

Milwaukee City Hall Historic Building Restoration

Project Status Report thru March 31, 2006



Department of Public Works
Operations Division
Building & Fleet Services

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June 28, 2006

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 first 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

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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

To date the project is on budget and on schedule for completion by November 15, 2008. Through the end of March 2006, no major issues have been identified that could lead to a schedule or a budget adjustment. The future potential for schedule and budget adjustments, either positive or negative, exists due to the current relatively early stage of the construction time-line. Potential schedule and budget adjustments could be caused by any of the following; abnormal climate conditions, concealed or unidentified conditions not covered in the scope of work, city requested additional scope of work (unanticipated at this time), and delays in material procurement.

CURRENT SCHEDULE STATUS

Progress for this reporting period is as follows:

- Police Antenna Relocation 100% complete.
- City Attorney Relocation to Zeidler Municipal Building 100% complete.
- Documentation and field survey 38% complete.
- Copper lantern and dome removal 100% complete.
- Masonry cleaning approximately 50% complete.
- South Tower deconstruction – ongoing.
- Dormer deconstruction/construction – 10% complete.

Three month look ahead for 2006 is as follows:

- Terra cotta, brick, and mockup approvals.
- Documentation and field survey – ongoing.
- Masonry cleaning - ongoing.
- Deconstruction/Construction of South Tower
- Dormer construction – ongoing.
- Cross gable demolition and repairs

Twelve month construction schedule for period between July 1, 2005 and June 30, 2006:

- See Appendix - C- Project Schedule Gant Chart

CURRENT BUDGET STATUS

This report addresses all costs incurred through March 31, 2006, which totals \$18,292,745 or 25% of the project budget of \$76,454,169. The detail supporting this information can be found in Appendix A-Cost Summaries.

Of the \$6,454,196 Phases I and II budgeted costs encumbered from January 1, 2000 through June 30, 2005, a balance of \$1,173,368 for architectural/engineering services remains to be expended.

Of the \$70,000,000 Phase III committed project budgeted funds, 19% or \$12,876,860 has been incurred through March 31, 2006.

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

JPC approved change orders, total credit of **(\$453,137.00)**, as follows:

- Modification of Mock Up Specification
- Modification of Material Salvaging Requirement
- Modification of Clock Glass Warranty

JPC potential change orders, total of **\$643,430**, as follows:

- Steel for South Tower 10th Floor scaffold
- Modification of 20 Dormers

Balance of contingency after approved/potential changes is **\$5,809,664**.

In addition, **\$1,173,368** of Phase III budgeted costs for design services and other consultants/other contractors/miscellaneous costs have yet to be committed. All remaining uncommitted and credit change orders could be added to the current **\$5,809,664** contingency.

BUDGET EVOLUTION/FUNDING HISTORY

The development of the total approved project budget of \$76,459,607 comprises three (3) distinct phases of funding, as follows:

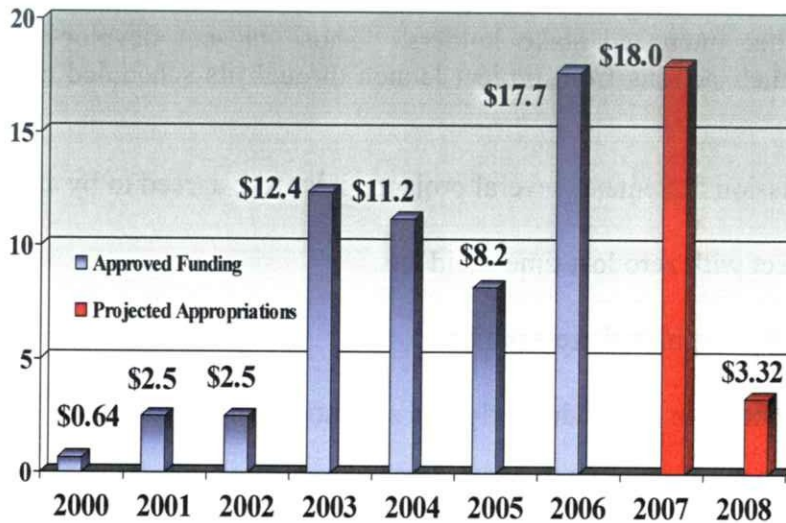
- Phase I
A special account known as “City Hall Restoration Program” was created in Budget Year 2000 to maintain the structural integrity, prevent further deterioration and maintain City Hall’s visual appearance. This program was established with a multiple year funding strategy to replace roof components, 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 \$76,459,607, or \$70,000,000 in addition to the \$6,459,607 expended or encumbered during Phases I and II of the Project. Cash flow projections indicate that future appropriations of \$18.0 Million in 2007 and \$3.32 Million in 2008 will be required to complete the project in addition to the approved appropriations as noted in the following chart.

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



PARTICIPATION PROGRAM STATUS

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

J. P. Cullen & Sons, Inc. is required to submit monthly EBE payment reports and quarterly reports documenting RPP and apprenticeship utilization compliance. The company’s quarterly reporting commenced with the month labor was first deployed on the project – August, 2005. Thus, project quarters conclude in the months of October, January, April and July. Complete data for the project quarter ending in April 30, 2006 was provided to Prism Technical Management & Marketing Services by May 31, 2006; Prism is currently analyzing this data.

The analysis that follows is an interim report, between official recording and reporting periods, and focuses on efforts of the Construction team to meet the contractual participation program provisions and those volunteer efforts underway that address the spirit of diversity and community inclusion.

A Partnering session was held with the Contractor, Architect, Engineers, Public Works, Monitor, and the Wisconsin Regional Training Partnership, the Milwaukee Urban League, BIG STEP, and other interested stake holders. 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 team work.
- 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 meeting the contractual participation program provisions and introduce those volunteer efforts underway that address the spirit of diversity and community inclusion.

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



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

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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

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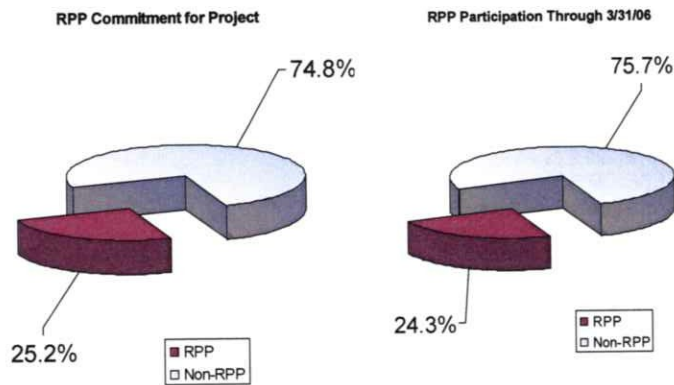
MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

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	Provided by Contractor
Total Hours to date	45,391.50	10.7% of Projected total
RPP Requirement for entire project (25%)	106,047.00	Based upon Total Projected Hours
RPP Goal Established by J.P. Cullen & Sons, Inc.	106,983.00	25.22% 70-man-years
RPP Hours Credited to date	11,012.50	24.3% of current total
Project Apprenticeship Requirements in selected Trades	10,000.00	2.4% of Projected total
Apprenticeship Hours in selected Trades to date	85.5	0.2% of current total
Project Performance – Voluntary Efforts		
Total Hours worked by Minorities (RPP and otherwise) to date	13,184.75	29.1% of current total
Total Hours worked by Apprentices to date	3,783.00	8.3% of current total

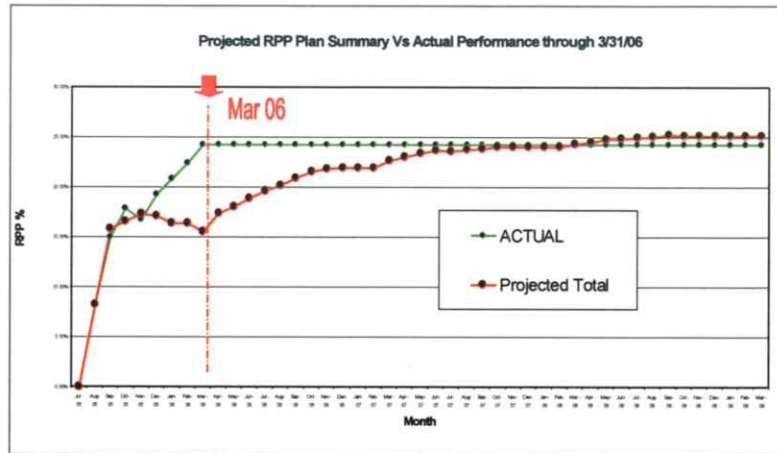
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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



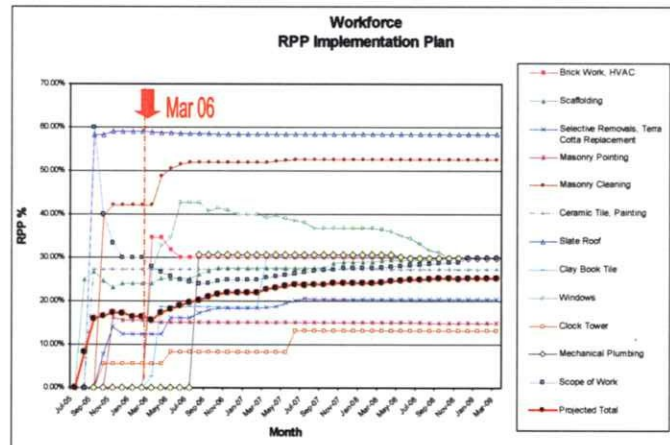
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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



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For large scale RPP Plan see Appendix B

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

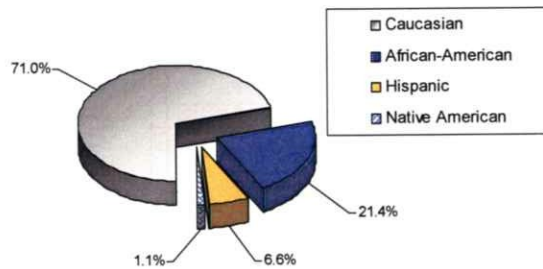
APPRENTICESHIP PERFORMANCE
Through 3/31/06

- 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

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

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



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

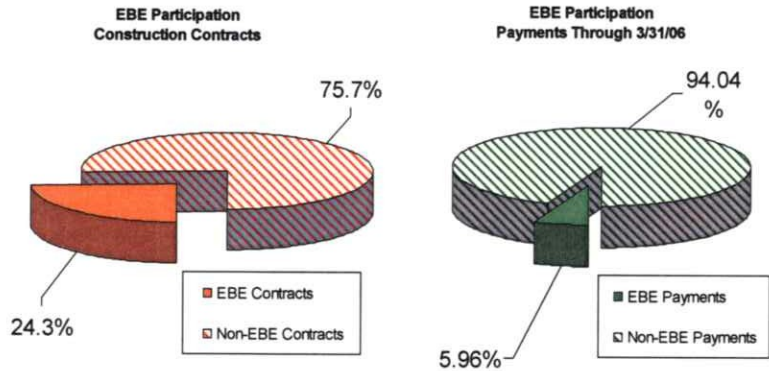
CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 12/31/05

Project Requirements, Contracts and Performance	Values	Comment
Total Projected Cost	\$ 59,927,218	
Total Payments to date	10,952,883	18.3% of project based upon contractor Draw requests
EBE requirement 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	652,958.25	5.96%

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

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

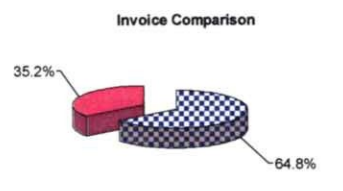
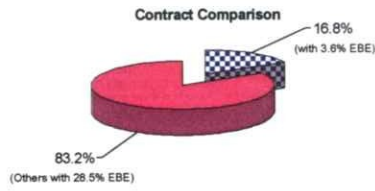


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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

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

 Scaffolding
  All Other Project Scopes

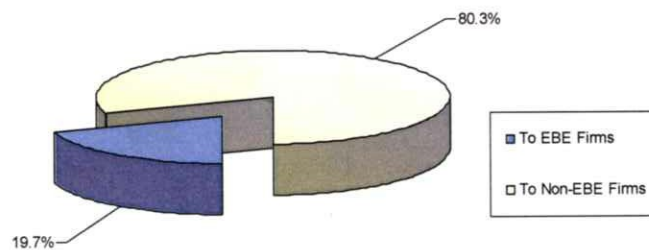


Total Project	\$59,927,218	100.0%	Total Project
All EBE Contracts	14,584,129	24.3%	Of Project Total
Scaffolding Contracts	10,050,305	16.8%	Of Project Total
Total Project Less Scaffolding	49,876,913	83.2%	Of Project Total
EBE Scaffolding Contract Total	358,849	3.6%	Of Scaffolding Total
EBE for Project 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%	Of Scaffolding Contracts Of Total Project Invoices

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Professional Service Contract Payments Through 3/31/06



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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

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Appendix A-Cost Summaries

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
COST SUMMARY AS OF 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 & Schedule Reference	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
A	General Contractor J.P. Cullen & Sons	\$ 59,927,218	59,927,218	(453,137)	59,474,081	453,137	643,473	60,117,554	(190,336)	20%	11,801,250	47,672,831	48,316,304
B	Architectural / Engineering Services Engberg Anderson Design Partnership Team	1,206,000	-	-	-	1,206,000	1,206,000	1,206,000	-	0%	-	-	1,206,000
C	Other Consultants/Other Contractors/Miscellaneous Costs	2,106,782	1,597,384	-	1,597,384	509,398	-	1,597,384	509,398	54%	859,140	738,244	738,244
D	City of Milwaukee Department of Public Works Administration and Inspection	760,000	760,000	-	760,000	-	-	760,000	-	28%	216,469	543,531	543,531
E	Construction Contingency	6,000,000	6,000,000	-	5,546,863	-	-	6,319,062	-	0%	-	5,546,863	6,319,062
	Total Phase III Project Costs (Costs Paid or Encumbered from July 1 to December 31, 2005)	\$ 70,000,000	68,284,602	(453,137)	67,378,328	2,168,535	1,849,473	70,000,000	319,062	19%	12,876,860	54,501,468	57,123,140
F	Total Phase II Project Costs (Costs Paid and Encumbered from December 9, 2002 to June 30, 2005)	\$ 4,550,026	4,162,416	522,694	4,685,110	(135,084)	-	4,685,110	(135,084)	75%	3,511,742	1,173,368	1,173,368
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)	\$ 76,454,169	74,351,161	69,557	73,967,581	2,033,451	1,849,473	76,589,253	183,978	25%	18,292,745	55,674,836	58,296,508



M. L. Tharps & Associates

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/J	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	-	19%	7,416,856	32,384,798	32,384,798
2	Bid 200A - West (7th Floor Up)	5,625,846	5,625,846	-	5,625,846	-	-	5,625,846	-	24%	1,372,279	4,253,567	4,253,567
3	Bid 300A West (7th Floor Down)	2,501,227	2,501,227	-	2,501,227	-	-	2,501,227	-	19%	480,128	2,021,099	2,021,099
4	Bid 200B East (7th Floor Up)	4,663,133	4,663,133	-	4,663,133	-	-	4,663,133	-	25%	1,169,658	3,493,475	3,493,475
5	Bid 300B East (7th Floor Down)	2,586,298	2,586,298	-	2,586,298	-	-	2,586,298	-	15%	393,877	2,192,421	2,192,421
6	Bid 200C North (7th Floor Up)	2,685,911	2,685,911	-	2,685,911	-	-	2,685,911	-	28%	756,085	1,929,826	1,929,826
7	Bid 300C North (7th Floor Down)	1,228,582	1,228,582	-	1,228,582	-	-	1,228,582	-	17%	212,367	1,016,215	1,016,215
8	Bid 200D Roof	834,567	834,567	-	834,567	-	-	834,567	-	0%	-	834,567	834,567
9	Change Orders	-	-	(453,137)	(453,137)	453,137	643,473	190,336	(190,336)	0%	-	(453,137)	190,336
	Total	\$59,927,218	59,927,218	(453,137)	59,474,081	453,137	643,473	60,117,554	(190,336)	20%	11,801,250	47,672,831	48,316,304

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
 ENGBERG ANDERSON DESIGN PARTNERSHIP TEAM 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	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 MARCH 31, 2006**

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/J	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 & Heger	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

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
DPW ADMINISTRATION & INSPECTION 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=J/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	-	95%	31,363	(31,363)	1,637
2	Construction Administration Professional (071D)	400,000	400,000	-	400,000	-	-	400,000	-	33%	130,816	(130,816)	269,184
3	Construction Administration Inspection (071E)	327,000	327,000	-	327,000	-	-	327,000	-	17%	54,290	(54,290)	272,710
	Total	760,000	760,000	-	760,000	-	-	760,000	-	28%	216,469	(216,469)	543,531

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
CONSTRUCTION CONTINGENCY SUMMARY - PHASE III
JULY 1, 2005 TO MARCH 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)	643,473		5,809,664			
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)	643,473	-	5,809,664	-	-	-

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
PHASE II COST SUMMARY
COSTS FROM DECEMBER 9, 2002 TO JUNE 30, 2005**

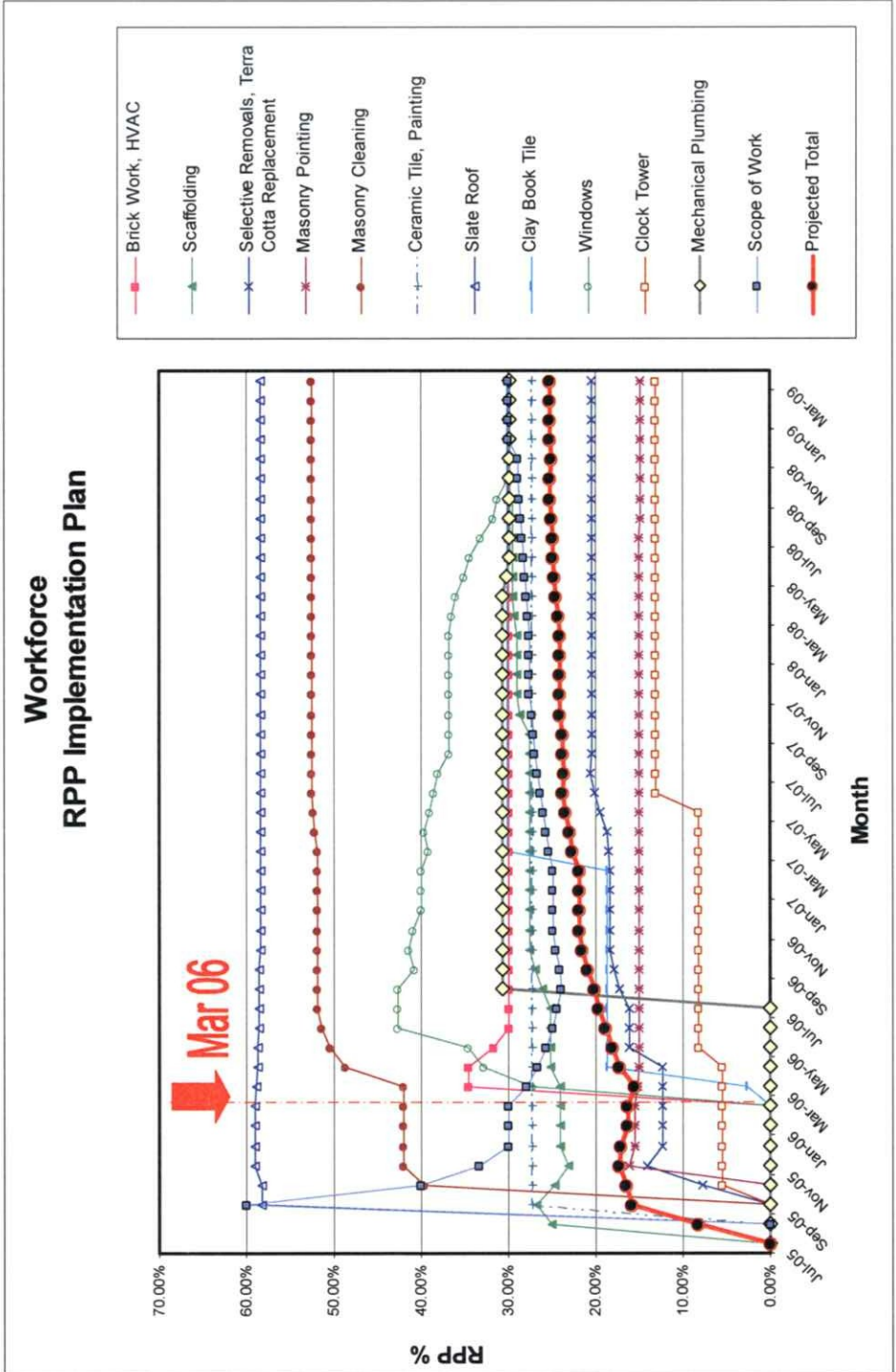
A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=L-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget vs. Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	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	522,694	4,163,609	(135,084)	-	4,163,609	(135,084)	72%	2,990,241	1,173,368	1,173,368
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	522,694	4,685,110	(135,084)	-	4,685,110	(135,084)	75%	3,511,742	1,173,368	1,173,368
***	Costs from December 9, 2002 through March 31, 2006 contracted prior to Phase III.												

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
PHASE I COST SUMMARY
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	-	-

Appendix B-Large Scale RPP Implementation Plan

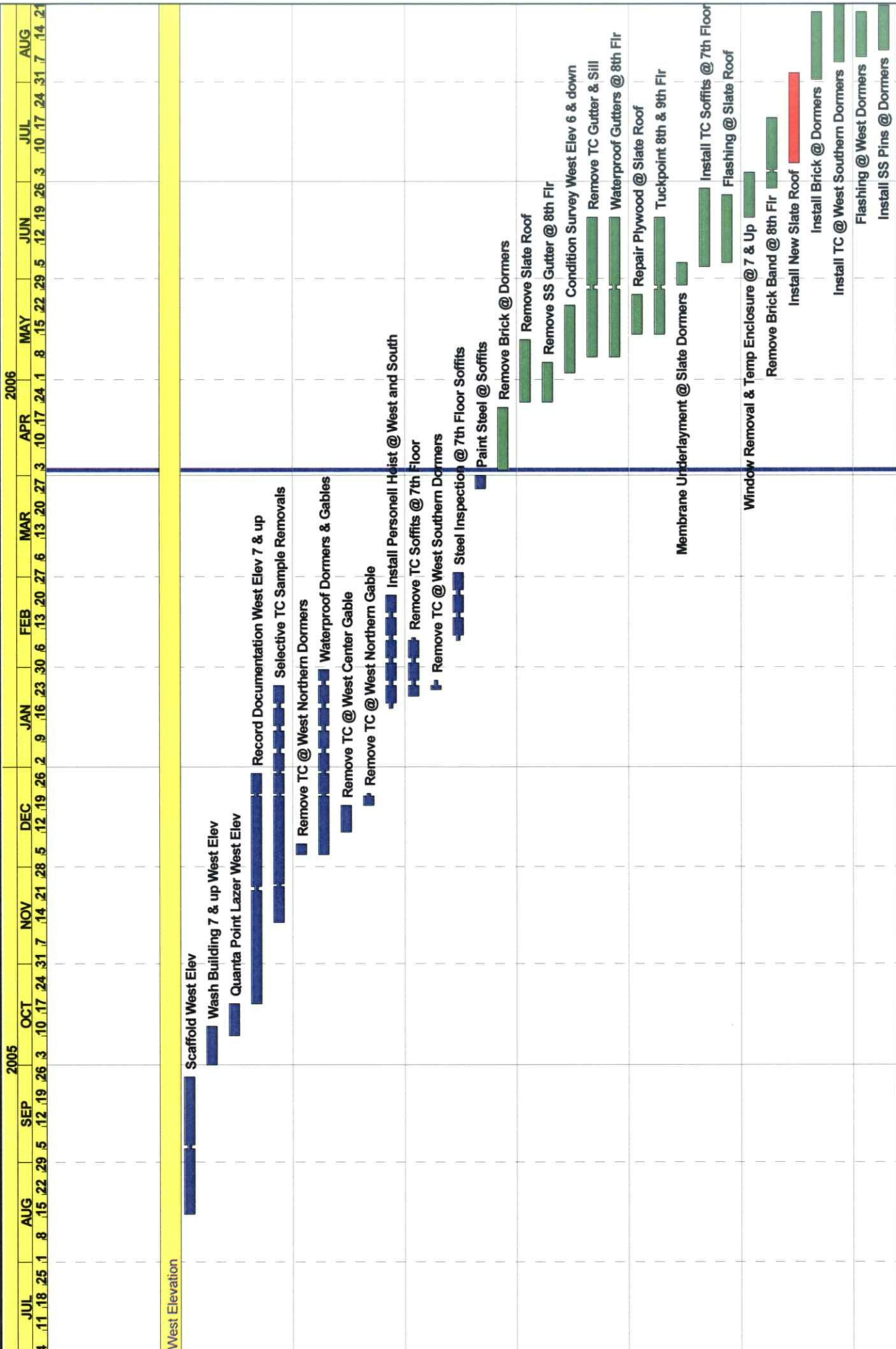
MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



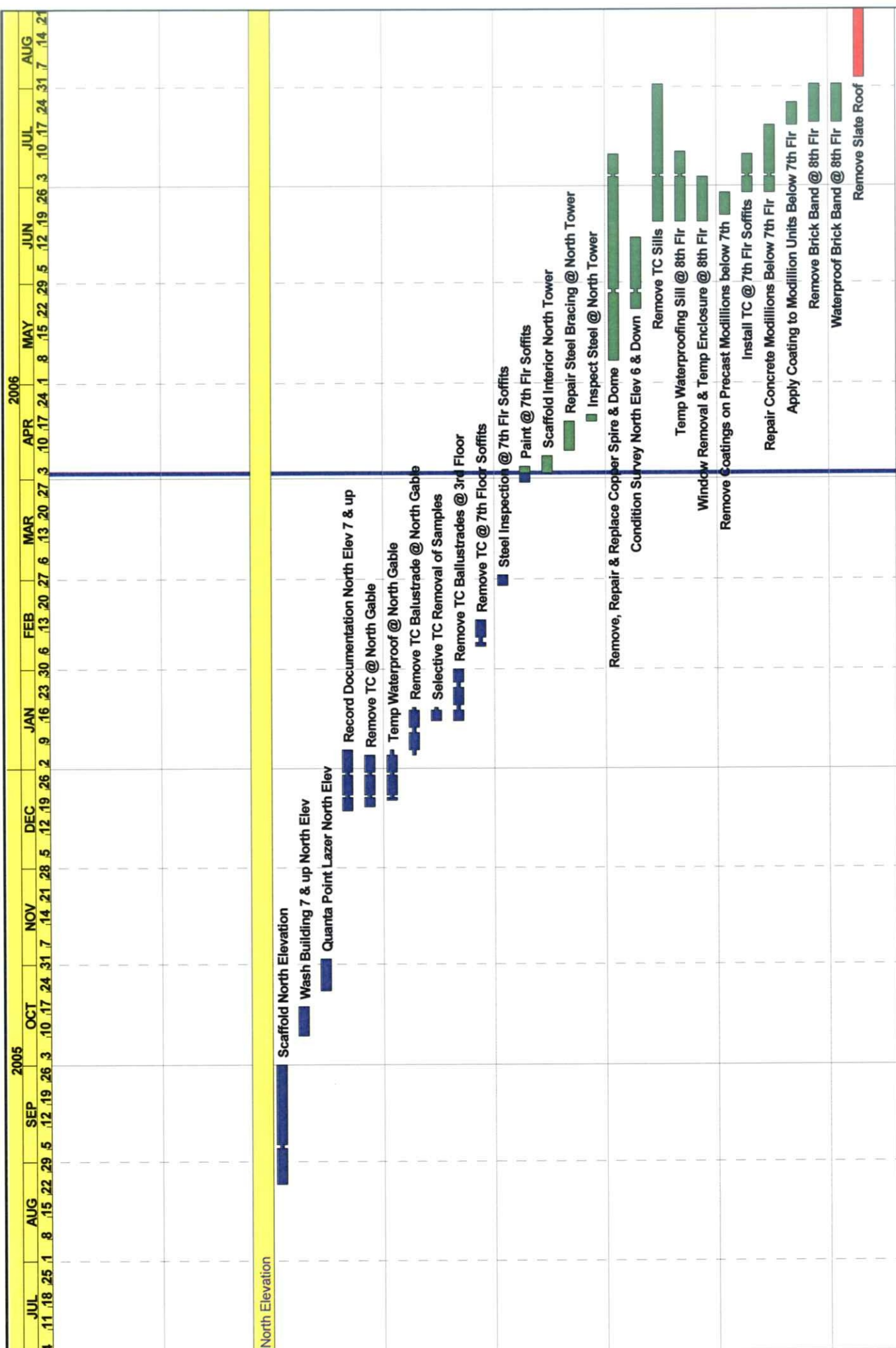
Appendix C-Project Schedule Gant Chart (7-1-05 thru 6-30-06)

		2006																																	
		JUL		AUG		SEP		OCT		NOV		DEC		JAN		FEB		MAR		APR		MAY		JUN		JUL		AUG							
		4	11	18	25	1	8	15	22	29	5	12	19	26	3	10	17	24	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21
Project		<ul style="list-style-type: none"> ■ Signed Contract ■ Preconstruction Meeting #2 ■ Relocate Bus Stop ■ Approval & Sidewalk Shut Down For Test Cleaning ■ City Release Site ■ Remove Light Poles ■ Partnering Meeting ■ Approve Test Wash Locations ■ Storage Trailers ■ Tree Removals & Masonry Planter ■ Porta Toilets ■ Market Street Shut Down ■ Office Complex ■ Site Fencing ■ Office Dumpsters Delivered ■ Clear Out Vaults for Shoring ■ Small Tree Removal ■ Signage on Site Fence ■ Lunch Trailers ■ Mobilize ■ Establish Benchmarks ■ Temp Elect Power Generator ■ Test Cleaning ■ Sidewalk Canopy ■ Lighting @ Canopy ■ Remove Exist Sidewalk Canopy ■ Engineered Scaffold Drawings ■ Remove Sample Brick ■ Shore Vaults for Scaffold ■ Select TC Color Sample ■ Submit Job Sign Approval ■ Form & Pour Conc Hoist Pads ■ Investigate Pipe Elect Thru Tunnel ■ Install Job Site Sign 																																	
Submittals		<ul style="list-style-type: none"> ■ Submittal Start Date ■ Approve Temporary Struct Steel Procedure 																																	

Start Date Finish Date Printed Run Date	July 29th, 2005 December 15th, 2008 19JUN06 09:54	J. P. Cullen & Sons, Inc. Milwaukee City Hall Restoration	CHR1 Early Bar Progress Bar Critical Activity
© Primavera Systems, Inc.		Date Revision Checked Approved	



2005		2006											
JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
4	11	18	25	1	8	15	22	29	5	12	19	26	3
West Elevation													
Scaffold West Elev													
Wash Building 7 & up West Elev													
Quantita Point Lazer West Elev													
Record Documentation West Elev 7 & up													
Selective TC Sample Removals													
Waterproof Dormers & Gables													
Remove TC @ West Northern Dormers													
Remove TC @ West Center Gable													
Remove TC @ West Northern Gable													
Install Personell Hoist @ West and South													
Remove TC Soffits @ 7th Floor													
Remove TC @ West Southern Dormers													
Steel Inspection @ 7th Floor Soffits													
Paint Steel @ Soffits													
Remove Brick @ Dormers													
Remove Slate Roof													
Remove SS Gutter @ 8th Fir													
Condition Survey West Elev 6 & down													
Remove TC Gutter & Sill													
Waterproof Gutters @ 8th Fir													
Repair Plywood @ Slate Roof													
Tuckpoint 8th & 9th Fir													
Membrane Underlayment @ Slate Dormers													
Install TC Soffits @ 7th Floor													
Flashing @ Slate Roof													
Window Removal & Temp Enclosure @ 7 & Up													
Remove Brick Band @ 8th Fir													
Install New Slate Roof													
Install Brick @ Dormers													
Install TC @ West Southern Dormers													
Flashing @ West Dormers													
Install SS Pins @ Dormers													
Date													
Revision													
Checked													
Approved													
J. P. Cullen & Sons, Inc.													
Milwaukee City Hall Restoration													
CHR1													
Early Bar													
Progress Bar													
Critical Activity													
Start Date	July 29th, 2005												
Finish Date	December 15th, 2008												
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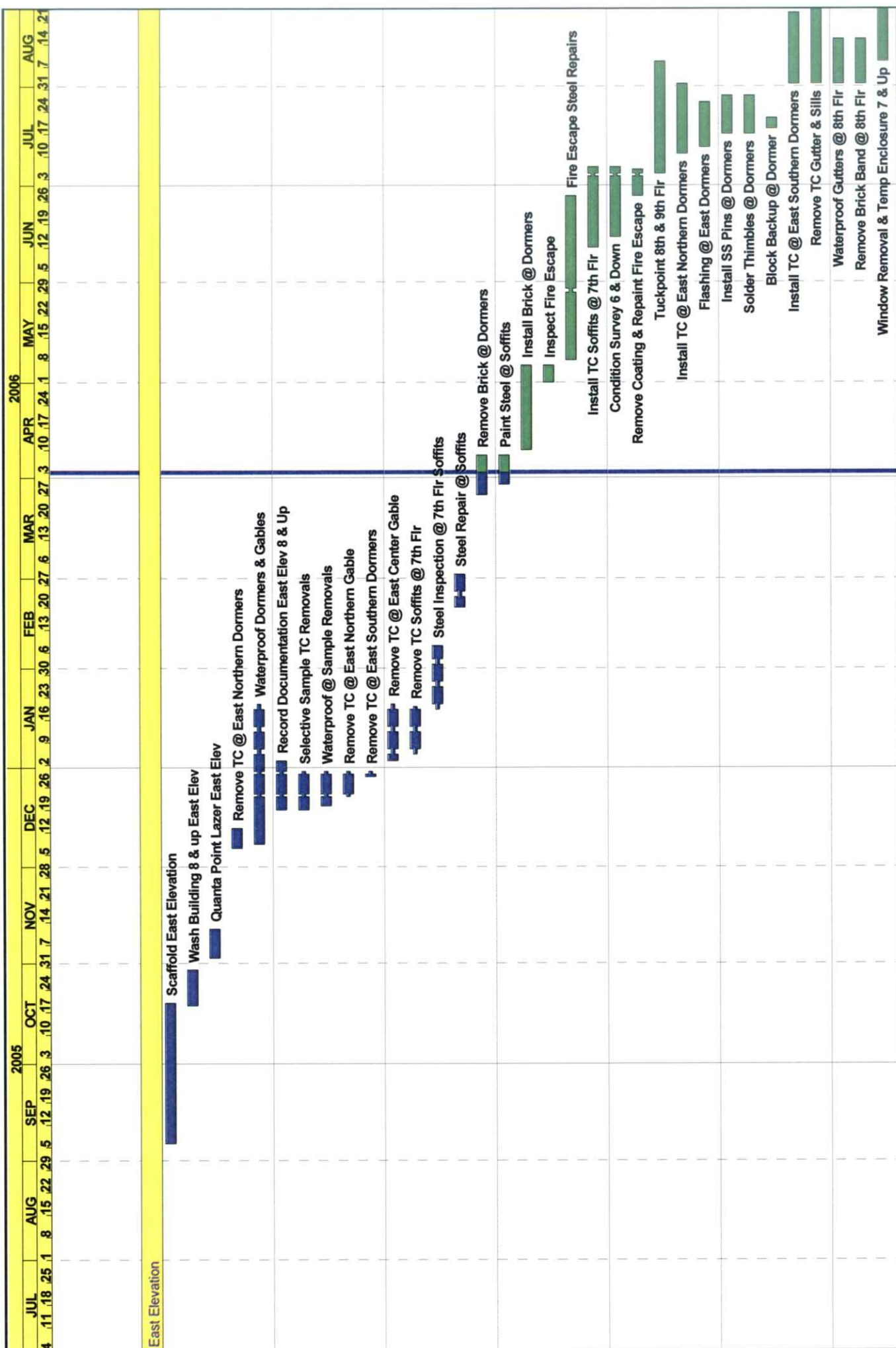


Date	Revision	Checked	Approved

Start Date	July 29th, 2005	CHR1 Early Bar Progress Bar Critical Activity
Finish Date	December 15th, 2008	
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2005		2006												
JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	
4	11	18	25	1	8	15	22	29	5	12	19	26	3	
East Elevation														
Scaffold East Elevation														
Wash Building 8 & up East Elev														
Quantia Point Lazer East Elev														
Remove TC @ East Northern Dormers														
Waterproof Dormers & Gables														
Record Documentation East Elev 8 & Up														
Selective Sample TC Removals														
Waterproof @ Sample Removals														
Remove TC @ East Northern Gable														
Remove TC @ East Southern Dormers														
Remove TC @ East Center Gable														
Remove TC Soffits @ 7th Fir														
Steel Inspection @ 7th Fir Soffits														
Steel Repair @ Soffits														
Remove Brick @ Dormers														
Paint Steel @ Soffits														
Install Brick @ Dormers														
Inspect Fire Escape														
Fire Escape Steel Repairs														
Install TC Soffits @ 7th Fir														
Condition Survey 6 & Down														
Remove Coating & Repaint Fire Escape														
Tuckpoint 8th & 9th Fir														
Install TC @ East Northern Dormers														
Flashing @ East Dormers														
Install SS Pins @ Dormers														
Solder Thimbles @ Dormers														
Block Backup @ Dormer														
Install TC @ East Southern Dormers														
Remove TC Gutter & Sills														
Waterproof Gutters @ 8th Fir														
Remove Brick Band @ 8th Fir														
Window Removal & Temp Enclosure 7 & Up														

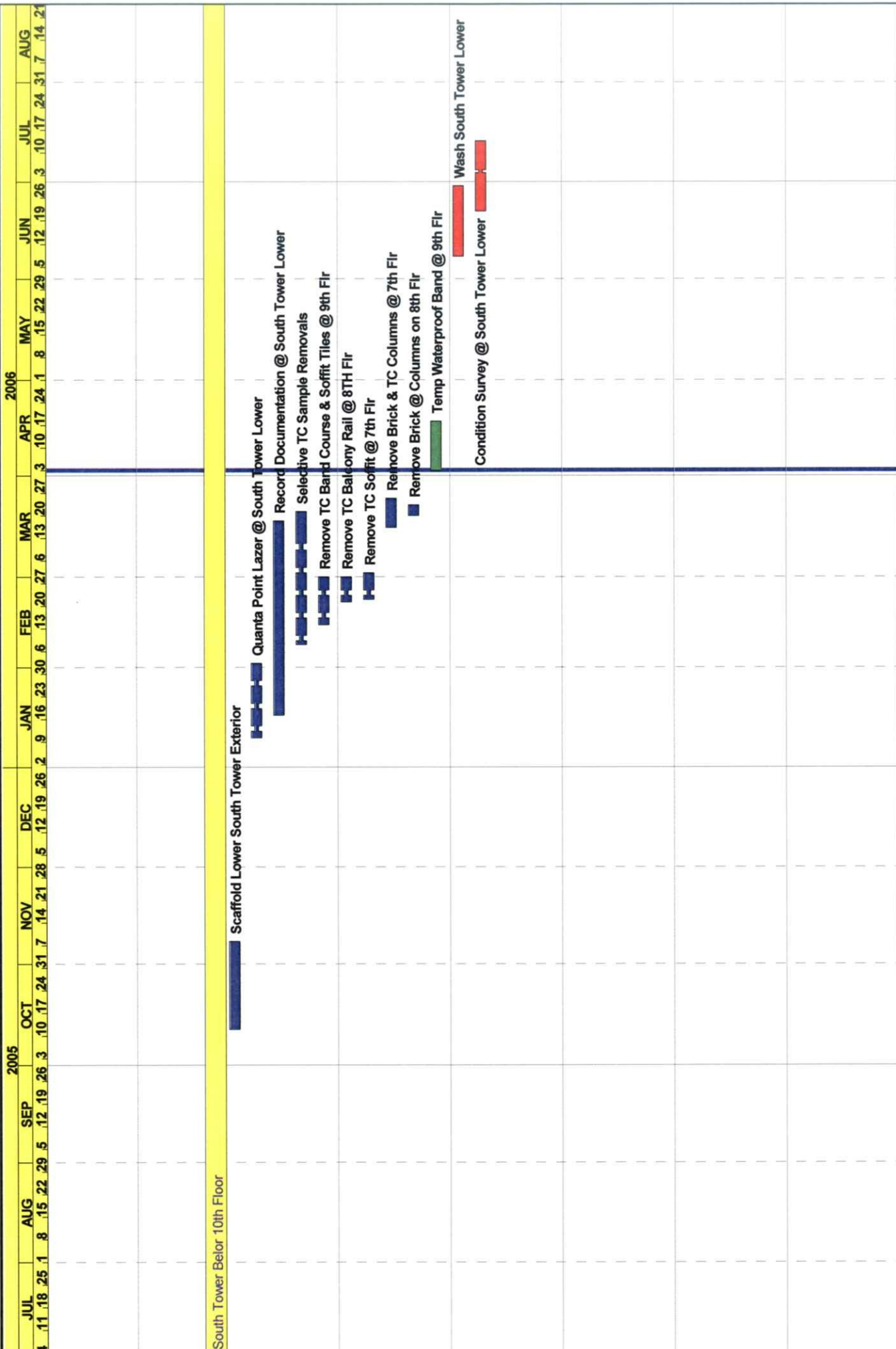
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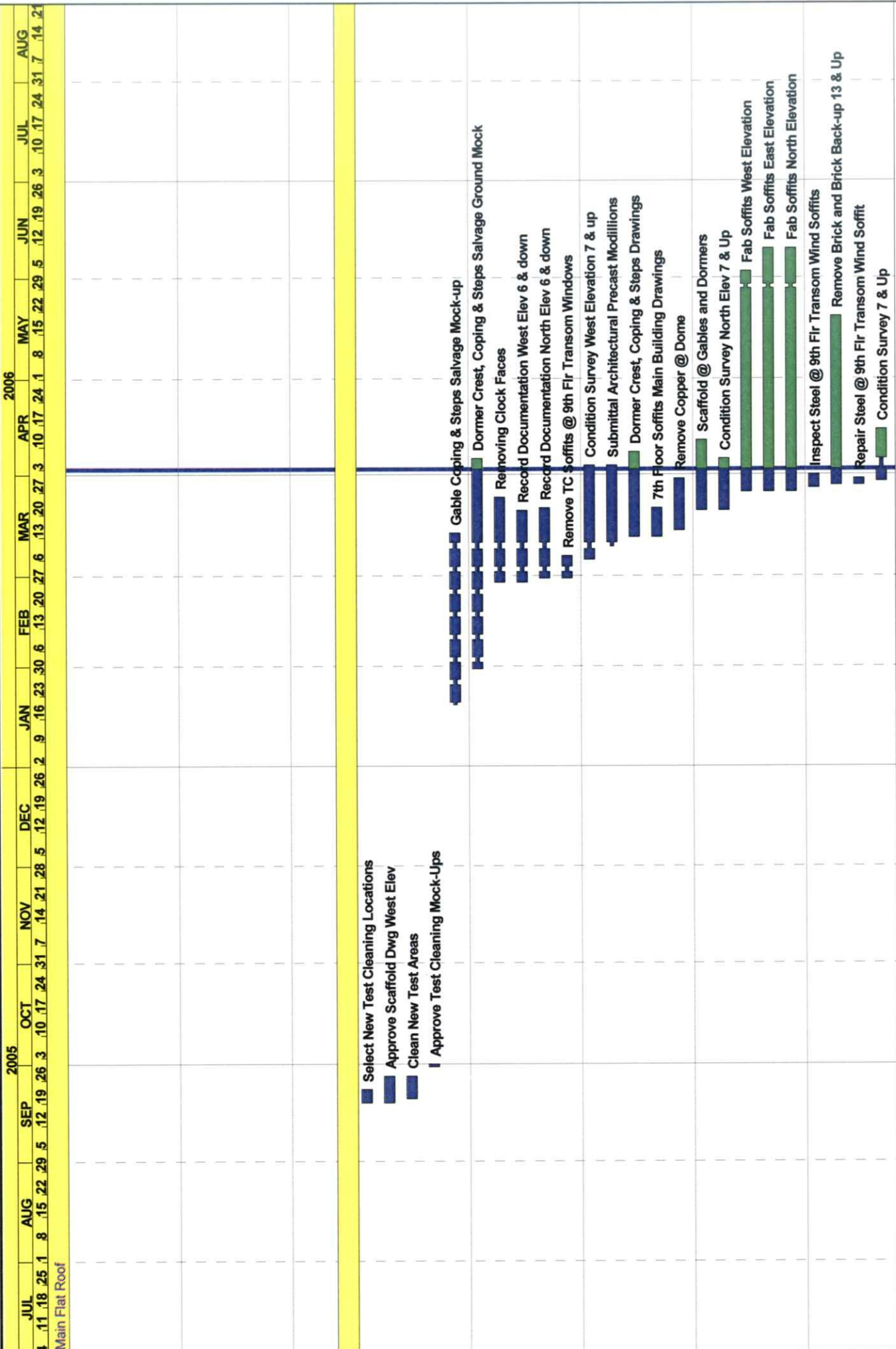


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CHR1

Early Bar
 Progress Bar
 Critical Activity

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Legend:
█ Early Bar
█ Progress Bar
█ Critical Activity

Start Date: July 29th, 2005
Finish Date: December 15th, 2008
Printed Run Date: 19JUN06 09:54

Client: J. P. Cullen & Sons, Inc.
Project: Milwaukee City Hall Restoration

Revision: _____
Date: _____

Checked: _____
Approved: _____

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