

FUTURE MUSEUM PROJECT



HISTORIC
HAYMARKET
MILWAUKEE, INC



INCLUSION REPORT

through June 30, 2024

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PROJECT TEAM

Owner

**HISTORIC
HAYMARKET
MILWAUKEE, INC**

on behalf of
Milwaukee Public Museum

Owner's
Representative



Capital Projects
CONSULTANTS

Inclusion
Consultant



Architects

Kahler Slater **ennead** architects

Engineers



LERA
Consulting Structural Engineers

Construction



PROJECT SUMMARY & INCLUSION GOALS

The Future Museum project is a five-story natural history museum that will feature four floors of exhibits, a rooftop terrace and enclosed butterfly garden, a planetarium, gift shop, café and green space, and attached parking garage.

DEVELOPER Historic Haymarket Milwaukee, Inc.

PROJECT ADDRESS 1310 North 6th Street, Milwaukee, WI 53202

**PROFESSIONAL SERVICES COST
SUBJECT TO INCLUSION** \$28,719,710

**APPLICABLE PROFESSIONAL
SERVICES DRAWS TO DATE** \$14,488,067

INCLUSION GOALS

Historic Haymarket Milwaukee, Inc. established the following inclusion goals for the Future Museum project:

- A minimum of 20% of professional services cost shall be awarded to DBE, MBE and/or WBE (certified or eligible), hereinafter referred to as Targeted Business Enterprises ("TBE").
- A goal of 25% of construction cost awarded to TBE (certified or eligible).
- A minimum of 50% of the total hours performed on the project shall be performed by Milwaukee County residents.
- A minimum of 40% of the total hours performed on the project shall be performed by workers certified as Resident Preference Program ("RPP") workers.

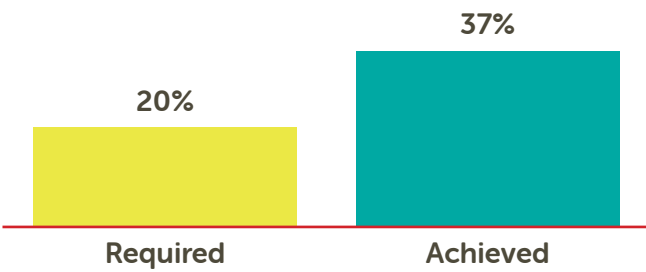
Aerial footprint of the Future Museum, the parking garage to the north, and surrounding landscaping.



INCLUSION SUMMARY

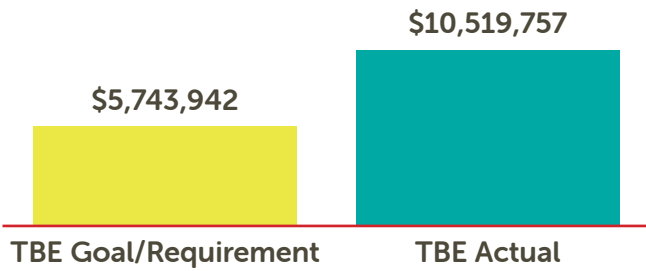
The graph below displays the professional services inclusion goals achieved based on contracts executed with TBE firms through June 30, 2024. Construction started in mid-June 2024, so construction inclusion will be included in upcoming reports.

GRAPH 1: PROFESSIONAL SERVICES TBE INCLUSION



Through the period covered by this report, TBE firms have been awarded contracts that equal 37% of the professional service cost subject to inclusion. Table 1 on page 5 shows the TBE firms awarded contracts.

GRAPH 2: TBE CONTRACTS AWARDED



Total Value of TBE Payments	Goal/ Requirement	Actual	Status
TBE Participation Percentage	20%	37%	+17%
Value of TBE Participation	\$5,743,942	\$10,519,757	+\$4,775,815

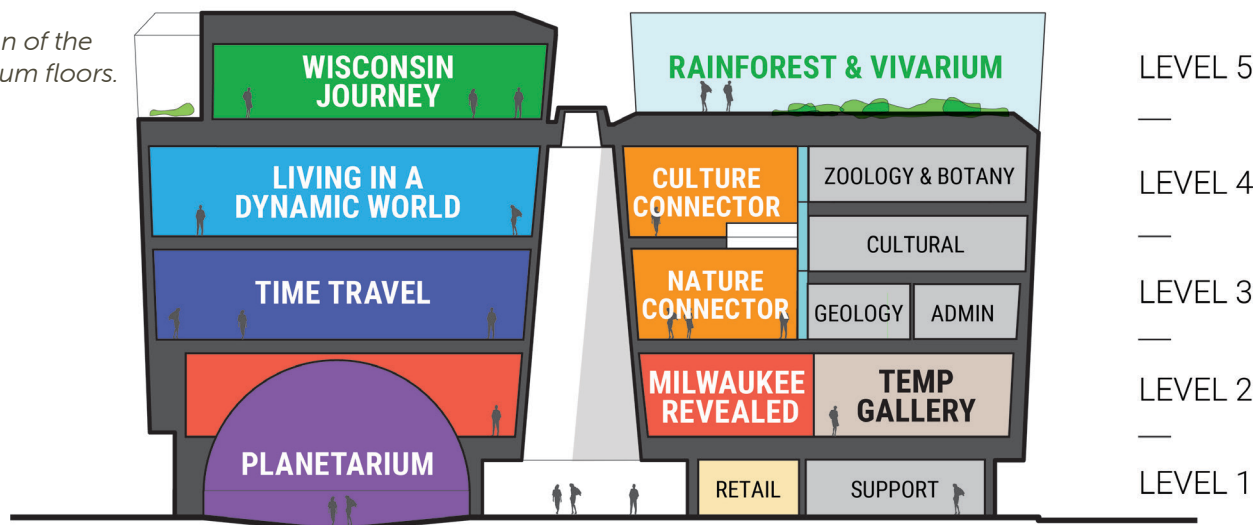
INCLUSION SUMMARY continued

TABLE 1: PROFESSIONAL SERVICES INCLUSION

NAME OF CERTIFIED FIRM	TBE TYPE	SERVICE PERFORMED OR MATERIALS SUPPLIED
Capital Projects LLC	D/M/SBE	Owner's Rep
Cross Management Services Inc.	D/MBE	Inclusion Consultant
Emem Group LLC	MBE	Owner's Rep
GGN Ltd.	WBE	Landscaping
Gwen Grossman Lighting Design Inc.	WBE	Lighting Design
IBC Engineering Services Inc.	WBE	Mechanical Engineering
JGL Food Service Consultants LLC	WBE	Food Service Consultants
K. Singh Engineering Inc.	D/M/WBE	Civil, Environmental, & Geotech
Kapur Inc.	MBE	Civil Engineering
LERA Consulting Structural Engineers	M/WBE	Structural Engineering
MC Group LLC	WBE	Owner's Rep
Mead & Hunt	DBE	Design
MWH Law Group	MBE	Legal
Shen Milsom Wilke LLC	MBE	Acoustics/AV/Security
Thinc Design* (Phase 1 & 2)	DBE	Exhibit Design
		SUBCONTRACT AWARD AMOUNT
		TOTAL AMOUNT PAID TO DATE
TOTAL INCLUSION		\$ 10,519,757
INCLUSION, AS % OF PROFESSIONAL SERVICES COST SUBJECT TO INCLUSION		37%
INCLUSION, AS % OF PROFESSIONAL SERVICES DRAW TO DATE		21%

*Thinc has committed a contractually obligated diverse workforce in lieu of a traditional DBE certification to meet this requirement.

Cross-section of the
Future Museum floors.



TARGETED BUSINESS FEATURE



*Michael Emem, President
& CEO of Emem Group*

EMEM GROUP

Emem Group is a minority-owned, Milwaukee-based real estate firm specializing in real estate development, owner's representation, and development consulting services. The firm is particularly passionate about mission-based and community-centered projects that uplift neighborhoods that have historically been overlooked.

As part of the owner's representative team for the project, Emem Group works closely with Museum leaders, as well as the Future Museum architecture firms Ennead and Kahler Slater, and contractors at Mortenson and ALLCON, to ensure the project follows the outlined schedule and budget and supports the Museum with permitting, consultant selection, and compliance.

Emem Group is excited and honored to help develop a world-class natural history museum.

Emem Group was founded in 2014 by President & CEO Michael Emem, who recognized the need for more equitable and inclusive development projects in the city as a means to achieving economic prosperity.

"Emem Group is excited and honored to help develop a world-class natural history museum," said Michael Emem. "The Future Museum is not only one of the most culturally significant projects for the city and the state, but it will also provide a space for learning and exploration for the residents of the historic Haymarket District, one of Milwaukee's oldest neighborhoods."

One of Emem Group's most recent projects, the MLK Library Apartments, a 93-unit, mixed-income project with 18,000-sq.ft. public library.

