



**Northwestern Mutual
North Office Building
Modernization Project
SBE and RPP Participation
Quarterly Performance Report
through December 31, 2025**

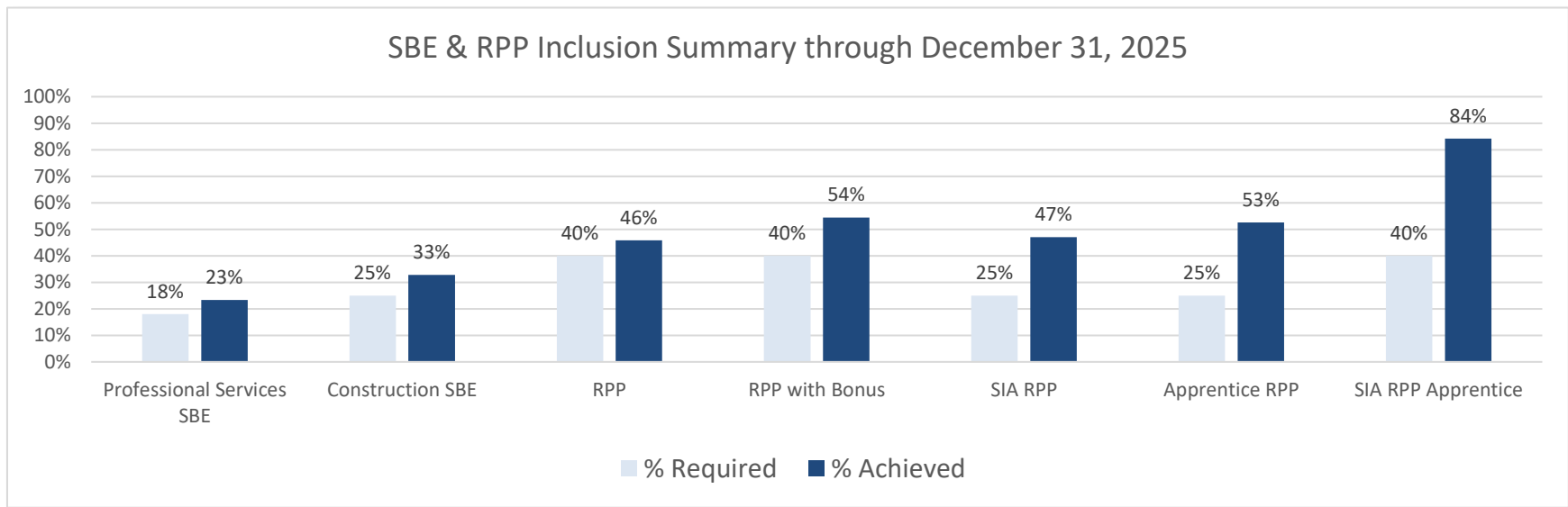
Prepared by:  **CROSS**

Date: January 23, 2026

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.

Developer	Northwestern Mutual Life Insurance Company
Project Address	818 E. Mason Street, Milwaukee, WI 53202
General Contractor	Gilbane Building Company
Professional Services Cost Subject to Inclusion	\$13,383,575
Applicable Professional Services Draws to Date	\$13,383,575 ¹
Construction Cost Subject to Inclusion	\$381,472,634
Applicable Construction Draws to Date	\$262,796,391



¹ Due to the increases in contract values and additional professional services contracts awarded, payments to professional services firms exceed the original professional services budget. Thus, the Applicable Professional Services Draws to Date equals the Professional Services Costs Subject to Inclusion (PSCSI). The development team will submit for review and approval a revised PSCSI to OEI that reflects the updated professional services budget.