

Milwaukee City Hall Historic Building Restoration Project Completion Report thru September 10, 2009



Department of Public Works
Operations Division
Building & Fleet Services

841 NORTH BROADWAY
MILWAUKEE, WISCONSIN 53202



THE CONCORD GROUP
241 N. Broadway
Suite 302
Milwaukee, WI. 53202

M.L. THARPS & ASSOCIATES, LLC.
1845 N. Farwell Avenue
Suite 109
Milwaukee, WI. 53202

**PRISM TECHNICAL MANAGEMENT
& MARKETING SERVICES, LLC**
6114 W. Capital Drive
Suite 200
Milwaukee, WI. 53216

September 10, 2009

PREFACE

The Milwaukee City Hall Historic Building Restoration Project is the City's largest and most expensive public works building project. The collaborative effort of the Department of Public Works (DPW), the contractor, consultants, and the audit group presents the eleventh in a series of quarterly reports on this historic endeavor.

The highly challenging restoration of Milwaukee's most revered landmark and a National Historic Landmark has local and national significance, particularly in the realms of historic preservation, architecture, construction, and restoration. The City Hall project is the largest terra cotta replacement program in the country.

Project management is paramount to ensure the success of this multi-year project. The Department of Public Works is proud to be responsible for overseeing planning, scheduling, and quality and cost controls. Of equal importance is ensuring the project workforce reflects the diversity of our community.

Under the direction of Mayor Tom Barrett and the Common Council, DPW contracted with The Concord Group/M. L. Tharps & Associates to audit and monitor expenditures, and Prism Technical Management & Marketing Services to ensure compliance with the Emerging Business Enterprise/Residents Preference Programs (EBE/RPP) and reporting requirements.

We look forward to successful completion of our project and securing its civic prominence for future generations.

Jeffrey J. Mantes
Commissioner
Department of Public Works

TABLE OF CONTENTS

TABLE OF CONTENTS..... 2
MISSION STATEMENT..... 2
PROJECT OVERVIEW..... 3
CURRENT SCHEDULE STATUS..... 4
CURRENT BUDGET STATUS..... 5
PARTICIPATION PROGRAM STATUS..... 6
Appendix A-Cost Summaries
Appendix B-Budget Evolution / Funding History
Appendix C-Partnering Project Goals

MISSION STATEMENT

Our mission is to restore this National Historic Landmark in a manner that preserves its original design, while securing its civic prominence for future generations. This will be accomplished by a collaborative and diverse team of restoration professionals who are passionate about their work and its efficient and timely completion.

PROJECT OVERVIEW

The City Hall Restoration Project was substantially completed in December of 2008. The project was completed within the project budget of \$76,481,960.

CURRENT SCHEDULE STATUS

Construction progress to September 10, 2009 is as follows:

- City Hall Restoration Project is substantially complete.

CURRENT BUDGET STATUS

This report addresses all costs incurred through September 10, 2009, which totals \$76,319,610 or 99.8% of the project budget of \$76,481,960.

Of the \$70,000,000 Phase III committed project budgeted funds, 99.8% or \$69,874,970 has been incurred through September 10, 2009.

Through September 10, 2009 J.P. Cullen has completed \$65,662,029 or 99.9% of their contract of \$65,735,529. A portion of retainage totaling \$73,500 is currently being held by the City of Milwaukee for miscellaneous work to be completed.

There have been some adjustments of the \$6,000,000 construction contingency during this project:

JPC approved change orders, total of **\$5,808,311.00**, major items as follows:

- Modification of Mock Up Specification.
- Modification of Material Salvaging Requirement.
- Steel Purlins at the South Tower.
- Modification of Steel at the 10th Floor.
- Modification of 20 Dormers.
- Heat and Winter costs.
- Slate Removal and Replacement.
- Structural C Channel Replacement.
- Alternate Bracing / Attachment of Scaffold at Dormers.
- Steel Channels at the South Tower 11th Floor Core Location.
- Steel Channels and Column Connections at the South Tower 13th Floor Core.
- Double Stainless Steel Angle Support for the 12th Floor Terra Cotta Railing.
- Installation of 23 New Scuppers on West and East Side of Main Building.
- Credit for Omitting 895 Terra Cotta Pieces from the Terra Cotta Allowance.
- Steel Restoration Work at 8th Floor on North Side of Main Building.
- Additional Heat/Winter Protection to Maintain Project Schedule.
- Restoration of the North Tower Copper Lantern.
- Credit for Sandstone.
- Repairing Interior Structural Steel at the 8th Floor.
- Reconstruct Brick Piers at 12th Floor and Add Soft Joints to South Tower.

Balance of contingency after approved/potential changes is **\$269,117.00**

PARTICIPATION PROGRAM STATUS

Recognizing the significance and symbolism of the City Hall Restoration Project, the Department of Public Works (DPW) developed procedures and guidelines to achieve and exceed the City of Milwaukee's standard goals for Residents Preference Program (RPP), Emerging Business Enterprise (EBE) and Apprentice Utilization compliance.

DPW hired Prism Technical Management & Marketing Services to assist with and monitor the RPP, EBE and Apprentice Participation performance of J.P. Cullen & Sons, Inc., the project's general contractor.

The information that follows examines efforts of the construction team to meet contractual participation program provisions and volunteer efforts addressing the spirit of diversity and community inclusion, through substantial completion of the project in December, 2008, and subsequent payments through March, 2009.

**MILWAUKEE CITY HALL HISTORIC BUILDING
RESTORATION PROJECT**



Participation Performance Report
from Project Monitor
Prism Technical Management & Marketing Services, LLC
Through March 31, 2009

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Project Participation Targets

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

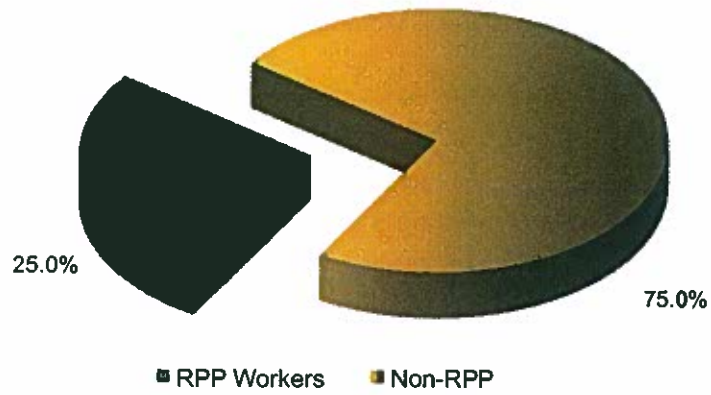
Emerging Business Enterprise (EBE) Requirement:
18% of Contract Dollars

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

2

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

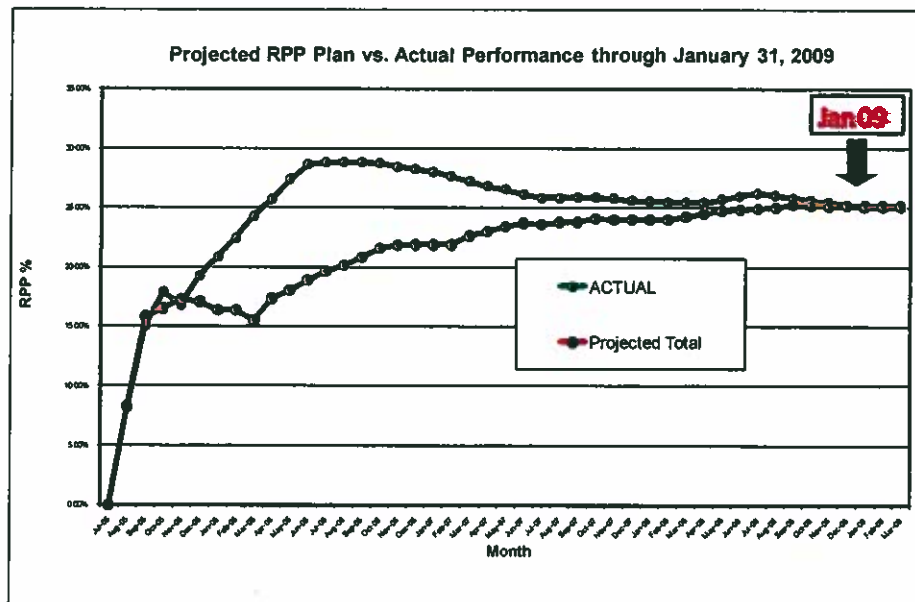
RPP Workforce through January 31, 2009



3

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Projected RPP Plan vs. Actual Performance through January 31, 2009



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Apprentice Workforce Data through January 31, 2009

Targeted Apprentice Trades:
Bricklayers/Masons, Roofers and Carpenters

Targeted Trades Requirements:
10,000 hours & 6 apprentices

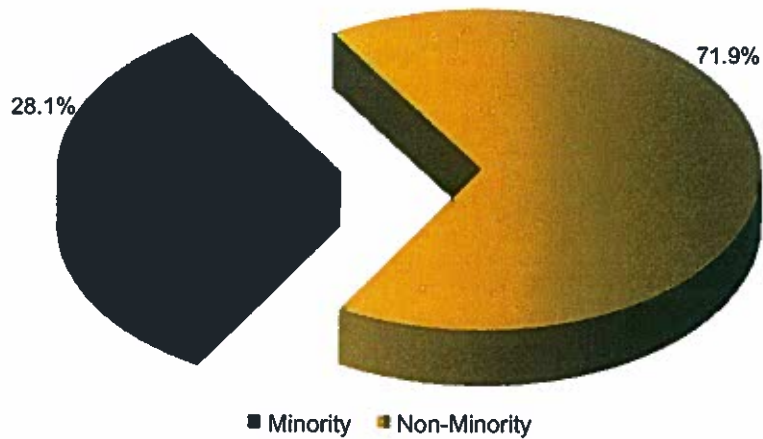
Targeted Trades Performance through 1/31/09:
16,731 hrs & 39 apprentices

Total Apprentice Workforce through 1/31/09:
27,624 hours & 62 apprentices

5

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

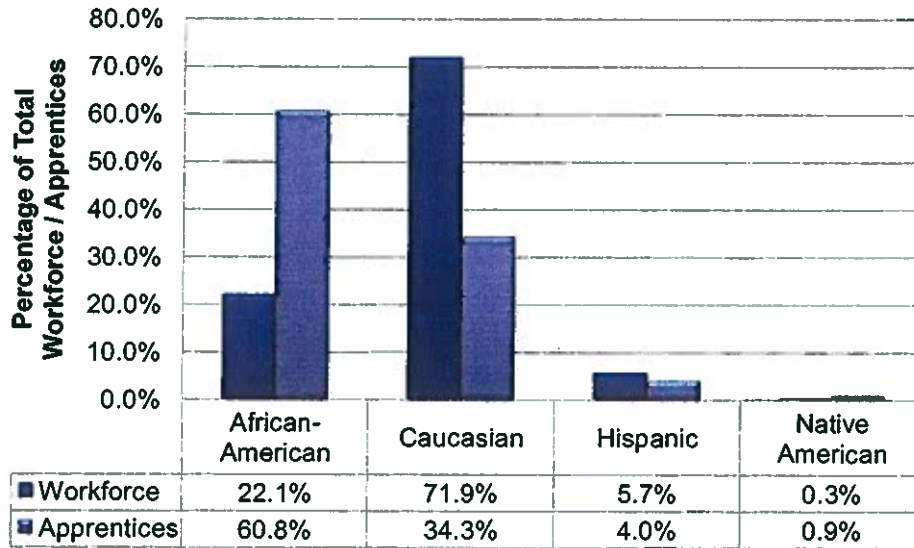
Minority Workforce through January 31, 2009



6

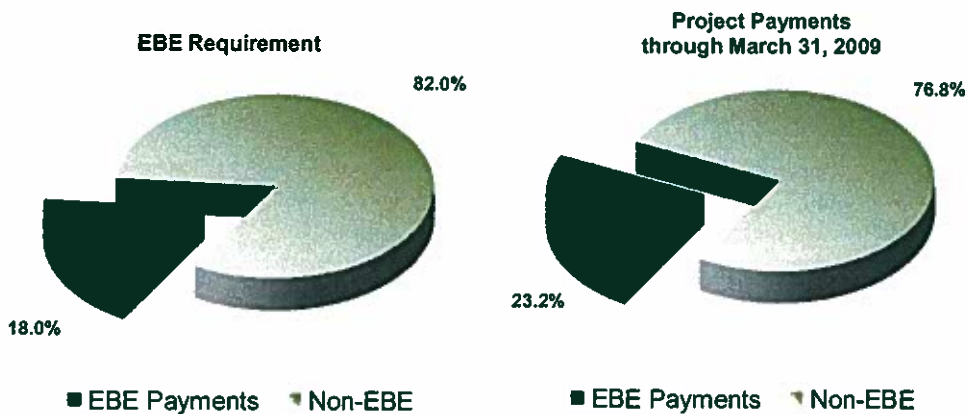
MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Workforce and Apprentice Percentages by Race through January 31, 2009



7

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



8

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

WORKFORCE REQUIREMENTS AND PERFORMANCE DATA THROUGH 3/31/09

Project Requirements, Projections and Performance	Man-Hours	Comment
Initial projected hours for project	424,188	<i>Provided by JP Cullen</i>
Total hours through 1/31/09	378,991	<i>89% of initially projected total</i>
RPP hours credited through 1/31/09	94,692	<i>25% of total onsite hours</i>
Apprenticeship target for selected trades	10,000	<i>2 % of total projected hours</i>
Apprenticeship hours in <u>selected</u> trades through 1/31/09	16,731	<i>167 % of project requirement</i>
Project Performance – Voluntary Efforts		
Total hours worked by minorities (RPP and otherwise) to date	106,581	<i>28% of total onsite hours</i>
Total hours worked by apprentices to date	27,624	<i>7% of total hours</i>
Total hours worked by minority apprentices	18,122	<i>66 % of apprenticeship hours</i>

9

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 3/31/09

Project Requirements, Contracts and Performance	Values	Comment
Total projected cost	\$ 65,735,529	<i>Includes approved change orders totaling \$5,808,311</i>
Total payments through March 31, 2009	65,662,029	<i>99.9 % of current projected total</i>
EBE <u>requirement</u> based on total projected cost	11,832,395	<i>18 % of projected cost</i>
EBE contracts in place and copied to Project Monitor*	14,580,289	<i>22.2 % of total contract and change orders</i>
Payments to EBE contractors	15,201,085	<i>23.2 % of total payments \$3,368,690 more than required</i>

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

10

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"

11

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

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

12

Appendix A – Cost Summaries

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
FINAL PROJECT COST SUMMARY**

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-I	N=L-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	(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	5,808,311	65,735,529	(5,808,311)	-	65,735,529	(5,808,311)	100%	65,662,029	73,500	73,500
B	Architectural / Engineering Services Engberg Anderson Design Partnership Team	1,206,000	1,503,995	(117,605)	1,386,390	(180,390)	-	1,386,390	(180,390)	98%	1,359,810	28,580	28,580
C	Other Consultants/Other Contractors/Miscellaneous Costs	2,106,782	2,052,655	(99,823)	1,952,832	153,950	-	1,952,832	153,950	98%	1,906,856	45,976	45,976
D	City of Milwaukee Department of Public Works Administration and Inspection	780,000	780,000	140,000	900,000	(140,000)	-	900,000	(140,000)	105%	946,275	(48,275)	(48,275)
E	Construction Contingency	8,000,000	-	5,730,883	5,730,883	269,117	-	5,730,883	269,117	-	-	-	-
	Total Phase III Project Costs (Costs Paid or Encumbered from July 1, 2005 to end of project)	\$70,000,000	64,243,888	5,730,883	69,974,751	25,249	-	69,974,751	25,249	100%	69,874,970	99,781	99,781
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%	4,540,497	9,528	9,528
G	Total Phase I Project Costs (Costs Incurred Prior to December 9, 2002)	1,931,935	1,931,935	-	1,931,935	-	-	1,931,935	-	99%	1,904,143	27,791	27,791
	Grand Total Project Costs (Phase I, II & III)	\$76,481,960	70,438,217	6,018,493	76,456,710	25,249	-	76,456,710	25,249	100%	76,319,610	137,100	137,100

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

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	(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	Bid 100A - Tower	\$39,801,656	39,801,656	-	39,801,656	-	-	39,801,856	-	100%	39,801,656	-	-
2	Bld 200A - West (7th Floor Up)	5,625,845	5,625,845	-	5,625,845	-	-	5,625,845	-	100%	5,625,845	-	-
3	Bid 300A West (7th Floor Down)	2,501,225	2,501,225	-	2,501,225	-	-	2,501,225	-	100%	2,501,225	-	-
4	Bid 200B East (7th Floor Up)	4,663,132	4,663,132	-	4,663,132	-	-	4,663,132	-	100%	4,663,132	-	-
5	Bid 300B East (7th Floor Down)	2,586,299	2,586,299	-	2,586,299	-	-	2,586,299	-	100%	2,586,299	-	-
6	Bid 200C North (7th Floor Up)	2,685,911	2,685,911	-	2,685,911	-	-	2,685,911	-	100%	2,685,911	-	-
7	Bid 300C North (7th Floor Down)	1,228,580	1,228,580	-	1,228,580	-	-	1,228,580	-	100%	1,228,580	-	-
8	Bld 200D Roof	834,570	834,570	-	834,570	-	-	834,570	-	100%	834,570	-	-
9	Change Orders	-	-	5,808,311	5,808,311	(5,808,311)	-	5,808,311	(5,808,311)	100%	5,808,311	-	-
	Retainage	-	-	-	-	-	-	-	-		(73,500)	73,500	73,500
	Total	\$59,927,218	59,927,218	5,808,311	65,735,529	(5,808,311)	-	65,735,529	(5,808,311)	100%	65,662,029	73,500	73,500

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

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	Construction Administration	\$ 1,206,000	1,422,245	(198,000)	1,224,245	(18,245)		1,224,245	(18,245)	93%	1,132,630	91,615	91,615
2	Additional Services	-	-	390,860	390,860	(390,860)	-	390,860	(390,860)	127%	496,132	(105,272)	(105,272)
3	Reimbursables	-	81,750	-	61,750	(81,750)	-	81,750	(81,750)	51%	41,513	40,237	40,237
4	Credit for Phase II Overage	-	-	(310,465)	(310,465)	310,485	-	(310,465)	310,465	100%	(310,465)	-	-
	Total	\$ 1,206,000	1,503,995	(117,605)	1,386,390	(180,390)	-	1,386,390	(180,390)	98%	1,359,810	26,580	26,580

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

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	Concord / Tharps	\$ 500,000	508,685	(146,811)	381,874	138,128		361,874	138,126	96%	347,788	14,086	14,086
2	Prism Technical Mgt.	150,000	150,000	46,988	196,988	(46,988)	-	196,988	(46,988)	95%	186,851	10,137	10,137
3	City of Milwaukee Bond Issuance Costs	115,000	150,000	-	150,000	(35,000)	-	150,000	(35,000)	85%	127,935	22,065	22,065
4	Police Antenna Relocation	100,000	65,601	-	65,601	34,399	-	65,601	34,399	100%	65,601	-	-
5	City Attorney Temporary Office Relocation	1,000,000	850,974	-	850,974	149,026	-	850,974	149,026	100%	851,286	(312)	(312)
6	Other Misc Goods & Services	241,782	327,395	-	327,395	(85,613)		327,395	(85,613)	100%	327,395	-	-
	Total	\$ 2,106,782	2,052,655	(99,823)	1,952,832	153,950	-	1,952,832	153,950	98%	1,906,856	45,976	45,976

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

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	-	96%	43,354	1,646	1,646
2	Construction Administration Professional (071D)	400,000	400,000	110,000	510,000	(110,000)	-	510,000	(110,000)	105%	535,640	(25,640)	(25,640)
3	Construction Administration Inspection (071E)	315,000	315,000	30,000	345,000	(30,000)	-	345,000	(30,000)	106%	367,261	(22,261)	(22,261)
	Total	760,000	760,000	140,000	900,000	(140,000)	-	900,000	(140,000)	105%	946,275	(46,275)	(46,275)

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
CONSTRUCTION CONTINGENCY SUMMARY
PHASE III (JULY 1, 2005 TO SEPTEMBER 30, 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	5,808,311	-	-	191,689	-	-	-
2	Architectural/Engineer Services Engberg Anderson Design Partnership Team	-	(117,605)	-	-	117,605	-	-	-
3	Other Consultants, Contractors & Misc Costs	-	(99,823)	-	-	99,823	-	-	-
4	City of Milwaukee Department of Public Works	-	140,000	-	-	(140,000)	-	-	-
	Total	\$ 6,000,000	5,730,883	-	-	269,117	-	-	-

**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/I	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	-	96%	239,195	9,528	9,528
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%	4,540,497	9,528	9,528

*** Costs from December 9, 2002 though August 31, 2007 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 (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	Other Consultants/Other Contractors/Miscellaneous Costs	\$ 1,789,460	1,789,460	-	1,769,480	-	-	1,769,460	-	100%	1,769,460	-	-
2	City of Milwaukee Department of Public Works Investigation / Repairs Administration	162,475	162,475	-	162,475	-	-	182,475	-	83%	134,683	27,791	27,791
	Total Phase II Project Costs	\$ 1,931,935	1,931,935	-	1,931,935	-	-	1,931,935	-	99%	1,904,143	27,791	27,791

**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	Exlating 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	8			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						8,348	(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			1,278,088		1,278,088					(1,278,088)
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 Colte @ Modillions	5			189,101		189,101					(189,101)
23	Issue # 152 Turret Section CB #05	8			11,260		11,260					(11,260)

**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	CD #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency Adjustment
24	Issue # 155 ST Balustrade Deck	11			8,591		8,591					(8,591)
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 #08	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 Halch @ North Roof	12			1,945		1,945					(1,945)
34	Issue # 189 Copper @ Top of Lantern	11			7,563		7,563					(7,563)
35	Issue # 195 Modillions w/ Rebar	14			(9,000)		(9,000)					9,000
36	Issue #200 Re-route Plumbing Conductor @ North	13			3,926		3,926					(3,926)
37	Issue # 205 Rolled Angle @ Drum	12			38,328		38,328					(38,328)
38	Issue # 219 8th Floor Sill Anchor CB #07	11			4,679		4,679					(4,679)
39	Issue # 220 Lighting Revisions CB #08	13			(8,881)		(8,881)					8,881
40	Issue # 226 Door @ Dormer E18	11			7,018		7,018					(7,018)
41	Issue # 229 Precast @ 13th Floor	16			57,853		57,853					(57,853)
42	Issue # 230 Heat & Winter Costs	8			102,110		102,110					(102,110)
43	Issue # 237 8th Floor North Steel	16			241,757		241,757					(241,757)
44	Issue # 245 Modillion Modification	14			10,358		10,358					(10,358)
45	Issue #248 Brick Test Run for ST	8			14,335		14,335					(14,335)
46	Issue # 251 Brick @ Slate on S.T.	11			(3,356)		(3,356)					3,356

**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
47	Issue #256 Cut 3/4" Off New Brick @ 7th Flr Frieze	11			31,854		31,854					(31,854)
48	Issue # 262 11th Flr Dental Work	12			9,072		9,072					(9,072)
49	Issue # 263 Gutter Drains @ 8 Flr	11			23,168		23,168					(23,168)
50	Issue # 267 Winter Protect @ Slate	12			25,000		25,000					(25,000)
51	Issue # 268 Flashing @ North of ST	12			7,486		7,486					(7,486)
52	Issue # 270 Brick Pier @ Gutters	14			3,000		3,000					(3,000)
53	Issue #271 Brick Backup Allowance	19			67,935		66,531					(67,935)
54	Issue #272 Steel Survey Flx @ 11th	12			74,992		74,992					(74,992)
55	Issue #280 Gutter Drain @W8	13			1,453		1,453					(1,453)
56	Issue #281 13th Floor Column Cap Fix	13			82,941		82,941					(82,941)
57	Issue #285 Revised Clock Hands	19			37,302		37,302					(37,302)
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 Credit 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 #298 Credit on Overtime from Original # 298	18			(42,880)		(42,880)					42,880
64	Issue #309 Copper Fitting Credit	15			(5,931)		(5,931)					5,931
65	Issue #310 Steel Channels @ Lantern	13			19,837		19,837					(19,837)
66	Issue #312 Terra Cotta Allowance Credit	14			(780,000)		(780,000)					780,000
67	Issue #314 Painting Drip Edges	16			(7,000)		(7,000)					7,000
68	Issue #317 Brick Areas < 10 sq ft	14			2,193		2,193					(2,193)
69	Issue #320 13th Floor Column Splice 2	15			(1,350)		(1,350)					1,350

**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
70	Issue #323 Windows 1st - 7th Floor West	15			(8,775)		(8,775)					8,775
71	Issue #330 13th Fir Column Splice 2	14			2,884		2,884					(2,884)
72	Issue #332 11th Floor Gusset Plates	14			42,174		42,174					(42,174)
73	Issue # 344 North Tower Copper	17			578,563		578,563					(578,563)
74	Issue #347 11th Floor Panel Back- up	15			26,529		26,529					(26,529)
75	Issue #352 Glazer Apprenticeship Hours	15			0		0					0
76	Issue #354 Spiral Stairs @ South Tower	15			14,250		14,250					(14,250)
77	Issue #357 Snow Fence Install	15			15,470		15,470					(15,470)
78	Issue #358 Extra Sandstone Cornice	15			34,800		34,800					(34,800)
79	Issue #359 Wood Blocking @ Lantern	15			11,943		11,943					(11,943)
80	Issue #363 5th Floor Sill Mockup	18			55,250		55,250					(55,250)
81	Issue #370 Re-Scaffolding for Allowances	18			10,038		10,038					(10,038)
82	Issue #374 8th Floor Gutter E12- E14	17			4,075		4,075					(4,075)
83	Issue # 377 City Trip to GMcB	15			3,934		3,934					(3,934)
84	Issue #384 Cross Gable Copper Panel	17			27,616		27,616					(27,616)
85	Issue #385 Concrete @ ST Light Wells	16			6,566		6,566					(6,566)
86	Issue #386 Stringers 10th to 13th	18			44,107		44,107					(44,107)
87	Issue #388 Profit Compounding	18			(36,079)		(36,079)					36,079
88	Issue #389 07/08 Winter Heat	16			142,880		142,880					(142,880)
89	Issue #390 Builders Risk TC	16			15,157		15,157					(15,157)
90	Issue #391 North Gable Copper	17			18,501		18,501					(18,501)
91	Issue #397 Soffit Steel Above Lantern	17			5,765		5,765					(5,765)
92	Issue #404 9th Floor Gutter Conductor	20			9,968		9,968					(9,968)

**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
93	Issue #405 Lighting @ Spiral Stairs	19			15,477		15,477					(15,477)
94	Issue #406 Credit for Sandstone Work	18			(367,082)		(367,082)					367,082
95	Issue #413 North Tower Copper Substrate	17			31,018		31,018					(31,018)
96	Issue #417 Clips @ Conductor Boxes	17			4,778		4,778					(4,778)
97	Issue #420 Stop Work 2nd Floor Cornice	18			25,937		25,937					(25,937)
98	Issue #424 Main Roof Parapet Credit	18			(10,636)		(10,636)					10,636
99	Issue #426 Extra Sand Cornice @ ST	18			64,414		64,414					(64,414)
100	Issue #431 City Trip to GMcB 2	17			4,847		4,847					(4,847)
101	Issue #432 North Elevation I & W Shield	18			5,994		5,994					(5,994)
102	Issue #434 9th Floor Gutter Sump	18			11,750		11,750					(11,750)
103	Issue #436 13th Floor Lion Anchorage	19			19,589		19,589					(19,589)
104	Issue #442 Additional Roof Removal	19			60,499		70,797					(60,499)
105	Issue #443 Main Roof Parapet	20			16,996		16,996					(16,996)
106	Issue #448 Purlins @ Flat Roof	19			30,210		30,210					(30,210)
107	Issue #449 8th Floor Steel	19			106,042		106,042					(106,042)
108	Issue #450 Light Fixture C	19			5,253		5,253					(5,253)
109	Issue #454 South Tower Hatch Covers	19			4,533		4,533					(4,533)
110	Issue #456 Remaining Sill Repair	21			60,206		60,206					(60,206)
111	Issue #457 CMU @ 13th Floor Buttress	19			22,706		22,706					(22,706)
112	Issue #458 Roof Hood Revisions CB #10	19			5,593		5,593					(5,593)
113	Issue #461 Caulk @ Sandstone Sills	19			35,773		35,773					(35,773)
114	Issue #462 Copper Stains on Dormers	20			10,590		10,590					(10,590)

**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
115	Issue #464 Slate Repair @ North Tower	21			5,129		5,000					(5,129)
116	Issue #465 North Elevation Shoring	19			13,274		13,274					(13,274)
117	Issue #487 Roof Snow Fences	21			2,252							(2,252)
118	Issue #488 Steel Base Plates	20			9,868		9,868					(9,868)
119	Issue #469 Main Roof Ladder	21			9,155							(9,155)
120	Issue #470 Sandstone Spalling	20			6,444		6,444					(6,444)
121	Issue #471 13th Floor Buried Metal	20			20,227		20,227					(20,227)
122	Issue #472 Replace PVC Sleeve on Lightning Protection	21			11,457		11,457					(11,457)
123	Issue #473 Moids & Models	22			19,123		19,123					(19,123)
124	Issue #474 Sandstone Sill Sealant	20			30,904		30,904					(30,904)
125	Issue #476 12th Floor Cracks	23			348,360		348,360					(348,360)
126	Issue #477 JF Cook Misc	21			5,309		5,309					(5,309)
127	Issue #482 Clock Lights	21			18,143		18,143					(18,143)
128	Issue #483 Clock Controls	21			9,096		9,096					(9,096)
129	Issue #489 Sandstone Lintel Removal	21			7,044		7,044					(7,044)
130	Issue #492 Paint Clock Flashing	21			1,060		1,532					(1,060)
131	Issue #494 11th Floor Leveling	22			9,796							(9,796)
132	Issue #497 Window Cleat Allowance	23			(2,451)		(2,451)					2,451
133	Issue #498 10th Floor Roof Drain	23			(1,098)		(1,098)					1,098
134	Issue #499 Reduced Copper Work at Lantern Credit	22			(8,667)							8,667
	TOTAL		0	0	5,808,311	0	6,136,865	10,399	0	(453,137)	110,885	(5,808,311)

Appendix B – Budget Evolution / Funding History

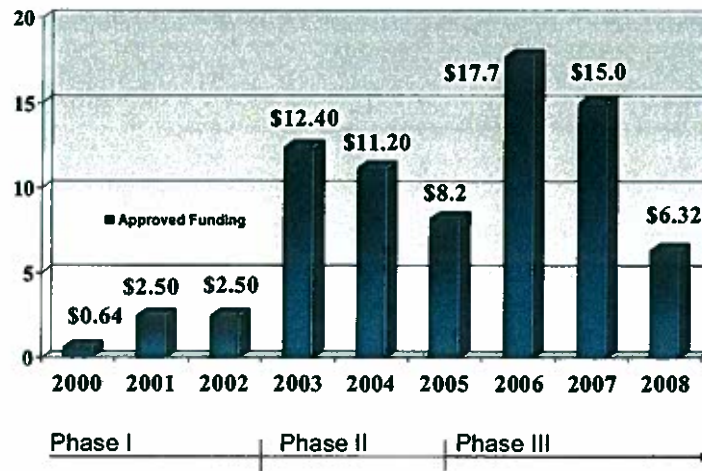
BUDGET EVOLUTION/FUNDING HISTORY

The development of the total approved project budget of \$76,454,169 comprises three (3) distinct phases of funding, as follows:

- **Phase I**
A special account known as “City Hall Restoration Program” was created in Budget Year 2000 to maintain the structural integrity, prevent further deterioration and maintain City Hall’s visual appearance. This program was established with a multiple year funding strategy to replace roof components, repair fire escapes, tuck-point the building, replace clock faces, provide other repairs necessary to protect the building’s envelope from the elements, and to provide investigations and reports to determine the extent and cost to provide a more comprehensive restoration of City Hall. Of the \$640,000 approved in 2000, and the \$2,500,000 approved in both 2001 and 2002 for these purposes, a total of \$1,904,143 was expended on this work.
- **Phase II**
Of the additional appropriations for the “City Hall Restoration Program” in budget years 2003 (\$12,400,000), 2004 (\$11,200,000) and 2004 (\$8,200,000), a total of \$4,555,853 was expended or encumbered. The work covered by this phase includes costs for architectural/engineering services, tower stabilization/netting, DPW labor costs and other administrative costs.
- **Phase III**
Based upon the conclusions of the engineering reports carried out in the Phase I period of 2000 to 2003, the City Hall restoration project cost was estimated to be \$44 Million in budget year 2003. Additional detailed studies carried out in the Phase II period of 2003 to 2005 resulted in a revised estimated cost of \$43.5 Million in budget year 2005.

However, as a result of the substantially higher than expected bids received in early 2005, the revised estimated total project cost was determined to be \$76,454,169 or \$70,000,000 in addition to the \$6,459,607 expended or encumbered during Phases I and II of the Project. The approved appropriations are noted in the chart below:

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



Appendix C – Partnering Project Goals

PARTNERING PROJECT GOALS

A Partnering session was held with the Contractor, architect, Engineer, Public Works, Monitor, and Wisconsin Regional Training Partnership, the Milwaukee Urban League, BIG STEP, and other interested stakeholders. Those present developed a Mission Statement to guide their actions from project launch through its scheduled completion in 2008.

In addition to the Mission Statement, several project goals were agreed to by all:

- Have a safe project with zero lost time accidents.
- World-class quality and historic restoration.
- Complete project on time and under budget in a manner that is profitable for all.
- Meet or exceed City's diversity goals.
- Maintain a great level of open respectful communication and teamwork.
- Determine and meet all expectations of the stakeholders involved.
- Maintain good public relations.

This report and the following data will focus on efforts of the Construction Team in meetings and the contractual participation program provisions and introduce those volunteer efforts underway that address the spirit of diversity and community inclusion.