



**Northwestern Mutual  
North Office Building  
Modernization Project  
SBE and RPP Participation  
Quarterly Performance Report  
through March 31, 2024**

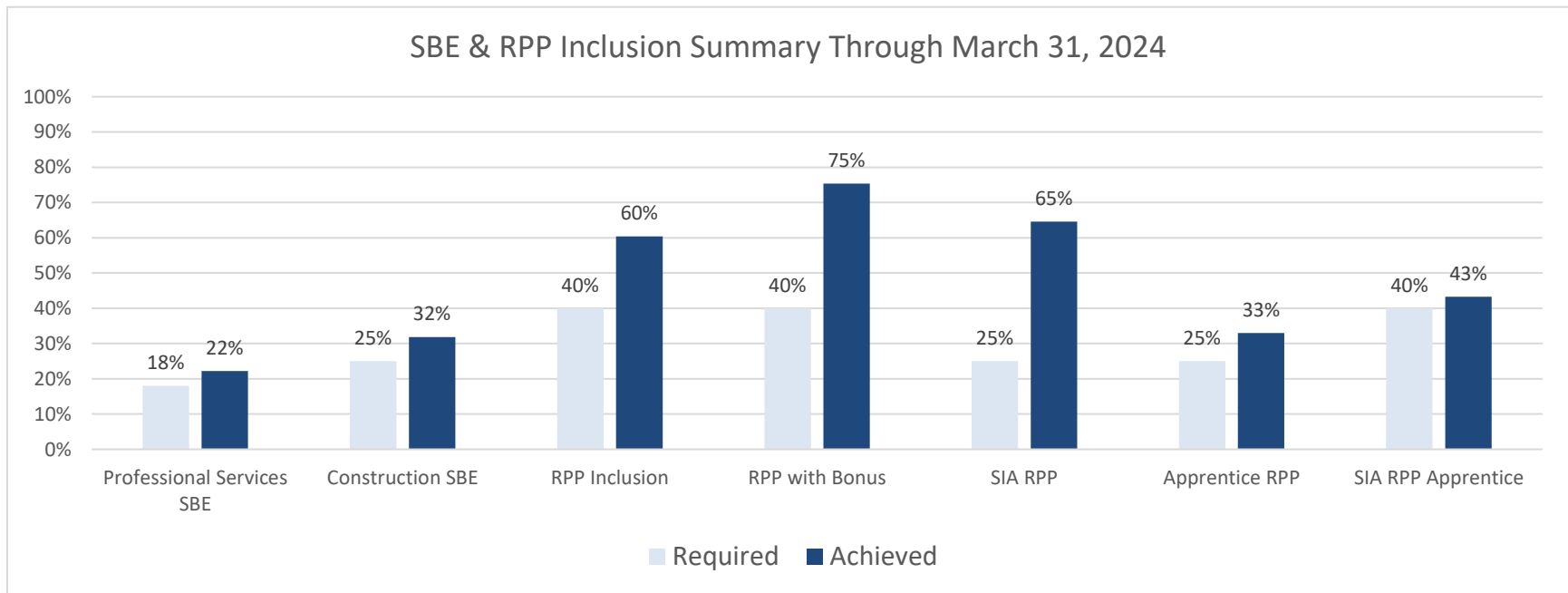
Prepared by:  **CROSS**

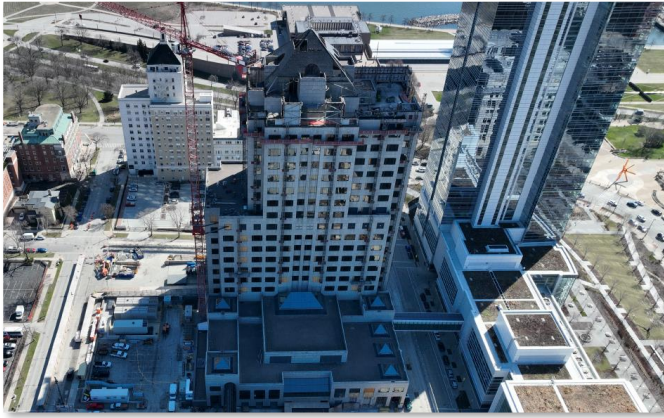
Date: April 19, 2024

## Project Summary

The Northwestern Mutual North Office Building Modernization project will include extensive interior and exterior renovations to the 540,000-square-foot building to mirror the iconic and award-winning architecture of the Tower and Commons, new connecting structures, and a pedestrian plaza on Cass Street.

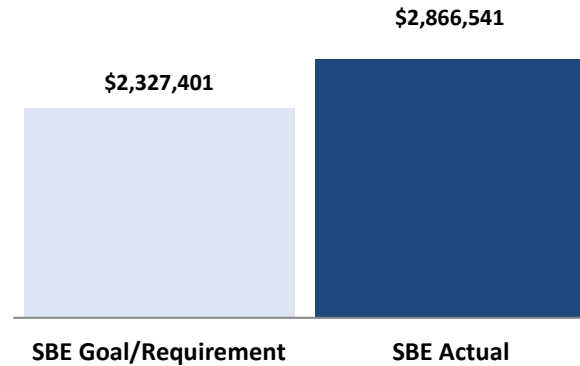
<b>Developer</b>	Northwestern Mutual
<b>Project Address</b>	818 E Mason St, Milwaukee, WI 53202
<b>General Contractor</b>	Gilbane Building Company
<b>Professional Services Cost Subject to Inclusion</b>	\$12,930,005
<b>Applicable Professional Services Draws to Date</b>	\$6,956,044
<b>Construction Cost Subject to Inclusion</b>	\$282,587,130
<b>Applicable Construction Draws to Date</b>	\$26,025,023





### SBE Professional Services Inclusion

Through the period covered by this report, SBE/DBE firms have been awarded contracts that equal 22% of the professional service cost subject to inclusion. Table 1 below shows the SBE/DBE firms awarded contracts.



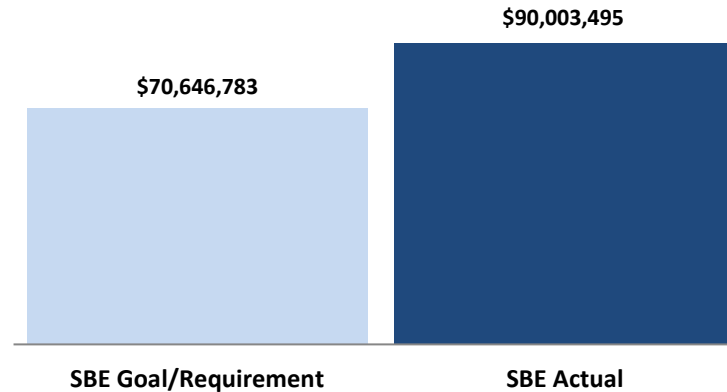
Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	18%	22%	+4%
Value of SBE Participation	\$2,327,401	\$2,866,541	+\$539,140

**Table 1: Professional Services Inclusion**

NAME OF CERTIFIED FIRM	SBE / DBE	SUBCONTRACTOR OF	SERVICE PERFORMED OR MATERIALS SUPPLIED	SUBCONTRACT AWARD AMOUNT	TOTAL AMOUNT PAID TO DATE
American Design, Inc.	DBE	Kendall/Heaton Associates, Inc.	Architect	\$ 445,240	\$ 345,504
Candacity, LLC	DBE	YoungCaruso	Construction Administration	\$ 8,040	\$ -
Ce Planning Studio, LLC	SBE	Graef-USA Inc.	Transportation Planning Services	\$ 12,000	\$ -
Chemistry In Place	DBE	D G Studios, Inc.	Graphics/Wayfinding	\$ 40,300	\$ -
Cross Management Services, Inc.	S/DBE	Northwestern Mutual Life Insurance Company	Inclusion Consultant	\$ 342,500	\$ 38,500
IBC Engineering Services, Inc.	S/DBE	Bliss Fassman Inc.	Lighting Design	\$ 59,000	\$ 52,776
IBC Engineering Services, Inc.	S/DBE	HMA Consulting, Inc	BMCS Construction Administration	\$ 42,000	\$ -
IBC Engineering Services, Inc.	S/DBE	Cogent Commissioning, LLC	Contract Administration	\$ 32,500	\$ -
IBC Engineering Services, Inc.	S/DBE	Alvine and Associates, Inc.	MEP Design	\$ 477,300	\$ 287,634
Quorum Architects Inc.	S/DBE	Eppstein Uhen Architects, Inc.	EGD Services	\$ 19,120	\$ -
Quorum Architects Inc.	S/DBE	Eppstein Uhen Architects, Inc.	Furniture Services	\$ 339,120	\$ -
Quorum Architects Inc.	S/DBE	The Office of James Burnett, Inc.	Landscape Architecture	\$ 126,000	\$ 119,800
Sound Stormwater Design, LLC	DBE	Graef-USA Inc.	Stormwater Design	\$ 13,500	\$ -
Spann & Associates, LLC	DBE	Graef-USA Inc.	Site Utility Design	\$ 37,200	\$ -
Technology Management Corporation	DBE	Waveguide LLC	Low Voltage Technology Design	\$ 144,900	\$ -
The Energy Studio, Inc.	SBE	Alvine and Associates, Inc.	Energy Modeling	\$ 125,000	\$ -
Wisconsin Utility Exposure, Inc	SBE	Giles Engineering Associates, Inc.	Vacuum Excavation	\$ 2,800	\$ -
Zoe Engineering, LLC	DBE	Affiliated Engineering, LLC	Construction Administration	\$ 16,461	\$ -
ZS LLC	SBE	Giles Engineering Associates, Inc.	Material Testing	\$ 74,770	\$ -
ZS LLC	SBE	Magnussen Klemencic Associates	Structural Engineering	\$ 193,800	\$ -
ZS LLC	SBE	RJC Engineers	Design Review	\$ 29,125	\$ -
ZS LLC	SBE	Applied Technical Services LLC	Exterior Building Maintenance Services	\$ 26,475	\$ -
ZS LLC	SBE	Gilbane Building Company	Design Review	\$ 259,390	\$ 170,635
<b>TOTAL INCLUSION</b>				<b>\$ 2,866,541</b>	<b>\$ 1,014,849</b>
<b>INCLUSION, AS PERCENT OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION</b>				<b>22%</b>	
<b>INCLUSION, AS PERCENT OF APPLICABLE PROFESSIONAL SERVICES PAYMENTS TO DATE</b>					<b>15%</b>

## SBE Construction Inclusion

Through the period covered by this report, SBE/DBE firms have been awarded contracts that equal 32% of the construction cost subject to inclusion. Table 2 below shows the SBE/DBE firms awarded contracts.



Total Value of SBE Payments	Goal/Requirement	Actual	Status
SBE Participation Percentage	25%	32%	+7%
Value of SBE Participation	\$70,646,783	\$90,003,495	+\$19,386,712

**Table 2: Construction SBE Inclusion**

NAME OF CERTIFIED FIRM	SBE / DBE	SUBCONTRACTOR OF	SERVICE PERFORMED OR MATERIALS SUPPLIED	SUBCONTRACT AWARD AMOUNT	TOTAL AMOUNT PAID TO DATE
Affirmative Supply Co Inc	SBE	C.M. Morris Group Inc	Material/Supply	\$ 400,000	\$ -
Arteaga Construction, Inc.	S/DBE	Automated Logic Contracting Services, Inc.	Electrical Equipment	\$ 889,000	\$ -
Arteaga Construction, Inc.	S/DBE	Langer Roofing & Sheet Metal Inc	Supply and Install Materials	\$ 212,700	\$ -
Arteaga Construction, Inc.	S/DBE	Langer Roofing & Sheet Metal Inc	Material/Supply	\$ 1,238,400	\$ -
B & D Contractors, Inc.	S/DBE	Elevated Identity, Inc.	Signage Installation	\$ 38,756	\$ -
B.G. BelongGru, LLC (51%)	SBE	Gilbane Building Company	HVAC	\$ 15,535,447	\$ 377,382
B.G. BelongGru, LLC (51%)	SBE	Gilbane Building Company	HVAC	\$ 1,347,703	\$ 465,710
Belonger Corporation Inc.	SBE	B.G. BelongGru, LLC	HVAC/Plumbing	\$ 7,000,000	\$ -
Best Erectors, Inc.	S/DBE	Midwest Stairs & Iron Inc	Erecting	\$ 2,070,000	\$ -
Best Erectors, Inc.	S/DBE	Klein-Dickert Milwaukee Inc.	Curtain Wall Installation	\$ 1,288,532	\$ -
C.H. Coakley & Co., Inc.	SBE	Gilbane Building Company	Trucking	\$ 102,789	\$ 63,955
Con-Cor Company, Inc.	SBE	Veit & Company Inc	Saw Cutting	\$ 826,030	\$ -



**Table 2: Construction SBE Inclusion (continued)**

NAME OF CERTIFIED FIRM	SBE / DBE	SUBCONTRACTOR OF	SERVICE PERFORMED OR MATERIALS SUPPLIED	SUBCONTRACT AWARD AMOUNT	TOTAL AMOUNT PAID TO DATE
Dairyland Energy Solutions, Inc.	S/DBE	Staff Electric Company, Inc.	Electric	\$ 1,469,684	\$ -
Dairyland Energy Solutions, Inc.	S/DBE	Cornerstone One, LLC	Supply and Install Materials	\$ 688,000	\$ -
Davis Freight Management, Inc.	DBE	Architectural Sales of MN	Freight Logistics	\$ 552,858	\$ -
Duwe Metal Products, Inc.	DBE	LeJeune Steel Company	Steel Erection	\$ 5,407,514	\$ -
Duwe Metal Products, Inc.	DBE	Harmon, Inc.	Steel Erection	\$ 10,170,000	\$ -
Eaton Asphalt Service, Inc.	DBE	Payne & Dolan, Inc.	Asphalt Paving	\$ 12,000	\$ -
Equity Supply Group, LLC	DBE	KMI Construction LLC	Material Supplier	\$ 64,870	\$ -
Equity Supply Group, LLC	DBE	KMI Construction LLC	Material Supplier	\$ 881,000	\$ -
Express Insulation, Inc.	DBE	Cornerstone One, LLC	Insulation	\$ 460,000	\$ -
Express Insulation, Inc.	DBE	B.G. BelongGru, LLC	Insulation	\$ 2,100,000	\$ -
Heider & Bott Company	S/DBE	Cornerstone One, LLC	Material/Supply	\$ 675,000	\$ -
Hetzel-Sanfilippo, Inc.	DBE	Gilbane Building Company	Carpentry	\$ 100,590	\$ 54,319
Hetzel-Sanfilippo, Inc.	DBE	Langer Roofing & Sheet Metal Inc	Rough Carpentry	\$ 533,600	\$ -
Hetzel Tile & Marble, Inc.	DBE	Gilbane Building Company	Tile Installation	\$ 966,035	\$ -
Hetzel Tile & Marble, Inc.	DBE	United Flooring, Inc.	Soft Flooring	\$ 276,199	\$ -
Hiram Power Electric LLC	SBE	Staff Electric Company, Inc.	Electric	\$ 15,186,644	\$ 6,246
Hurt Electric Inc	S/DBE	Automated Logic Contracting Services, Inc.	Electric	\$ 648,000	\$ -
JCP Construction, LLC	S/DBE	Structures, Inc.	Laborers	\$ 387,179	\$ -
JCP Construction, LLC	S/DBE	C.G. Schmidt Inc	Concrete	\$ 1,599,047	\$ -
KSD Construction	DBE	Payne & Dolan, Inc.	Trucking	\$ 2,925	\$ -
LF Green Development, LLC	SBE	Veit & Company Inc	Laborers	\$ 2,099,000	\$ -
MKE Iron Erectors, Inc.	DBE	C.G. Schmidt Inc	Rebar	\$ 882,352	\$ -
PCF-CLC Construction, LLC (51%)	DBE	Gilbane Building Company	Framing & Drywall	\$ 5,928,758	\$ -
RAMS Contracting, LTD	SBE	Gilbane Building Company	Excavation	\$ 293,334	\$ 214,653
RAMS Contracting, LTD	SBE	Gilbane Building Company	Excavation	\$ 2,264,277	\$ -
RAMS Contracting, LTD	SBE	Veit & Company Inc	Disposal/Trucking	\$ 826,030	\$ -
RAMS Contracting, LTD	SBE	Staff Electric Company, Inc.	Excavation	\$ 622,458	\$ 4,806
Ron's Carpeting & Services Inc.	SBE	Architectural Sales of MN	Access Flooring	\$ 1,300,000	\$ -
Sanchez Painting Contractors, Inc.	SBE	Gilbane Building Company	Painting	\$ 1,100,032	\$ -
Security Officer Services, Inc.	SBE	Gilbane Building Company	Security Services	\$ 451,840	\$ 71,631
South Star, Inc.	SBE	Payne & Dolan, Inc.	Trucking	\$ 10,725	\$ -
Thomas A. Mason Company, Inc.	SBE	Gilbane Building Company	Flooring	\$ 1,118,337	\$ -
Vizcainos Trucking, LLC	DBE	Payne & Dolan, Inc.	Trucking	\$ 5,850	\$ -
<b>TOTAL INCLUSION</b>				<b>\$ 90,033,495</b>	<b>\$ 1,258,703</b>
<b>INCLUSION, AS PERCENT OF CONSTRUCTION COST SUBJECT TO INCLUSION</b>				<b>32%</b>	
<b>INCLUSION, AS PERCENT OF APPLICABLE CONSTRUCTION DRAWS TO DATE</b>					<b>5%</b>

## RPP Participation

As shown in Table 3 below, the RPP inclusion achieved is 60% and 75% when the bonus hours for SIA RPP and RPP Apprentice hours are included.

**Table 3: RPP Participation by Contractor**

Contractor	Trade	On-Site Construction Hours				
		Total Hours Worked	RPP Worker	RPP %	SIA RPP Hours	SIA RPP %
Balestrieri Environmental & Development, Inc.	Laborers	2,595.00	1,408.00	54%	308.00	22%
BG BelongGru LLC	HVAC	2,604.00	1,540.00	59%	-	
Con-Cor Company, Inc.	Laborers	1,426.25	146.00	10%	-	
Cornerstone One LLC	Plumbers	1,339.83	243.03	18%	-	
EHC Industries, Inc.	Laborers	23,781.00	20,793.00	87%	19,331.00	93%
C.G. Schmidt Inc.	Concrete/Carpenters	3,007.50	1,000.50	33%	-	
Grunau Company Inc	Sheet Metal Workers	5,749.25	1,389.00	24%	-	
J.P. Cullen and Sons, Inc.	Ironworkers	1,338.00	744.00	56%	-	
Langer Roofing & Sheet Metal Inc	Roofers/Waterproofers	3,072.75	1,322.00	43%	601.00	45%
Next 150 Construction LLC	Site Services	3,853.50	2,849.50	74%	915.00	32%
RAMS Contracting, LTD.	Heavy Equipment Operators	629.75	438.25	70%	105.50	24%
Security Officer Services, Inc.	Security/Laborers	630.53	585.88	93%	208.58	36%
Staff Electric Co., Inc.	Electricians	5,712.50	4,074.00	71%	2,663.75	65%
USA Fire Protection	Fire Sprinkler Fitters	579.50	-		-	
USA Hoist Company, Inc.	Laborers	1,595.00	1,524.00	96%	1,524.00	100%
Veit & Company, Inc.	Heavy Equipment Operators	9,763.50	3,027.00	31%	796.50	26%
Westphal & Company, Inc.	Temp Control Installers	648.00	181.00	28%	181.00	100%
<b>Subtotal</b>		<b>68,325.86</b>	<b>41,265.16</b>	<b>60%</b>	<b>26,634.33</b>	<b>65%</b>
Bonus SIA RPP Hours			9,900.87			
Bonus Apprentice RPP Hours			320.88			
<b>Total RPP Hours</b>		<b>68,325.86</b>	<b>51,486.91</b>	<b>75%</b>		

**Table 4: RPP Participation by Craft**

Craft	RPP Hours	# of RPP Workers
CAD Technicians	526.50	1
Carpenters	1,000.50	3
Electricians	3,187.50	11
Heavy Equipment Operators	1,468.00	7
Ironworkers	744.00	3
Laborers	29,209.60	52
Plumbers	89.93	1
Roofers	1,322.00	10
Security Officers	585.88	9
Sheet Metal Workers	596.00	2
Steamfitters	2,333.00	5
Temperature Control Installers	181.00	1
Truck Drivers	21.25	2
<b>Total</b>	<b>41,265.16</b>	<b>107</b>

**Table 5: RPP Participation by Zip**

Zip Code	RPP Hours	# of RPP Workers
53202	984.00	2
<b>53204</b>	<b>8,164.25</b>	<b>14</b>
<b>53205</b>	<b>893.50</b>	<b>2</b>
<b>53206</b>	<b>996.50</b>	<b>4</b>
53207	2,162.50	5
<b>53208</b>	<b>291.50</b>	<b>1</b>
53209	1,015.00	3
<b>53210</b>	<b>1,599.50</b>	<b>5</b>
53211	72.50	1
<b>53212</b>	<b>878.58</b>	<b>6</b>
53213	146.00	1
<b>53215</b>	<b>13,791.00</b>	<b>24</b>
53216	1,202.35	4
53218	1,244.92	5
53219	1,866.50	5
53220	1,347.68	7
53221	1,970.50	6
53222	237.65	3
53223	40.00	1
53224	1,222.98	3
53225	170.25	2
53227	232.00	1
53228	716.00	1
<b>53233</b>	<b>19.50</b>	<b>1</b>
<b>Total</b>	<b>41,265.16</b>	<b>107</b>

SIA Zip Codes are Bold

**Table 6: RPP Participation by Race**

Race	RPP Hours	# of RPP Workers
African American	6,710.23	30
Asian	527.50	2
Causasian	5,530.18	24
Hispanic	27,596.50	47
Native American	852.75	2
Not Specified	48.00	2
<b>Total</b>	<b>41,265.16</b>	<b>107</b>

**Table 7: RPP Participation by Gender**

Gender	RPP Hours	# of RPP Workers
Male	39,670.01	103
Female	1,595.15	4
<b>Total</b>	<b>41,265.16</b>	<b>107</b>



**Table 8: Apprentice Participation by Craft**

Craft	# of Apprentices / OJT Trainees	Total Hours Worked	RPP Apprentice Hours	RPP Apprentice %	SIA RPP Apprentice Hours	SIA RPP Apprentice %
Carpenters	7	562.00				
Electricians	3	1,491.50	808.50	54%	801.50	99%
Fire Sprinkler Fitters	2	195.50				
Heavy Equipment Operators	6	982.25	150.75	15%	105.50	70%
Laborers	1	206.00				
Roofers	4	109.00	105.50	97%	63.50	60%
Sheet Metal Workers	9	1,638.25	596.00	36%		
Steamfitters	7	2,706.50	818.00	30%		
Temperature Control Installers	1	181.00	181.00	100%	181.00	100%
<b>Total</b>	<b>40</b>	<b>8,072.00</b>	<b>2,659.75</b>	<b>33%</b>	<b>1,151.50</b>	<b>43%</b>

**Table 9: Apprentice Participation by Race**

Race	Hours	# of Workers
African-American	215.75	4
Causasian	5,773.25	30
Hispanic	1,367.00	5
Native American	716.00	1
<b>Total</b>	<b>8,072.00</b>	<b>40</b>

**Table 10: Apprentice Participation by Gender**

Gender	Total Hours	# of Workers
Male	7,400.50	39
Female	671.50	1
<b>Total</b>	<b>8,072.00</b>	<b>40</b>