

CITY OF MILWAUKEE SEWER & PUBLIC INFRASTRUCTURE REPORT

INCLUSION THROUGH MARCH 31, 2024



REPORT BY



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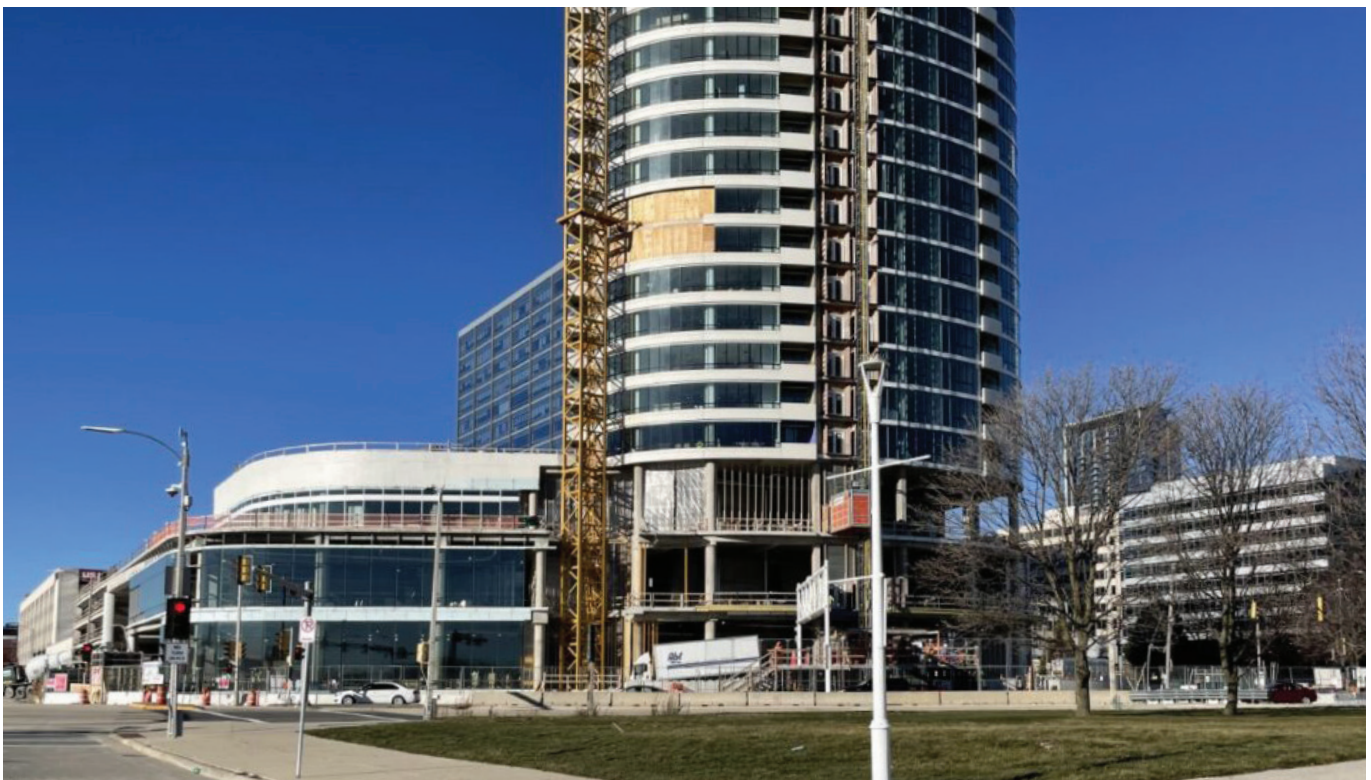
Executive Summary

The 44-story Couture, future home to 322 luxury apartments, is fast approaching substantial completion. Last quarter the HOP Streetcar began making Sunday trial runs through the Couture station- a hallmark feature of the project. Stops will be limited to the Sunday schedule until construction of the Couture is completed.

At the beginning of this complex project, it was predicted that the bulk of the SBE and RPP participation would come from the construction of the residential tower, which was not subject to either the Sewer or Public Infrastructure Human Resource Agreements (HRA). When inclusion fell short of the requirements, even though it was predicted, our reporting described the shortfall in RPP and SBE spend as deficits to be made up with the tower construction.

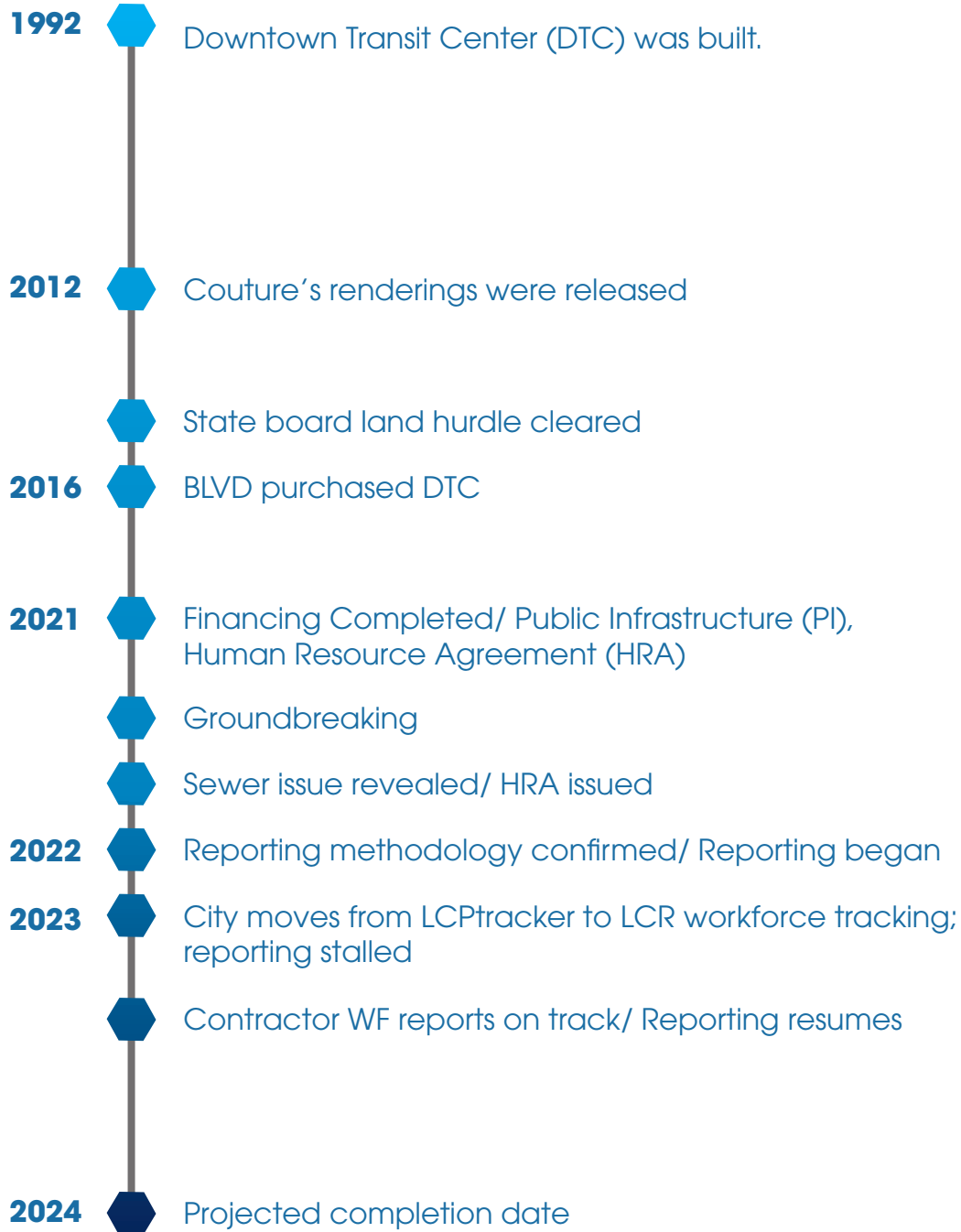
Those familiar with previous Couture inclusion reports will notice a change in the structure of this quarterly inclusion project progress report. While it contains the same project details of the past, it is presented differently than those previously submitted. Most notable is the removal of the term “deficit.”

The Tower project’s use of SBE firms and RPP-certified workers, when not required collects excess SBE dollars and RPP hours similar to a “savings account” to be used when and where needed on the Sewer and Public Infrastructure Projects.



Progress photo.

Project History



Project Partners

- City of MKE Public Infrastructure TIF
- City of MKE Sewer Relocation Funding
- Milwaukee County Land Acquisition
- HUD Loan Guarantee
- AFL-CIO Housing Investment Trust



The City Projects

This inclusion report is presented in two parts, as the City of Milwaukee commitment is defined in two parts. However, the tower, which is not a direct subject of either report, will play a sizable role in achieving the RPP and SBE requirements.

Part A:

The Sewer Relocation Project.

Part B:

The Public Infrastructure (PI) elements of the development. The PI is purposely not described as a project, as its value is defined by detailed cost analysis by the City DCD and their nationally recognized construction cost consultants – the Concord Group.



The Couture



Public Infrastructure



Sewer Relocation



Sewer Project

I. Genesis

On May 23rd, 2017, Urban Milwaukee's Jeramey Jannene President and Journalist accurately wrote, "the nearly two-acre site at 909 E. Michigan St. that Barrett Lo-Visionary Development bought from Milwaukee County for \$500,000 came with an underground surprise: A 48-inch-wide combined sewer runs north-south through the length of the site near its western edge..."

The article goes on to state *"the sewer was relocated to this area when interstate 794 was built in the 1970's. Unfortunately, when it was done, probably because it was done at the time on public land, there was no easement ... After exploring their options on where to relocate the sewer, the city ultimately settled on the western edge of the site."*

"... this design change resulted in the project going from two levels underground to three because the sewer consumes the space of approximately 50 parking stalls."

II. Outcome

The City of Milwaukee and the Development team entered into a Couture- "Sewer Project" Human Resource Agreement (HRA) dated April 30, 2021, requiring SBE and RPP inclusion on the sewer relocation project described herein. Because of the completeness of the relocation design by the City, the Development team incurred no professional service expense to relocate the Sewer, only construction cost.

III. Reporting Methodology

While the Sewer HRA was consummated after the public infrastructure (PI) agreement, it appears first in our report.

- A. The Sewer relocation contracts were separate from the Development's Earth work.
- B. Labor for the Sewer relocation effort was tracked by contractor scopes to separate it from the Earth work.

Sewer Project

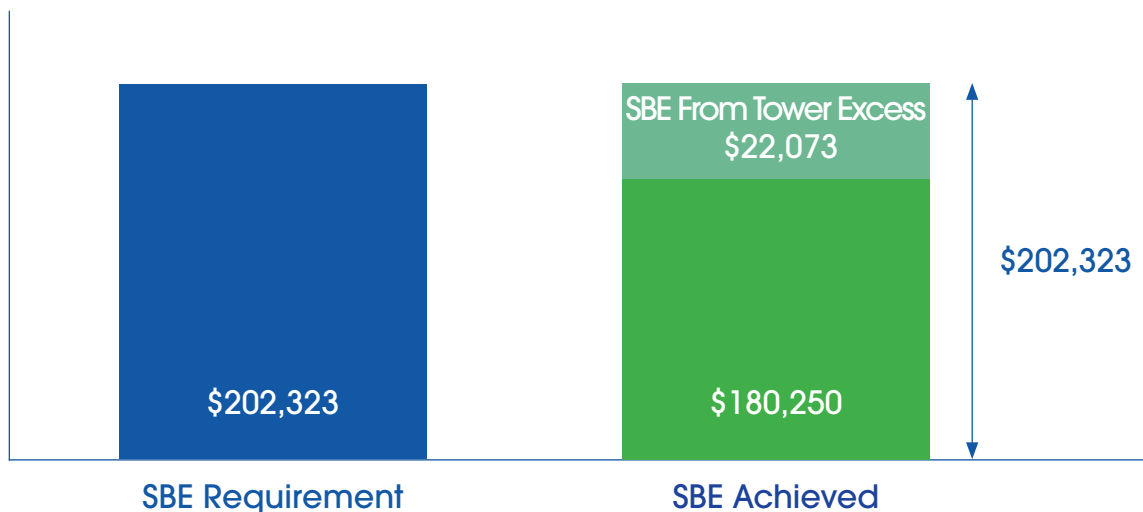
TABLE 1: TOTAL SBE Participation (Professional Services Spend)

As noted, the Development team, working with from the City of Milwaukee designs, had no Sewer Project Professional service expenditures.

TABLE 2: TOTAL SBE Participation (Construction Spend)

SBE firm	Subcontractor to	Description of work	Total Contract Amount
Tremmel Anderson Trucking	Super Excavators	Hauling	\$ 180,250
Total SBE Participation Achieved			\$ 180,250
Total Project Value Subject to Participation			809,292
REQUIRED SBE PARTICIPATION (25% of Value Subject to Participation)			202,323
SBE PARTICIPATION Used From Tower Excess			22,073
TOTAL REVISED SBE PARTICIPATION ACHIEVED (Project Achieved Plus Value From Tower)			202,323

CHART 1: Construction Services SBE Inclusion Performance



Sewer Project

Excess RPP and SBE Inclusion Use

The development team understood the challenges of achieving RPP and SBE participation on the Sewer and PI construction and planned to achieve all requirements with assistance from the 44-story Tower RPP and SBE utilization.

Table 7A on page 16 in this report illustrates the existing SBE firms contracted that were selected for the Sewer, PI, and Tower holding contracts that generate the excess SBE inclusion used to reach and exceed the Sewer and PI SBE requirements. Table 7B shows how the excess SBE was distributed with dollars beyond all requirements.

Similarly, at the end of this report Table 8A on page 17 lists all project contractors that used RPP workers throughout the Couture development that generated excess RPP used to meet and exceed the Sewer and PI RPP requirements. Table 8B summarizes how the excess RPP hours were distributed between the Sewer and PI Projects and the surplus Couture RPP hours above all requirements.



Hard at work. Summer 2023.

Sewer Project

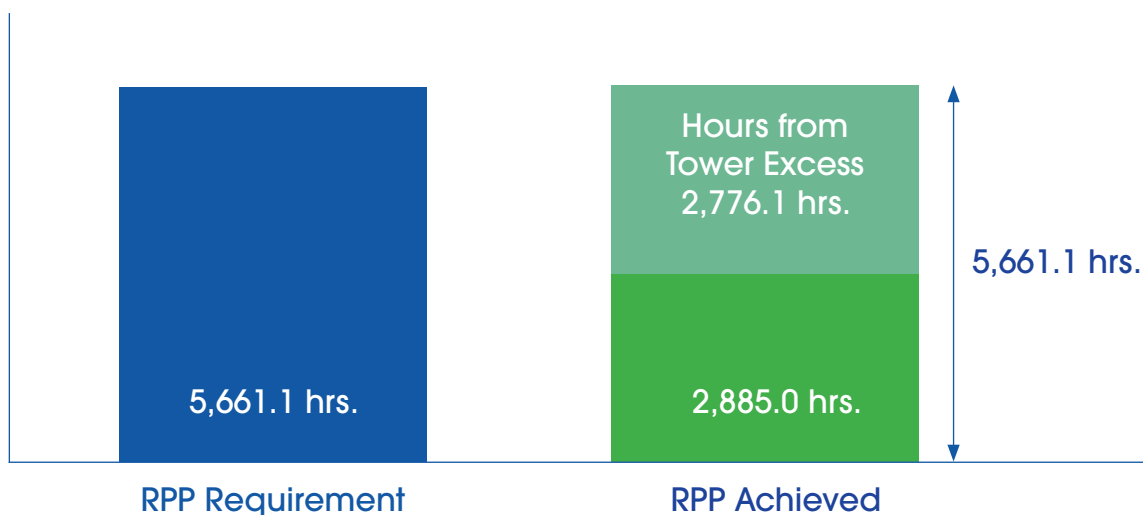
Table 3A: RPP Workforce by Contractor & Trade

Contractor	Trade	Work Performed	Total Hours	RPP Hours
Super Excavators	Operating Engineers	Excavating	826.0	0.0
Tremmel-Anderson Trucking	Trucking	Hauling	2,561.2	1,964.0
J.H. Findorff	Laborer	Cement	3,978.0	897.0
J.H. Findorff	Carpenters	Encasements	6,786.5	24.0
TOTAL RPP PARTICIPATION			14,152.7	2,885.0

Table 3B: Tower RPP Use

Category	Hours
TOTAL RPP PARTICIPATION HOUR ACHIEVED	2,885.0
TOTAL WORKFORCE SUBJECT TO PARTICIPATION	14,152.0
TOTAL RPP HOURS REQUIRED (40% of Total Hours)	5,661.1
RPP Hours from Tower Excess	2,776.1
TOTAL REVISED RPP PARTICIPATION ACHIEVED (Project Achieved plus RPP Hours from Tower)	5,661.1

CHART 2: RPP Workforce Achievement



Public Infrastructure

TABLE 4: PI SBE Professional Services Spend

SBE Firm	Contractor By	Work Scope	Total Contract Amount
Rinka Chung Architects	BLVD	Lead Architect / PI Value	\$ 25,507
Prism Technical Management	JH Findorff	Inclusion Consultant	218,074
TOTAL SBE PARTICIPATION ACHIEVED			\$ 243,581
TOTAL Public Infrastructure Professional Services Subject to Participation			494,318
REQUIRED SBE PARTICIPATION (18% of Value subject to Participation)			88,977
SBE PI Professional Services Exceeds Requirement			154,604



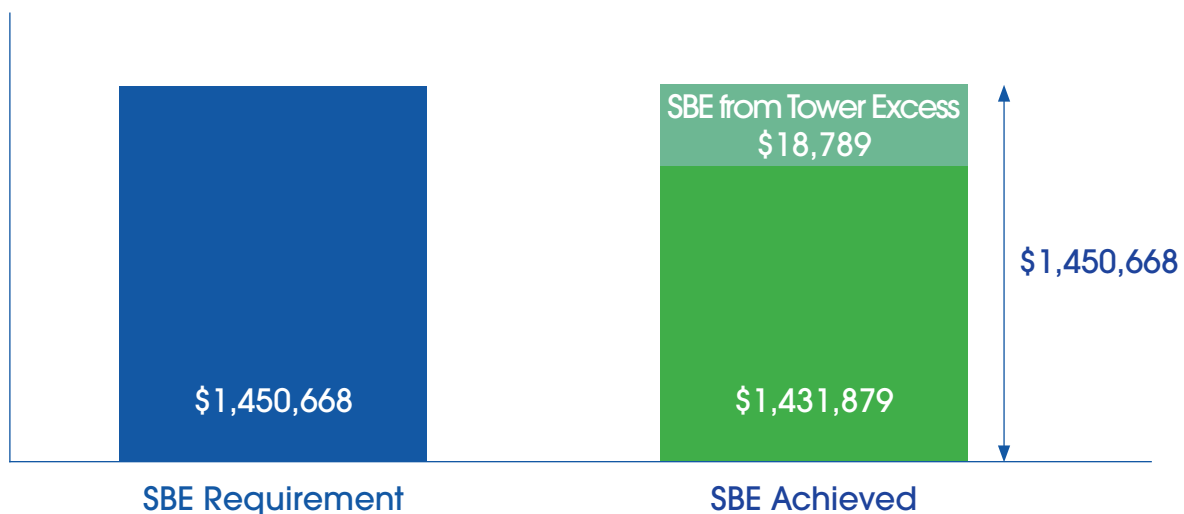
The Hop began Sunday trips through the Couture in late October 2023.

Public Infrastructure / SBE Spend

TABLE 5: PI SBE Construction Service Participation

SBE Firm	Subcontractor To	Description of work	Total Contract Amount
Equity Supply	KMI	Masonry Supply	\$ 27,373
Hetzel-Sanfilippo	Langer Roofing & Sheet Metal	Carpentry/Framing	113,642
JCP Construction	JH Findorff	Water Proofing	10,419
Milwaukee Iron	JH Findorff	Concrete Rebar	938,257
Sanchez Painting	JH Findorff	Painting	149,036
Tremmel-Anderson Trucking	Super Western	Hauling	193,152
TOTAL SBE PARTICIPATION ACHIEVED			\$ 1,431,879
Total Value of PI Subject to Participation			5,802,673
REQUIRED SBE PARTICIPATION (25% of Value Subject to Participation)			1,450,668
SBE Participation Used From Tower Excess			18,789
TOTAL REVISED SBE PARTICIPATION ACHIEVED (Project Achieved plus SBE From Tower)			1,450,668

CHART 3: SBE Inclusion Performance



Public Infrastructure/ RPP Workforce

TABLE 6A: RPP Workforce By Contractor & Trade

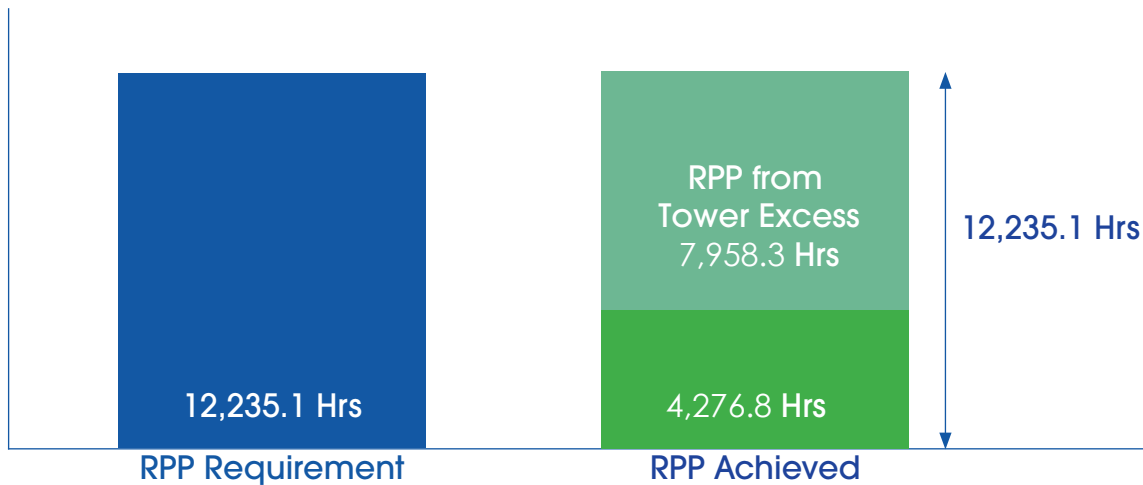
Contractor	Trade	Work Performed	Total Hours	RPP Hours
Butters-Fetting Co, Inc.	Plumbing	Plumbing/ Hot water	333.3	71.1
Eco Build	Landscaping & Site Furnishing	Earthwork	97.8	0.0
J.H. Findorff, Inc.	Concrete	Concrete	21,877.4	2,702.9
JCP Construction, LLC	Waterproofing & Insulation	Waterproofing	3.6	0.0
KMI Construction	Masonry Contractor	Masonry	16.8	1.3
Langer Roofing & Sheet Metal Inc.	Roofing	Roofing	4,301.3	1,229.0
MKE Iron Erectors, Inc.	Steel Reinforcing Installation	Concrete	672.4	0.0
Sanchez Painting	Painting	Painting	239.2	80.9
Staff Electric	Electrical Contractor	Electrical	201.5	146.9
Stark Paverment Corp	Concrete Paving	Concrete	329.0	44.7
Super Western	Excavating & Demolition	Demolition	2,515.2	0.0
Excess RPP Hours from Tower Total (See Table 8B)				7,958.3
TOTAL RPP PARTICIPATION			30,587.7	12,235.1

Table 6B: PI RPP transferred from Tower

Category	Hours
Total Workforce Subject to Participation	30,587.7
Required RPP Participation (40% of above)	12,235.1
RPP Participation Achieved to date	4,276.8
Excess RPP Hours from Tower	7,958.3

Public Infrastructure/ RPP Workforce

Chart 4: Public Infrastructure RPP Inclusion



Overhead view of PI. Winter 2023.

Tower Project Inclusion Use



Hard at work. Winter 2023.

As projected, the Tower Project is being constructed with a plethora of SBE firms with sizable contracts that contributed little to the Public Infrastructure (PI), and nothing to the Sewer project. The SBE spend with these firms, from Steel erection, glazing (glass) and painting are captured and used to lift the Sewer and PI SBE spend above the two project requirements.

Similarly, RPP workers are deployed throughout the Development, but only required on the Sewer and PI projects, under the agreement with the City of Milwaukee, yet the largest deployment of RPP worker hours, because of the trades engaged are on the Tower scopes. These hours are also captured and used to achieve and exceed the city requirements.

The Tables that follow highlight the excess SBE and RPP hours captured and their use on the Sewer and PI projects.

Excess Inclusion Use

TABLE 7A: Source of Excess SBE Participation

SBE Firm	Subcontractor to	Trade	Work Performed	Available to cure
Best Erectors	Klein-Dickert	Iron Erection	Garage Curtain Wall	\$ 99,040
Best Erectors	Klein-Dickert	Iron Erection	Podium Curtain Wall	207,984
Equity Supply	KMI Construction	Masonry Materials	Supplier	56,885
Hetzel-Sanflippo	Langer Roofing & Sheet Metal	Carpentry	Frame Carpentry	195,800
JCP Construction	JH Findorff	Labor	Waterproofing	59,041
Milwaukee Iron Erectors	JH Findorff	Building Exteriors	Foundation	4,187,213
Sanchez Painting	JH Findorff	Painting	Painting	1,102,644
Tremmel-Anderson Trucking	Super Western	Trucking	Hauling	198,990
TOTAL SBE PARTICIPATION				\$ 6,107,597

Table 7B: Use of Excess SBE Construction Participation

Category	Use	Excess SBE Remaining
Total Excess From Above		\$ 6,107,597
Used on Sewer Project (see Table 2)	\$ 22,072	6,085,525
Used on Public Infrastructure (see Table 5)	18,789	6,066,736
Total surplus SBE Construction Spend Over Requirement to Date for both HRA Agreements		\$ 6,066,736

Excess Inclusion Use

Table 8A: Source of Excess RPP Hours

Contractor	Trade	RPP Hours
Butters-Fetting Co, Inc.	Plumbing	3,612.4
Butters-Fetting Co, Inc.	HVAC	7,701.0
C&B Glass	Tower Glazing System	338.0
Common Links Construction	Lath & Plaster	7,654.5
Construction Supply & Erection	Metal Wall Panels	45.0
J.F. Ahern	Fire Supression	1,637.5
J.H. Findorff, Inc	Concrete	13,281.1
Klein-Dickert Milwaukee Inc	Storefront, Curtainwall, & Glazing	1,778.5
KMI Construction, LLC	Masonry Contractor	2.7
Langer Roofing & Sheet Metal Inc.	Roofing	888.5
Performance Contracting Inc.	ACT Ceilings	24.0
Sanchez Painting Contractors, Inc.	Painting	595.1
Sergenian's Flooring Coverings, Inc.	Flooring	437.5
Sid's Sealants LLC	Caulking, Sprayfoam,	95.8
Staff Electric	Electrical Contractor	9,779.6
Stark Pavement Corporation	Concrete	219.8
TOTAL EXCESS RPP HOURS TO DATE		48,090.9

TABLE 8B: Use of RPP Excess for Deficit Cure

Category	Use	Excess RPP Remaining
Total Excess RPP Hours from Above		48,090.9
Used on Sewer Project (See Table 3)	2,776.1	45,314.8
Used on Public Infrastructure Project	7,958.3	37,356.5
Remaining Surplus Excess RPP Hours to date		37,356.5

End of Report.