

A photograph of the Milwaukee City Hall building under restoration. The building is heavily encased in a complex network of metal scaffolding. A tall yellow tower crane is positioned to the right of the building. The foreground is dominated by the dark, silhouetted metal framework of a structure, possibly a bridge or another part of the construction site, framing the central view of the building. The sky is a pale, overcast blue-grey.

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

A
Report
to the
Public Works
Committee
October 31, 2006

Construction Progress to Date

- Control Documentation 60%
- Field surveys 60%
- Masonry Cleaning 75%
- South Tower De-construction (on-going)
- Dormer De-construction/ Re-construction 30%

A dry stack mock-up of the terra cotta for the top half of the dormers



Deteriorated Roof Beam and Purlins in the South Tower



Replacement of Deteriorated Roof Beam in South Tower



Reforming Back-up Brick to Install New Terra Cotta on Gables



Demolition of Dormers



Deteriorated Floor Beams on the 12th Floor South Tower



Three Month Look Ahead

- Terra cotta, brick, and mock-up approvals
- Masonry cleaning approximately 100% complete
- Deconstruction / Construction of South Tower
- Documentation and field survey - ongoing
- Dormer Construction - ongoing
- Pour new 12th floor slab
- Demolition of brick columns on the 12th floor south tower
- Demolition of terra cotta at 11th and 12th floor south tower



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



Participation Performance Report
from Project Monitor Prism Technical
Through 07/31/06

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/Masonry, 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

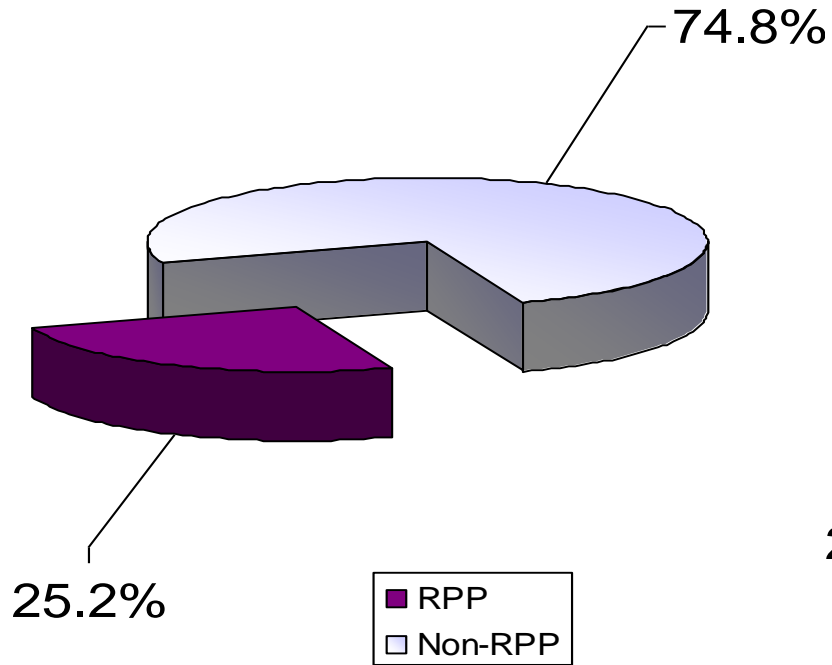
MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

WORKFORCE REQUIREMENTS AND PERFORMANCE DATA THROUGH 7/31/06

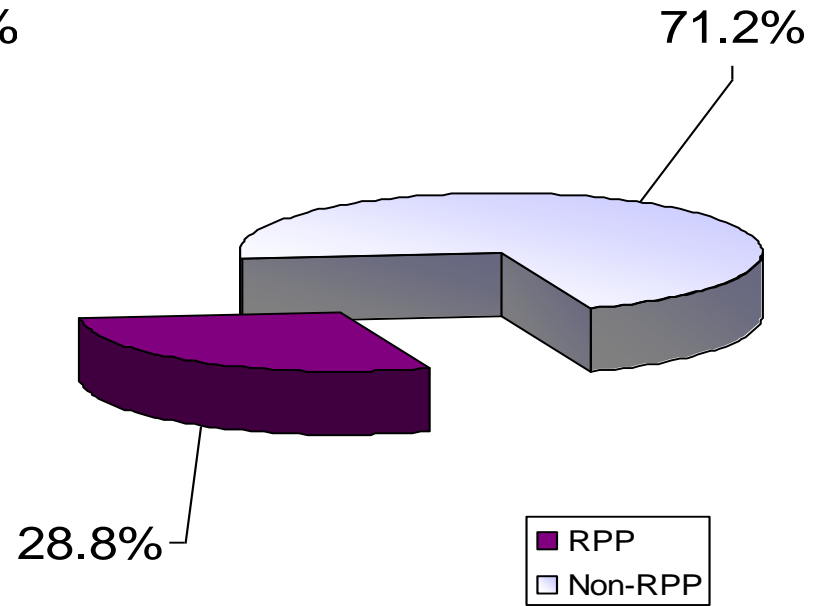
Project Requirements, Projections and Performance	Man-Hours	Comment
Total Projected Hours for Project	424,188.00	<i>Provided by Contractor</i>
Total Hours to date	81,111.25	<i>19.1 % of Projected total</i>
RPP <u>Requirement</u> for entire project (25%)	106,047.00	<i>Based upon Total Projected Hours</i>
RPP Goal Established by J.P. Cullen & Sons, Inc.	106,983.00	<i>25.2 %, 70-man-years</i>
RPP Hours Credited to date	23,357.25	<i>28.8 % of current total</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	861.00	<i>1.1 % of current total</i>
Project Performance – Voluntary Efforts		
Total Hours worked by Minorities (RPP and otherwise) to date	26,941.25	<i>33.2 % of current total</i>
Total Hours worked by Apprentices to date	5,535.25	<i>6.8 % of current total</i>
Total Hours worked by Minority Apprentices	3,673.50	<i>66.4 % of Apprentices</i>

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

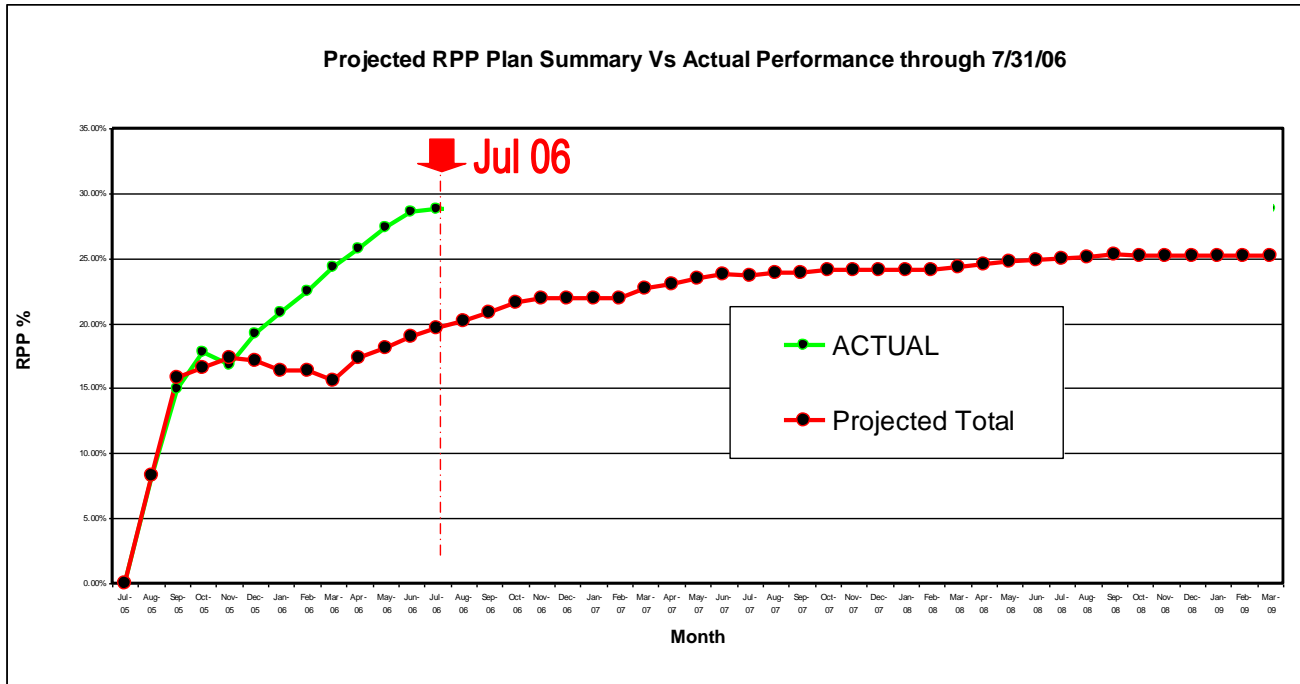
RPP Commitment for Project



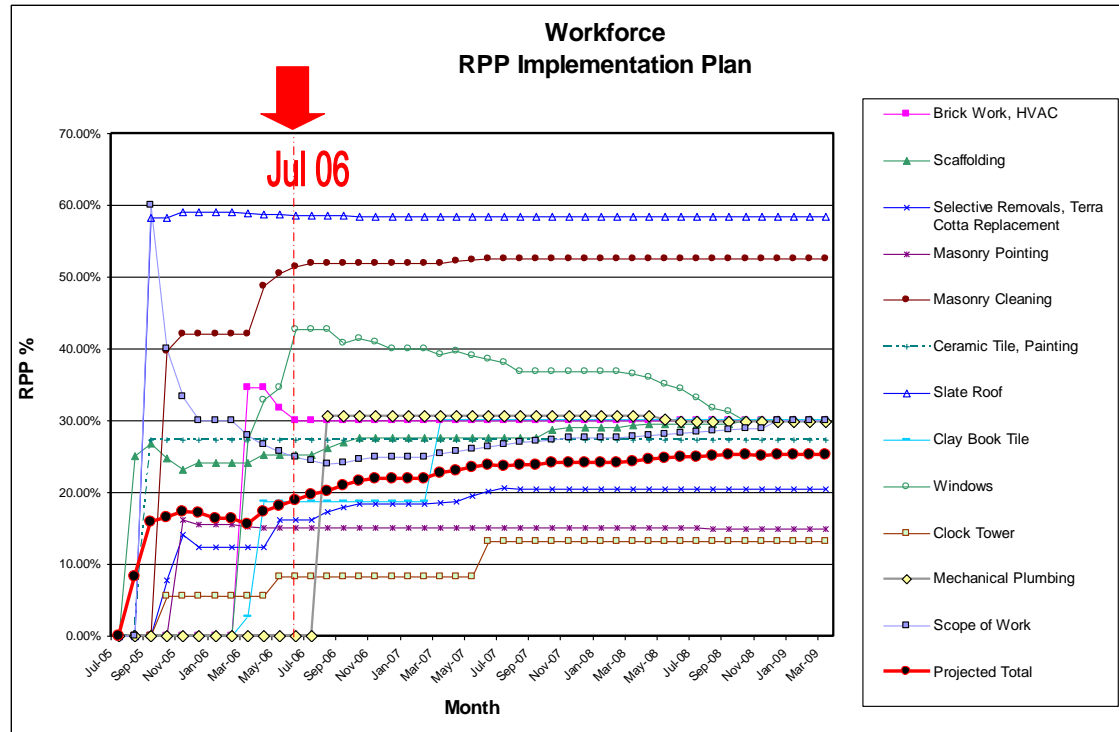
RPP Participation Through 7/31/06



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



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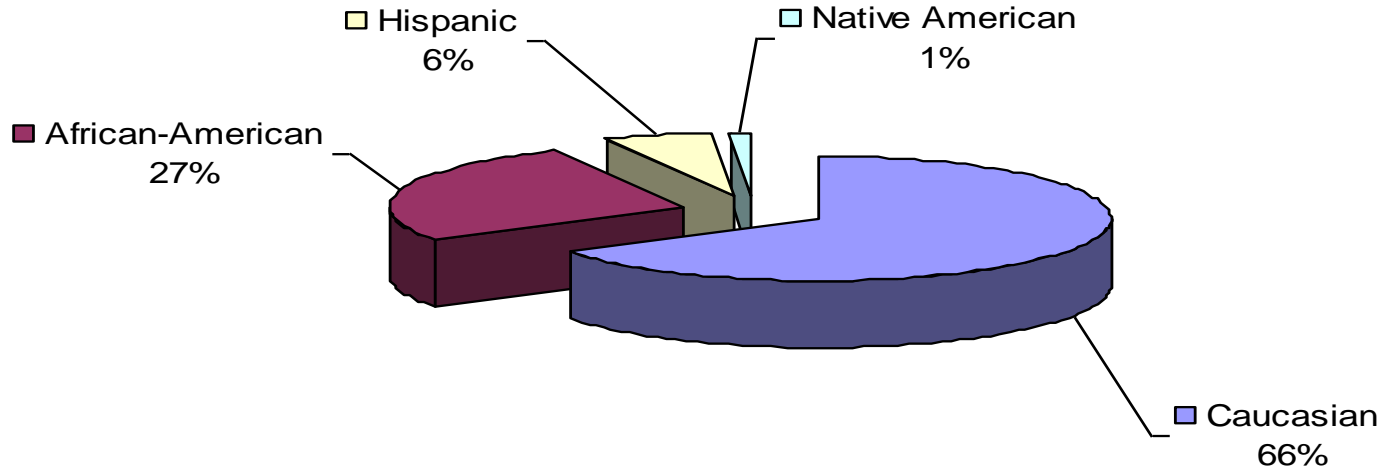
APPRENTICESHIP PERFORMANCE

Through 7/31/06

- J.P. Cullen & Sons, Inc. Estimated Total Project Hours: 424,188 hours
- Total Workforce Hours To Date: 81,111.25 hours
- Specified Apprenticeship Trades in Contract:
Bricklayers/Masons, Glaziers and Roofers
- Specified Apprenticeship Hours in Contract: 10,000 hours / 6 apprentices
- Apprenticeships in Specified Trades To Date: 7
- Total Hours Worked By Apprentices In Specified Trades to date: 861 hours
- Apprenticeship Training In Non-Specified Trades to date: 4,674.25 hours

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Workforce Breakdown by Race



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

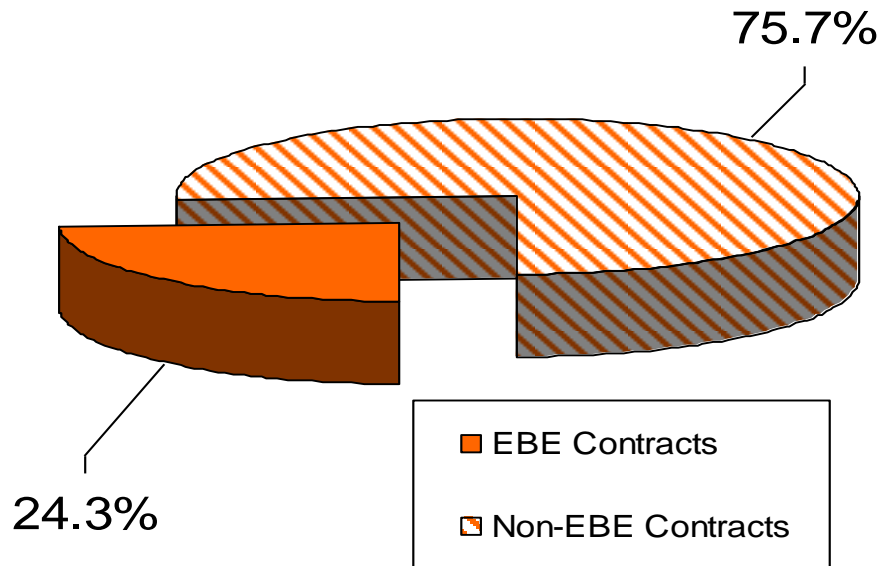
CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 7/31/06

Project Requirements, Contracts and Performance	Values	Comment
Total Projected Cost	\$ 59,927,218	
Total Payments to date	15,193,688	25.4 % of project based upon contractor Draw requests
EBE <u>requirement</u> based on Total Project Cost	10,786,899	18% of Project Cost
EBE contracts in place and copied to Project Monitor	14,580,289*	24.3% of total Contract Cost and 35% higher than required
Payments to EBE Contractors	1,455,246	9.6% of total payments

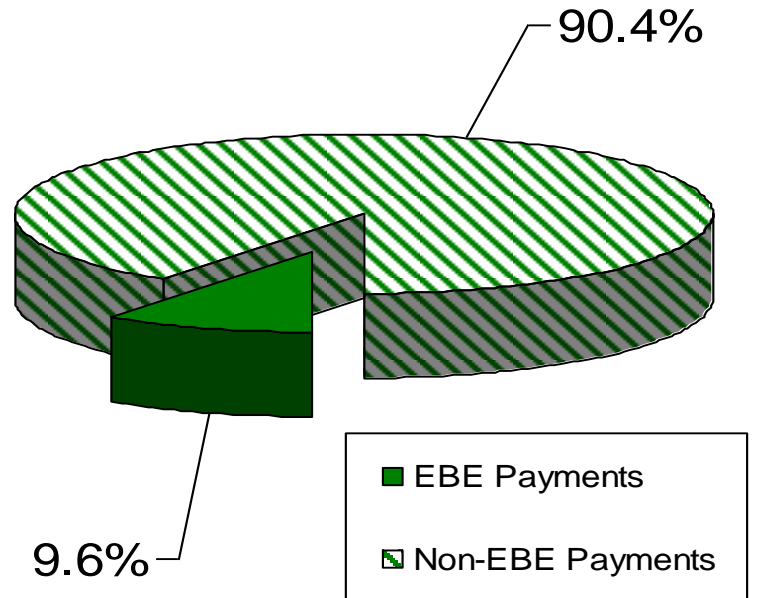
*EBE to EBE subcontracting - not counted above - increases total EBE involvement by \$704,000 to \$15,288,129

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

EBE Participation Construction Contracts



EBE Participation Payments Through 7/31/06



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 Penebaker 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 ¹	Mechanical and plumbing engineering services

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



M.L. Tharps & Associates

Construction Audit and Advisory Services

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
COST SUMMARY AS OF JULY 31, 2006**

B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	
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
General Contractor J.P. Cullen & Sons	\$ 59,927,218	59,927,218	(453,137)	59,474,081	453,137	2,330,000	61,804,081	(1,876,863)	26%	15,193,688	44,280,393	46,610,393
Architectural / Engineering Services Engberg Anderson Design Partnership Team	1,206,000	-	-	-	1,206,000	1,206,000	1,206,000	-	0%	-	-	1,206,000
Other Consultants/Other Contractors/Miscellaneous Costs	2,106,782	1,669,478	-	1,669,478	437,304	13,868	1,683,346	423,436	68%	1,133,739	535,739	549,600
City of Milwaukee Department of Public Works Administration and Inspection	760,000	760,000	-	760,000	-	-	760,000	-	40%	304,845	455,155	455,155
Construction Contingency	6,000,000	-	(453,137)	(453,137)	6,453,137	2,330,000	1,876,863	4,123,137	-	-	-	-
Total Phase III Project Costs (Costs Paid or Encumbered from July 1 to December 31, 2005)	\$ 70,000,000	62,356,696	(453,137)	61,903,559	2,096,441	3,549,868	65,453,427	(1,453,427)	27%	16,632,272	45,271,287	48,821,147
Total Phase II Project Costs (Costs Paid and Encumbered from December 9, 2002 to July 31, 2006)	\$ 4,550,026	4,162,416	455,340	4,617,756	(67,730)	-	4,617,756	(67,730)	81%	3,724,152	893,604	893,604
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)	\$ 76,454,169	68,423,255	2,203	68,425,458	2,028,711	3,549,868	71,975,326	(1,521,157)	33%	22,260,567	46,164,891	49,714,747

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
GENERAL CONTRACTOR: J.P. CULLEN & SONS
COST SUMMARY - PHASE III (JULY 1, 2005 TO JULY 31, 2006)

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	-	-	39,801,654	-	31%	12,204,169	27,597,485	27,597,485
2	Bid 200A - West (7th Floor Up)	5,625,846	5,625,846	-	5,625,846	-	-	5,625,846	-	36%	2,036,084	3,589,762	3,589,762
3	Bid 300A West (7th Floor Down)	2,501,227	2,501,227	-	2,501,227	-	-	2,501,227	-	24%	607,771	1,893,456	1,893,456
4	Bid 200B East (7th Floor Up)	4,663,133	4,663,133	-	4,663,133	-	-	4,663,133	-	33%	1,518,220	3,144,913	3,144,913
5	Bid 300B East (7th Floor Down)	2,586,298	2,586,298	-	2,586,298	-	-	2,586,298	-	23%	604,307	1,981,991	1,981,991
6	Bid 200C North (7th Floor Up)	2,685,911	2,685,911	-	2,685,911	-	-	2,685,911	-	35%	940,070	1,745,841	1,745,841
7	Bid 300C North (7th Floor Down)	1,228,582	1,228,582	-	1,228,582	-	-	1,228,582	-	21%	263,986	964,596	964,596
8	Bid 200D Roof	834,567	834,567	-	834,567	-	-	834,567	-	8%	67,565	767,002	767,002
9	Change Orders	-	-	(453,137)	(453,137)	453,137	2,330,000	1,876,863	(1,876,863)	0%	-	-	-
	Total	\$ 59,927,218	59,927,218	(453,137)	59,474,081	453,137	2,330,000	61,804,081	(1,876,863)	26%	15,193,688	41,685,046	41,685,046

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
 ARCHITECTURAL / ENGINEERING SERVICES: ENGBERG ANDERSON DESIGN PARTNERSHIP TEAM
 COST SUMMARY - PHASE III (JULY 1, 2005 TO JULY 31, 2006)**

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	Construction Administration	\$1,206,000	-	-	-	1,206,000	1,206,000	1,206,000	-	0%	-	-	1,206,000
2	Reimbursables	-	-	-	-	-	-	-	-	0%	-	-	-
	Total	\$1,206,000	\$ -	-	-	1,206,000	1,206,000	1,206,000	-	0%	-	-	1,206,000

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
OTHER CONSULTANTS, CONTRACTORS & MISCELLANEOUS
COSTS SUMMARY - PHASE III (JULY 1, 2005 TO JULY 31, 2006)**

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	-	12%	57,529	442,471	442,471
2	Kolb & Co.	7,500	4,793	-	4,793	2,707	-	4,793	2,707	100%	4,793	0	0
3	Prism Technical Mgt.	150,000	150,000	-	150,000	-	13,868	163,868	(13,868)	42%	62,296	87,704	101,572
4	Simpson Gumpertz & Heger	25,000	16,554	-	16,554	8,446	-	16,554	8,446	100%	16,554	(0)	(0)
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	65,601	-	65,601	34,399	-	65,601	34,399	100%	65,601	(0)	(0)
7	City Attorney Temporary Office Relocation	1,000,000	755,000	-	755,000	245,000	-	755,000	245,000	100%	752,114	2,886	2,886
8	Other Misc Goods & Service	209,282	62,530	-	62,530	146,752	-	62,530	146,752	100%	62,530	-	-
	Total	\$ 2,106,782	1,669,478	-	1,669,478	437,304	13,868	1,683,346	423,436	68%	1,133,739	535,739	549,607

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
CITY OF MILWAUKEE DPW ADMINISTRATION & INSPECTION
COST SUMMARY - PHASE III (JULY 1, 2005 TO JULY 31, 2006)**

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	Investigative Work & Design Administration (0712/0713)	33,000	33,000	-	33,000	-	-	33,000	-	100%	33,000	-	-
2	Construction Administration Professional (071D)	400,000	400,000	-	400,000	-	-	400,000	-	46%	183,419	216,581	216,581
3	Construction Administration Inspection (071E)	327,000	327,000	-	327,000	-	-	327,000	-	27%	88,426	238,574	238,574
	Total	760,000	760,000	-	760,000	-	-	760,000	-	40%	304,845	455,155	455,155

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
CONSTRUCTION CONTINGENCY SUMMARY
PHASE III (JULY 1, 2005 TO JULY 31, 2006)**

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	(453,137)	2,330,000		4,123,137			
2	Architectural/Engineer Services Engberg Anderson Design Partnership Team	-				-			
3	Other Consultants, Contractors & Misc Costs	-				-			
4	City of Milwaukee Department of Public Works	-				-			
	Total	\$ 6,000,000	(453,137)	2,330,000	-	4,123,137	-	-	-

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 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	455,340	4,096,255	(67,730)	-	4,096,255	(67,730)	78%	3,202,651	893,604	893,604
2	Other Consultants/Other Contractors/Miscellaneous Costs	248,723	248,723	-	248,723	-	-	248,723	-	100%	248,723	-	-
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		\$ 4,550,026	4,162,416	455,340	4,617,756	(67,730)	-	4,617,756	(67,730)	81%	3,724,152	893,604	893,604

*** Costs from December 9, 2002 though July 31, 2006 contracted prior to Phase III.

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
TOTAL PHASE I COSTS
(COSTS PRIOR TO DECEMBER 9, 2002)**

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	Other Consultants/Other Contractors/Miscellaneous Costs	\$ 1,769,460	1,769,460	-	1,769,460	-	-	1,769,460	-	100%	1,769,460	-	-
2	City of Milwaukee Department of Public Works Investigation / Repairs Administration	134,683	134,683	-	134,683	-	-	134,683	-	100%	134,683	-	-
Total Phase II Project Costs		\$ 1,904,143	1,904,143	-	1,904,143	-	-	1,904,143	-	100%	1,904,143	-	-

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

A	B	C	D	E	F	G	H	I	J	K	L	M
Item	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
5	Issue # 20: Temp Power	3			0							0
9	Issue # 47: Dormers			1,360,000			0					0
10	Issue # 107: Mastic @ Slate Roof			350,000			350,000					(350,000)
11	Issue # 109: Steel @ S.T.			620,000			620,000					(620,000)
	TOTAL		0	2,330,000	(453,137)	0	970,000	0	0	(453,137)	0	(516,863)

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
ARCHITECTURAL / ENGINEERING SERVICES ENGBERG ANDERSON DESIGN PARTNERSHIP TEAM
APPROVED CHANGES & POTENTIAL CHANGES

A	B	C	D	E	F	G	H	I	J	K	L	M
Item	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	Pile Load & Length Test	1			24,155							
2	Scope Modification & WJE Report	2			280,320							
3	8th Floor Cornice Flashing	3			42,900							
4	Exterior Light Mock Up	4			20,160							
5	Partnering	5			20,075							
6	8th Floor Gutter	6			17,730							
7	Dormer Reconstruction	6			50,000							
					455,340							