

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



**A
Progress Report
to the
Public Works
Committee
May 7, 2008**

Construction Progress to January 31st, 2008

- South Tower Terra Cotta Installation - 35% Complete.
- Precast at Clocks – 100 % Complete.
- Dormer Construction – 100% Complete.
- Gable Construction, Main Building – 100% Complete.
- Steel at South Tower – 95% Complete.
- 8th Floor Gutters – 100% Complete.



New terra cotta balustrades on east side of
8th floor

Construction Progress to January 31st, 2008

- Brick Work – 60% Complete.
- Installation of Copper for South Tower – 50% Complete.
- Pointing – 50% Complete.
- Slate Roof – 75% Complete.
- Carpentry at Dome & Lantern – 90% Complete.
- Windows – 80% Complete



Pointing of existing brick.

Replacement of Steel in the South Tower

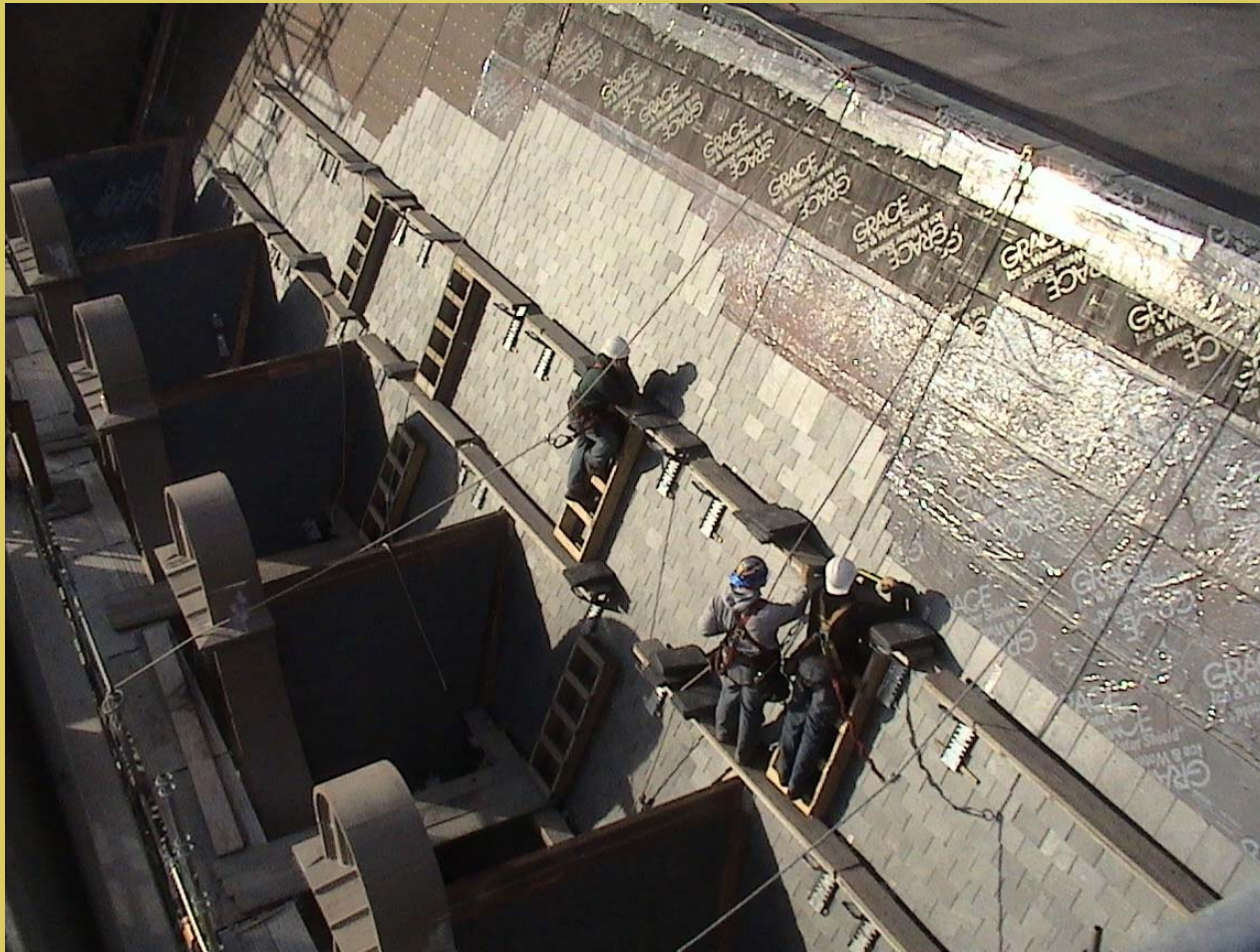


Replacement stringer for circular stairway.



Replacement steel steps for circular stairway.

Slate Roof Replacement on the West Side of City Hall



Installation of Copper on the South Tower



Copper roof panels on south tower spire.



Copper on the south tower dome.

Continued Dutchman Replacement of the Sandstone Cornice



Continued Window Replacement.



Installation of insulated windows on the 9th floor of the south tower.



Painting the exterior of the window frame after the glass has been replaced on the 3rd floor.

Repair of Existing Terra Cotta Piece.



Six Month Look Ahead for 2008

- Terra cotta, brick and mock-up approvals – Complete.
- Steel at the South Tower – Complete.
- Construction of South Tower Terra Cotta – On going.
- Installation of Copper for the South Tower – On going.
- Slate roof construction - Complete.



Continued soldering of lead-coated copper rain gutter.

Six Month Look Ahead for 2008

- Conditional Brick Replacement - Complete.
- 2nd & 1st Floor Windows - Complete.
- Pointing - On going.
- 8th Floor Gutters - Complete.
- Sandstone Work - Complete.



Conditional brick replacement.

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



Participation Performance Report
from Project Monitor
Prism Technical Management & Marketing Services
Through January 31, 2008

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Project Participation Targets

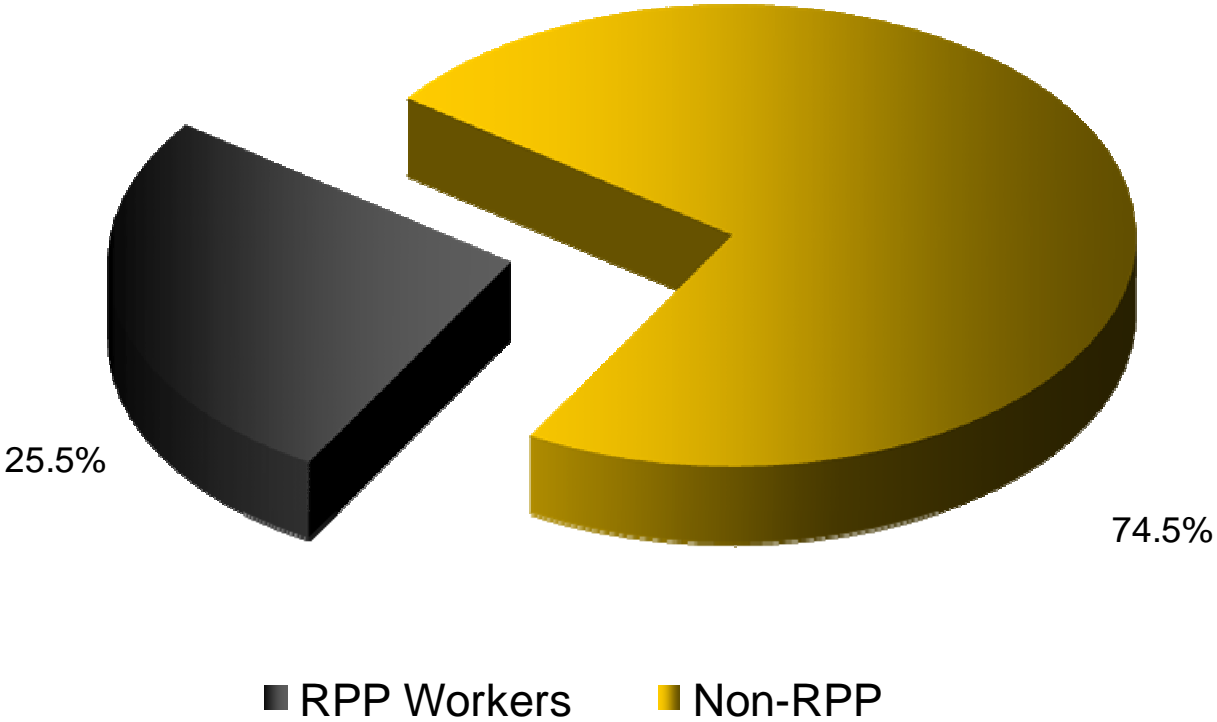
Residents Preference Program (RPP) Requirement:
25% of Workforce Hours

Emerging Business Enterprise (EBE) Requirement:
18% of Contract Dollars

Apprenticeship Requirement:
10,000 Hrs *in specified trades:*
Bricklaying/Masonry, Roofing, Carpentry

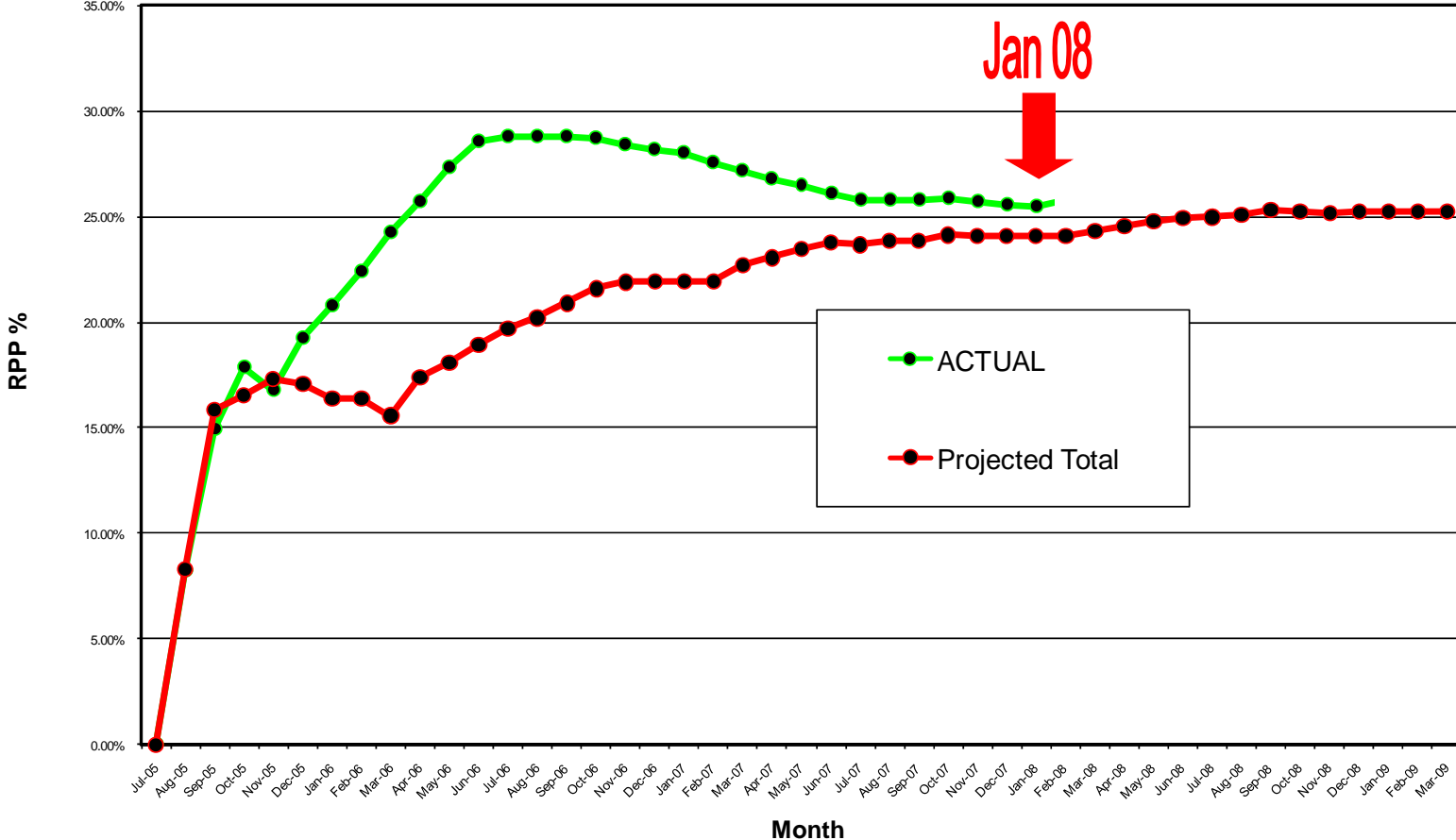
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RPP Workforce through January 31, 2008



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Projected RPP Plan vs. Actual Performance through January 31, 2008



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Apprentice Workforce Data through January 31, 2008

Targeted Apprentice Trades:

Bricklayers/Masons, Roofers and Carpenters

Targeted Trades Requirements:

10,000 hours & 6 apprentices

Targeted Trades Performance through 1/31/08:

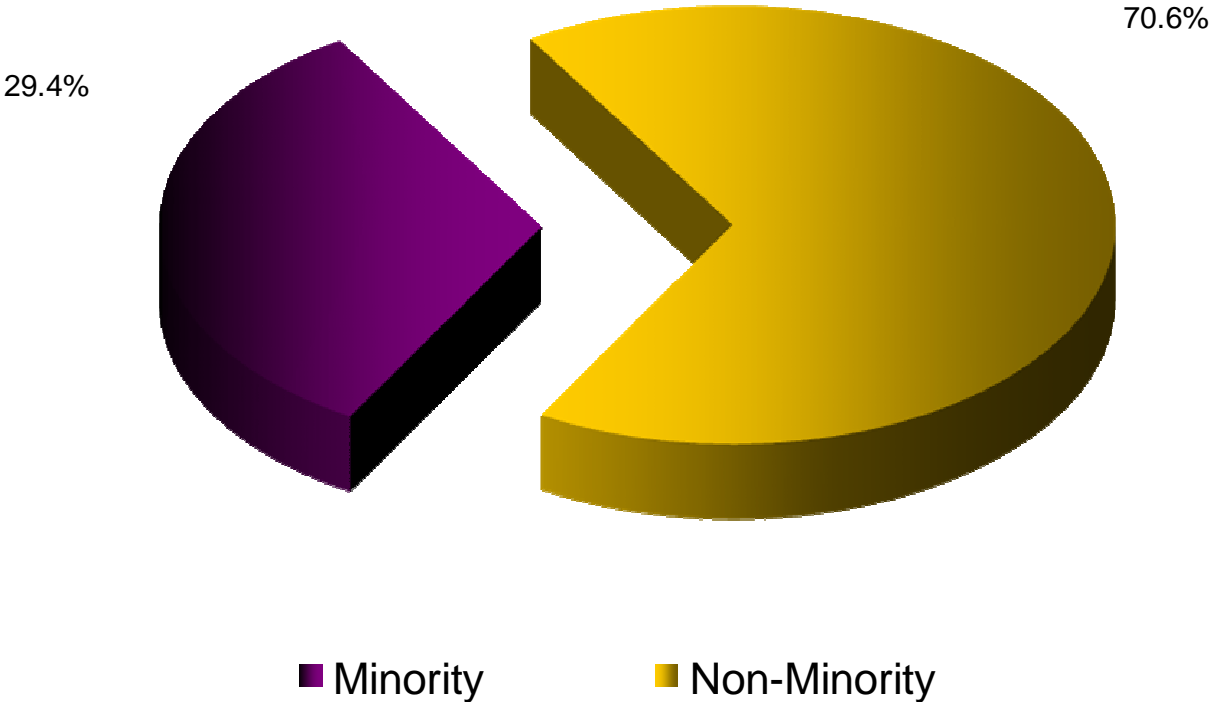
9,953 hrs & 19 apprentices

Total Apprentice workforce through 1/31/08:

15,291 hours & 34 apprentices

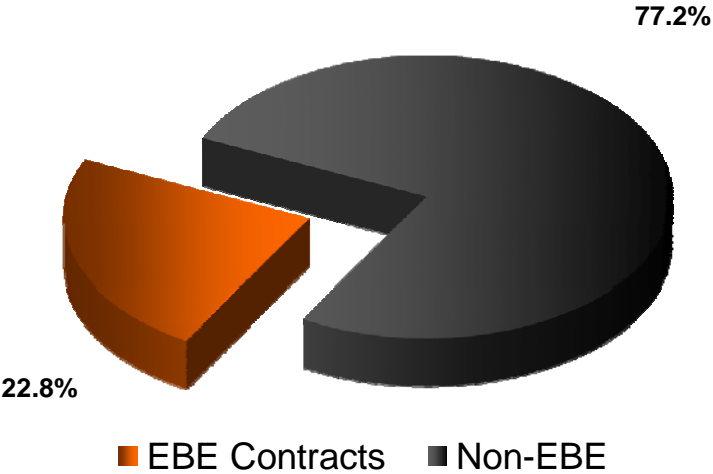
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Minority Workforce through January 31, 2008

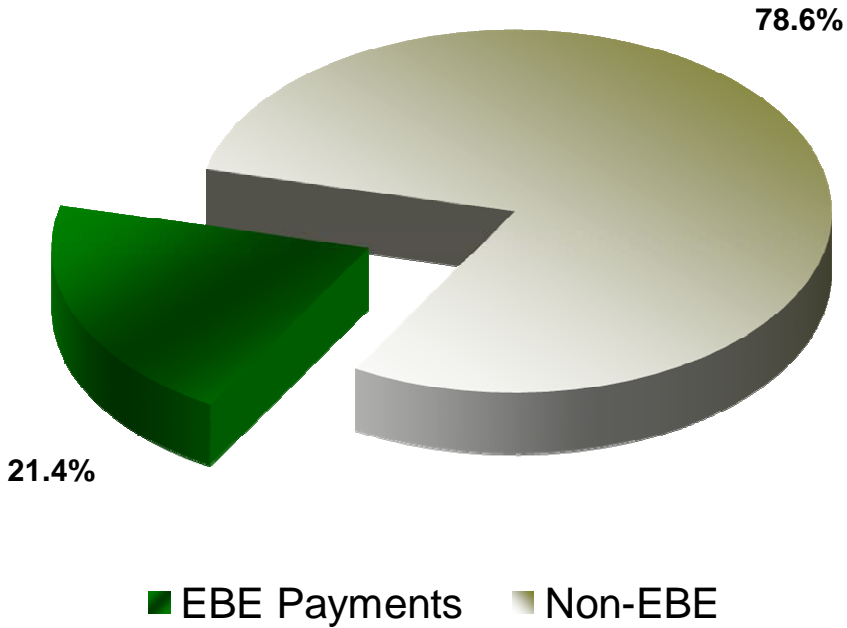


MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Current Subcontracting Plan (with Change Orders)



Project Payments through January 31, 2008



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

WORKFORCE REQUIREMENTS AND PERFORMANCE DATA THROUGH 1/31/08

Project Requirements, Projections and Performance	Man-Hours	Comment
Initial projected hours for project	424,188	<i>Provided by JP Cullen</i>
Total hours through 1/31/08	241,778	<i>57 % of initially projected total</i>
RPP requirement for entire project (25%)	106,047	<i>Based upon initial projected hours</i>
RPP hours credited through 1/31/08	61,560	25.5 % of total onsite hours
Apprenticeship target for selected trades	10,000	<i>2.4 % of total projected hours</i>
Apprenticeship hours in <u>selected</u> trades through 1/31/08	9,953	<i>99.5 % of project requirement</i>
Project Performance – Voluntary Efforts		
Total hours worked by minorities (RPP and otherwise) to date	70,964	29.4 % of total onsite hours
Total hours worked by apprentices to date	15,291	<i>6.3 % of current total</i>
Total hours worked by minority apprentices	11,023	<i>72 % of apprenticeship hours</i>

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 1/31/08

Project Requirements, Contracts and Performance	Values	Comment
Total projected cost	\$ 63,815,309	<i>Includes approved change orders totaling \$3,888,091</i>
Total payments through January 31, 2008	44,999,867	<i>74 % of current projected total</i>
EBE <u>requirement</u> based on total projected cost	11,486,755	<i>18 % of projected cost</i>
EBE contracts in place and copied to Project Monitor*	14,580,289	<i>22.8 % of total contract and change orders</i>
Payments to EBE contractors	10,068,669	<i>21.4 % of total payments</i>

*EBE to EBE subcontracting - not counted above - increases total EBE involvement by \$704,000 to \$15,288,129

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

EBE Construction Vendors

VENDOR	SERVICE
Arteaga Construction ⁴	HVAC, Masonry, Brick
Roberts Roofing ³	Roofing
Thomas A. Mason Co. ⁴	Painting, Masonry, Cleaning
B&D Contractors ⁵	Scaffold Labor
J. F. Cook Company ^{3F}	Windows
Ojibwa Ready Mix ⁵	Concrete Supplier
P.L. Freeman Company ¹	Plumbing
Affirmative Supply ²	Mechanical Equipment Supplier
The Pennebaker Enterprises ¹	Roofing

Ethnicity and Gender Codes

1-African American; 2-Asian American; 3-Caucasian; 4-Hispanic; 5 – Native American / If Female “F”

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

EBE Professional Service Providers

VENDOR	SERVICE
Architectural Lighting Consultants ^{3F}	Lighting design services
Bloom Consultants ²	Structural engineering services
Heartland Engineering ³	Electrical engineering and specification services
M. L. Tharps & Associates ¹	Accounting / auditing services
Prism Technical ¹	EBE, RPP and apprentice utilization monitoring
PSJ Engineering ²	Mechanical and plumbing engineering services

Ethnicity and Gender Codes

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



M.L. Tharps & Associates

Construction Audit and Advisory Services

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
COST SUMMARY AS OF JANUARY 31, 2008**

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=I-L
Item & Schedule Reference	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
A	General Contractor J.P. Cullen & Sons	\$ 59,927,218	59,927,218	3,892,025	63,819,243	(3,892,025)	1,606,757	65,426,000	(5,498,782)	78%	49,887,852	13,931,391	15,538,148
B	Architectural / Engineering Services Engberg Anderson Design Partnership Team	1,206,000	1,503,995	(77,275)	1,426,720	(220,720)	-	1,426,720	(220,720)	25%	363,679	1,063,041	1,063,041
C	Other Consultants/Other Contractors/Miscellaneous Costs	2,106,782	1,925,242	13,868	1,939,110	167,672	-	1,939,110	167,672	80%	1,549,471	389,639	389,639
D	City of Milwaukee Department of Public Works Administration and Inspection	760,000	760,000	-	760,000	-	-	760,000	-	86%	651,163	108,837	108,837
E	Construction Contingency	6,000,000	-	3,828,618	3,828,618	2,171,382	1,606,757	5,435,375	564,625	-	-	-	-
	Total Phase III Project Costs (Costs Paid or Encumbered from July 1, 2005 to January 31, 2008)	\$ 70,000,000	64,116,455	3,828,618	67,945,073	2,054,927	1,606,757	69,551,830	448,170	77%	52,452,165	15,492,908	17,099,665
F	Total Phase II Project Costs (Costs Paid and Encumbered from December 9, 2002 to June 30, 2005)	\$ 4,550,025	4,262,415	287,610	4,550,025	-	-	4,550,025	-	100%	4,550,025	-	-
G	Total Phase I Project Costs (Costs Incurred Prior to December 9, 2002)	1,904,143	1,904,143	-	1,904,143	-	-	1,904,143	-	100%	1,904,143	-	-
	Grand Total Project Costs (Phase I, II & III)	\$ 76,454,168	70,283,013	4,116,228	74,399,241	2,054,927	1,606,757	76,005,998	448,170	79%	58,906,333	15,492,908	17,099,665

NOTE: The shaded cells above are not included in the totals formulas in order to accurately reflect the balance of the construction contingency.

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
CITY OF MILWAUKEE DPW ADMINISTRATION & INSPECTION
COST SUMMARY - PHASE III (JULY 1, 2005 TO JANUARY 31, 2008)**

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Investigative Work & Design Administration (0712/0713)	45,000	45,000	-	45,000	-	-	45,000	-	89%	39,979	5,021	5,021
2	Construction Administration Professional (071D)	400,000	400,000	-	400,000	-	-	400,000	-	90%	359,323	40,677	40,677
3	Construction Administration Inspection (071E)	315,000	315,000	-	315,000	-	-	315,000	-	80%	251,861	63,139	63,139
	Total	760,000	760,000	-	760,000	-	-	760,000	-	86%	651,163	108,837	108,837

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
CONSTRUCTION CONTINGENCY SUMMARY
PHASE III (JULY 1, 2005 TO JANUARY 31, 2008)**

A	B	C	D	E	F	G=C-D-E-F	H	I	J
Item	Task Description	Approved Budget	Approved Change Orders	Potential Change Orders	Owner Requested Added Scope	Contingency Balance	A/E Errors & Omissions	Value Engineering Items	Other
1	General Contractor J.P. Cullen & Sons	\$ 6,000,000	3,892,025	1,606,757	-	501,218	-	-	-
2	Architectural/Engineer Services Engberg Anderson Design Partnership Team	-	-	-	-	-	-	-	-
3	Other Consultants, Contractors & Misc Costs	-	13,868	-	-	(13,868)	-	-	-
4	City of Milwaukee Department of Public Works	-	-	-	-	-	-	-	-
	Total	\$ 6,000,000	3,905,893	1,606,757	-	487,350	-	-	-

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
TOTAL PHASE II COSTS
(COSTS FROM DECEMBER 9, 2002 TO JUNE 30, 2005)

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Architectural / Engineering Services Engberg Anderson Design Partnership Team (Base Contract)***	\$ 3,762,848	3,430,450	287,610	3,718,060	44,788	-	3,718,060	44,788	100%	3,718,060	-	-
2	Architectural / Engineering Services Engberg Anderson Design Partnership Team (Contract Extension)***	265,677	310,465	-	310,465	(44,788)	-	310,465		100%	310,465	-	-
3	Other Consultants/Other Contractors/Miscellaneous Costs	248,723	248,723	-	248,723	-	-	248,723	-	100%	248,723	-	-
4	City of Milwaukee Department of Public Works Design / Bid Administration	272,777	272,777	-	272,777	-	-	272,777	-	100%	272,777	-	-
	Total Phase II Project Costs	\$ 4,550,025	4,262,415	287,610	4,550,025	-	-	4,550,025	44,788	100%	4,550,025	-	-

*** Costs from December 9, 2002 though August 31, 2007 contracted prior to Phase III.

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
GENERAL CONTRACTOR: J.P. CULLEN & SONS
APPROVED CHANGES & POTENTIAL CHANGES**

A	B	C	C	D	E	F	G	H	J	K	L	M
Item No.	Item Description	CO #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency Adjustment
1	Issue # 7: Modify Mock-up Specification	1			(200,000)					(200,000)		200,000
2	Issue # 8: Modify Salvage Requirements	2			(249,137)					(249,137)		249,137
3	Issue # 10: Clock Glass Warranty	1			(4,000)					(4,000)		4,000
4	Issue # 20: Temp. Power	3			0						0	0
5	Issue #36 Light Fixtures	15			4,152		4,152					(4,152)
6	Issue # 39: Steel at 10th Floor	4			134,798						134,798	(134,798)
7	Issue # 47: Structure at Gables	5			1,359,974		1,359,974					(1,359,974)
8	Issue # 54: Copper Detail	7			(30,261)						(30,261)	30,261
9	Issue # 73: Ceramic Tile in Men's Bathroom	5			1,047		1,047					(1,047)
10	Issue # 79 Remove Copper/Booktile Tower	8			32,500		32,500					(32,500)
11	Issue # 107: Mastic @ Slate Roof	6			119,859		119,859					(119,859)
12	Issue # 109 R / 115 Steel Purlins @ S.T.	5			314,980		314,980					(314,980)
13	Issue # 111: CB#03 Revise Ring Beam	7			6,348						6,348	(6,348)
14	Issue # 118 Scaffolding at Dormers	11			199,717		199,717					(199,717)
15	Issue # 130 Proposed Gutter Flashing	8			(30,456)		(30,456)					30,456
16	Issue # 131 Slate Remove & Replace	9/10			1,278,086		1,278,086					(1,278,086)
17	Issue # 132 Extra Pieces @ Gabel	6			8,376		8,376					(8,376)
18	Issue # 136 Precast Tuck @ 13th Floor	7			891		891					(891)
19	Issue # 137 2 I Beams @ ST Ring Beam	7			5,982		5,982					(5,982)
20	Issue # 139 Penebaker Qualification	7			10,399			10,399				(10,399)
21	Issue # 142 ST C Channels	6			192,941		192,941					(192,941)
22	Issue # 151 Terra Cotta @ Modillions	5			189,101		189,101					(189,101)
23	Issue # 152 Turret Section CB #05	8			11,260		11,260					(11,260)
24	Issue # 155 ST Balustrade Deck	11			8,591		8,591					(8,591)

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
GENERAL CONTRACTOR: J.P. CULLEN & SONS
APPROVED CHANGES & POTENTIAL CHANGES

A	B	C	C	D	E	F	G	H	J	K	L	M
Item No.	Item Description	CO #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency Adjustment
25	Issue # 157 Replace Horizontal Channels @ 12 Flr	6			12,017		12,017					(12,017)
26	Issue # 158 Remove Second Roof Layer @ 12 Flr	8			2,940		2,940					(2,940)
27	Issue # 159 A325 bolts at Dormer Rake	7			17,469		17,469					(17,469)
28	Issue # 160 Remove Steel Channels @ 12 Floor ST	8			6,384		6,384					(6,384)
29	Issue # 161 Gusset Plates @ 12th Core	7			37,549		37,549					(37,549)
30	Issue # 163 12th Floor Drainage	12			4,693		4,693					(4,693)
31	Issue # 170 Dormers w/out tees CB #06	8			53,473		53,473					(53,473)
32	Issue # 171 Paint Fire E scape on 2nd Floor	8			1,735		1,735					(1,735)
33	Issue # 179 Roof Hatch @ North Roof	12			1,945		1,945					(1,945)
34	Issue # 180 Bottom Dormer Coping			32,096			32,096					(32,096)
35	Issue # 189 Copper @ Top of Lantern	11			7,563		7,563					(7,563)
36	Issue # 195 Modillions w/ Rebar	14			(9,000)		(9,000)					9,000
37	Issue #200 Re-route Plumbing Conductor @ North	13			3,926		3,926					(3,926)
38	Issue # 205 Rolled Angle @ Drum	12			38,328		38,328					(38,328)
39	Issue # 219 8th Floor Sill Anchor CB #07	11			4,679		4,679					(4,679)
40	Issue # 220 Lighting Revisions CB #08	13			(8,881)		(8,881)					8,881
41	Issue # 226 Door @ Dormer E16	11			7,018		7,018					(7,018)
42	Issue # 229 Precast @ 13th Floor			57,853			57,853					(57,853)
43	Issue # 230 Heat & Winter Costs	8			102,110		102,110					(102,110)
44	Issue # 237 8th Floor North Steel			241,550			241,550					(241,550)
45	Issue # 245 Modillion Modification	14			10,358		10,358					(10,358)
46	Issue #248 Brick Test Run for ST	8			14,335		14,335					(14,335)
47	Issue # 251 Brick @ Slate on S.T.	11			(3,356)		(3,356)					3,356

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GENERAL CONTRACTOR: J.P. CULLEN & SONS
APPROVED CHANGES & POTENTIAL CHANGES**

A	B	C	C	D	E	F	G	H	J	K	L	M
Item No.	Item Description	CO #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency Adjustment
48	Issue #256 Cut 3/4" Off New Brick @ 7th Flr Frieze	11			31,854		31,854					(31,854)
49	Issue # 262 11th Flr Dental Work	12			9,072		9,072					(9,072)
50	Issue # 263 Gutter Drains @ 8 Flr	11			23,168		23,168					(23,168)
51	Issue # 267 Winter Protect @ Slate	12			25,000		25,000					(25,000)
52	Issue # 268 Flashing @ North of ST	12			7,486		7,486					(7,486)
53	Issue # 270 Brick Pier @ Gutters	14			3,000		3,000					(3,000)
54	Issue #271 Brick Backup Allowance			66,150			66,150					(66,150)
55	Issue #272 Steel Survey Fix @ 11th	12			74,992		74,992					(74,992)
56	Issue #280 Gutter Drain @W8	13			1,453		1,453					(1,453)
57	Issue #281 13th Floor Column Cap Fix	13			82,941		82,941					(82,941)
58	Issue #289 12th Floor Double Angle	13			361,566		361,566					(361,566)
59	Issue #291 13th Floor Column Splices	12			3,957		3,957					(3,957)
60	Issue #295 Cretit for Subs OH&P	12			855		855					(855)
61	Issue #295 Correction on CO #12 - Credit Due	15			(1,710)		(1,710)					1,710
62	Issue # 298 Scupper Detail	14			220,000		220,000					(220,000)
63	Issue #309 Copper Fitting Credit	15			(5,931)		(5,931)					5,931
64	Issue #310 Steel Channels @ Lantern	13			19,837		19,837					(19,837)
65	Issue #312 Terra Cotta Allowance Credit	14			(780,000)		(780,000)					780,000
66	Issue #314 Painting Drip Edges			(7,000)			(7,000)					7,000
67	Issue #317 Brick Areas < 10 sq ft	14			2,193		2,193					(2,193)
68	Issue #320 13th Floor Column Splice 2	15			(1,350)		(1,350)					1,350
69	Issue #323 Windows 1st - 7th Floor West	15			(8,775)		(8,775)					8,775
70	Issue #330 13th Flr Column Splice 2	14			2,884		2,884					(2,884)

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
GENERAL CONTRACTOR: J.P. CULLEN & SONS
APPROVED CHANGES & POTENTIAL CHANGES

A	B	C	C	D	E	F	G	H	J	K	L	M
Item No.	Item Description	CO #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency Adjustment
71	Issue #332 11th Floor Gusset Plates	14			42,174		42,174					(42,174)
72	Issue # 344 North Tower Copper			571,296			571,296					(571,296)
73	Issue #347 11th Floor Panel Back-up	15			26,529		26,529					(26,529)
74	Issue #352 Glazer Apprenticeship Hours	15			0		0					0
75	Issue #354 Spiral Stairs @ South Tower	15			14,250		14,250					(14,250)
76	Issue #357 Snow Fence Install	15			15,470		15,470					(15,470)
77	Issue #358 Extra Sandstone Cornice	15			34,800		34,800					(34,800)
78	Issue #359 Wood Blocking @ Lantern	15			11,943		11,943					(11,943)
79	Issue #363 5th Floor Sill Mockup			55,250			55,250					(55,250)
80	Issue #370 Re-Scaffolding for Allowances			10,038			10,038					(10,038)
81	Issue #374 8th Floor Gutter E12-E14			25,000			25,000					(25,000)
82	Issue # 377 City Trip to GMcB	15			3,934		3,934					(3,934)
83	Issue # 378 Total Balustrade Replacement			387,681			387,681					(387,681)
84	Issue #384 Cross Gable Copper Panel			27,616			27,616					(27,616)
85	Issue #385 Concrete @ ST Light Wells			7,000			7,000					(7,000)
86	Issue #386 Stringers 10th to 13th			44,107			44,107					(44,107)
87	Issue #388 Profit Compounding			(36,079)			(36,079)					36,079
88	Issue #390 Builders Risk TC			15,157			15,157					(15,157)
89	Issue #391 North Gable Copper			18,501			18,501					(18,501)
90	Issue #392 NT Copper Shop Drawings			84,776			84,776					(84,776)
91	Issue #397 Soffit Steel Above Lantern			5,765			5,765					(5,765)
	TOTAL		0	1,606,757	3,892,025	0	5,830,635	10,399	0	(453,137)	110,885	(5,498,782)