

LRB – RESEARCH AND ANALYSIS SECTION

PUBLIC WORKS COMMITTEE

ITEM 18, FILE 050552

JUNE 28, 2006

ANGELYN WARD

File #050552 is a communication from the Commissioner of Public Works relating to the City Hall Restoration.

BACKGROUND AND DISCUSSION

1. This is the second quarterly report (through March 31, 2006), by the Concord Group, the CPA firm of M.L. Tharps & Associates, and Prism and Technical Management Marketing Services on the City Hall Restoration project. The report contains a performance audit of the construction schedule, the budget, and the Residents Preference Program (RPP).
2. J.P. Cullen & Sons was awarded the construction contract on July 15, 2005 and construction is expected to end by November 15, 2008, approximately 40 months. Construction activities from January through March 2006 include: The relocation of the police antenna, the relocation of the City Attorney's Office from the 8th Floor City Hall to the 7th and 10th Floors of the Zeidler Municipal Building, the copper lantern and dome removed, documentation and field survey of points of reference, masonry cleaning, the South Tower and dormer are being removed and reconstructed.

From April through June 2006, the scheduled construction activities include work with the terra cotta, brick and mockups, ongoing documentation and field survey, masonry cleaning, and dormer construction, and construction of the South Tower and the cross gable removal and replacement.

3. The Cost Summary for Phases I, II and III, through March 31, 2006, is \$76,454,169, a difference of -\$5,438 (in Phase II), from \$76,459,607 in the first report. The -\$5,438 is a correction in the consultant's reporting. Costs incurred through March 31, 2006 are \$18,292,745, 23.8% of budget, and the balance of the budget is \$58,296,508, 76.2%. This includes the following:

Phase I - \$1,904,143 Budget – A total of \$1,904,143, 100% budgeted, for costs associated with consultants, contractors, emergency repairs, investigation and DPW administration, through December 8, 2002.

Phase II - \$4,550,026 Budget – A total of \$3,511,742, 77% of the budget, has been expended for the architectural team, other consultants, contractors, and DPW design and bid administration activities, from December 9, 2002 through June 30, 2005. A balance of \$1,173,368 is remaining.

Phase III:

General Contractor - \$59,927,218 Budget – A total of \$11,801,250, 19.6% of the budget, has been expended for scaffolding and other construction activity, from July 1, 2005 through March 31, 2006. A balance of \$48,316,304 remains.

Consultants & Other Contractors - \$2,106,782 Budget – A total of \$859,140, 40.8% of the budget, has been expended for consultants, contractors, bond issuance, police antenna relocation, city attorney temporary office relocation and other services from July 1, 2005 through March 31, 2006. A balance of \$738,244 remains.

Architectural-Engineering Services - \$1,206,000 Budget – This account for construction administration has not incurred any expenditure to date. A balance of \$1,206,000 remains.

DPW - \$760,000 Budget – A total of \$216,469, 28.5% of the budget, has been expended for investigative work, DPW design and administration, construction administration professional services and inspection services from July 1, 2005 through December 31, 2005. A balance of \$616,956 remains.

Construction Contingency - \$6,000,000 Budget – A balance of \$6,319,062 through March 31, 2006. This account is for construction activity contingency as for approved changed orders in additional expenditures or savings. The \$319,062 increase is due to \$509,398 in other consultant savings and -\$190,336 incurred through change orders.

Estimated Cost Summary

Total	Budget	Expenditure		Balance	
Construction – Phase III	\$59,927,218	\$11,801,250	19.6%	\$48,316,304	80.4%
Other Consultants – Phase III	\$2,106,782	\$859,140	40.8%	\$738,214	39.2%
Construction Administration – Phase III	\$1,206,000	\$0	0%	\$1,206,000	100%
Construction Contingency – Phase III	\$6,000,000	\$0	0%	\$6,319,062*	105%
DPW Administration – Phase III	\$760,000	\$216,469	28.5%	\$543,531	71.5%
Architects, DPW, consultants - Phase II	\$4,550,026	\$3,511,742	73.6%	\$1,713,368	26.4%
Consultants, DPW, repairs - Phase I	\$1,904,143	1,904,143	100%	\$0	0%
Total	\$76,454,169	\$18,292,745		\$58,296,836	

* The \$319,062 increase is due to \$509,398 in other consultant savings and -\$190,336 incurred through tentative change orders, pending approval.

4. According to the report, the Participation Program includes 25% of workforce hours for residents Preference Program (RPP), Emerging Business Enterprise (EBE) is 18% of contract dollars, and apprenticeship in the specified trades of bricklaying, glazing and roofing for 10,000 hours.

EBE Participation

	Requirements	Goal	Results	Results - %
Total hours to date worked *			45,391.50	
RPP – workforce hours	25%	25.2%	11,012.50	24.3%
Total Minority hours			13,184.75	29.1%
Total hrs worked by laborer Apprentices			3,783	8.3%
Bricklaying, Glazing & Roofing-Appr hrs.	10,000	10,000	88.5	0.2%
Total Construction Cost - \$59,927,218				
EBE Amount	\$10,786,899	18%	\$652,958.25	5.96%
EBE Contracts in place**	\$14,580,289	24.3%		

* Total workforce: Caucasian 71.0%, African American 21.4%, Hispanic 6.6% and Indian 0.08%

** EBE contracts are 24.3% of total Contract Cost and 35% higher than required, \$15,288,129, due to EBE to EBE subcontracting, for an additional \$704,000.

Fiscal Impact

1. The file explains the status of the City Hall Restoration project and has no fiscal impact.

Cc: All Common Council Members
 Jeffrey Mantes
 James Purko
 Venu Gupta
 Gary Kulwicki
 Ronald Schoeneck

W. Martin Morics
 Michael Daun
 Mark Nicolini
 Chris Martin
 Patrick Curley

Prepared by: Angelyn Ward, (286-8661)
 LRB – Research and Analysis Section
 June 27, 2006