

CITY OF MILWAUKEE SEWER & PUBLIC INFRASTRUCTURE FINAL INCLUSION REPORT THROUGH AUGUST 31, 2024



the
couture
MILWAUKEE

Project History

- **1992** | Downtown Transit Center was constructed/ but remained underutilized.
- **2012** | First public Couture renderings released
- **2016** | BLVD Purchased DTC
- **2021** | Financing Completed/Public Infrastructure (PI) Human Resource Agreement (HRA) issued
 - Project Groundbreaking
 - Sewer location error discovered/ HRA issued to relocate sewer
- **2022** | Reporting methodology confirmed /Reporting began
- **2023** | City discontinued LCPtracker use and moved to LCR/Reporting stalled/ workforce tracking and reporting resumed
- **2024** | Project completed in August

Project Requirements

Public Infrastructure HRA

- 18% SBE Professional Services Spend
- 25% SBE for Construction Services
- 40% RPP workforce

Sewer HRA

- 18% SBE Professional Services Spend*
- 25% SBE for Construction Services
- 40% RPP workforce

** Because the government provided all designs for municipal sewer, the Developer had no professional service expenditures*

Inclusion Planning and Reporting

1. Both the PI and Sewer Construction efforts were projected to be difficult to achieve RPP and SBE requirements.
2. The Tower construction was estimated to have significant potential for both requirements and used as such.
3. This reports integrates the Tower “excess” SBE and RPP participation, to demonstrate the success of the Couture development in achieving all City of Milwaukee inclusion requirements.
4. While the Sewer HRA was consummated after the PI agreement, it was completed first, and therefore reported on first in all combined inclusion reports, including this closing record of the project inclusion performance.
5. Finally, our reporting has demonstrated that the Couture Development exceeded all RPP and SBE requirements



INCLUSION PERFORMANCE

1. Sewer Project
2. Public Infrastructure Project
3. Tower Inclusion transfer reconciliation



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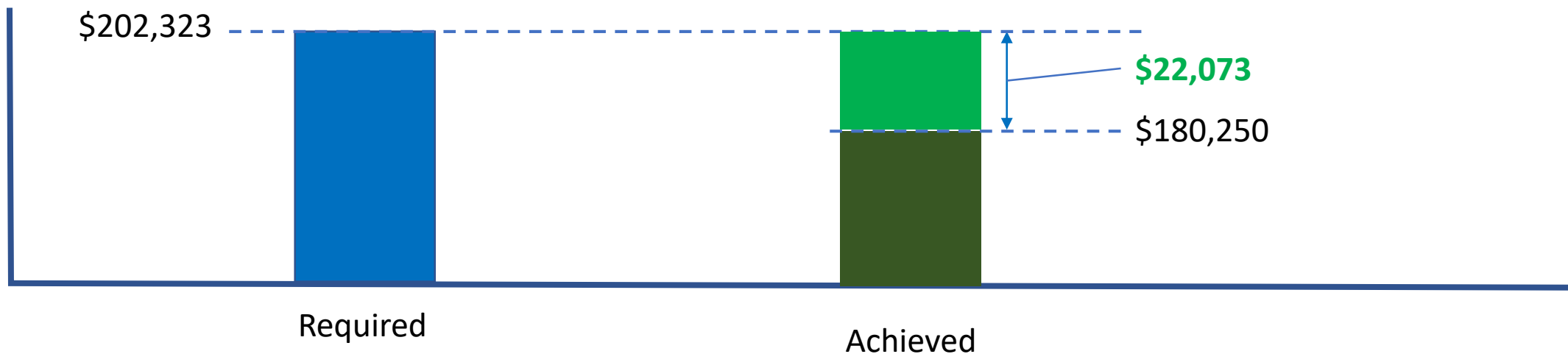
SEWER PROJECT / SBE in Professional Services

- There were no Professional Service Expenditures by the Development team

SEWER PROJECT / SBE Construction Spend

SBE Firm	Subcontracted by	SCOPE	Total Contract value
Tremmel Anderson Trucking	Super Excavators	Hauling	\$180,250

Category	DESCRIPTION	Expenditures
Total Value of Project Cost Subject to Participation	Sewer Project	\$809,292
Required SBE Participation at 25% of above cost	\$809,292 X 25%	\$202,323
<i>SBE Achievement transferred from Tower</i>		<i>\$22,073</i>
Total Revised SBE Achieved [\$180,250+ \$22,073]		\$202,323



Required

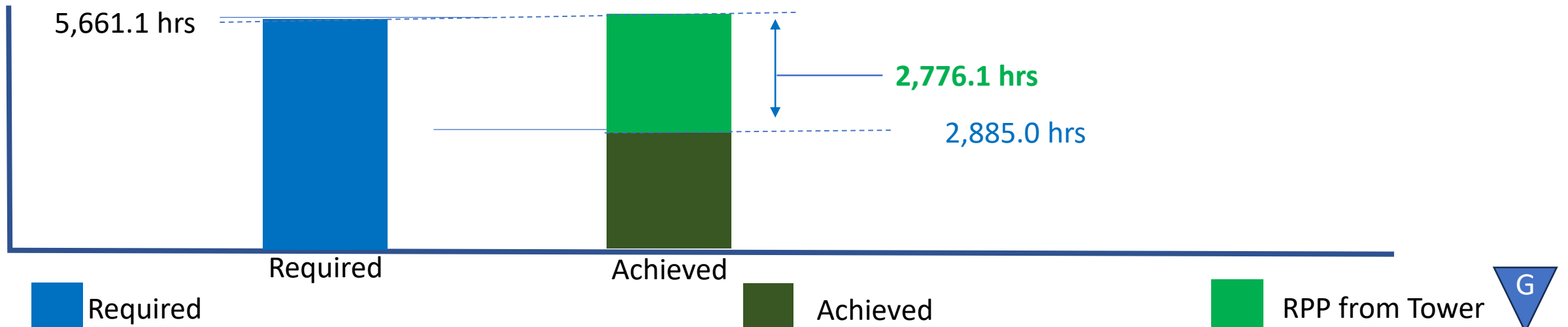
Achieved on Sewer

SBE from Tower



SEWER PROJECT / RPP Workforce

CONTRACTOR	TRADE	Work Performed	TOTAL HRS	RPP HRS
Super Excavators	Operating Engineers	Excavating	826.0	0.0
Tremmel Anderson Trucking	Trucking	Hauling	2,561.2	1,964.0
JH Findorff	Laborers	Cement	3,978.0	897.0
JH Findorff	Carpenters	Encasement	<u>6,786.5</u>	<u>24.0</u>
TOTALS			14,152.7	2,885.0
REQUIRED (14,152.7 hrs. x 40%)				5,661.1
RPP transferred from Tower				2,776.1
TOTAL REVISED RPP Achieved	[2,885+ 2776.1]			5,661.1



Public Infrastructure



East Side: Bubler bike station

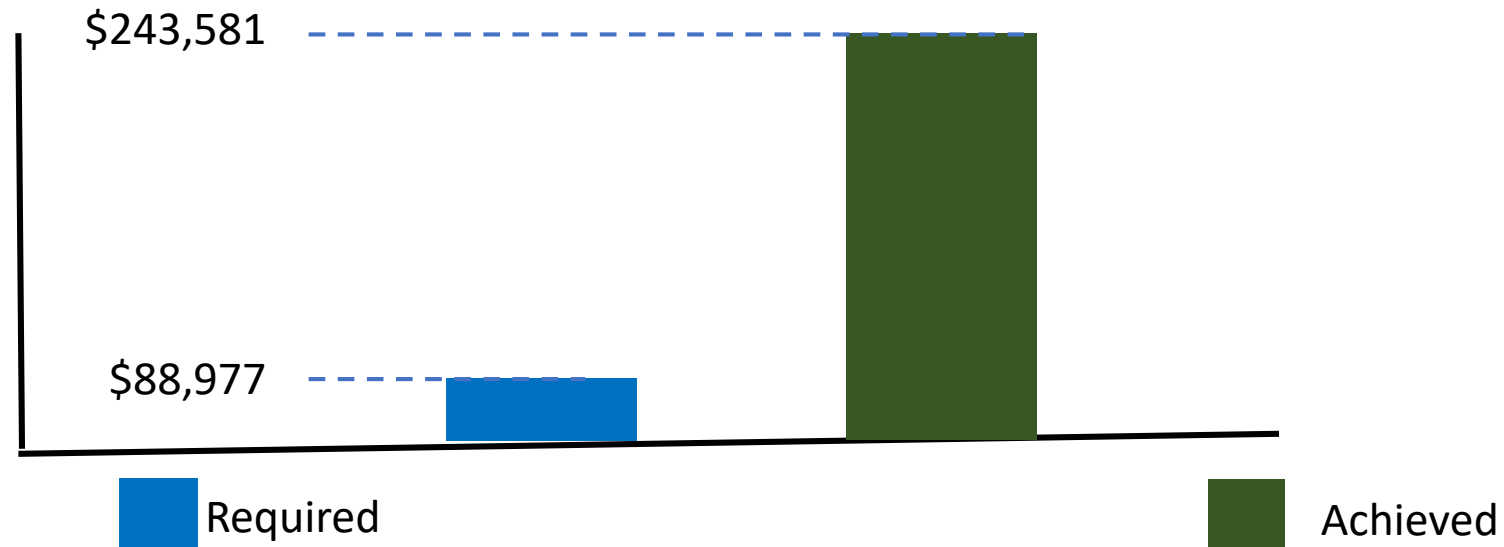


West Side: Hop and BRT Station

Public Infrastructure/SBE in Professional Services

SBE Firm	Contracted by	SCOPE	CONTRACT (Dollars)
Rinka Chung Architects	BLVD	Lead Architect / PI Value	\$ 25,507
Prism Technical	JH Findorff	Inclusion Consultant	\$218,074
SBE Participation Achieved			\$243,581

Category	Dollars
Total PI Professional Services Subject to Participation	\$494,318
SBE Required \$454,318 x 18%	\$ 88,977



Public Infrastructure/SBE in Construction

Ln	SBE Firm	Subcontracted by	SCOPE	CONTRACT (Dollars)
A	Equity Supply	KMI	Masonry Supply	\$ 27,373
B	Hetzel-Sanfilippo	Langer Roofing & Sheet Metal	Carpentry/Framing	\$113,642
C	JCP Construction	JH Findorff	Waterproofing	10,419
D	Milwaukee Iron	JH Findorff	Concrete Rebar	938,257
E	Sanchez Painting	JH Findorff	Painting	149,036
F	Tremmel Anderson Trucking	Super Western	Hauling	<u>\$193,152</u>
G	Total SBE INCLUSION			\$1,431,879

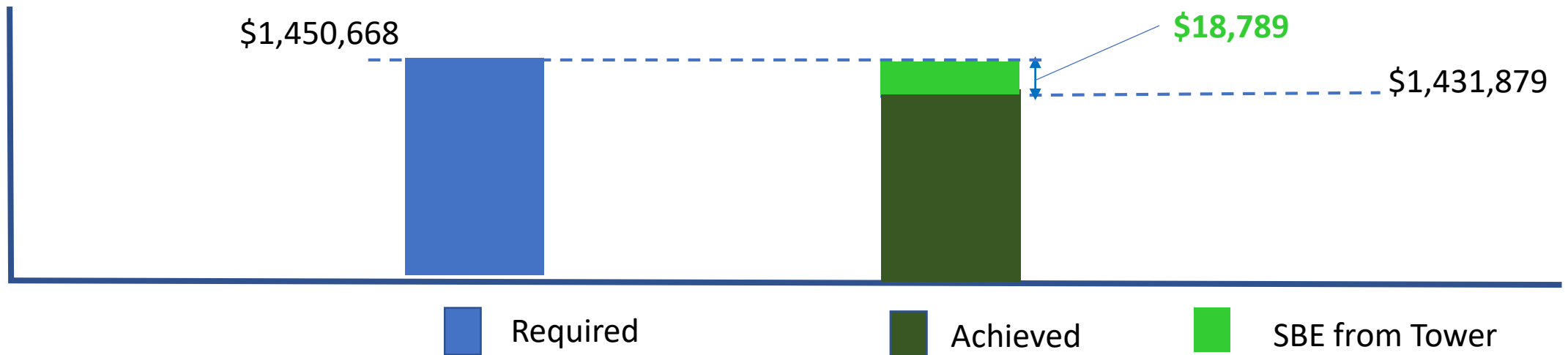
Ln	Category	Dollars
H	Total PI Construction Spend Subject to Participation	\$5,802,673
I	SBE Required \$5,802,673 x 25%	\$1,450,668
J	SBE Achieved	\$1,431,879
K	SBE transferred from Tower	\$ 18,789
L	TOTAL REVISED SBE Achieved [1,431,879+ 18,789]	\$1,450,668

GRAPH ON NEXT SLIDE



Public Infrastructure Construction SBE Inclusion Graphs

Performance

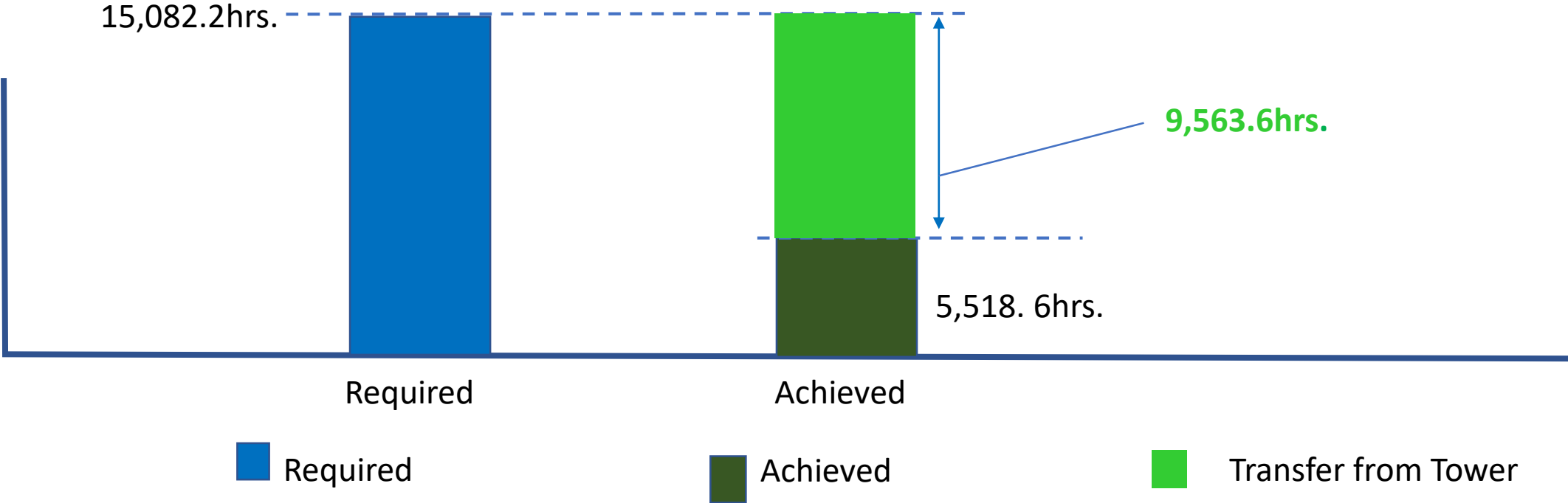


Public Infrastructure/RPP Workforce Data

Contractor	Trade	Total Hours	RPP Hours	RPP/ SIA Hours
Butters-Fetting Co	Plumbing	372.1	79.0	50.4
Eco Build	Landscaping & Site Furnishing	97.8	0.0	0.0
J.H. Findorff	Concrete	25,467.1	3,226.6	137.9
JCP Construction	Waterproofing & Insulation	3.6	0.5	0.5
KMI Construction	Masonry	16.8	1.3	1.3
Langer Roofing & Sheet Metal	Roofing	6,025.3	1,833.2	1,163.0
Otis Elevator Company	Elevators	670.1	0.0	0.0
MKE Iron Erectors	Steel Reinforcing Installation	672.4	72.9	72.9
Sanchez Painting	Painting	239.2	80.9	32.8
Staff Electric	Electrical	1,058.8	163.9	0.0
Stark Paverment Corp	Concrete Paving	427.3	60.3	28.5
Super Western	Excavating & Demolition	2,575.8	0.0	0.0
Wahlen Works	Pavement marking	79.3	0.0	0.0
SUBTOTAL Sum of Hours			5,518.6	1,487.3
Excess RPP Hours from Tower Total (See Table 8B)			9,563.6	
Excess RPP/SIA Hours from Tower Total (See Table 8A)				16,908.7
TOTAL RPP PARTICIPATION		37,705.6	15,082.2	18,396.0

← **RPP/SIA**
Not a Project requirement

Public Infrastructure/RPP Workforce Graph



Tower Excess SBE Inclusion

SBE Inclusion Slide 1 of 2 [SOURCE]

SBE Firm	Sub to	Trade	Scope	Available Excess SBE \$ to Xfer
Best Erectors*	Klein- Dickert	Glazing	Garage Curtain Wall	\$ 99,040
Best Erectors *	Klein- Dickert	Glazing	Podium Curtain Wall	207,984
Equity Supply	KMI	Material Supplier	Masonry	56,885
Hetzel-Sanfilippo	Langer Roofing	Carpentry	Carpentry/faming	195,800
JCP Construction	JH Findorff	Labor	Water Proofing	59,041
MKE Iron	JH Findorff	Iron Workers	Concrete, Rebar	4,187,213
Sanchez Painting	JH Findorff	Painting	Painting	1,102,644
Tremmel-Anderson	Super Western	Trucking	Hauling	<u>198,990</u>
TOTAL SBE "\$" available to Transfer				\$ 6,107,597

*Best Erectors held two contracts



Tower Excess SBE Inclusion

SBE Inclusion Slide 2 of 2 [USE]



Category	Amount	Excess SBE Remaining
Total Excess SBE inclusion from Tower	--	\$ 6,107,597
Used on Sewer Project	\$ 22,072	6,085,525
Used on Public Infrastructure	18,789	6,066,736
Total surplus SBE Construction spend	--	6.066,736



Excess Tower RPP Inclusion

Source of Excess RPP Inclusion Slide 1 of 2

RPP/SIA

Not a Project requirement

Contractor	Trade	Excess RPP Hrs	Excess RPP/SIA Hrs
Butters-Fetting Co, Inc.	Plumbing	4,015.5	2,562.6
Butters-Fetting Co, Inc.	HVAC	10,437.5	6,810.0
C&B Glass	Glazing	338.0	338.0
Common Links Construction	Lath & Plaster	10,044.0	4,326.0
Concrete & Masonry Restoration, LLC	Labor	102.0	102.0
Construction Supply & Erection	Metal Wall Panels	80.0	80.0
Hetzel - Sanfilippo, Inc.	Carpentry	333.0	333.0
J.F. Ahern	Fire Supression	1,989.5	0.0
J.H. Findorff, Inc	Concrete	15,854.4	677.8
JCP Construction, LLC	Waterproofing & Insulation	2.6	2.6
Klein-Dickert Milwaukee Inc	Glazing	3,725.8	0.0
KMI Construction, LLC	Masonry	2.7	2.7
Langer Roofing & Sheet Metal Inc.	Roofing	1,325.3	840.8
MKE Iron Erectors, Inc.	Steel Reinforcing Installation	358.4	358.3
Performance Contracting Inc.	ACT Ceilings	52.0	0.0
Sanchez Painting Contractors, Inc.	Painting	595.1	241.2
Sergenian's Flooring Coverings, Inc.	Flooring	649.8	0.0
Sid's Sealants LLC	Caulking	95.8	93.5
Staff Electric	Electrical	10,912.6	0.0
Stark Pavement Corporation	Concrete	296.2	140.2
TOTAL EXCESS RPP HOURS TO DATE		61,209.9	16,908.7



Excess Tower RPP Inclusion

Use of RPP Excess Inclusion Slide 2 of 2

Category	Use	Excess Remaining RPP Hours
Total Excess RPP Hours as of report closing date		61,209.9
Hours transferred to Sewer Project	(2,776.1)	58,433.8
Hours transferred to Public Infrastructure Project	(9,563.6)	48,870.2
Excess Total RPP Hours after meeting all requirements to date		48,878.2

Inclusion achievement Summary

- **Sewer RPP Inclusion achieved**
- **Sewer SBE construction spend achieved**
- **Public Infrastructure RPP Inclusion achieved**
- **Public Infrastructure SBE professional Service spend exceeded**
- **Public Infrastructure SBE construction spend achieved**
- **Project injected more than \$6 million into SBE community than required.**
- **Project provided nearly 49 thousand more trade labor hours into the RPP community than required.**







Thank you