

An aerial photograph of the Chicago skyline and Lake Michigan coastline. The image shows several high-rise buildings, including the Willis Tower, and a large body of water. A green park area is visible in the foreground. The text "Couture Sewer & Public Infrastructure" is overlaid in white, and "Inclusion Performance through Sep 30, 2023" is overlaid in black.

Couture Sewer & Public Infrastructure

Inclusion Performance through Sep 30, 2023



Project History

- **1992** - Downtown Transit Center was built
- **2012** - Couture's renderings were released
- **2016** - BLVD Purchased DTC
- **2021** - Financing Completed/ PUBLIC Infrastructure (PI) HRA issued
Groundbreaking
Sewer issue revealed / Sewer HRA Issued
- **2022** - Reporting methodology confirmed / Reporting began
- **2023** - City Moved workforce tracking from LCPtracker to LCR/ Reporting stalled/
workforce tracking resumed / Reporting resumed
- **2024** - Project completion date

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 professional services for the sewer, the project had no professional service expenditures*

Inclusion Planning and Reporting

- Both Projects (PI and Sewer) are difficult to achieve RPP and SBE inclusion.
- The Tower is a gold mine for both RPP and SBE inclusion and was used that way.
- Even though the Sewer HRA was second, it was done first and is reported on first.
- We planned on showing a deficit in RPP and SBE inclusion early, but are ultimately exceeding both requirements.

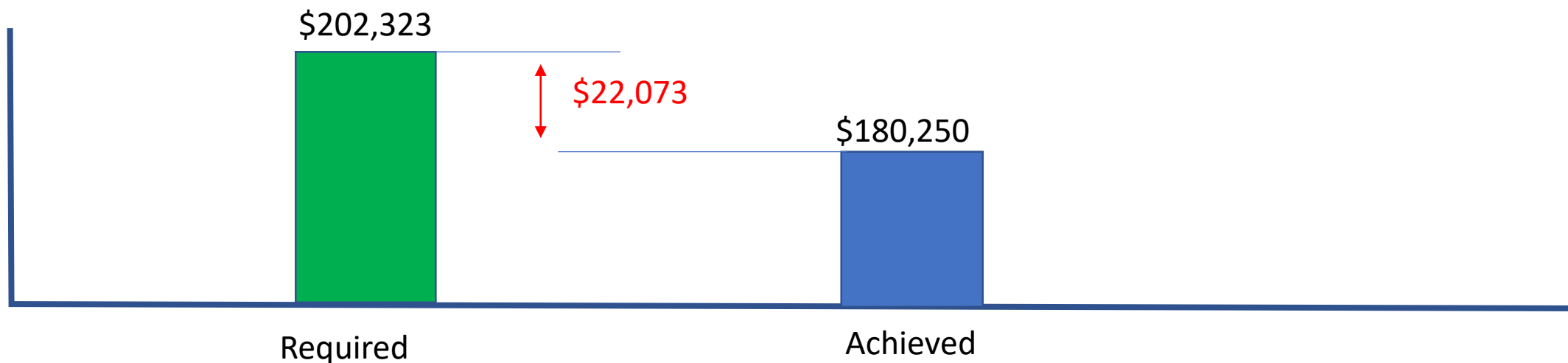
SEWER PROJECT / SBE in Professional Services

- No Professional Service Expenditures

SEWER PROJECT / SBE in Construction Spend

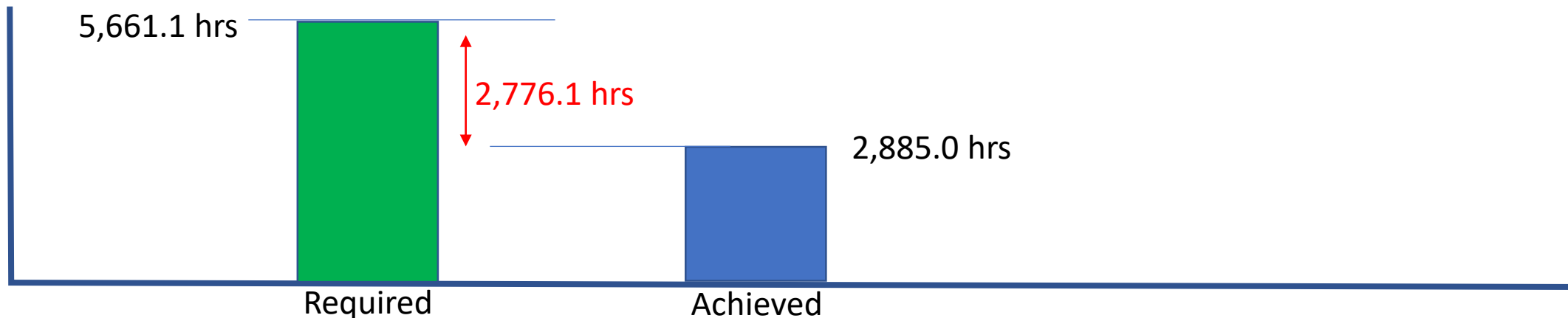
SBE Firm	Subcontracted by	SCOPE	Total Contract value
Tremmel Anderson Trucking	Super Excavators	Hauling	\$180,250

Category	DESCRIPTION	Expenditures
Total Value of Project Cost Subject to Participation	Sewer Project	\$809,292
Required SBE Participation at 25% of above cost	$\$809,292 \times 25\%$	\$202,323
SBE Deficit to be resolved from Tower achievement	$\$202,323 - \$180,250$	(\$22,073)



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	3,979.0	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 DEFICIT to be resolved in Tower labor				(2,776.1)



Public Infrastructure/SBE in Professional Services

SBE Firm	Contracted by	SCOPE	CONTRACT (Dollars)
Rinka Chung Architects	BLVD	Lead Architect / PI Value	\$ 25,597
Prism Technical	JH Findorff	Inclusion Consultant	\$178,074
TOTAL SBE Participation			\$203,671

Category	Dollars
Total PI Professional Services Subject to Participation	\$454,318
SBE Required $\$454,318 \times 18\%$	\$ 81,777
	\$203,671


REQUIREMENT EXCEEDED

East Bound Hop entering the Couture



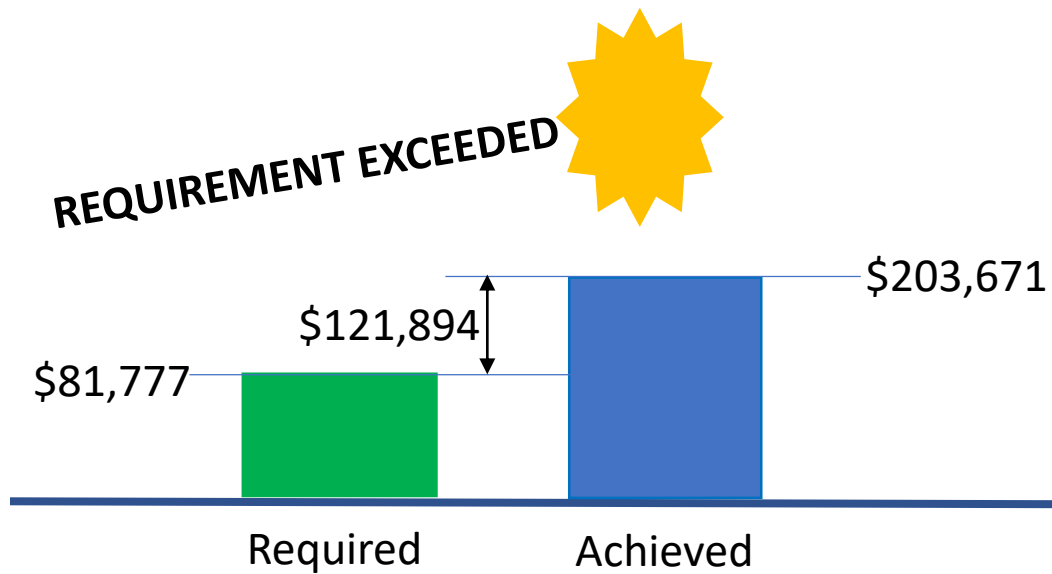
Public Infrastructure/SBE in Construction

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

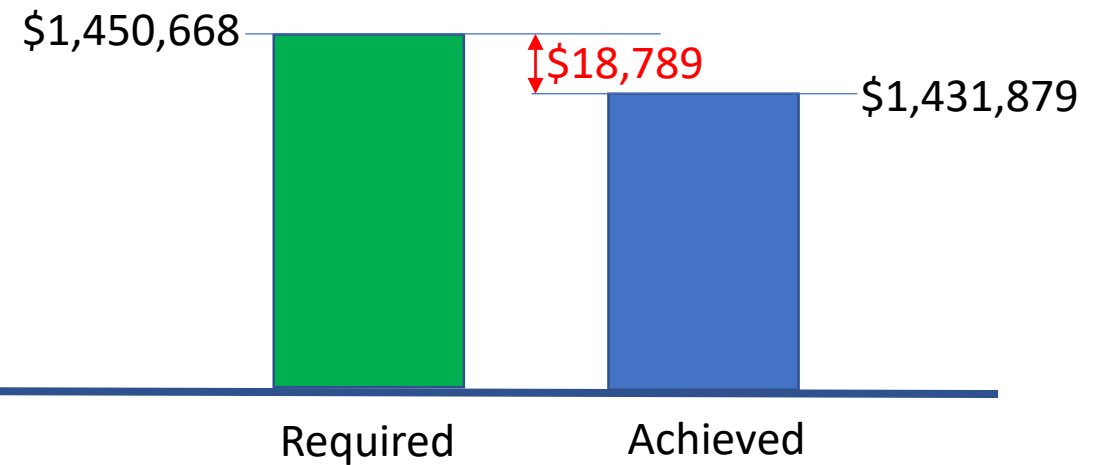
Category	Dollars
Total PI Construction Spend Subject to Participation	\$5,802,673
SBE Required $\$5,802,673 \times 25\%$	\$1,450,668
SBE Achieved	\$1,431,879
SBE Deficit to be resolved through Tower Construction	Remember  (\$ 18,789)

Public Infrastructure/SBE Graphs

Professional Services



Construction

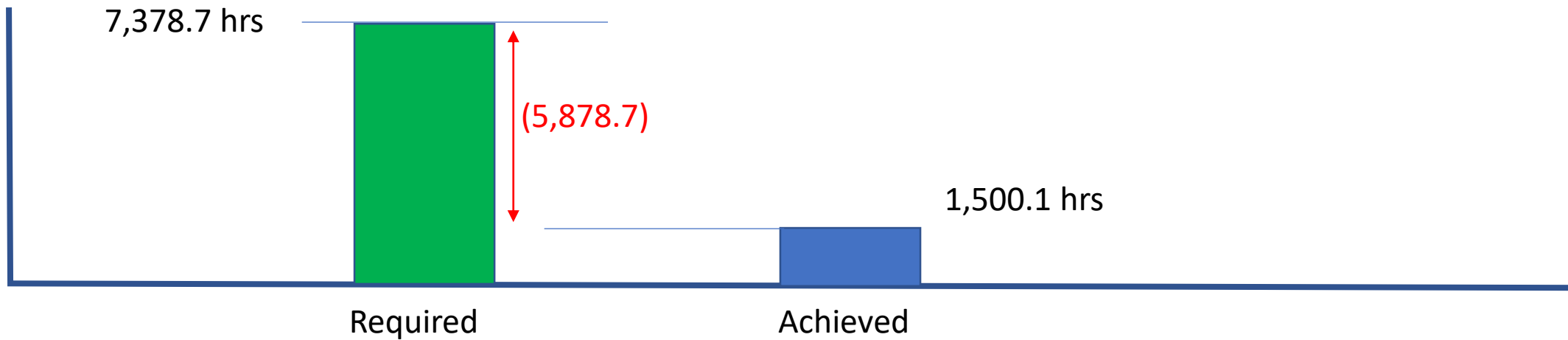


Public Infrastructure/RPP Workforce Data

CONTRACTOR	TRADE	Work Performed	TOTAL HRS	RPP HRS
Butters Fetting	Plumbers	Plumbing/Hot water	181.1	31.2
JH Findorff	Laborers	Concrete	15,186.1	889.0
JCP Construction, LLC	Waterproof & Insulation	waterproofing	3.6	0.5
KMI Construction	Masonry Contractor	Masonry	21.5	0.0
Langer Roofing /Sheet metal Inc.	Roofing	Roofing	2,079.0	383.1
Milwaukee Iron Erectors, Inc.	Steel reinforcing installation	Concrete rebar	689.8	143.4
Sanchez Painting	Painters	Painting	34.9	2.9
Staff Electric	Electrical contractor	Electrical	72.0	20.3
Stark Pavement Corporation	Concrete Paving	Concrete	<u>178.9</u>	<u>29.8</u>
TOTAL Hours and RPP Achieved			18,446.9	1,500.1
REQUIRED (18,446.9 x 40%)				7,378.76
RPP DEFICIT (Ach less required)	To be made up in Tower			(5,878.7)

Public Infrastructure/RPP Workforce Graph

RPP Deficit to be made up in Tower



Curing Deficits by Substantial Completion Date

Reporting Methodology

- No Contractors bid on the PI
- All Contractors bid on the Entire Couture Project
- Every Scope contributed 0-100% of the cost of the PI as determined by the City in 2021

SBE and RPP values used to cure deficits- Example

- **MKE Iron**, an SBE, holds an ~\$5M contract, but less than \$1M is used as PI Cost
- **Sanchez Painting**, an SBE, holds an ~\$1.25M contract but only ~\$150K is counted as PI Cost
- The Excess SBE dollars are used to cure Deficits
- **This same Math** is used for RPP workers in every Trade.

Excess SBE Inclusion to cure the Deficit

Curing SBE deficit Slide 1 of 2

SBE Firm	Sub to	Trade	Scope	Sewer Value	PI Value	Available to cure
Best Erectors	Klein- Dickert	Glazing	Podium Curtain Wall	\$ 0.0	\$ 0.0	\$ 210,000
Best Erectors	Klein- Dickert	Glazing	Garage Curtain Wall	\$ 0.0	\$ 0.0	\$ 100,000
Equity Supply	KMI	Material Supplier	Masonry	\$ 0.0	\$ 27,373	\$ 57,427
Hetzel-Sanfilippo	Langer Roofing	Carpentry	Carpentry/framing	\$ 0.0	\$113,642	\$ 82,158
JCP Construction	JH Findorff	Labor	Water Proofing	\$ 0.0	\$ 10,419	\$ 59,041
MKE Iron	JH Findorff	Iron Workers	Concrete, Rebar	\$ 0.0	\$938,257	\$ 4,101,113
Sanchez Painting	JH Findorff	Painting	Painting	\$ 0.0	\$149,036	\$ 1,096,042
Tremmel-Anderson	Super Western	Trucking	Hauling	<u>\$ 0.0</u>	<u>\$ 193,152</u>	<u>\$ 531,348</u>
TOTAL SBE PARTICIPATION						\$ 6,237,129

Use of Excess SBE Inclusion to cure deficits

Curing SBE deficit Slide 2 of 2

Curing SBE deficit Slide 2 of 2	Dollar Value
1. Total Excess SBE participation not associated with the Sewer or PI projects	\$6,237,129
2. Amount used to cure the Sewer SBE deficit	\$ 22,073
3. Available Excess SBE to cure the PI SBE deficit (Line 1 less Line2)	\$ 6,215,056

From our last presentation

~~As construction continues with the remainder of the Couture Tower and Public Infrastructure, EXCESS SBE will be reported and used to cure the SBE deficits.~~

From Slide 10	\$1,431,879
Remember this value →	(\$ 18,789)



The Couture PI now exceeds the SBE Requirements by \$6,215,056-\$18,789 or \$6,196,267

Excess Tower RPP Inclusion to cure the Deficit

Curing RPP deficit Slide 1 of 2

Contractor	Trade	RPP Hours
Butters-Fetting Co., Inc	Plumbing	1,586.3
Butters-Fetting Co., Inc	HVAC	2,262.0
Common Links Construction	Lath & Plaster	2,210.0
JCP Construction	Labor	2.6
J.H. Findorff, Inc.	Concrete	4,368.0
Klein-Dickert Milwaukee, Inc.	Storefront, Curtainwall & Glazing	151.8
MKE Iron Erectors, Inc.	Steel Reinforcing installation	704.4
Sanchez Painting Contractors, Inc.	Painting	21.1
Sid's Sealants, LLC	Caulking, Sprayfoam	15.3
Staff Electric	Electrical Contractor	1,353.7
TOTAL excess RPP Hours Available for cure		13,098.6

Use of Tower RPP Inclusion to cure deficits

Use of Excess RPP Hours tio cure	RPP Hours	Excess Remaining RPP Hours
Starting Excess RPP		13,098.6
Sewer Deficit / +Excess	(2,776.1)	10,322.5
PI (Deficit)/ +Excess	(5,878.7)	4,443.8



Final RPP Determination as of September 30, 2023

the Couture Project Exceeds the RPP Requirements by 4,443.8 Hours



Thank you