



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

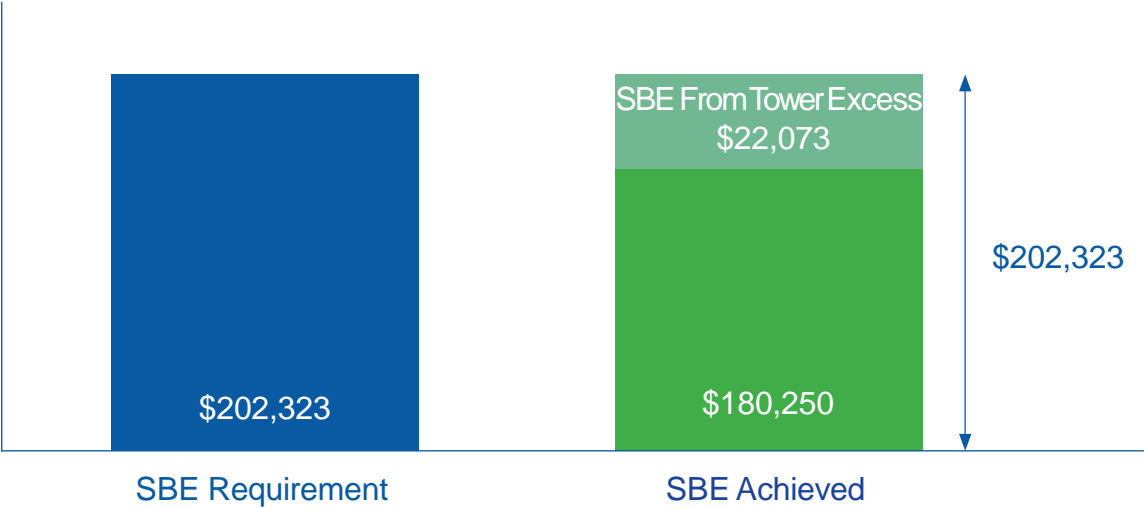
- Projected completion date

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

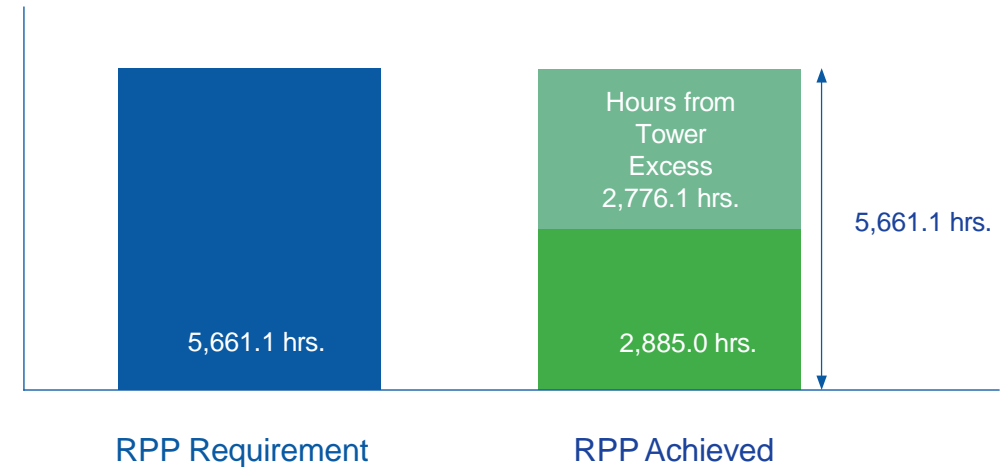
SBE firm	Subcontractor to	Description of work	Total Contract Amount
Tremmel Anderson Trucking	Super Excavators	Hauling	\$ 180,250
Total SBE Participation Achieved			\$ 180,250
Total Project Value Subject to Participation			809,292
REQUIRED SBE PARTICIPATION (25% of Value Subject to Participation)			202,323
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



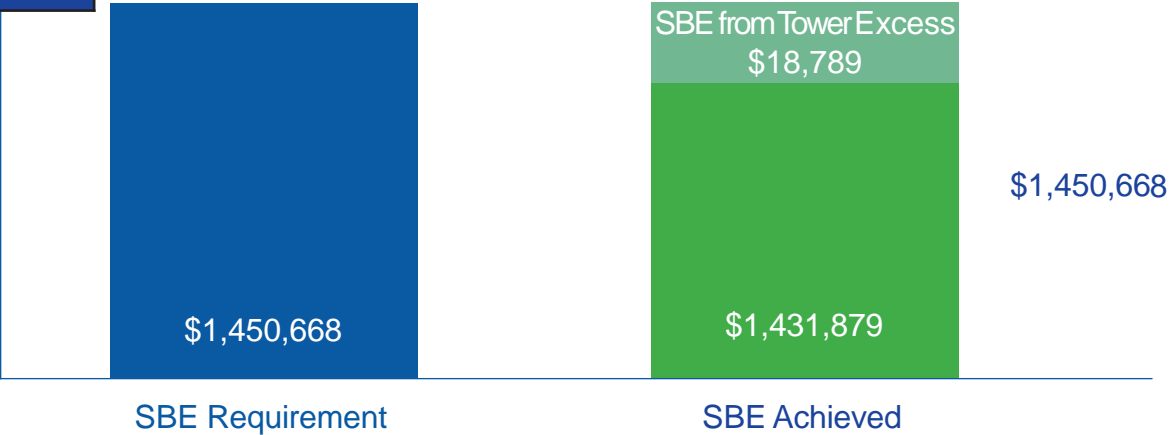
Public Infrastructure/SBE in Professional Services

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

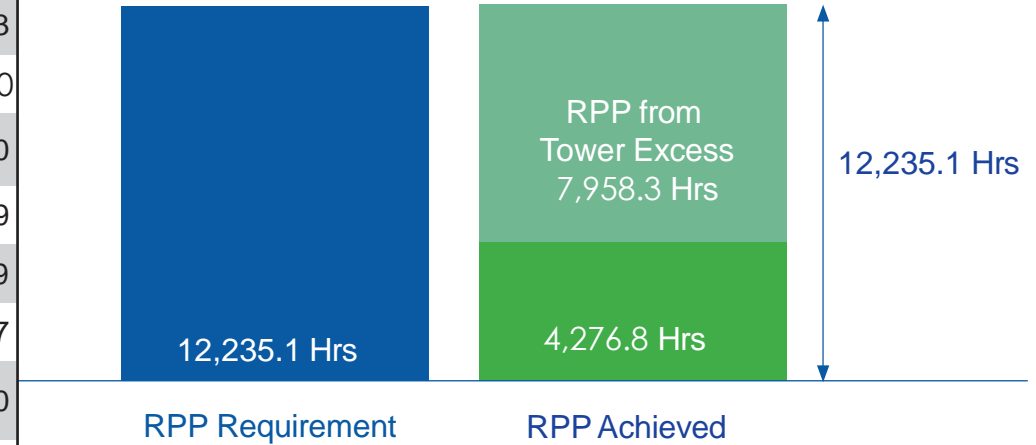
Public Infrastructure/SBE in Construction

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

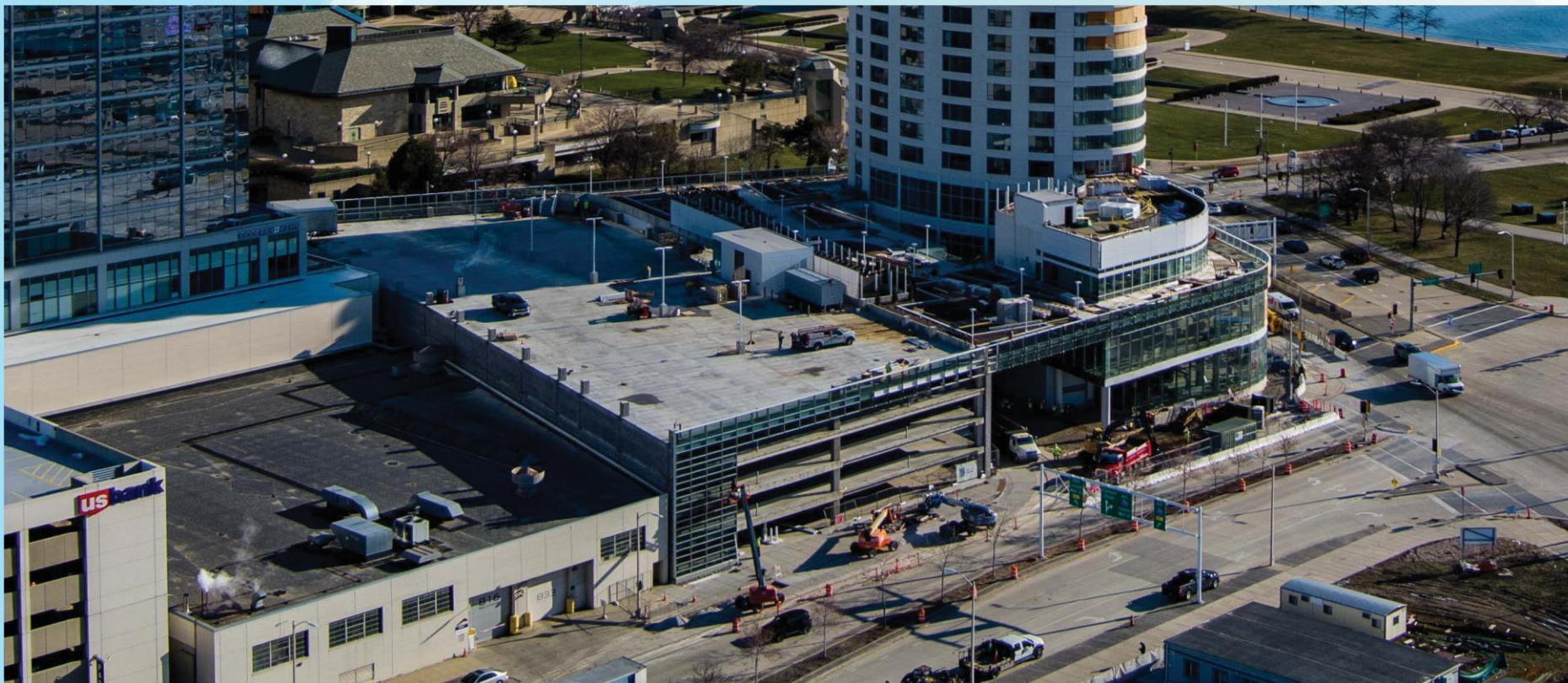
SBE Firm	Subcontractor to	Trade	Work Performed	Available to cure
Best Erectors	Klein-Dickert	Iron Erection	Garage Curtain Wall	\$ 99,040
Best Erectors	Klein-Dickert	Iron Erection	Podium Curtain Wall	207,984
Equity Supply	KMI Construction	Masonry Materials	Supplier	56,885
Hetzel-Sanflippo	Langer Roofing & 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