

Information Session

Northwestern Mutual
North Office Building
Modernization Project

July 2023

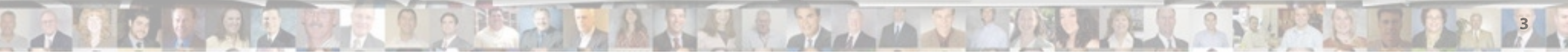


An aerial view of a city skyline. On the left is a classical building with white columns and a pediment. In the center and right are modern glass skyscrapers. One skyscraper has 'Northwestern Mutual' written on its top. The word 'Greetings' is overlaid in the center in a large, black, sans-serif font.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

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 pale blue, and the overall scene is bathed in a soft, warm light, suggesting early morning or late afternoon. The text 'Program Overview' is overlaid in the center in a large, dark, sans-serif font.

Program Overview

Team Structure



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: A Trades (July 2023)

01A – TOWER CRANE	14A – ELEVATORS
01B – HOIST	21A – FIRE PROTECTION
02A – DEMOLITION	22A – PLUMBING
03A – CONCRETE	23A – HVAC
04B – STONE DIRECT PURCHASE	25A – CONTROLS
04C – STONE INSTALL	31A – DEEP FOUNDATIONS
05A – STRUCTURAL STEEL	31B – EXCAVATION
07A – ROOFING	32A – SITE CONCRETE
07B – FIREPROOFING	32B – ASPHALT PAVING
08A – CURTAINWALL - TOWER & PODIUM	32C – PRECAST PAVERS
08B – CURTAINWALL - PARKING STRUCTURE	33A – SITE UTILITIES
09A – ACCESS FLOORING	26A – ELECTRICAL
09N – ENABLING FRAME DRYWALL	

**Subject to change*

Bid Packages: B Trades (November 2023)

04A – MASONRY	09F – PAINT & WALLCOVERING
05B – MONUMENTAL STAIRS	09G – TERRAZZO
05C – STAIRS, MISC METALS, DECORATIVE METALS, HANDRAILS	10A – TOILET COMPARTMENTS
06A – CARPENTRY	10B – FIRE PROTECTION SPECIALTIES (SUPPLY ONLY)
06B – ARCHITECTURAL MILLWORK (SUPPLY ONLY)	10C – OPERABLE PARTITIONS
07C – PARKING STRUCTURE CAULKING	10D – SIGNAGE
07D – WATERPROOFING	10E – PHOTOLUMINESCENT EGRESS MARKINGS
07E – METAL PANELS	10F – LOCKERS
08C – INTERIOR GLASS SYSTEMS	10G – TOILET ACCESSORIES (SUPPLY ONLY)
08D – DOORS, FRAMES AND HARDWARE (SUPPLY ONLY)	10I – DEMOUNTABLE PARTITIONS
08E – OVERHEAD & COILING DOORS	11A – LOADING DOCK EQUIPMENT
09H – FRAMING & DRYWALL	11B – FOOD SERVICES
09B – HARD TILE	11C – EXTERIOR MAINTENANCE
09C – ACOUSTICAL CEILINGS	12A – ROLLER WINDOW SHADES
09D – SOFT FLOORING	27A – TELECOMMUNICATIONS (A/V & SECURITY)
09E – FLUID APPLIED FLOORING	32A – LANDSCAPING

**Subject to change*

Bid Packages: Interiors (Q2 2024)

05D – MISCELLANEOUS METALS	09M – PAINT & WALLCOVERING
06C – CARPENTRY	10H – SIGNAGE
06D – ARCHITECTURAL MILLWORK (SUPPLY ONLY)	10J – SPECIALTIES SUPPLY
08F – INTERIOR GLASS & FILM SYSTEMS	21B – FIRE PROTECTION
08G – DOORS, FRAMES AND HARDWARE (SUPPLY ONLY)	22B – PLUMBING
08H – COILING SMOKE DOORS/OVERHEAD DOORS	23C – HVAC
09I – FRAMING & DRYWALL	23D – CONTROLS
09J – HARD TILE	26B – ELECTRICAL
09K – ACOUSTICAL CEILINGS	27B – TELECOMMUNICATIONS (AV & SECURITY)
09L – SOFT FLOORING	

**Subject to change*

Procurement Dates

July 12 – Plans and Specifications Issued for Bidding

July 31 – Demolition Bids Due

August 11 – Bids are Due at 3:00pm

Pipeline Sessions:

- Demo – July 18th @10am
- Concrete/Structural Steel/Stone Install – July 25th @ 10am
- Roofing/Fireproofing/Curtainwall/Access Flooring/Framing and Drywall Enabling– July 25th @ 1pm



Procurement Dates (Continued)

Pipeline Sessions:

- Deep Foundations/Excavation/Site Concrete/Asphalt Paving/Precast Pavers/Site Utilities – July 26th @10am
- Elevators/ Escalators/Fire Protection/Plumbing/HVAC/Controls/Electrical – July 26th @ 1pm

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 "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" with a circular progress indicator. 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 yellow "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 (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:

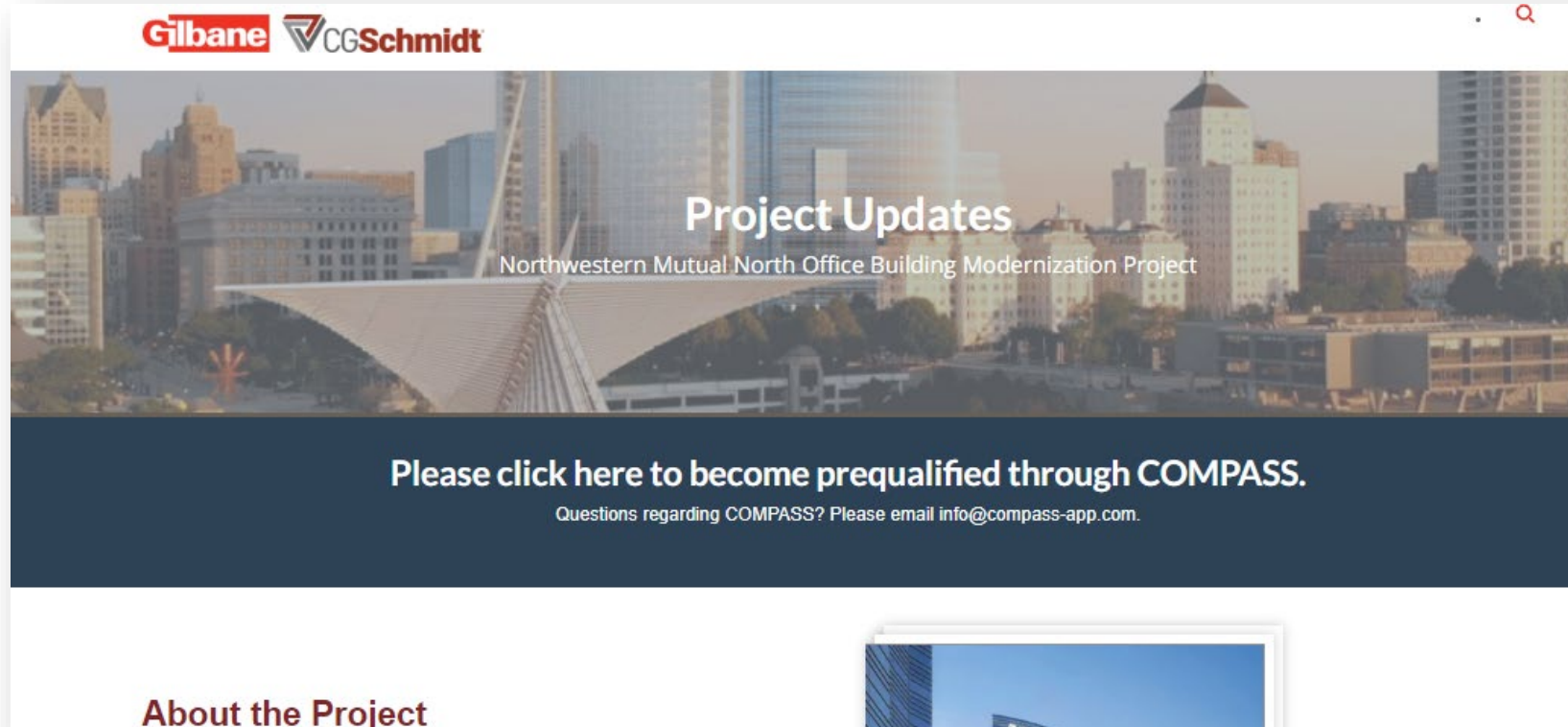
- Online system being piloted for this project
- Integrated platform that supports both business and workforce compliance functions
- Easy data entry and easy report generation features
- Thousands of subcontractors are entering data into the InSight Platform
- Data centers with 99.9% guaranteed uptime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



Information & Resources

Information and Resources

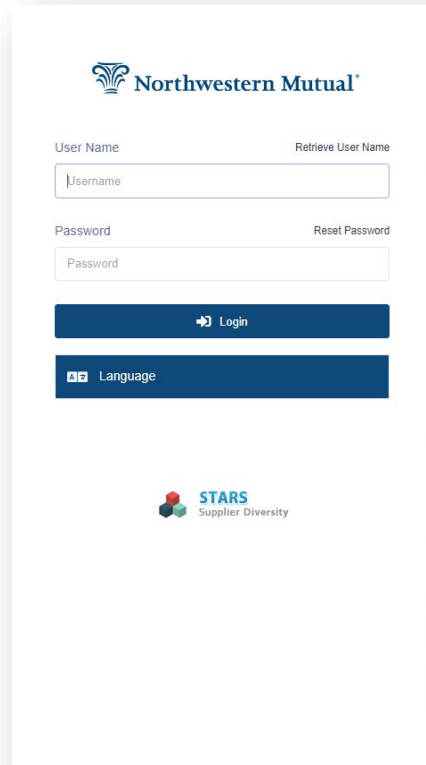
- Connect on Social Media
- Utilize website for all project information and resources:
<https://info.gilbaneco.com/northwesternmutual-nob>



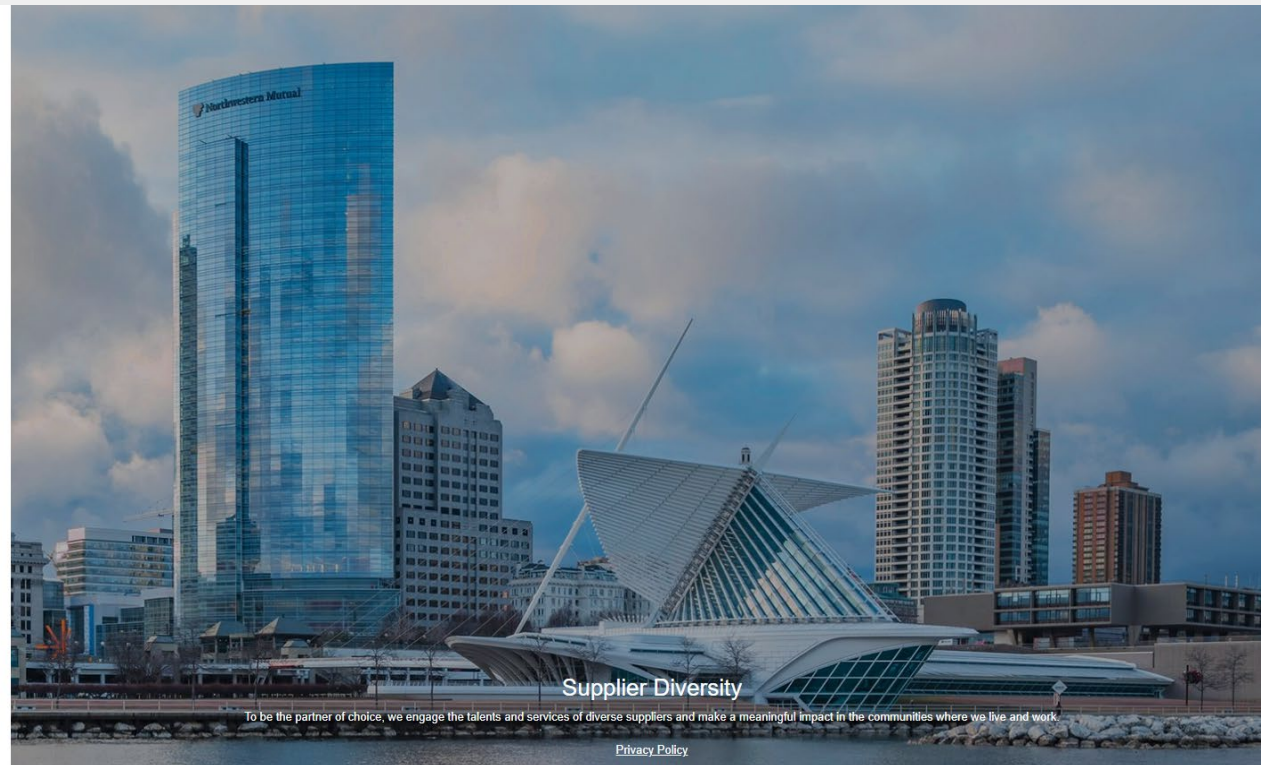
Scan Me

Information and Resources

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



The screenshot shows the login interface for the Stars website. At the top left is the Northwestern Mutual logo. Below it are two input fields: 'User Name' with a 'Retrieve User Name' link, and 'Password' with a 'Reset Password' link. A blue 'Login' button is positioned below the password field. At the bottom of the form is a 'Language' selector. The STARS Supplier Diversity logo is located at the bottom left of the page.



Scan Me

Thank you!

