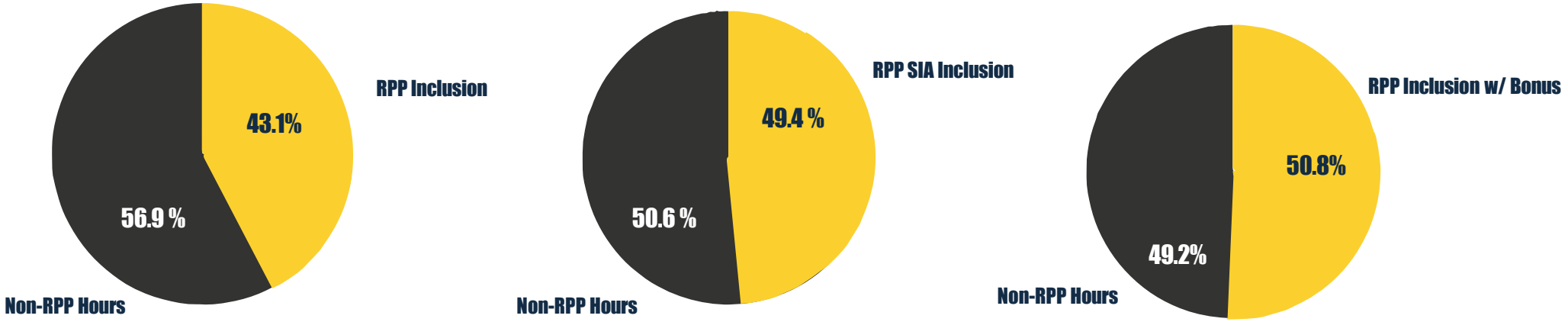
Chart 2: SBE Participation



Workforce Participation

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

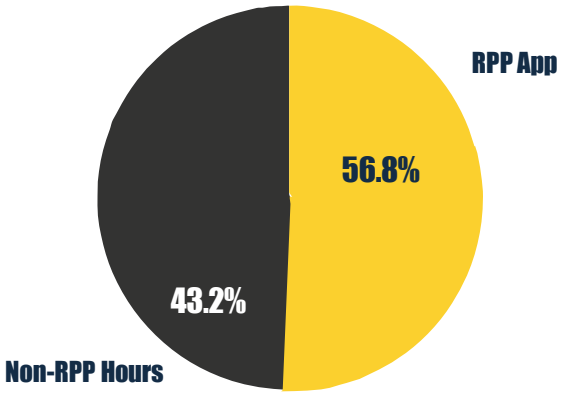
Chart 3: Workforce Participation

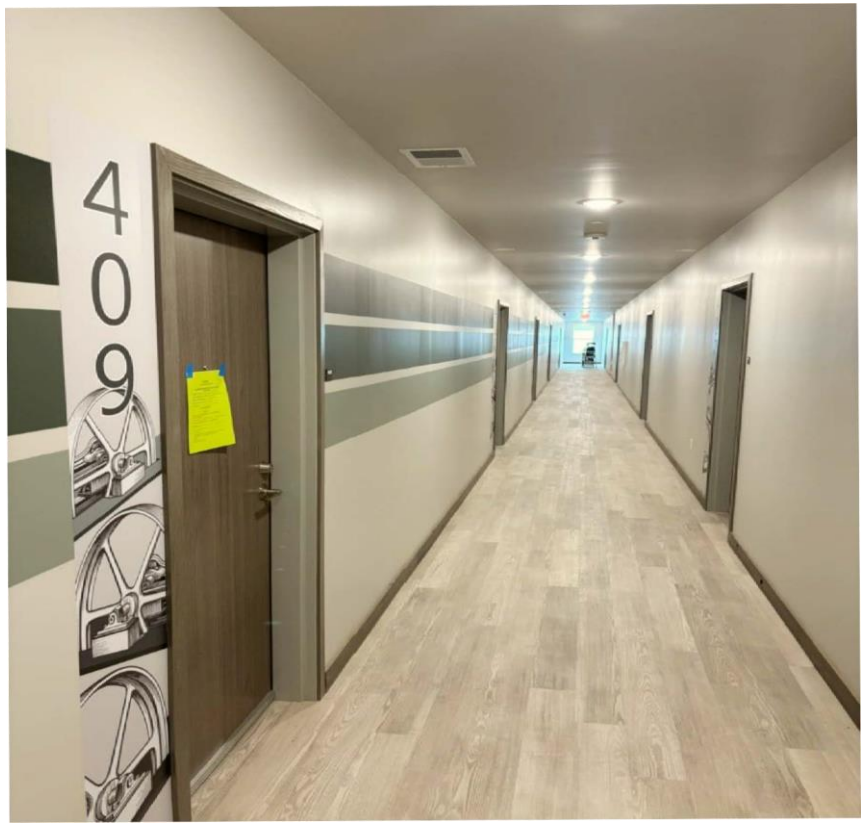


Apprenticeship Participation

Table 9: 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%**





Building 7 - 4th floor hallway

End of Report.