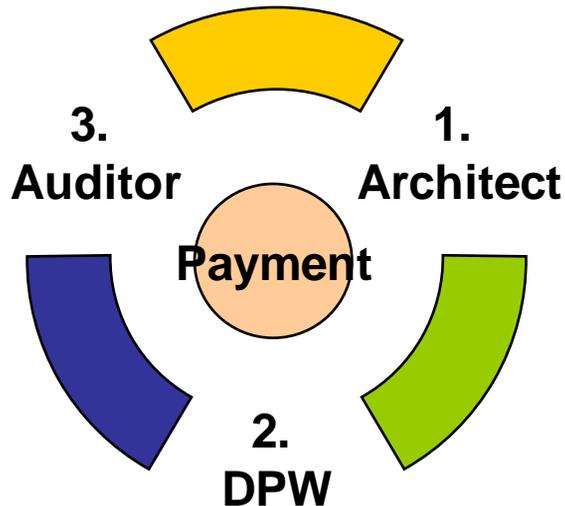
A photograph of the Milwaukee City Hall tower under restoration. The tower is a multi-story brick structure with a prominent clock face and a green copper roof. Scaffolding is visible around the base and sides of the tower, and a crane is positioned to the right. The background shows a city skyline under a clear blue sky.

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

A Report
to the
Public Works Committee
March 8, 2006

Construction Management

- O/A/C Progress Meetings
- Daily Inspections
- Schedule Review
- Issues Log
- Pre-Install & Submittal Meetings
- Payment Certification/Change Order Review Process:



Field Report

January 10th, 2006

Field Report No. 027

Milwaukee City Hall Historic Building Restoration

City of Milwaukee Project No. BU110000309

Engberg Anderson Project No. 031323.00 through 031323.13

JP Cullen Job No. 4881

Observations By Alma Shkurti
Bloom Consultants

Time	1:30pm	Present at site
Weather	Partly/Cloudy windy	Bloom Consultants: Alma Shkurti JP Cullen & Sons: Don Berendsen, Mike Snell
Temp.Range	39 F	Documentation

CURRENT OBSERVATIONS / WORK IN PROGRESS

Item	Description	Action By
	General:	
BC027.01	Reviewed the removal of Terracotta Selective Samples at East and West Elevation Per Mike Snell: All Terracotta Selective Samples were removed from East and West Elevation of City Hall Building. See Photos 1, 2, 3. Terracotta at Gutter was removed at select locations the East and West Elevation. See attached photo 4.	
BC027.02	Existing terracotta crest, coping and stepped terracotta below coping was noted removed during this site visits at following locations: - North Crossing Gable (North Elevation) - Center Crossing Gable (West Elevation) - Center Crossing Gable (East Elevation) - North Crossing Gable (East And West Elevation)	

Quality Assurance and Controls

- Contractor Qualifications
- Control Survey and Documentation
- Field Surveys and Field Reports
- Daily Inspection Reports
- Submittal Approval Process
- Shop Drawings
- On-site worker Certifications
- Shop & on-site Mock-ups



Mechanic Soldering Test

Construction Progress to Date

- Mobilization 100 %
- Scaffolding 100 %
- Control Documentation 35%
- Field surveys 35%
- Selective Terra Cotta Removals 60%
- Clock Removals 25 %



Three Month Look Ahead

- Complete Documentation & Field Surveys
- Begin Copper Removal from Steeple
- Remove Clocks
- Begin Clock Gable Demolition
- Begin 8th Floor Banding Course Rebuild
- Dormer Repair



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



Participation Performance Report
from Project Monitor Prism Technical
Through 12/31/05

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Project Participation Highlights

- Residents Preference Program (RPP) Requirement: **25%** of Workforce Hours
- Emerging Business Enterprise (EBE) Requirement: **18%** of Contract Dollars
- Apprenticeship Requirement: **10,000 Hrs** *in the following specified trades – Bricklaying, Glazing, Roofing*
- J. P. Cullen & Sons, Inc. commitments at or above requirements:
 - RPP: 25.2 %
 - EBE: 24.3 %
 - Apprenticeship hours: 10,000 Hrs
 - Minorities in the workforce: 25.0 %
 - Committed to work with a voluntary community workforce advisory committee

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

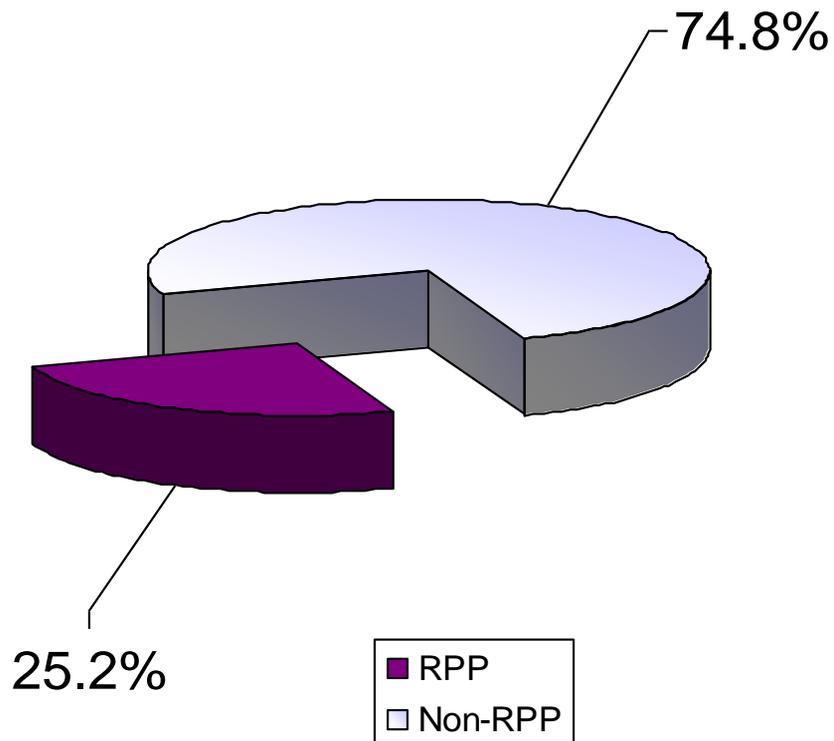
WORKFORCE REQUIREMENTS AND PERFORMANCE DATA THROUGH 12/31/05

Project Requirements, Projections and Performance	Man-Hours	Comment
Total Projected Hours for Project	424,188.00	<i>Provided by Contractor</i>
Total Hours to date	26,767.25	<i>6.3% of Projected total</i>
RPP <u>Requirement</u> for entire project (25%)	106,047.00	<i>Based upon Total Projected Hours</i>
RPP Goal Established by J.P. Cullen & Sons, Inc.	106,983.00	<i>25.22%, 70-man-years</i>
RPP Hours Credited to date	3,906.00	<i>14.6% of current total</i>
RPP Hours Reported by Contractor to date ¹	5,243.00	<i>19.6% of current total - missing documentation prevents counting all hours.</i>
Project Apprenticeship <u>Requirements</u> in selected Trades	10,000.00	<i>2.4% of Projected total</i>
Apprenticeship Hours in selected Trades to date	83.00	<i>0.3% of current total</i>
Project Performance – Voluntary Efforts		
Total Hours worked by Minorities (RPP and otherwise) to date	6,829.75	<i>25.5% of current total</i>
Total Hours worked by Laborer Apprentices to date	2,237.00	<i>8.4% of current total</i>

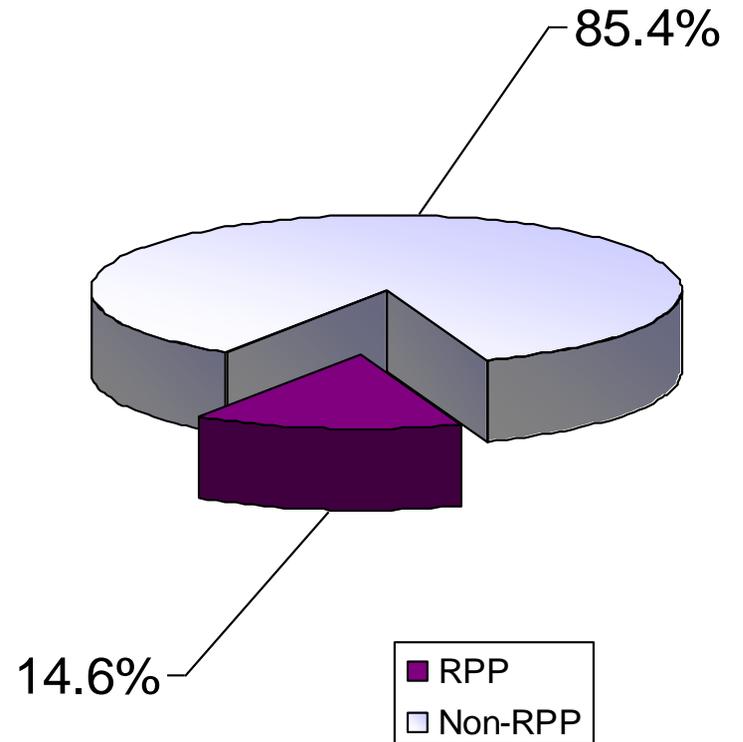
1 The hours shown include workers reported as RPP who reside in the CDBG area, but are lacking proper documentation.

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

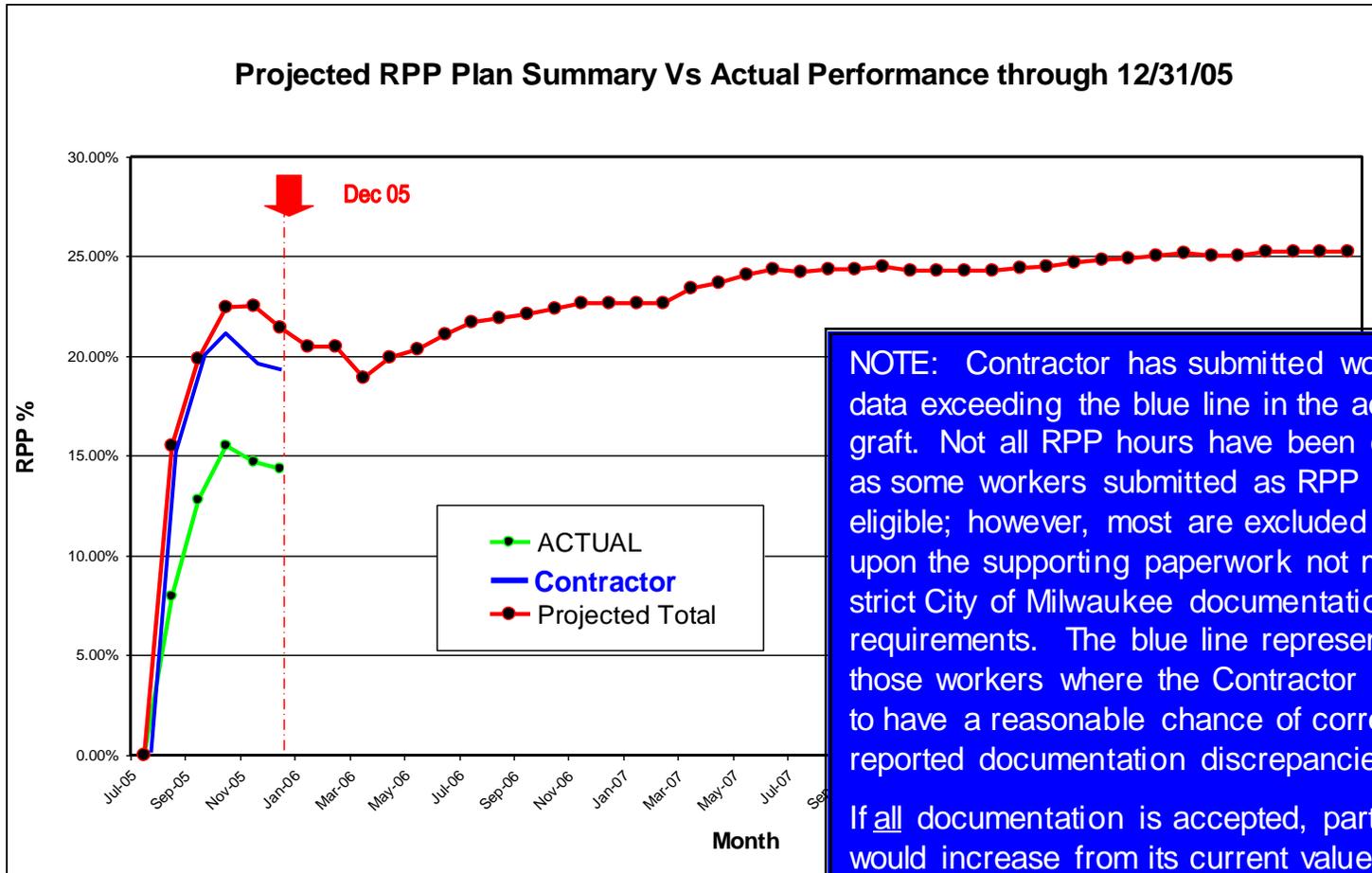
RPP Commitment for Project



RPP Participation Through 12/31/05



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



NOTE: Contractor has submitted workforce data exceeding the blue line in the adjacent graft. Not all RPP hours have been credited, as some workers submitted as RPP are not eligible; however, most are excluded based upon the supporting paperwork not meeting strict City of Milwaukee documentation requirements. The blue line represents those workers where the Contractor appears to have a reasonable chance of correcting reported documentation discrepancies.

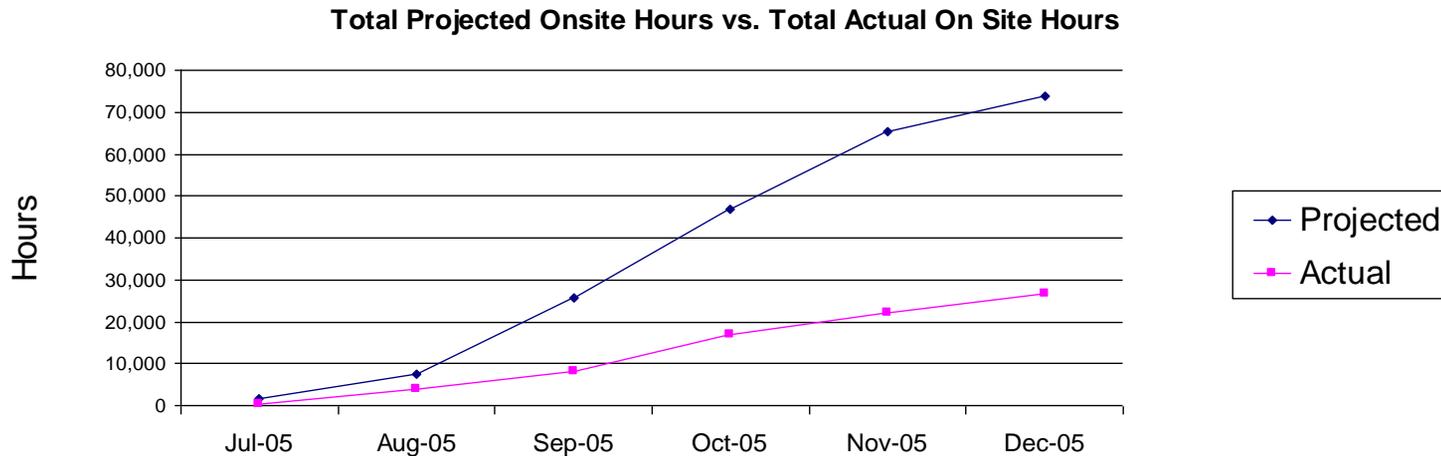
If all documentation is accepted, participation would increase from its current value of 14.6% to 19.6%

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Issues Impacting Residency Preference Program Performance As Of 12/31/05

Contractor Projected to have 21.45% Resident Participation by 12/31/05 but achieved only 14.6%

- Project awarded in May 2005 but construction trades were not onsite until Sep 2005. Contractor's Implementation Plan® may have been too aggressive, too early.
- The onset of early cold temperatures and snow in 2005-06 winter slowed scaffold erection and reduced the work schedule (especially for RPP and lesser experienced workers) although milder temperatures prevailed in mid-winter.
- Scaffolding Contractor did not take advantage of agency hired to assist with RPP.



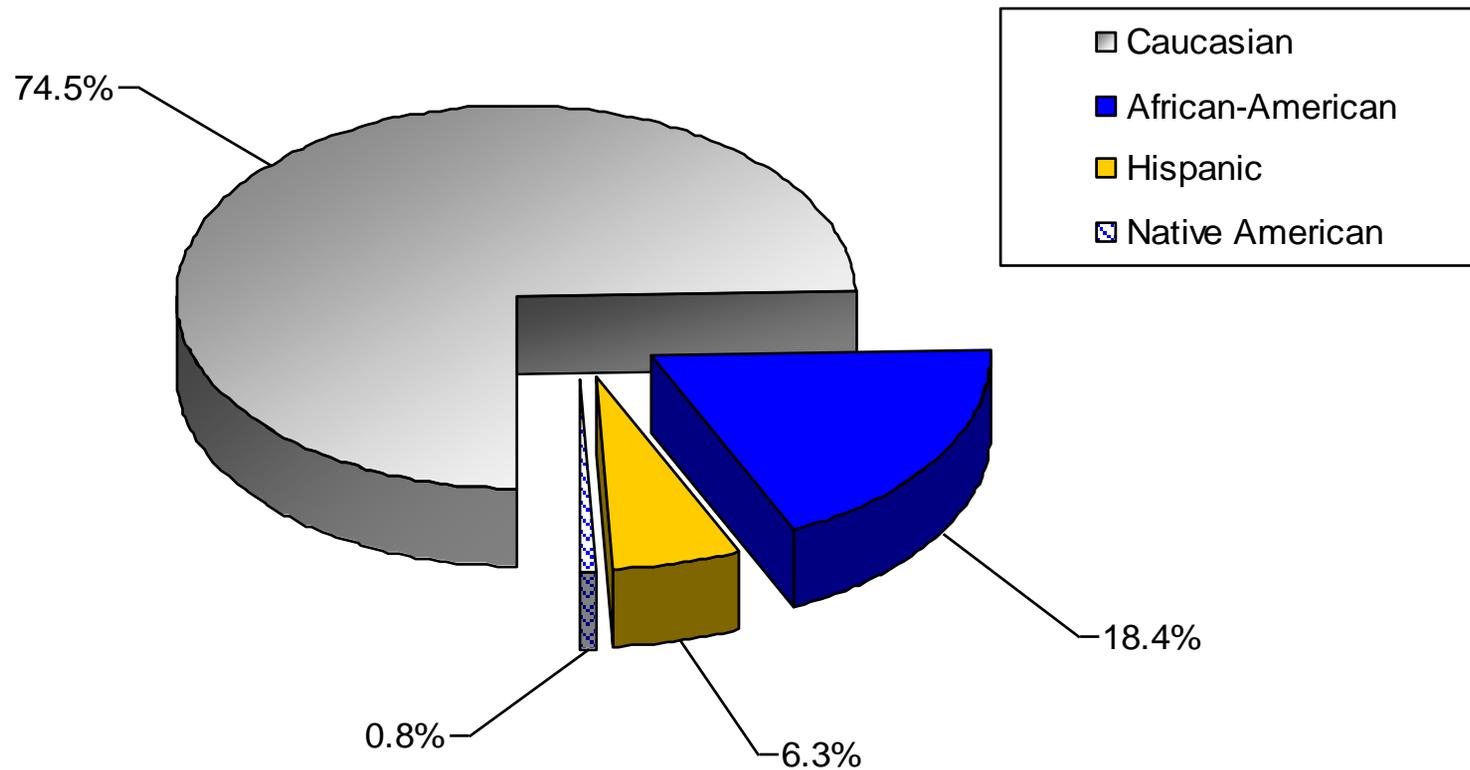
MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

APPRENTICESHIP PERFORMANCE Through 12/31/05

- J.P. Cullen & Sons, Inc. Estimated Total Project Hours: 424,188 hours
- Total Workforce Hours To Date: 26,767.25 hours
- Specified Apprenticeship Hours in Contract: 10,000 hours
- Specified Apprenticeship Trades in Contract: Bricklayers, Glaziers and Roofers
- Apprenticeships in Specified Trades To Date: 2 (both began in December 2005)
- Total Hours Worked By Apprentices In Specified Trades to date: 83 hours
- Apprenticeship Training In Non-Specified Trades to date: 2,237 hours (Laborers)

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Breakdown of On Site Hours Worked by Race Through 12/31/05



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

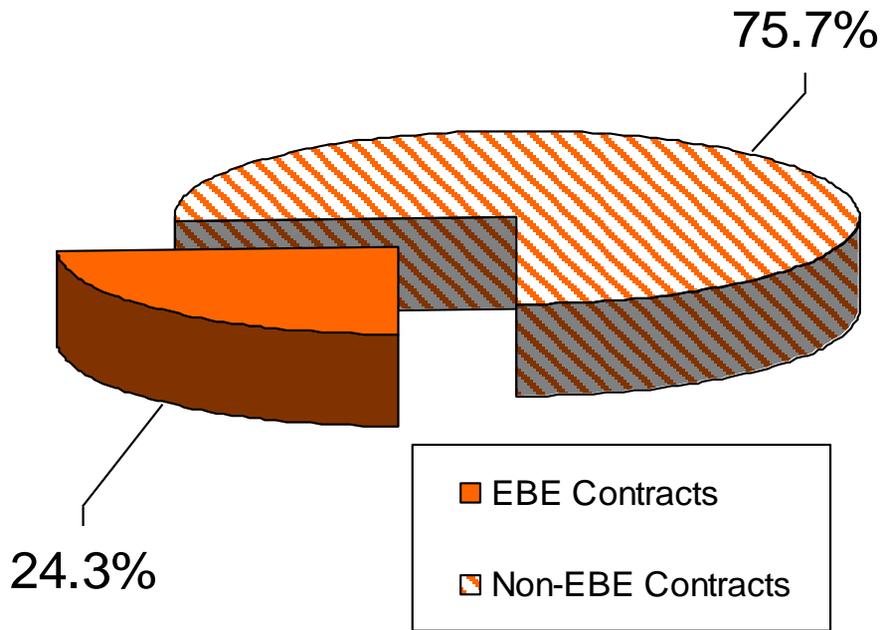
CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 12/31/05

Project Requirements, Contracts and Performance	Values	Comment
Total Projected Cost	\$ 59,927,218	
Total Payments to date	8,145,005	<i>13.6% of project based upon contractor Draw requests</i>
EBE <u>requirement</u> based on Total Project Cost	10,786,899	<i>18% of Project Cost</i>
EBE contracts in place and copied to Project Monitor	14,580,289*	<i>24.3% of total Contract Cost and 35% higher than required</i>
Payments to EBE Contractors	473,609	<i>5.8%</i>

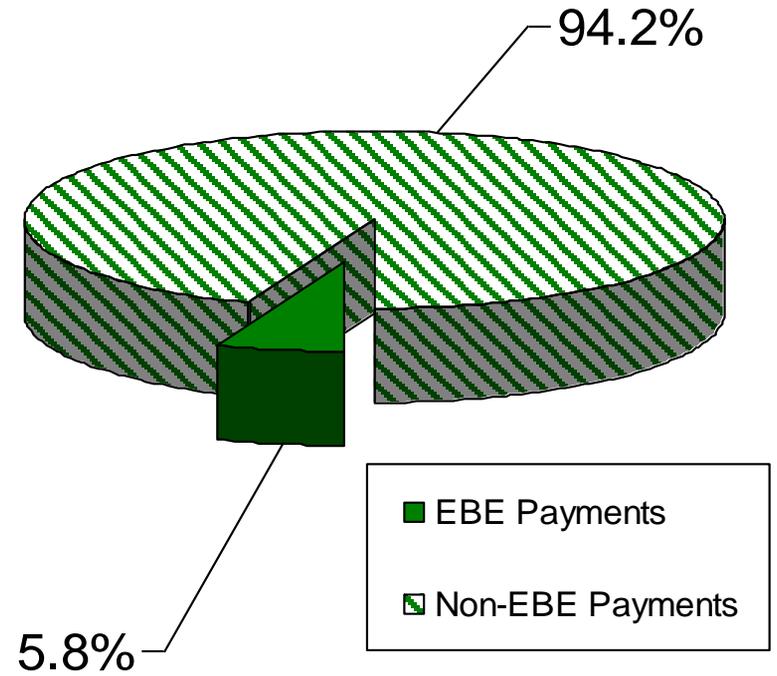
*EBE to EBE subcontracting - not counted above - increases total EBE involvement by \$704,000 to \$15,288,129

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

EBE Participation Construction Contracts



EBE Participation Payments Through 12/31/05



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Scaffolding's Early Impact Upon Total EBE Performance Through 12/31/05

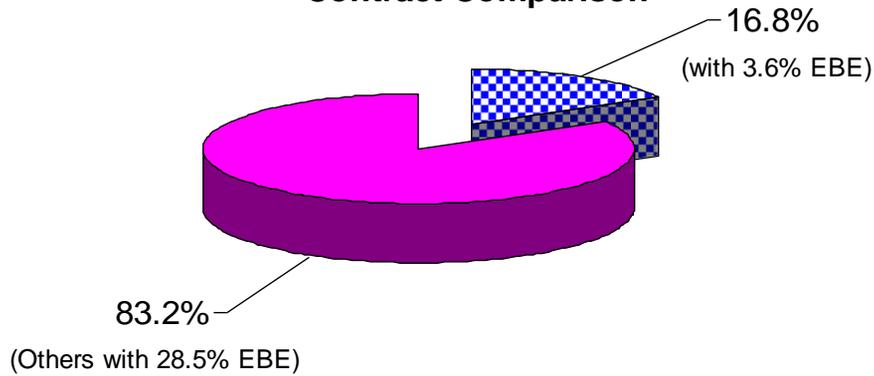


Scaffolding

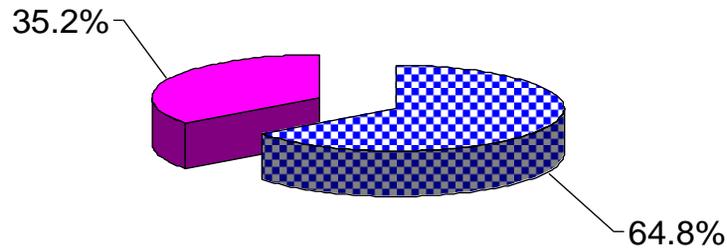


All Other Project Scopes

Contract Comparison



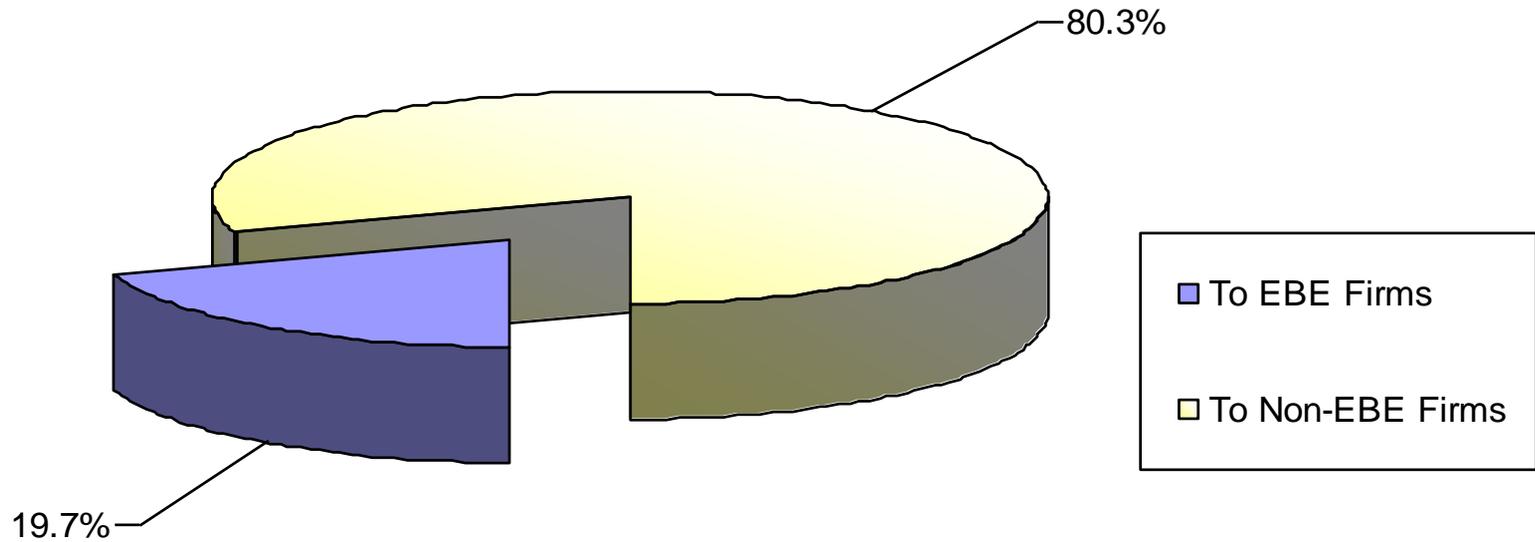
Invoice Comparison



Total Project	\$59,927,218	100.0%	Total Project
All EBE Contracts	14,584,129	24.3%	Of Project Total
Scaffolding Contracts	10,050,305	16.8%	Of Project Total
Total Project Less Scaffolding	49,876,913	83.2%	Of Project Total
EBE Scaffolding Contract Total	358,849	3.6%	Of Scaffolding Total
EBE for Project less Scaffolding	14,225,280	28.5%	Of Project Less Scaffolding
Project Invoices To Date	9,266,848	15.45%	Of Total Project Cost
Scaffolding Invoices To Date	6,003,875	59.7% 64.8%	Of Scaffolding Contracts Of Total Project Invoices

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Professional Service Contract Payments Through 12/31/05



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

EBE Vendors

- Arteaga Construction
- Roberts Roofing
- Thomas A. Mason Co.
- B&D Contractors
- J. F. Cook Company
- Ojibwa Ready Mix
- P.L. Freeman Company
- Affirmative Supply
- Penebaker Enterprises
- American Design
- Architectural Lighting Consultants
- Bloom Consultants
- Heartland Engineering
- M. L. Tharps & Associates
- Prism Technical
- PSJ Engineering

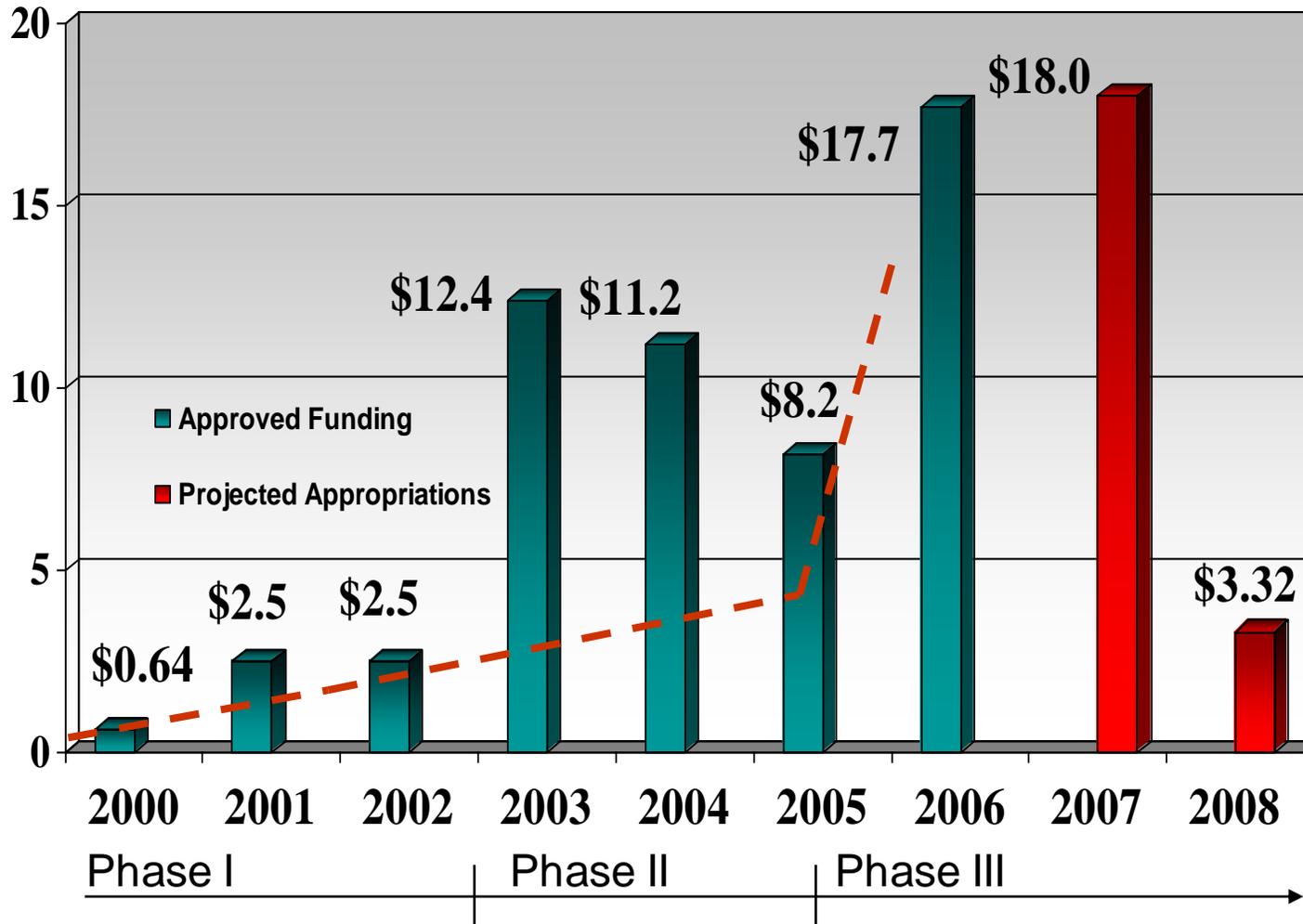
MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



M.L. Tharps & Associates

Construction Audit and Advisory Services

Restoration Program Capital Funding Appropriations \$76,460,000



--- Actual expenditures

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
J.P. CULLEN & SONS COST SUMMARY - PHASE III
JULY 1 TO DECEMBER 31, 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 vs. Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget vs. Total Approved and Potential Contracts Deviation	Percent Complete	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Bid 100A - Tower	\$39,801,654	39,801,654	-	39,801,654	-	(204,000)	39,597,654	204,000	14%	5,700,421	34,101,233	33,897,233
2	Bid 200A - West (7th Floor Up)	5,625,846	5,625,846	-	5,625,846	-	-	5,625,846	-	20%	1,097,871	4,527,975	4,527,975
3	Bid 300A West (7th Floor Down)	2,501,227	2,501,227	-	2,501,227	-	-	2,501,227	-	16%	389,706	2,111,521	2,111,521
4	Bid 200B East (7th Floor Up)	4,663,133	4,663,133	-	4,663,133	-	-	4,663,133	-	22%	1,014,473	3,648,660	3,648,660
5	Bid 300B East (7th Floor Down)	2,586,298	2,586,298	-	2,586,298	-	-	2,586,298	-	12%	300,658	2,285,640	2,285,640
6	Bid 200C North (7th Floor Up)	2,685,911	2,685,911	-	2,685,911	-	-	2,685,911	-	23%	620,745	2,065,166	2,065,166
7	Bid 300C North (7th Floor Down)	1,228,582	1,228,582	-	1,228,582	-	-	1,228,582	-	12%	142,975	1,085,607	1,085,607
8	Bid 200D Roof	834,567	834,567	-	834,567	-	-	834,567	-	0%	-	834,567	834,567
	Total	\$59,927,218	59,927,218	-	59,927,218	-	(204,000)	59,723,218	204,000	15%	9,266,849	50,660,369	50,456,369

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
OTHER CONSULTANTS, CONTRACTORS & MISCELLANEOUS COSTS SUMMARY - PHASE III
JULY 1 TO DECEMBER 31, 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 vs. Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget vs. Total Approved and Potential Contracts Deviation	Percent Complete	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Concord / Tharps	\$ 500,000	500,000	-	500,000	-	-	500,000	-	3%	13,294	486,706	486,706
2	Kolb & Co.	7,500	7,500	-	7,500	-	-	7,500	-	40%	2,972	4,528	4,528
3	Prism Technical Mgt.	150,000	150,000	-	150,000	-	-	150,000	-	15%	22,874	127,126	127,126
4	Simpson Gumpertz & Heger	25,000	25,000	-	25,000	-	-	25,000	-	57%	14,318	10,682	10,682
5	City of Milwaukee Bond Issuance Costs	115,000	115,000	-	115,000	-	-	115,000	-	98%	112,322	2,678	2,678
6	Police Antenna Relocation	100,000	100,000	-	100,000	-	-	100,000	-	65%	65,056	34,944	34,944
7	City Attorney Temporary Office Relocation	1,000,000	1,000,000	-	1,000,000	-	-	1,000,000	-	12%	121,747	878,253	878,253
8	Other Misc Goods & Services	209,282	35,709	-	35,709	173,573	173,573	209,282	-	100%	35,709	-	173,573
	Total	\$ 2,106,782	1,933,209	-	1,933,209	173,573	173,573	2,106,782	-	20%	388,292	1,544,917	1,718,490

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
PHASE II COST SUMMARY
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 vs. Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget vs. Total Approved and Potential Contracts Deviation	Percent Complete	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 ***	\$ 4,028,525	3,640,915	387,610	4,028,525	-	-	4,028,525	-	70%	2,824,003	1,204,522	1,204,522
2	Other Consultants/Other Contractors/Miscellaneous Costs	254,161	254,161	-	254,161	-	-	254,161	-	100%	254,161	-	-
3	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	\$ 4,555,463	4,167,853	387,610	4,555,463	-	-	4,555,463	-	74%	3,350,941	1,204,522	1,204,522

*** Costs from December 9, 2002 though December 31, 2005 contracted prior to Phase III.

