

A
Report
to the
Public Works
Committee
June 28, 2006

**MILWAUKEE CITY HALL
HISTORIC BUILDING
RESTORATION PROJECT**

Construction Progress to Date

- Control Documentation 38%
- Field surveys 38%
- Masonry Cleaning 50%
- Tower De-construction (on-going)
- Copper Lantern & Dome Removal 100%
- Dormer De-construction/ Re-construction

Structural clay roof tile under copper roofing on steeple



**50 % Copper
Roof Removal
from South
Tower**



Removal of Terra Cotta Urn



Turret Dome Removal



Three Month Look Ahead

- Documentation & Field Surveys
- Continue Tower Removal
- Dormer Repair
- Cross Gable Demo & Repair
- Masonry Cleaning
- Terra Cotta Mock-ups
- Brick Mock-ups



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



Participation Performance Report
from Project Monitor Prism Technical
Through 03/31/06

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, 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

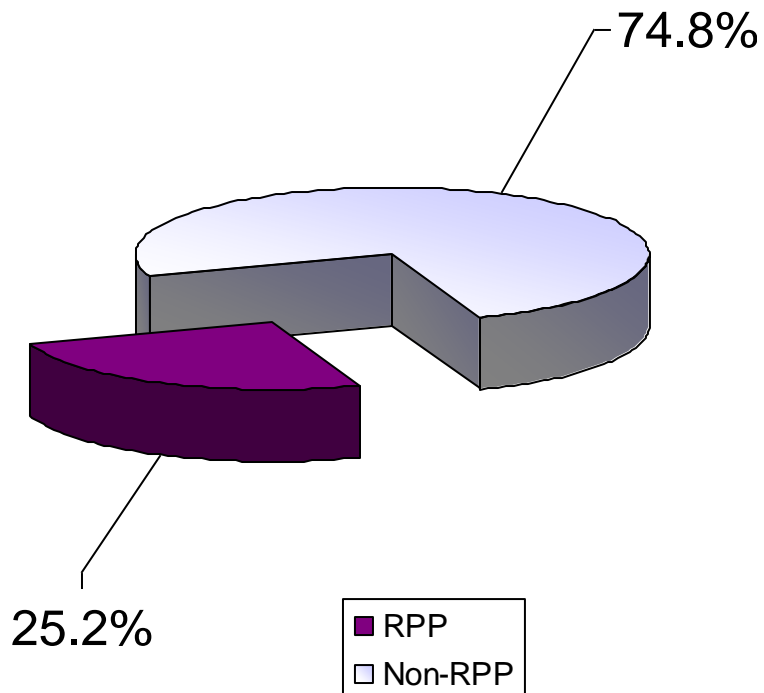
MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

WORKFORCE REQUIREMENTS AND PERFORMANCE DATA THROUGH 3/31/06

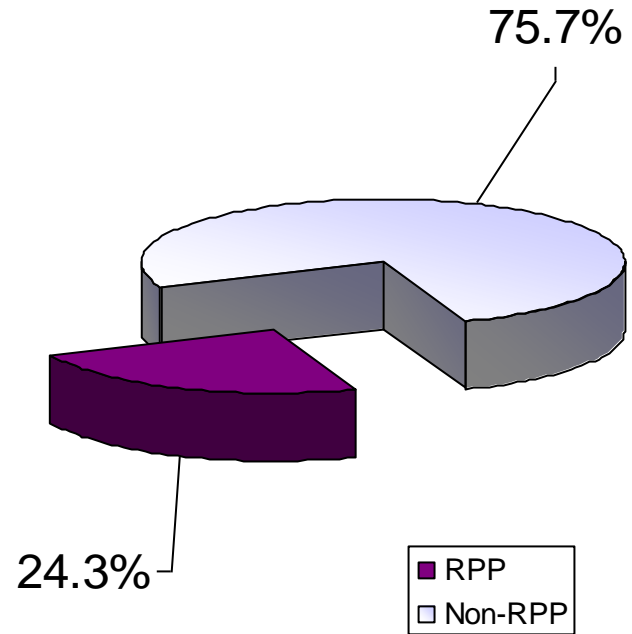
Project Requirements, Projections and Performance	Man-Hours	Comment
Total Projected Hours for Project	424,188.00	<i>Provided by Contractor</i>
Total Hours to date	45,391.50	<i>10.7% of Projected total</i>
RPP <u>Requirement</u> for entire project (25%)	106,047.00	<i>Based upon Total Projected Hours</i>
RPP Goal Established by J.P. Cullen & Sons, Inc.	106,983.00	<i>25.22%, 70-man-years</i>
RPP Hours Credited to date	11,012.50	<i>24.3% 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	85.5	<i>0.2% of current total</i>
Project Performance – Voluntary Efforts		
Total Hours worked by Minorities (RPP and otherwise) to date	13,184.75	<i>29.1% of current total</i>
Total Hours worked by Apprentices to date	3,783.00	<i>8.3% of current total</i>

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

RPP Commitment for Project

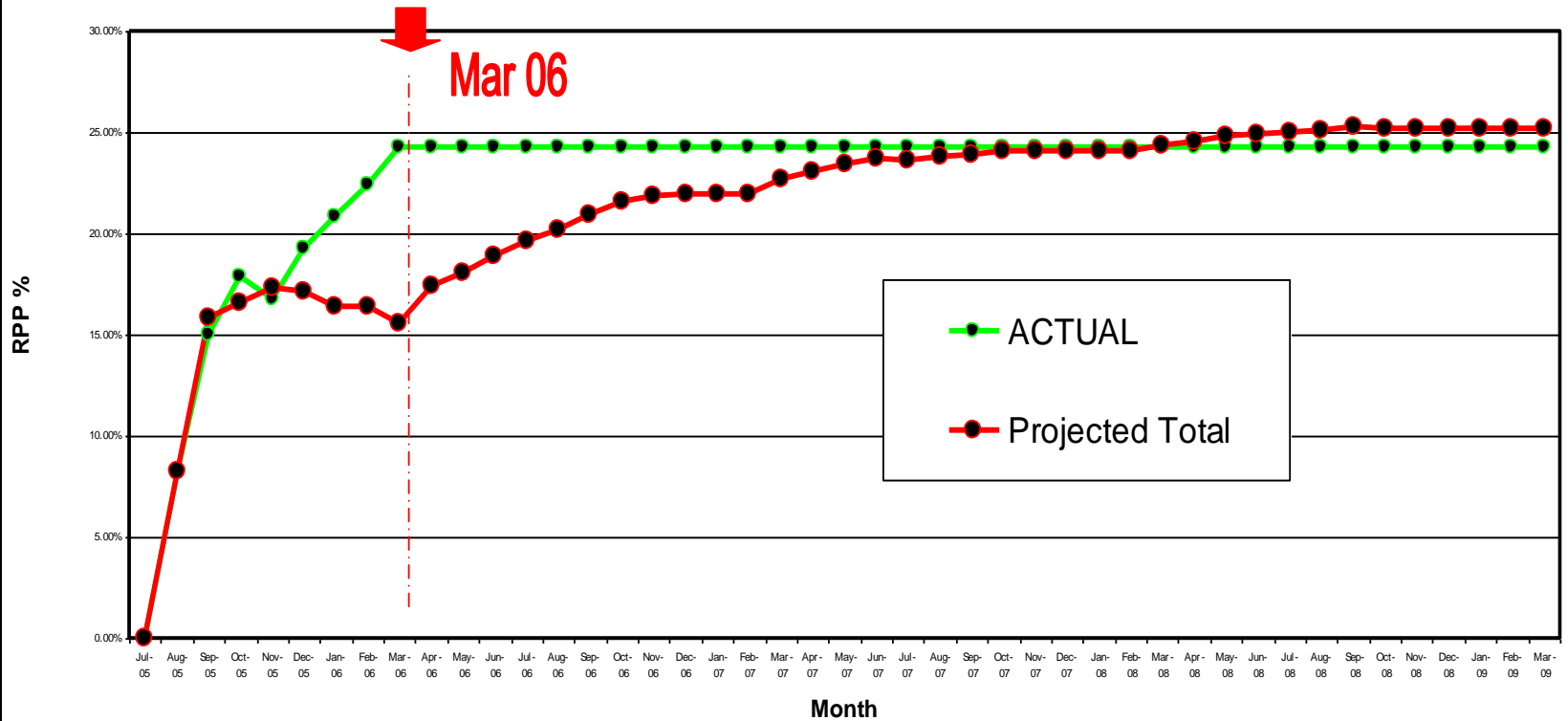


RPP Participation Through 3/31/06

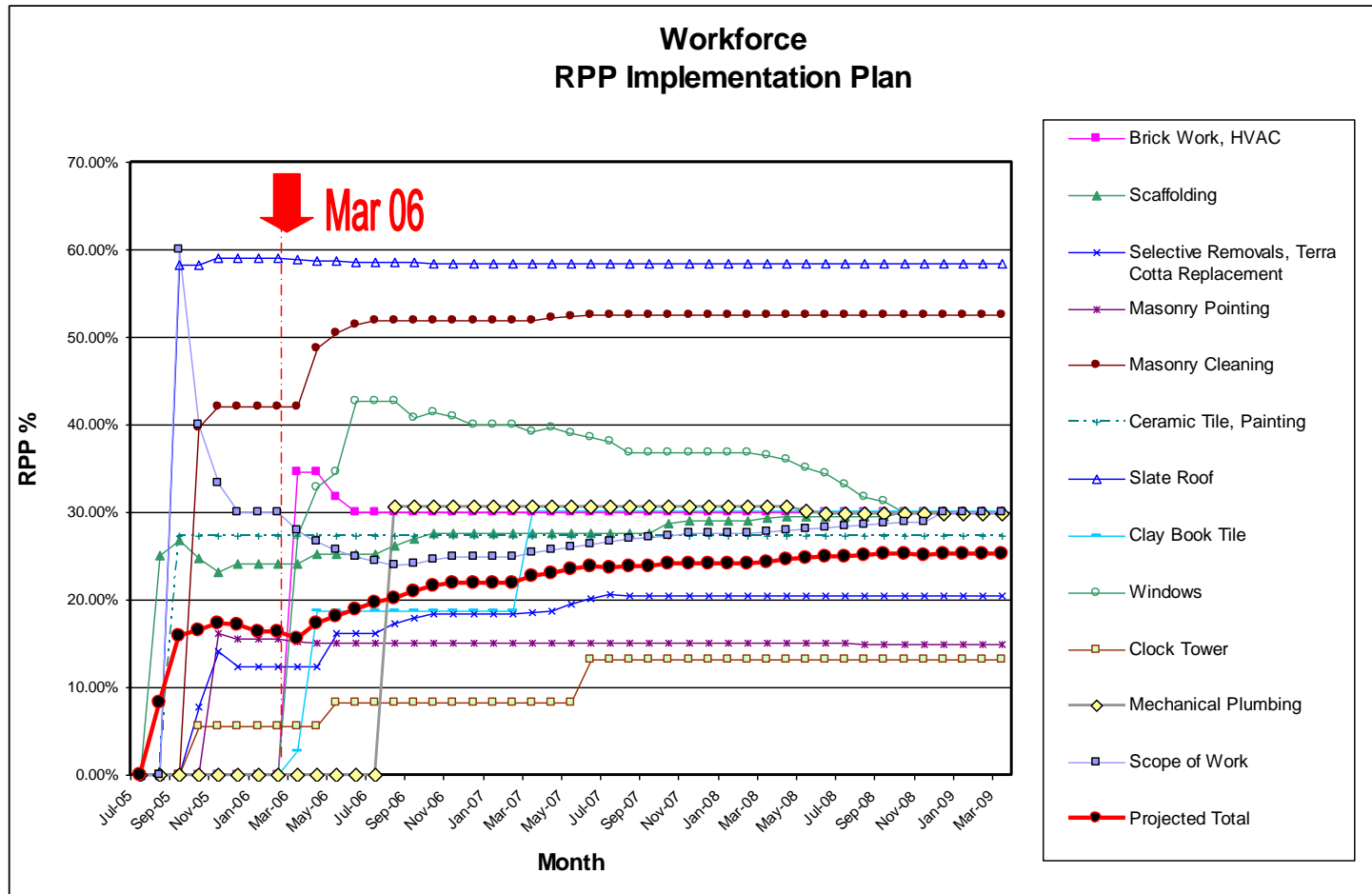


MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Projected RPP Plan Summary Vs Actual Performance through 3/31/06



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



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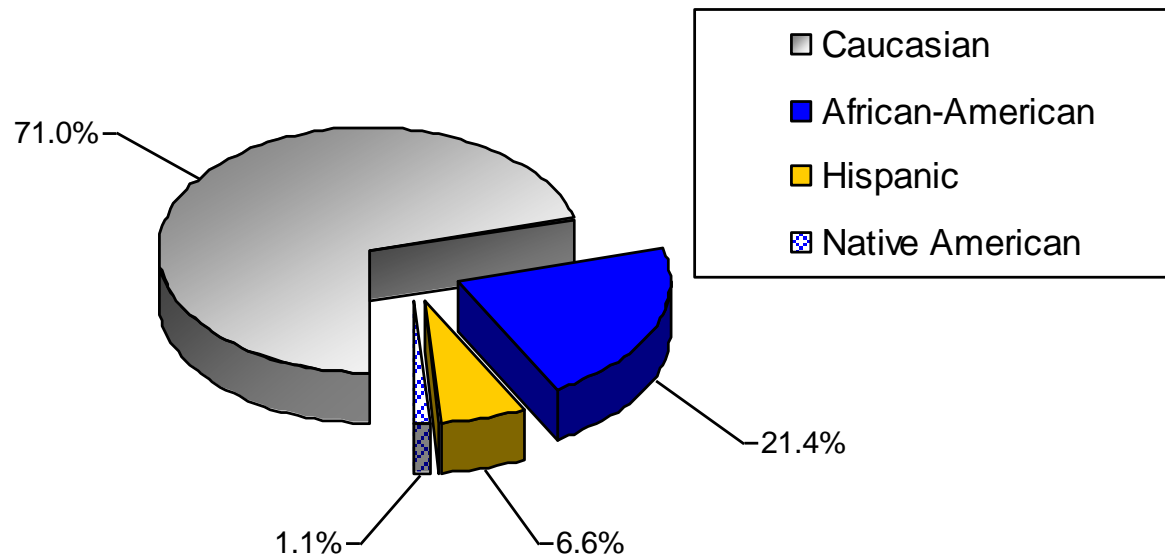
APPRENTICESHIP PERFORMANCE

Through 3/31/06

- J.P. Cullen & Sons, Inc. Estimated Total Project Hours: 424,188 hours
- Total Workforce Hours To Date: 45,391.50 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: 85.5 hours
- Apprenticeship Training In Non-Specified Trades to date: 3,697.5 hours

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Breakdown of On Site Hours Worked by Race Through 3/31/06



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

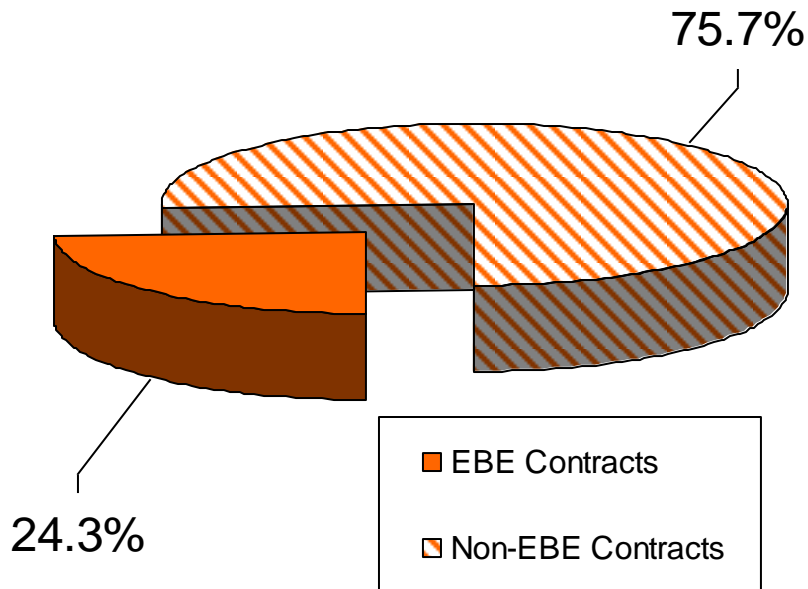
CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 12/31/05

Project Requirements, Contracts and Performance	Values	Comment
Total Projected Cost	\$ 59,927,218	
Total Payments to date	10,952,883.00	<i>18.3% 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	652,958.25	5.96%

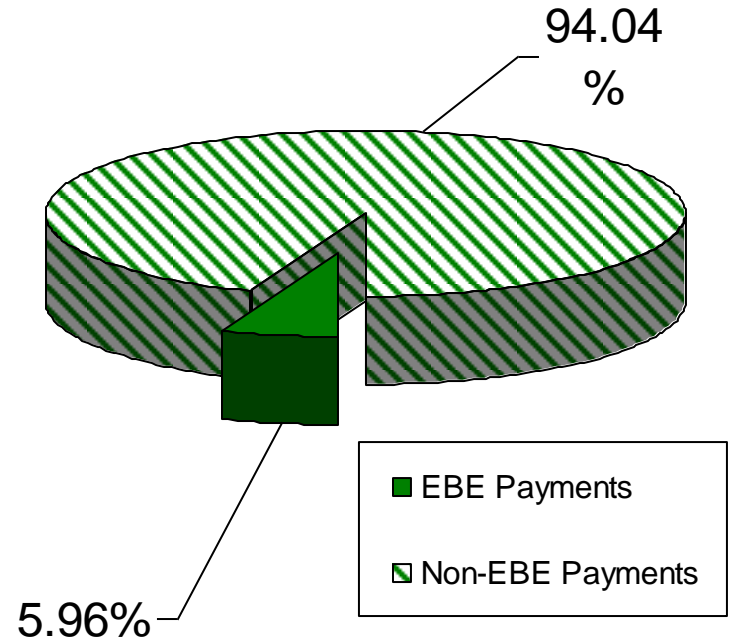
*EBE to EBE subcontracting - not counted above - increases total EBE involvement by \$704,000 to \$15,288,129

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

EBE Participation Construction Contracts



EBE Participation Payments Through 3/31/06



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Scaffolding's Early Impact Upon Total EBE Performance Through 3/31//06

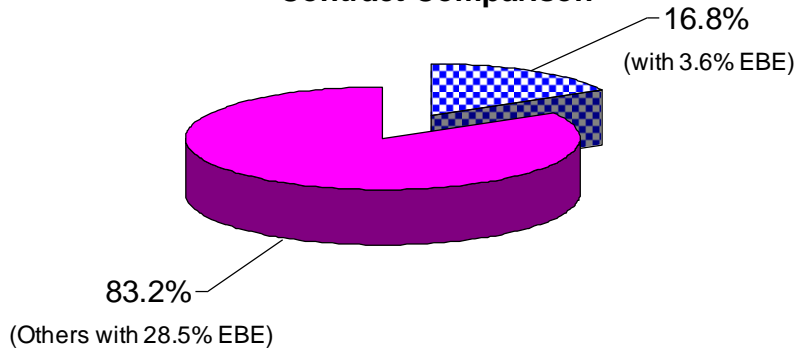


Scaffolding

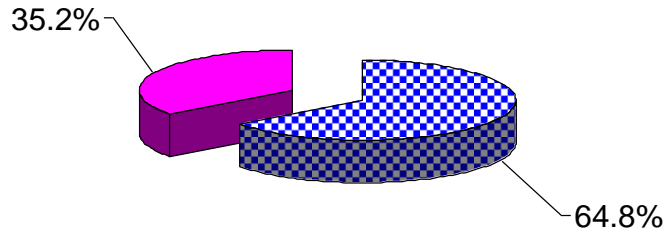


All Other Project Scopes

Contract Comparison



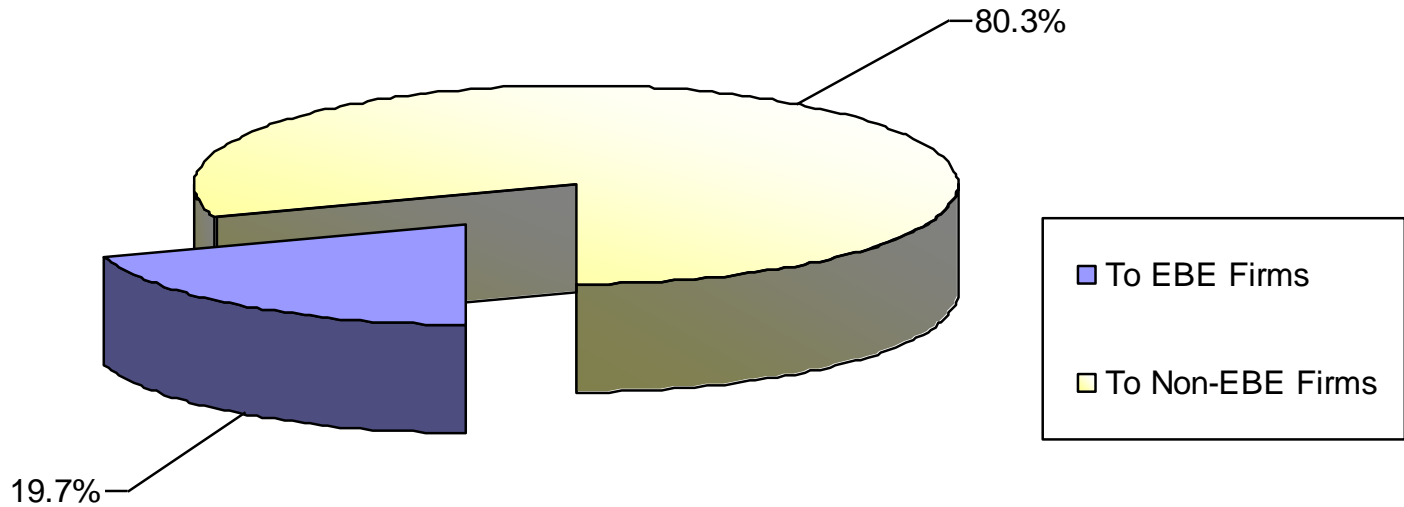
Invoice Comparison



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	10,952,883	18.3%	Of Total Project Cost
Scaffolding Invoices To Date	\$5,836,072	58% 53%	Of Scaffolding Contracts Of Total Project Invoices

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Professional Service Contract Payments Through 3/31/06



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

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
COST SUMMARY AS OF 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
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
A	General Contractor J.P. Cullen & Sons	\$ 59,927,218	59,927,218	-	59,927,218	-	(204,000)	59,723,218	204,000	15%	9,266,849	50,660,369
B	Architectural / Engineering Services Engberg Anderson Design Partnership Team	1206,000	-	-	-	1206,000	1206,000	1206,000	-	0%	-	-
C	Other Consultants/Other Contractors/Miscellaneous Costs	2,106,782	1,933,209	-	1,933,209	173,573	173,573	2,106,782	-	20%	388,292	1,544,917
D	City of Milwaukee Department of Public Works Administration and Inspection	760,000	760,000	-	760,000	-	-	760,000	-	19%	143,044	616,956
E	Construction Contingency	6,000,000	6,000,000	-	6,000,000	-	204,000	6,204,000	(204,000)	0%	-	6,000,000
	Total Phase III Project Costs (Costs Paid or Encumbered from July 1 to December 31, 2005)	\$ 70,000,000	68,620,427	-	68,620,427	1,379,573	1,379,573	70,000,000	-	14%	9,798,185	58,822,242
F	Total Phase II Project Costs (Costs Paid and Encumbered from December 9, 2002 to June 30, 2005)	\$ 4,555,463	4,167,853	387,610	4,555,463	-	-	4,555,463	-	74%	3,350,941	1,204,522
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)	\$ 76,459,607	74,692,424	387,610	75,080,034	1,379,573	1,379,573	76,459,607	-	20%	15,053,270	60,026,764



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
J.P. CULLEN & SONS COST SUMMARY - PHASE III
JULY 1, 2005 TO MARCH 31, 2006

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F
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
1	Bid 100A - Tower	\$ 39,801,654	39,801,654	-	39,801,654	-	-	39,801,654	-	19%
2	Bid 200A - West (7th Floor Up)	5,625,846	5,625,846	-	5,625,846	-	-	5,625,846	-	24%
3	Bid 300A West (7th Floor Down)	2,501,227	2,501,227	-	2,501,227	-	-	2,501,227	-	19%
4	Bid 200B East (7th Floor Up)	4,663,133	4,663,133	-	4,663,133	-	-	4,663,133	-	25%
5	Bid 300B East (7th Floor Down)	2,586,298	2,586,298	-	2,586,298	-	-	2,586,298	-	15%
6	Bid 200C North (7th Floor Up)	2,685,911	2,685,911	-	2,685,911	-	-	2,685,911	-	28%
7	Bid 300C North (7th Floor Down)	1,228,582	1,228,582	-	1,228,582	-	-	1,228,582	-	17%
8	Bid 200D Roof	834,567	834,567	-	834,567	-	-	834,567	-	0%
9	Change Orders	-	-	(453,137)	(453,137)	453,137	643,473	190,336	(190,336)	0%
	Total	\$ 59,927,218	59,927,218	(453,137)	59,474,081	453,137	643,473	60,117,554	(190,336)	20%

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
OTHER CONSULTANTS, CONTRACTORS & MISCELLANEOUS COSTS SUMMARY - PHASE III
JULY 1, 2005 TO MARCH 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	-	4%	22,194	477,806	477,806
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	-	-	150,000	-	24%	36,523	113,477	113,477
4	Simpson Gumpertz & Hege	25,000	14,318	-	14,318	10,682	-	14,318	10,682	100%	14,318	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	700,000	-	700,000	300,000	-	700,000	300,000	79%	555,717	144,283	144,283
8	Other Misc Goods & Services	209,282	47,672	-	47,672	161,610	-	47,672	161,610	100%	47,672	-	-
	Total	\$ 2,106,782	1,597,384	-	1,597,384	509,398	-	1,597,384	509,398	54%	859,140	738,244	738,244

