

Information Session

Northwestern Mutual
North Office Building
Modernization Project

October 26, 2023



An aerial view of a city skyline. On the left is a classical building with white columns and a pediment. In the center and right are modern glass skyscrapers. One skyscraper has 'Northwestern Mutual' written on its top. The word 'Greetings' is overlaid in the center in a large, black, sans-serif font. The background shows a cityscape with green spaces and a body of water in the distance under a clear sky.

Greetings



Caring Moment





Agenda

Program Overview

Procurement and Prequalification Process

Maximizing Opportunities

Information & Resources

Q&A

Team Structure



An aerial view of a city skyline. In the foreground on the left, a classical building with white columns and a pediment is visible. To the right, several modern glass skyscrapers rise into the sky. One prominent skyscraper has a curved facade and is labeled 'Northwestern Mutual'. The sky is a clear, light blue. The overall scene is a mix of old and new architecture.

Program Overview

Program Overview

Modernization Project of existing North Office Building

- Remove All Components Except Steel & Concrete Core
- Re-build with Expanded Floor Plates
- Apply New Glass Façade
- Install Modernized Interiors
- Approx. 600,000 GSF



Site Plan



Milestone Schedule

	2023				2024				2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
A Trade Bidding			★ July 2023													
B Trade Bidding				★ November 2023												
Interiors Bidding						★ 2 nd Quarter 2024										
				Construction Duration												

**Subject to change*

Bid Packages: B Trades (November 2023)

- 04A – Masonry
- 05C – Stairs, Misc. Metals
- 06A – Carpentry
- 06B – Architectural Millwork (Supply Only)
- 07D – Waterproofing
- 07E – Metal Panels
- 08C – Interior Glass Systems
- 08D – Doors, Frames and Hardware (Supply Only)
- 08E – Overhead and Coiling Doors
- 09B – Hard Tile
- 09C – Acoustical Ceilings
- 09D – Soft Flooring
- 09E – Fluid Applied Flooring
- 09F – Paint and Wallcovering
- 09G – Terrazzo
- 09H – Framing & Drywall
- 10A – Toilet Compartments
- 10B – Fire Protection Specialties (Supply Only)
- 10C – Operable Partitions
- 10D – Signage
- 10E – Photoluminescent Egress Markings
- 10F – Lockers
- 10G – Toilet Accessories (Supply Only)
- 10I – Demountable Partitions
- 11A – Loading Dock Equipment
- 11B – Food Services
- 11C – Exterior Maintenance
- 12A – Roller Window Shades
- 27A – Telecommunications (A/V & Security)
- 32A – Landscaping

**Subject to change*

B Trades Work Scope Renderings



B Trade Work Scope Renderings



B Trade Work Scope Renderings



B Trade Work Scope Renderings



Bid Packages: Interiors (Spring 2024)

- 05D – Miscellaneous Metals
- 06C – Carpentry
- 06D – Architectural Millwork (Supply Only)
- 08F – Interior Glass & Film Systems
- 08G – Doors, Frames And Hardware (Supply Only)
- 08H – Coiling Smoke Doors/Overhead Doors
- 09I – Framing & Drywall
- 09J – Hard Tile
- 09K – Acoustical Ceilings
- 09L – Soft Flooring
- 09M – Paint & Wallcovering
- 10H – Signage
- 10J – Specialties Supply
- 21B – Fire Protection
- 22B – Plumbing
- 23C – HVAC
- 23D – Controls
- 26B – Electrical
- 27B – Telecommunications (Av & Security)

**Subject to change*

Procurement Dates

November 2 – Plans/Specs Issued for Bidding

December 7 – Bids are by 3:00 p.m.

Upcoming Pre-bid Sessions:

- November 14 - Divisions 4, 5, 6, 7, 8, 32
- November 15 - Divisions 9, 10, 11, 12, 14



Opportunities for Engagement

Roles

- Prime Subcontractor – Requires Prequalification
- Tier Subcontractor
- Vendor/Supplier
- Service Subcontractor/Consultant
- Other





Procurement and Prequalification Pathway

Compass | Get Prequalified!

- If you are a first-tier contractor, please visit: <https://compass-app.com/auth/register>
- If you have not yet registered on COMPASS, please visit the registration link above, and “Create A New Account” to begin the prequalification process with Gilbane
- If you have any questions with the COMPASS registration process, contact our team at info@compass-app.com



Please enter your email address

Email Address

Next

A screenshot of the COMPASS Subcontractor Dashboard. The header includes the COMPASS logo, "SITE TOOLS", and "Subcontractor Dashboard". The main content area features a welcome message for "Johnathan", a "Start your Prequalification Form" button, and a "COMPASS Q Score" of Q2.1. Below this is a "Quick Links" section with four cards: "View Bid Opportunities", "Track Prequalifications", "Share Prequalifications", and "Manage Settings".

COMPASS by Bespoke Metrics | SITE TOOLS | Subcontractor Dashboard

Welcome to COMPASS, Johnathan!

Start your Prequalification Form
Please fill in the standard COMPASS IForm, which can be used to fulfill all your requests for prequalification.
[Start your Prequalification](#)

COMPASS Q Score **Q2.1**

Quick Links

- View Bid Opportunities**
View and manage your invitations to bid on projects
- Track Prequalifications**
Track individual General Contractors Prequalification Requests
- Share Prequalifications**
Share your completed prequalification form and COMPASS Q Score
- Manage Settings**
Setup your offices, and configure how your profile is viewed by general contractors

Compass | Prequal Instructions

Bidders can register for a COMPASS account by navigating to this site:

<https://compass-app.com/auth/register>

Have the following information ready:

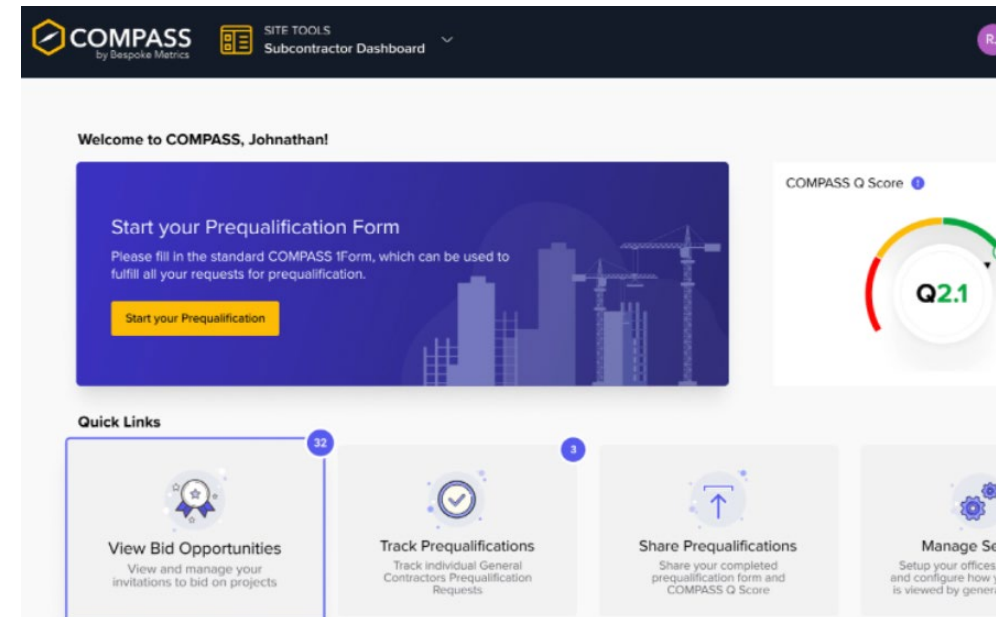
- Current W-9 form
- Three years of Financial Statements
- Experience Modification Rating
- OSHA 300/300A Forms
- Reference for Bank, Bonding Agent and Insurance
- Project details for three current and three significant projects
- Sample Certificate of Insurance



Please enter your email address

Email Address

Next





Maximizing Opportunities

Certification Process and Resources

Office of Equity and Inclusion

Resources available through OEI

- Racial, Equity, and Inclusion
- Small Business Development
- Accessibility
- Equal Rights Commission



Business Inclusion

City of Milwaukee Requirements*	Minimum Inclusion
Small Business Enterprise (SBE) or Disadvantaged Business Enterprise (DBE)	25%

*Acceptable Certifications:

- *SBE – City of Milwaukee*
- *DBE – Wisconsin Unified Certification Program*



Areas of Interest

Disabled Business Enterprise (DoBE)

LGBT Business Enterprise (LGTBE)

Minority Business Enterprise (MBE), inclusive of:

- African American
- Asian American
- Native American
- Hispanic American

Small Disadvantaged Business (SDB)

Veteran Business Enterprise (VBE)

Women Business Enterprise (WBE)



Workforce Inclusion

Workforce Requirements	Minimum Inclusion
Resident Preference Program (RPP)	40%
Special Impact Area* RPP	25%

Apprentice Requirements	Minimum Inclusion
Resident Preference Program (RPP)	25%
Special Impact Area* RPP	40%

**Special Impact Area Zip Codes: 53204, 53205, 53206, 53208, 53210, 53212, 53215 and 53233*



SkillSmart



Highlights:

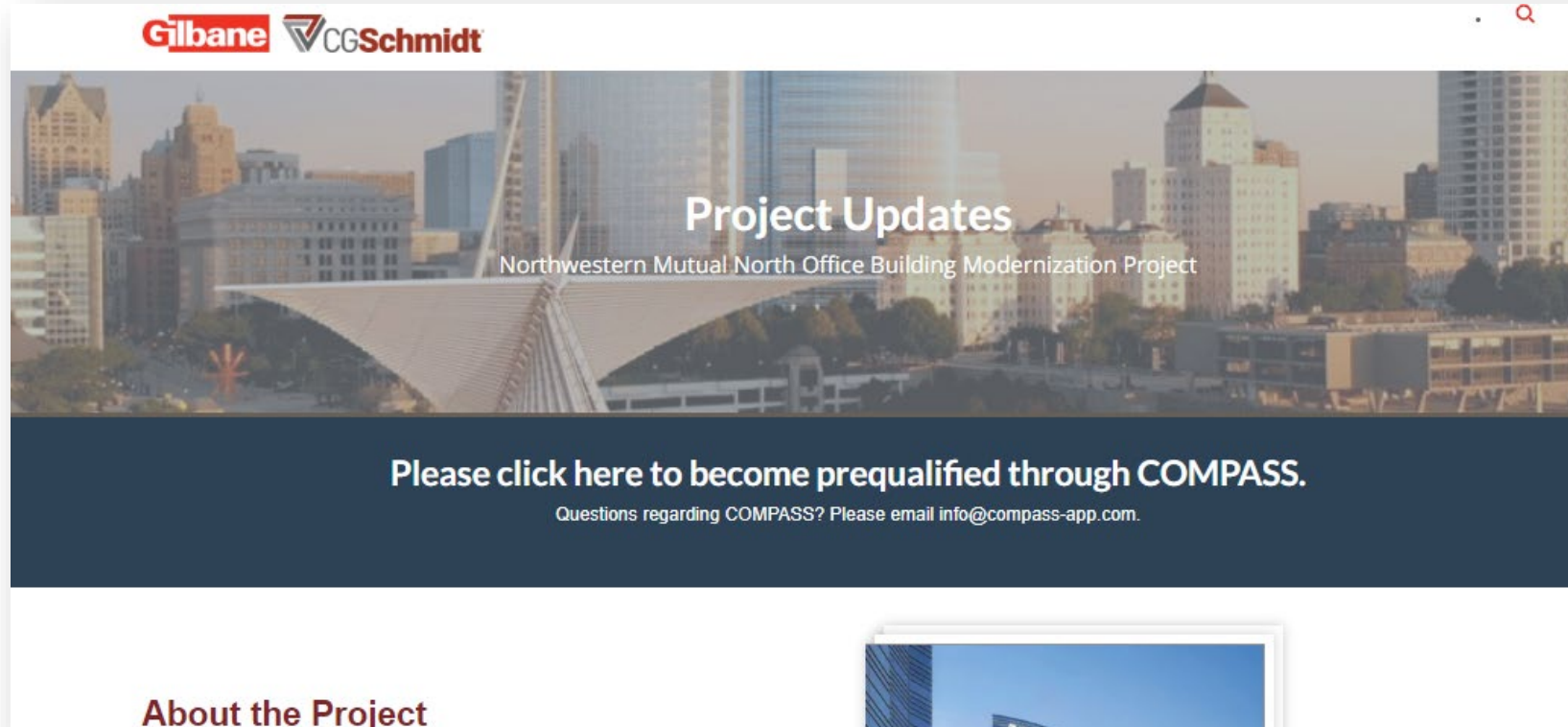
- Online system being piloted for this project
- Integrated platform that supports both business and workforce compliance functions
- Easy data entry and easy report generation features
- Thousands of subcontractors are entering data into the InSight Platform
- Data centers with 99.9% guaranteed uptime and 24x7 support
- Decades of experience in product development, project management, software deployment and support



Information & Resources

Information and Resources

- Connect on Social Media
- Utilize website for all project information and resources:
<https://info.gilbaneco.com/northwesternmutual-nob>



Scan Me

Information and Resources

- Stars website: <https://northwesternmutual.starssmp.com/internal/Home.aspx>

Northwestern Mutual

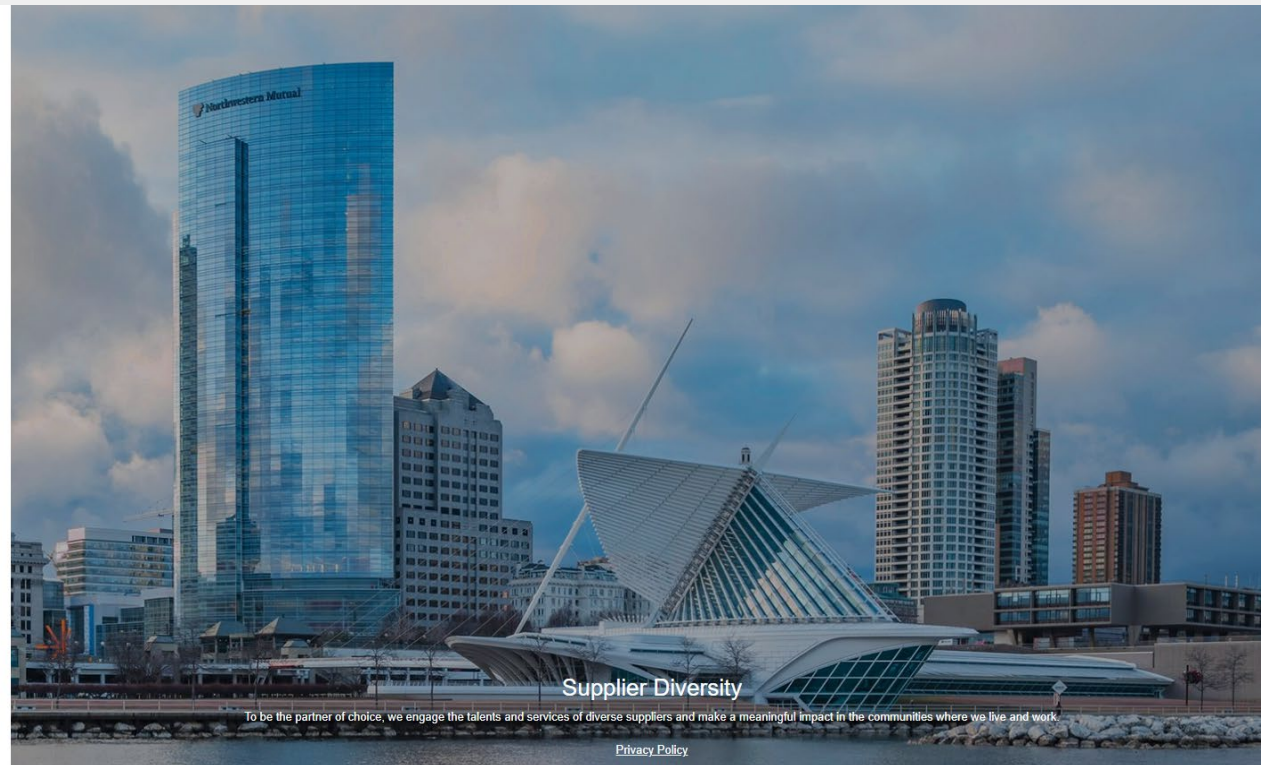
User Name Retrieve User Name

Password Reset Password

Login

Language

STARS Supplier Diversity



Scan Me

Project Team Introductions



Vince Senese
Project Executive



Bryce Unger
Project Director



Adrienne Caron
*Project Manager -
MEP*



Tom Pagel
Project Executive



John Toussaint
*Sr. Project
Manager/Executive*



Lucas Levenhagen
Project Manager



Jeff Jahnke
Sr. Gen. Superintendent



Mady Less
Project Engineer



James Methu
Economic Inclusion



Cheryl Janicki
Procurement



Brad Schmidt
Sr. Project Manager



Angela Resnick
Estimator

B Trade Team Assignments



Tom Pagel

- 05C – Stairs, Misc. Metals
- 07D – Waterproofing
- 07F – Metal Panels
- 08C – Interior Glass Systems
- 08D – Doors, Frames and Hardware
- 09H – Framing & Drywall
- 11C – Exterior Maintenance



Brad Schmidt

- 06A – Carpentry
- 06B – Architectural Millwork
- 08E – Overhead and Coiling Doors
- 09B – Hard Tile
- 09D – Acoustical Ceilings
- 09D – Soft Flooring
- 09F – Paint & Wallcovering
- 11A – Loading Dock Equipment
- 32D – Landscaping



Lucas Levenhagen

- 04A – Masonry
- 09E – Fluid Applied Flooring
- 09G – Terrazzo
- 10A – Toilet Compartments
- 10B – Fire Protection Specialties
- 10C – Operable Partitions
- 10D – Signage
- 10E – Photoluminescent
- 10F – Toilet Accessories
- 11D – Parking Control Equipment
- 12A – Roller Window Shades
- 14B – Wheel Chair Lift

An aerial view of a city skyline. On the left, a classical building with white columns and a pediment is visible. In the center and right, several modern glass skyscrapers rise against a clear sky. One prominent skyscraper has a curved facade and the words "Northwestern Mutual" at the top. The foreground shows a mix of modern glass buildings and greenery. The overall scene is bright and clear, suggesting a sunny day.

Questions & Answers

Thank you!



Scan Me

