



CAPABILITY STATEMENT

Summary

Cross Management Services, Inc. is a consulting firm that provides community outreach, contract compliance, construction management, and real estate brokerage services. We specialize in designing, coordinating, or monitoring Diversity and Inclusion Programs for developers, contractors, corporations, and governmental entities on construction projects.

Services

- Construction Management
- Contract Compliance Reporting
- Diversity and Inclusion Program Development
- Inclusion Program Management
- Real Estate Development & Broker
- Section 3 and Davis-Bacon Monitoring
- Targeted Outreach

Certifications

- 8(a), EDWOSB, HUBZone, and WOSB
 - Small Business Administration
- Disadvantaged Business Enterprise
 - Arizona, California, Illinois, Indiana, Mississippi, Texas, and Wisconsin
- Minority Business Enterprise
 - National Minority Supplier Development Council
 - State of Wisconsin
- Small Business Enterprise
 - City of Madison
 - City of Milwaukee
- Woman Business Enterprise
 - City of Madison

Company Designations

Cage Code: 3EMQ2

DUNS#: 861239122

FEIN: 39-1950446

Entity: S-Corporation

NAICS Codes:

- 541611 Administrative Management and General Management Consulting Services
- 236115 Construction Management
- 531210 Real Estate Broker
- 541618 Other Management Consulting Services
- 541990 All other Professional, Scientific and Technical Services
- 561110 Office Administrative Services

Key Personnel

Carla Y. Cross is President and CEO of Cross Management Services, Inc. and has 30 years of corporate knowledge including 25 years of experience designing, coordinating or monitoring supplier and workforce diversity inclusion on construction projects. With comprehensive experience managing programs and projects from design phase through implementation and close-out in multiple industries, CMSI has served a wide variety of clients.

Ms. Cross earned her BBA in accounting at the University of Wisconsin-Milwaukee, an Associate in Commercial Real Estate Certificate from Marquette University, an Economic Development Financial Professional Certificate from the National Development Council and Master Compliance Administrator Certificate from the American Contract Compliance Association.

Selected Clients/Projects

- **Contract Compliance / Inclusion Consultant**
 - CG Schmidt
 - J.F. Ahern Milwaukee Facility
 - Moorland Reserve ED/OSB Renovation
 - Froedtert 4/5 North Tower Renovation
 - Deer District LLC
 - Fiserv Forum
 - Froedtert & Medical College of Wisconsin Sports Science Center
 - 5th Street Parking Structure
 - Public Plaza
 - Findorff Mortenson – Wisconsin Institutes for Discovery
 - Froedtert & Medical College of Wisconsin
 - Inclusion Plan Development
 - Emergency Department Renovation
 - McKinley Health Center
 - Green Bay/Brown County Professional Football Stadium District
 - Lambeau Field
 - Hammes Company – Wisconsin Secure Detention Center
 - Harley-Davidson Museum
 - Irgens Development Partners, LLC
 - GE Healthcare World Headquarters
 - Ivory Tusk
 - Mayfair Woods
 - J. H. Findorff & Sons, Inc. – Overture Center
 - Johnson Controls, Inc. – Miller Park
 - KJW Construction LLC – Direct Supply Building A
 - Madison Gas & Electric – West Campus Cogeneration Facility
 - Mandel Group, Inc.
 - Boston Store Lofts
 - Echelon at Innovation Campus
 - North End Phases I, II, III, IV & V
 - Mortenson Construction
 - Froedtert Health Center for Advanced Care
 - Froedtert Health Integrated Surgical and Interventional Platform
 - Froedtert Health West Clinic Vertical Expansion
 - Northwestern Mutual – North Building Modernization
 - Royal Capital Group LLC
 - 550 Luxury Lofts
 - The Wheatley
 - ThriveOn King
 - Rule Enterprises LLC
 - Eighteen87 on Water Apartments & Riverwalk
 - Fourteen02 on Park Apartments
 - Seven04 Place Apartments
 - Thirteen31 Place Apartments
 - Tri-North Builders – Plankinton Arcade
 - UWM Real Estate Foundation – UWM Innovation Campus
 - Wisconsin Center District – Baird Center Expansion

- **Development and Construction Management**
 - Vineyard Terrace LLC – Condominium and Single-Family Home Project
- **Program Management**
 - Froedtert Health Mentor/Protégé Program



GE Healthcare World Headquarters



Fiserv Forum



Wisconsin Institutes for Discovery



Lambeau Field