

# Information Session Interiors Improvements Trades

Northwestern Mutual  
North Office Building  
Modernization Project

March 28, 2024



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 city with green spaces and a body of water in the distance under a clear sky.

Greetings



# Caring Moment





# Agenda

Program Overview

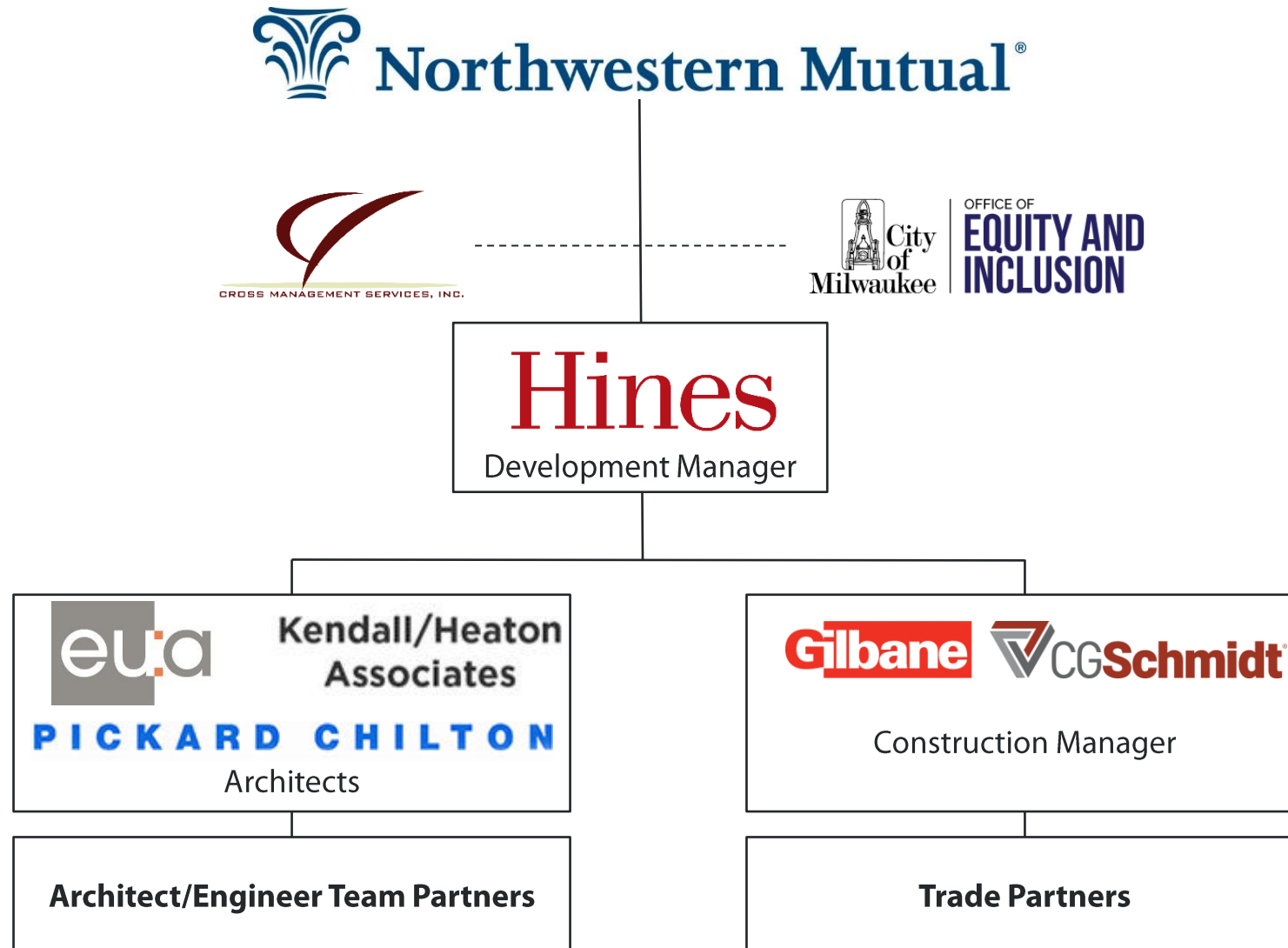
Procurement and Prequalification Process

Maximizing Opportunities

Information & Resources

Q&A

# Team Structure



An aerial view of a city skyline. In the foreground on the left is a classical building with white columns and a pediment. The rest of the image shows a dense cluster of modern skyscrapers with glass facades. One prominent skyscraper has 'Northwestern Mutual' written on its top. The sky is a pale blue with soft, wispy clouds. The overall scene is bright and clear.

# Program Overview

# Program Overview

## North Office Building Modernization Project

- Remove All Components Except Steel & Concrete Core
- Re-build with Expanded Floor Plates
- Apply New Glass Façade
- Install Modernized Amenities
- Improvements (~420,000 GSF)
  - Level 1: Clinic
  - Level 2: Event Space
  - Levels (Tower): Office / Collaboration Spaces



# Site Plan





# Aerial from 3/20/2024

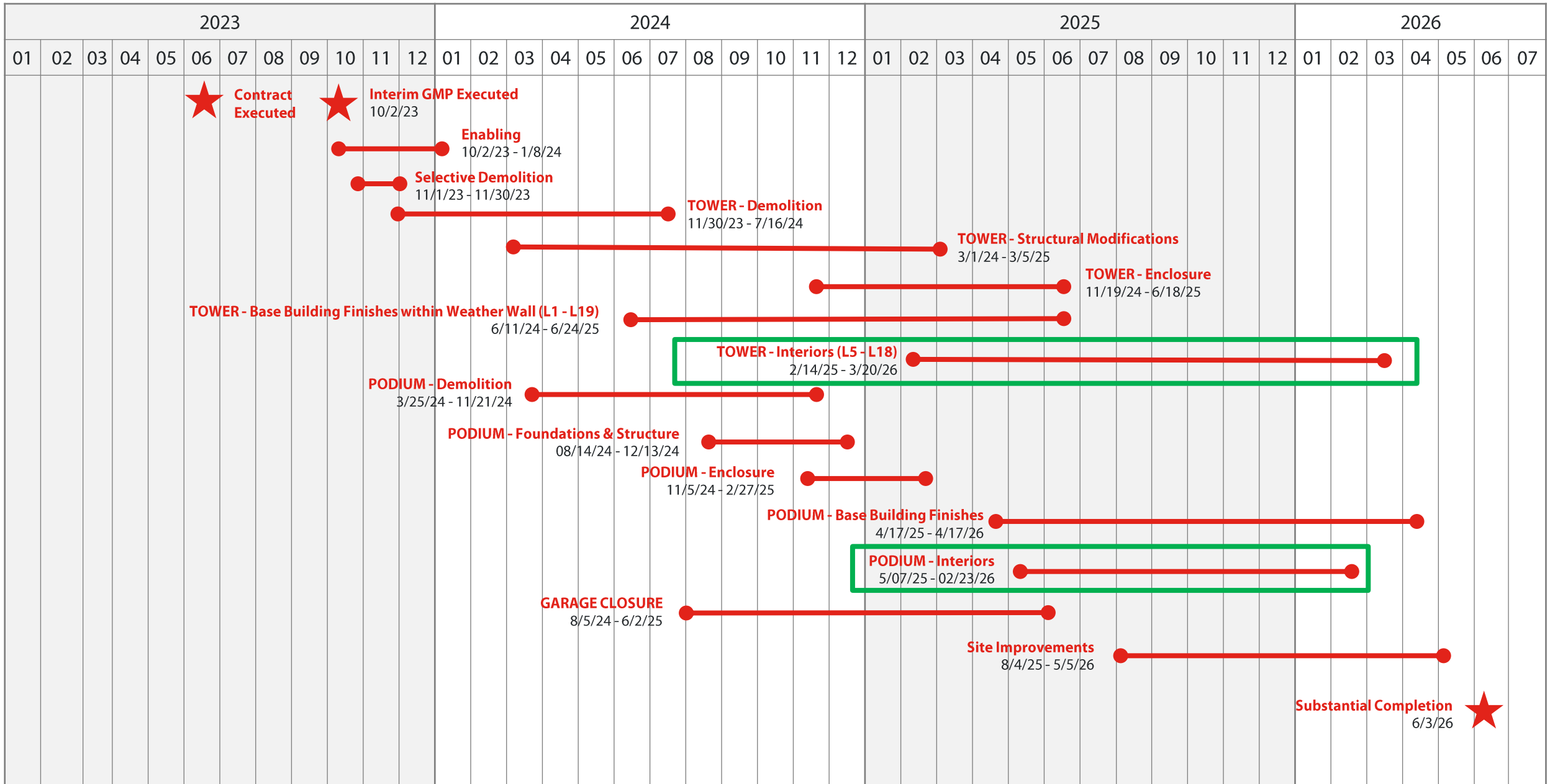


# Milestone Schedule

	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					★ April 2024											
				<b>Construction Duration</b>												

*\*Subject to change*

# Construction Milestones

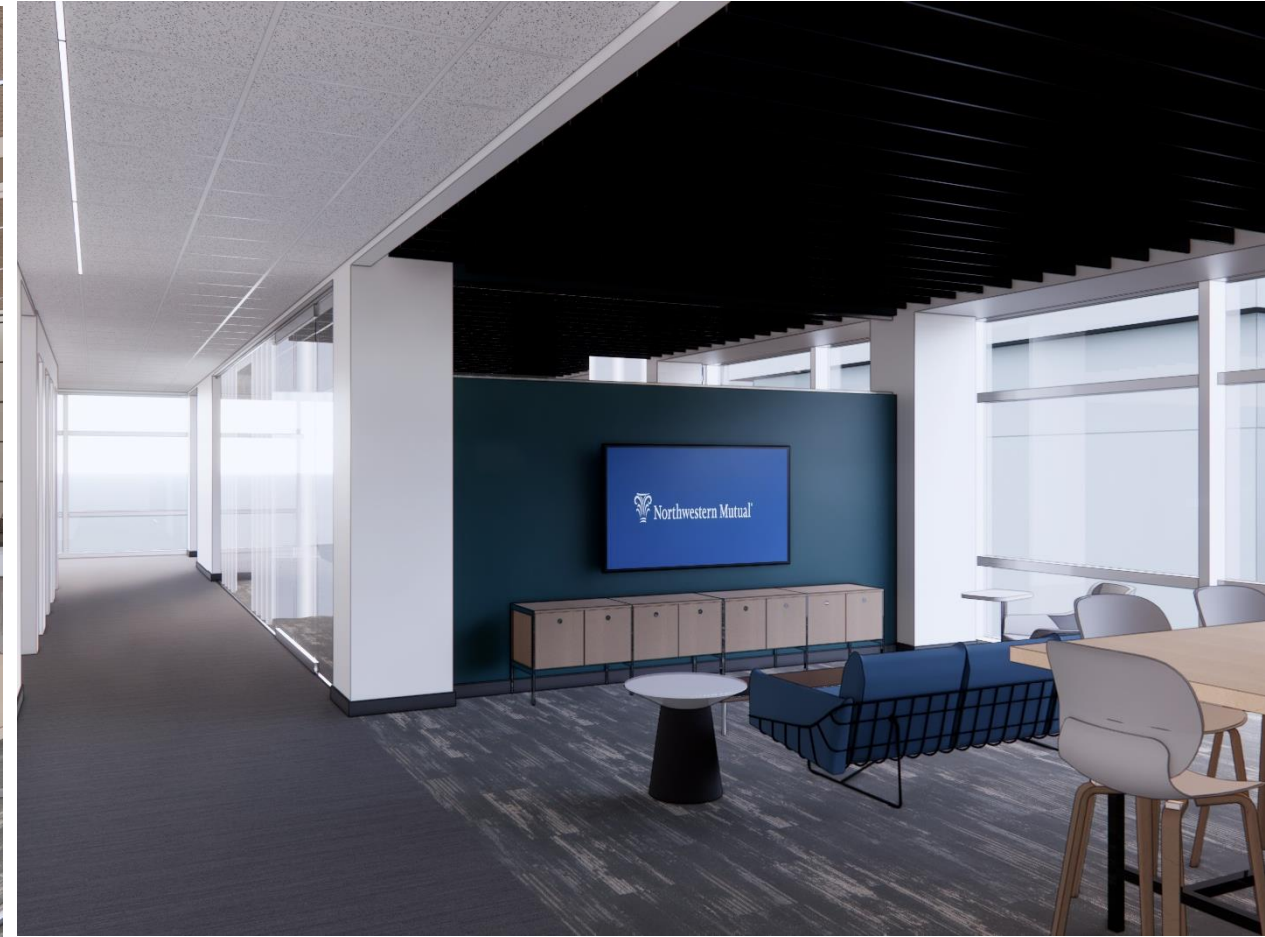


# Bid Packages: Interiors Improvements (April 2024)

- 05D – Misc. Metals
- 06C – Carpentry
- 06D – Architectural Millwork (Supply Only)
- 08F – Interior Glass & Film System
- 08G – Doors, Frames and Hardware (Supply Only)
- 09I – Framing & Drywall
- 09J – Hard Tile
- 09K – Acoustical Wall Panels and Ceilings
- 09L – Soft Flooring
- 09M – Paint and Wallcovering
- 10H – Signage
- 10J – Specialty Supplies (Supply Only)
- 11B – Food Services
- 22B – Plumbing
- 23C – HVAC
- 26B – Electrical
- 27A – Telecommunications (Network & Data)
- 27B – Audio Visual (AV)
- 27C – DAS (Cellular & EM. Response)
- 28A – Security

*\*Bid packages are subject to change*

# Interiors Improvements Work Scope Renderings



# Interiors Improvements Work Scope Renderings



# Interiors Improvements Work Scope Renderings



# Procurement Dates

**April 2<sup>nd</sup>** – Plans/Specs Issued for Bidding

**April 9<sup>th</sup>** – Supplement #01 Issued (Scopes of work)

**May 1<sup>st</sup>** – Bids are by 3:00 p.m.

## Upcoming Pre-bid Sessions:

- April 10 at 10:00 a.m. – Divisions 5, 6, 8, 9, 10
- April 11 at 1:00 p.m. – Divisions 22, 23, 26, 27, 28





# 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](mailto: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 "Welcome to COMPASS, Johnathan!", a large blue card titled "Start your Prequalification Form" with a "Start your Prequalification" button, and a "COMPASS Q Score" widget showing a score of "Q2.1". Below these are "Quick Links" for "View Bid Opportunities", "Track Prequalifications", "Share Prequalifications", and "Manage Settings".

# 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

A screenshot of the COMPASS user dashboard. The top navigation bar includes the COMPASS logo, "SITE TOOLS", and "Subcontractor Dashboard". The main content area features a welcome message "Welcome to COMPASS, Johnathan!" and a prominent blue card titled "Start your Prequalification Form" with a "Start your Prequalification" button. To the right, a "COMPASS Q Score" gauge shows a score of "Q2.1". Below these are "Quick Links" for "View Bid Opportunities", "Track Prequalifications", "Share Prequalifications", and "Manage Settings".



# 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 (LGBTBE)

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:

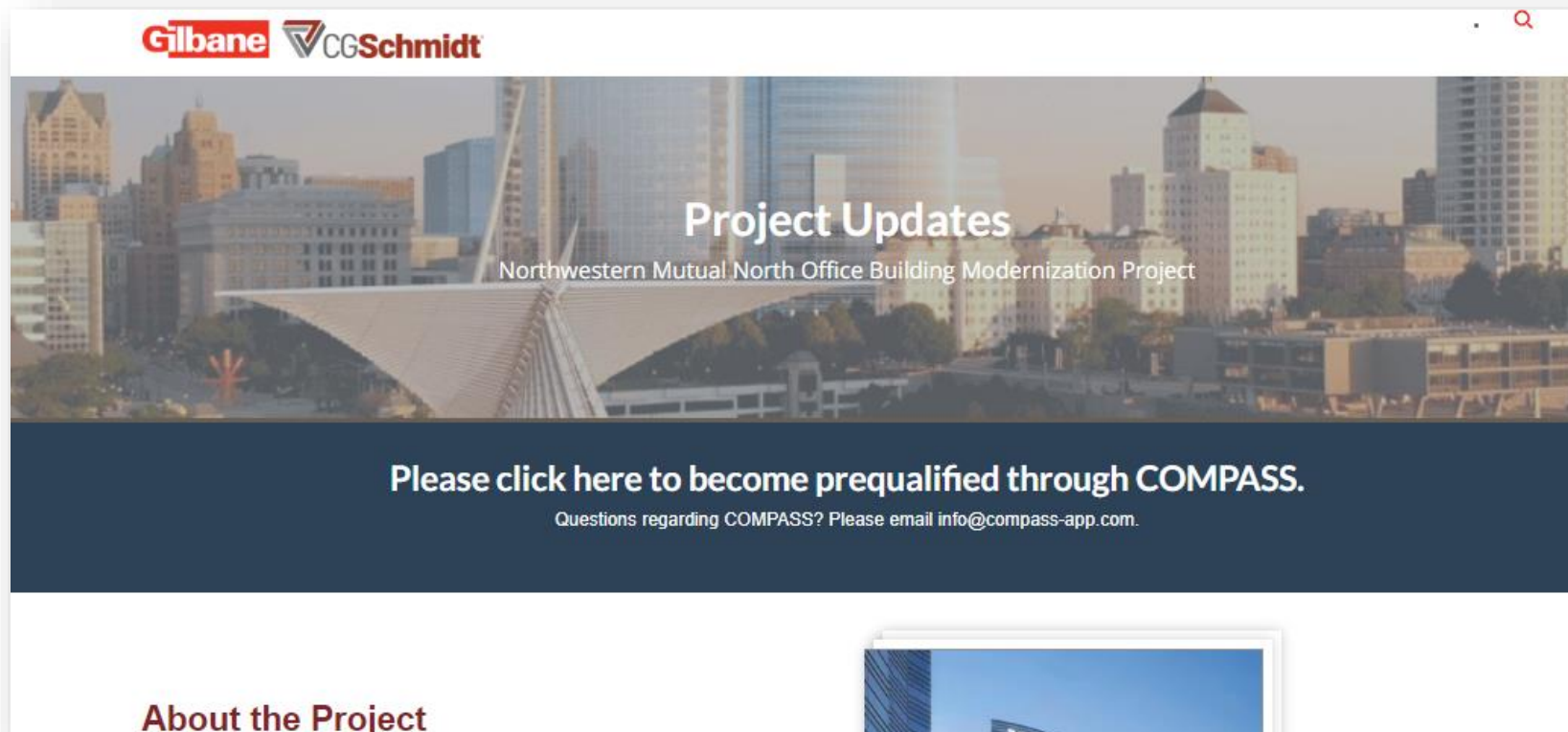
- Online system being piloted for this project
- Integrated platform that supports both business and workforce compliance functions
- Easy data entry and easy report generation features
- Thousands of subcontractors are entering data into the InSight Platform
- Data centers with 99.9% guaranteed uptime 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>

The image shows a screenshot of the Northwestern Mutual Stars website login page on the left and a background image of the Northwestern Mutual North Office Building on the right. The login page includes the Northwestern Mutual logo, a 'User Name' field with a 'Retrieve User Name' link, a 'Password' field with a 'Reset Password' link, a 'Login' button, and a 'Language' dropdown menu. Below the login form is the 'STARS Supplier Diversity' logo. The background image shows the Northwestern Mutual North Office Building, a tall glass skyscraper, with the Milwaukee Art Museum in the foreground. At the bottom of the background image, there is a 'Supplier Diversity' logo and a small text line: 'To be the partner of choice, we engage the talents and services of diverse suppliers and make a meaningful impact in the communities where we live and work.' Below that is a 'Privacy Policy' link.



Scan Me

# Project Team



**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*

# Interiors Improvements Team Assignments



## Vince Senese

- 06C – Carpentry
- 09J – Hard Tile
- 22B – Plumbing
- 23C – HVAC
- 26B – Electrical



## Brad Schmidt

- 06D – Architectural Millwork
- 09K – Acoustical Ceilings
- 09L – Soft Flooring
- 09M – Paint & Wallcovering
- 11B – Food Services
- 27A – Telecommunications
- 27B – Audio Visual
- 27C – DAS
- 28A – Security



## Tom Pagel

- 05D – Misc. Metals
- 08F – Interior Glazing
- 08G – Doors, Frames and Hardware
- 09I – Framing & Drywall
- 10H – Signage
- 10J – Specialties Supply

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

