



REPORT BY



the
couture

MILWAUKEE



CITY OF MILWAUKEE SEWER & PUBLIC INFRASTRUCTURE REPORT

INCLUSION THROUGH MARCH 31, 2024

Project History



1992

- Downtown Transit Center (DTC) was built.

2012

- Couture's renderings were released
- State board land hurdle cleared

2016

- BLVD purchased DTC

2021

- Financing Completed/ Public Infrastructure (PI), Human Resource Agreement (HRA)
- Groundbreaking
- Sewer issue revealed/ HRA issued

2022

- Reporting methodology confirmed/ Reporting began

2023

- City moves from LCPtracker to LCR workforce tracking; reporting stalled
- Contractor WF reports on track/ Reporting resumes

2024

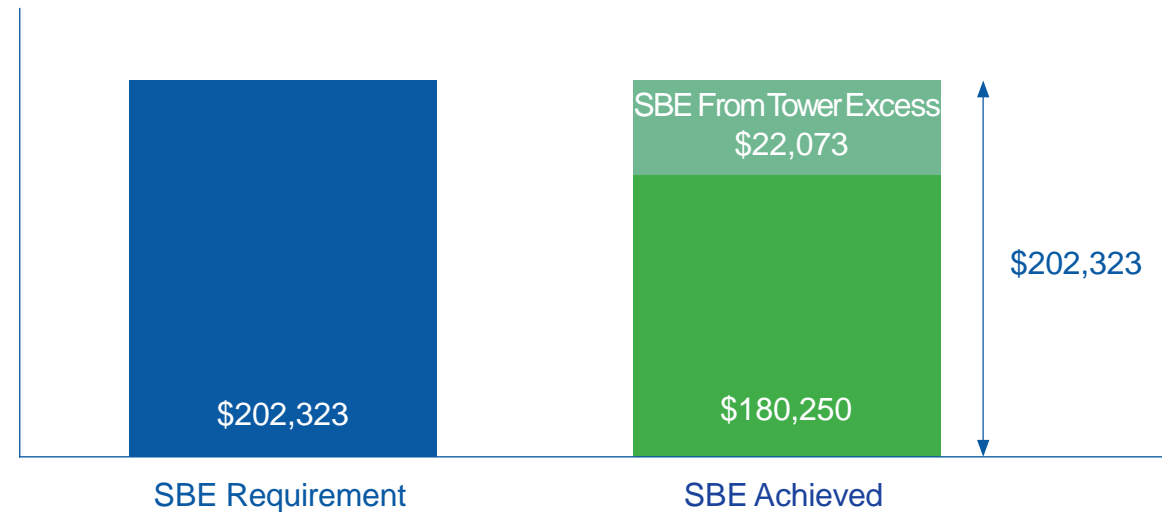
- Projected completion date

SEWER PROJECT / SBE in Professional Services

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

SEWER PROJECT / SBE in Construction Spend

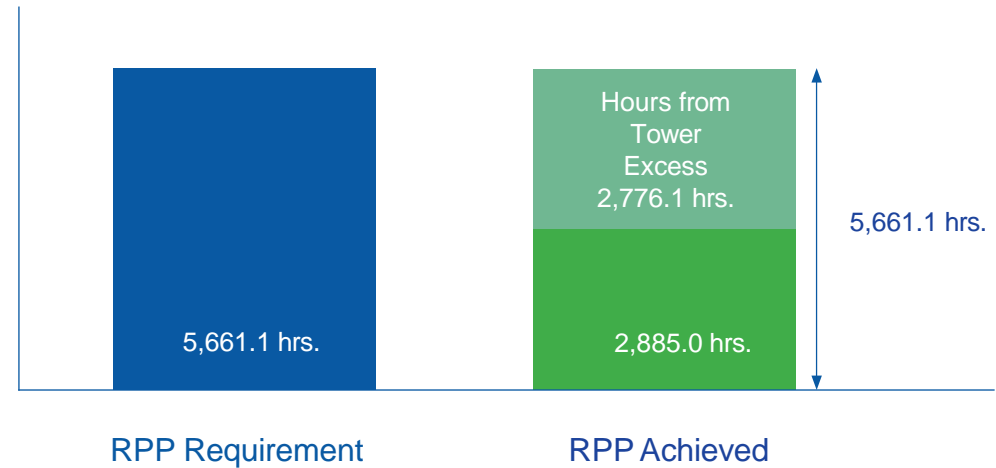
| SBE firm | Subcontractor to | Description of work | Total Contract Amount |
|---|------------------|---------------------|-----------------------|
| Tremmel Anderson Trucking | Super Excavators | Hauling | \$ 180,250 |
| Total SBE Participation Achieved | | | \$ 180,250 |
| Total Project Value Subject 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 |



SEWER PROJECT / RPP Workforce

| 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 |

| 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 |



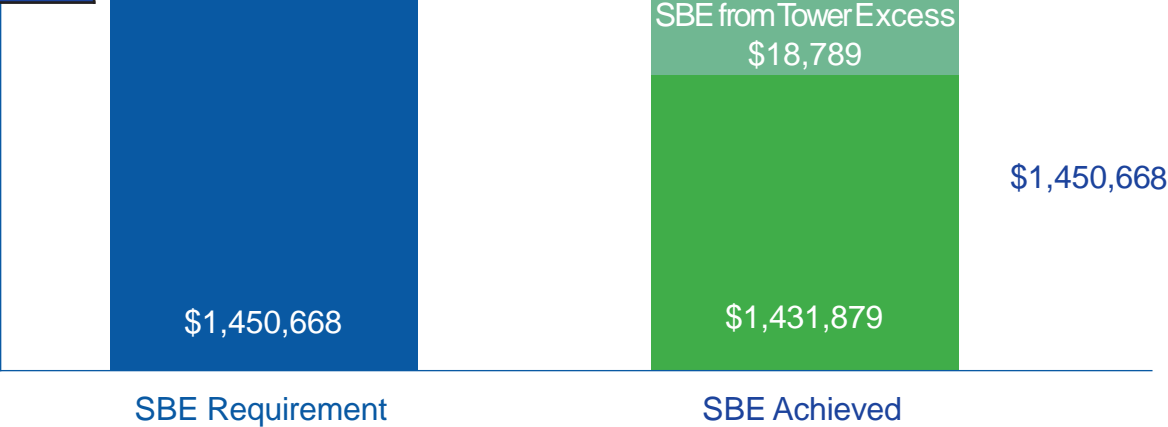
Public Infrastructure/SBE in Professional Services

| 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 |

REQUIREMENT EXCEEDED

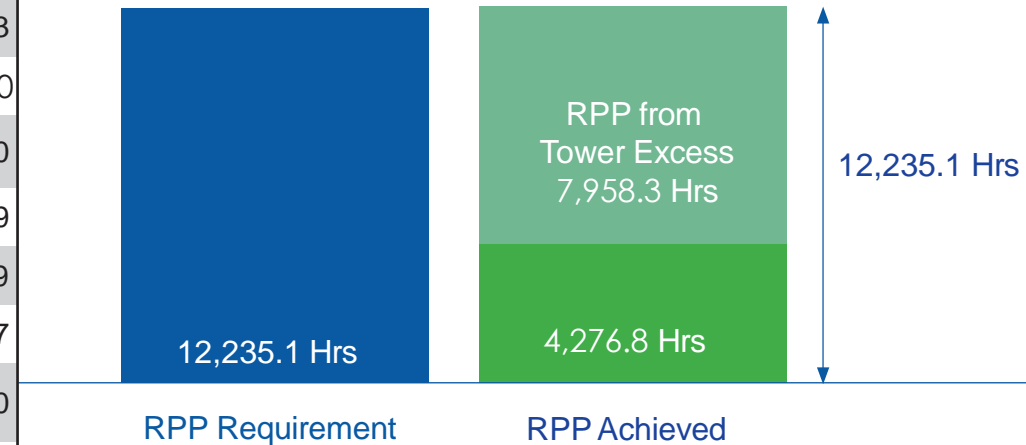
Public Infrastructure/SBE in Construction

| SBE Firm | Subcontractor To | Description of work | Total Contract Amount |
|--|------------------------------|---------------------|-----------------------|
| Equity Supply | KMI | Masonry Supply | \$ 27,373 |
| Hetzel-Sanflippo | 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 |



Public Infrastructure/RPP Workforce Data

| 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 |
| 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 | |



Excess Inclusion Use

| 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 |

| 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

| 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 |

| 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 |



Thank you