



Department of Public Works

Jeffrey J. Mantes
Commissioner of Public Works

James P. Purko
Director of Operations

TO: Tom Barrett, Mayor
Members of the Common Council

FROM: Jeffrey J. Mantes *JJM*
Commissioner of Public Works

DATE: March 3, 2006

RE: City Hall Historic Restoration Project

Attached for your information is a first of a series of quarterly status reports regarding the Milwaukee City Hall Historic Restoration Project relating to File No. 050552 to be heard at the March 8, 2006 Public Works Committee.

If you have any question, feel free to contact me.

JJM:GK:ph

c: Patrick Curley, Mayor's Office
Rhonda Kelsey, Mayor's Office
Ronald Leonhardt, City Clerk
Barry Zelben, LRB
Marianne Walsh, LRB
W. Martin Morics, Comptroller
Mark Nicolini, Budget Director
Chris Martin, EOE Office
Chuck Engberg, Engberg Anderson
Jim Otto, Engberg Anderson
Larry Rocolle, J.P. Cullen
Terry Watson, J.P. Cullen
Randy Crump, Prism Technical
Ed Stritch, Concord/Tarps

Milwaukee City Hall Historic Building Restoration

Project Status Report

March 8, 2006



**Department of Public Works
Operations Division
Building & Fleet Services**

**841 NORTH BROADWAY
MILWAUKEE, WISCONSIN 53202**



**THE CONCORD GROUP
241 N. Buffalo Street
Suite 302
Milwaukee, WI. 53202**

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

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

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.

INTRODUCTION

The Concord Group, in association with its EBE joint venture partner, the CPA firm of M. L. Tharps & Associates, was engaged by the City of Milwaukee in early November, 2005 to perform construction audit and advisory services for the historic restoration of City Hall. The primary focus of these services is to monitor and report on the status of the project budget and the progress of the work.

Over the past few months since our engagement, we have worked closely with the Department of Public Works to understand the scope of the project, compile and verify the project costs encumbered and expended through December 31, 2005, and establish the tracking and reporting formats for the detailed costs of all elements linked to an executive summary for the major project components.

CURRENT SCHEDULE STATUS

The construction contract was awarded to J.P. Cullen & Sons on July 15, 2005 on the basis of a construction duration of forty (40) months leading to an expected completion date no later than November 15, 2008.

Construction progress to date is as follows:

- Mobilization 100%
- Scaffolding 100%
- Control documentation and field surveys 35%
- Terra cotta sample removals for reproduction 60%
- Clock on south face of tower removed.

Three month look ahead for 2006 is as follows:

- Complete documentation and field surveys
- Removal of the copper lantern and dome
- Cross gable demolition and repairs
- Tower clock gable deconstruction

- Work on the 8th floor banding course

To date the project is on schedule and no major issues have been identified that could lead to a schedule adjustment. The future potential for schedule adjustments, either positive or negative, exists due to the current relatively early stage of the construction timeline. Potential schedule adjustments could be caused by any of the following:

- Abnormal climatic conditions
- Concealed or unidentified conditions not covered in the contracted scope of work
- City requested additional scope of work
- Delays in material procurement.

CURRENT BUDGET STATUS

The project budget to be monitored comprises all costs committed to the project from January 1, 2000 through June 30, 2005, totaling \$6,459,607, in addition to the \$70,000,000 committed to the project by a cooperation agreement between the Redevelopment Authority of the City of Milwaukee and the City of Milwaukee, executed on June 9, 2005, for a total approved project budget of \$76,459,607.

This report addresses all costs incurred through December 31, 2005, which totals \$15,054,154, or 20% of the project budget of \$76,459,607. The detail supporting this information can be found in Appendix A1-7

Of the \$6,459,607 Phases I and II budgeted costs encumbered from January 1, 2000 through June 30, 2005, a balance of \$1,204,522 for architectural/engineering services remains to be expended.

Of the \$70,000,000 Phase III additionally committed project budgeted funds, 14% or \$9,799,069 has been incurred through December 31, 2005.

The construction contingency of \$6,000,000 is 100% intact and potentially will increase by \$204,000 if a credit change order for revisions to the masonry mock-up panels and clock specifications is approved. In addition, \$1,379,577 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 will be added to the current \$6,000,000 contingency.

There are currently no known major issues which could adversely affect the project budget.

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, tuckpoint 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 \$5,000,000 approved in 2001 and 2002 combined for these purposes, a total of \$1,904,143 was expended on this work.

- Phase II

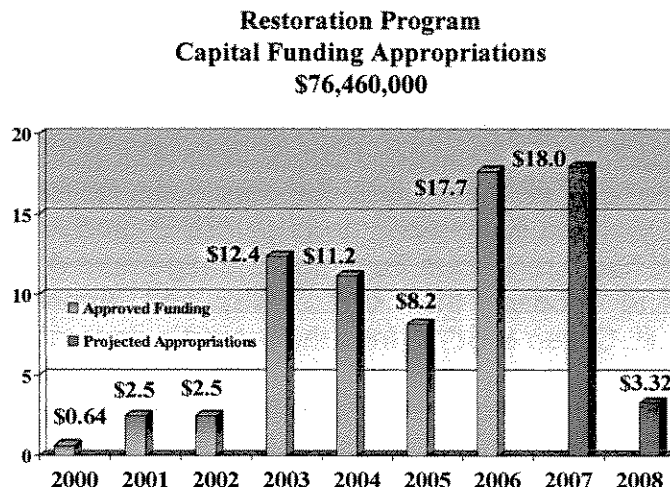
Of the additional appropriations for the "City Hall Restoration Program" in budget years 2003 (\$12,400,000), 2004 (\$11,200,000), and 2004 (\$8,200,000), a total of \$4,555,853 was expended. The work covered by this expenditure included costs for architectural/engineering services, tower stabilization/netting, 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 \$76,459,609, or \$70,000,000 in addition to the

\$6,459,607 encumbered during Phases I and II of the Project. Cash flow projections indicate that future appropriations of \$18 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 chart below:



The following scope of work is not part of the budgeted \$76,459,607:

- **City Hall Sidewalk Replacement and Foundation Work:** A separate account "City Hall Hollow Walk Replacement Program" was established in the 2003 Capital Improvements Plan that recognized the need to address leakage problems and structural deterioration of the vaulted walks, repair deteriorating wood piling foundation, and replacement of cracked sidewalks around City Hall. The 2003-2008 plan included \$5,000,000 in 2006 to fund this work. Program funding for this work has been suspended through 2008 until the restoration project is completed.
- **Interior Work/Alterations and Building System Replacements:** Any interior work, except for minor repair work relating to window replacements, is not included in this project. Any remodeling alterations to the building's interiors and building operating system such as HVAC, fire life/safety, and electrical are funded through pre-existing capital improvement programs and annual operation and maintenance funding sources.

ISSUES

- Through the end of 2005 there were no major issues that could impede the progress of the work or negatively affect the budget. The project is currently within the budget and on schedule

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 compliance. The company's quarterly reporting commenced with the month labor was first deployed on the project – August, 2005. Thus, the initial quarterly report of the general contractor (and subsequent report by the Project Monitor) included data from the months of August, September, and October, 2005. The second quarter concluded on January 31, 2006. Complete data for the second quarter was provided to Prism Technical Management & Marketing Services by February 22, 2006; Prism is currently analyzing this data.

The analysis that follows is an interim report, between official recording and reporting periods.

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 12/31/05

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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 12/31/05

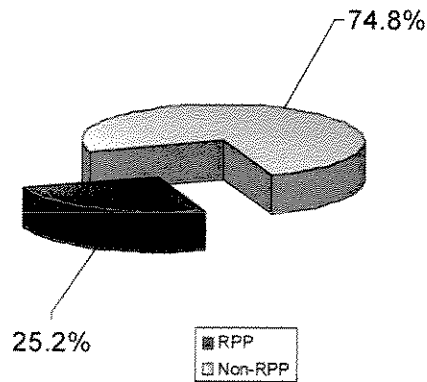
Project Requirements, Projections and Performance	Man-Hours	Comment
Total Projected Hours for Project	424,188.00	Provided by Contractor
Total Hours to date	26,767.25	6.3% of Projected total
RPP Requirement for entire project (25%)	106,047.00	Based upon Total Projected Hours
RPP Goal Established by J.P. Cullen & Sons, Inc.	106,983.00	25.22%, 70-man-years
RPP Hours Credited to date	3,906.00	14.6% of current total
RPP Hours Reported by Contractor to date ¹	5,243.00	19.6% of current total - missing documentation prevents counting all hours.
Project Apprenticeship Requirements in selected Trades	10,000.00	2.4% of Projected total
Apprenticeship Hours in selected Trades to date	83.00	0.3% of current total
Project Performance - Voluntary Efforts		
Total Hours worked by Minorities (RPP and otherwise) to date	6,829.75	25.5% of current total
Total Hours worked by Laborer Apprentices to date	2,237.00	8.4% of current total

¹ The hours shown include workers reported as RPP who reside in the CDBG area, but are lacking proper documentation.

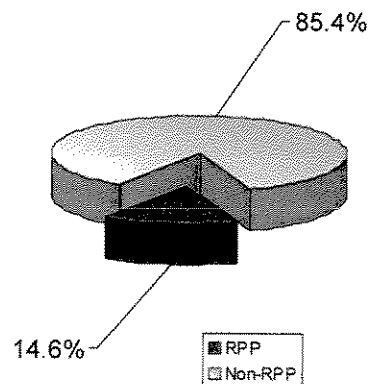
3

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

RPP Commitment for Project

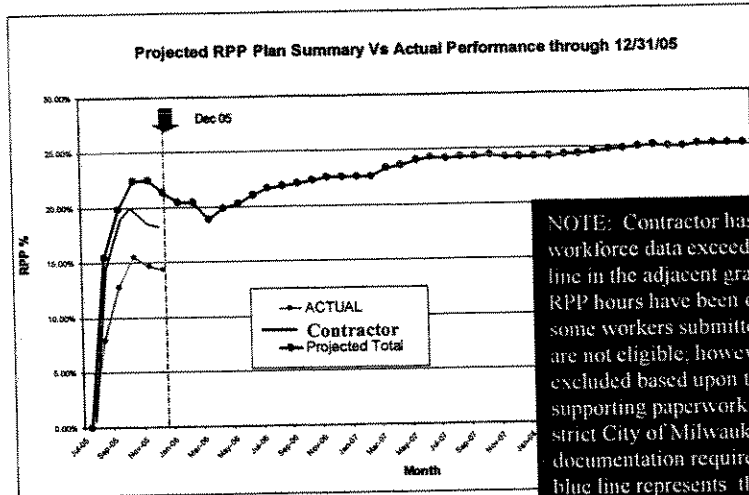


RPP Participation Through 12/31/05



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

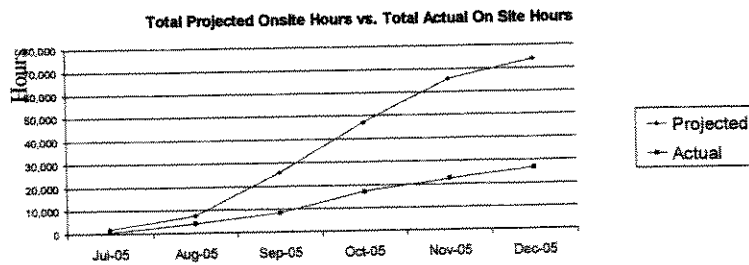


MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Issues Impacting Residency Preference Program Performance As Of 12/31/05

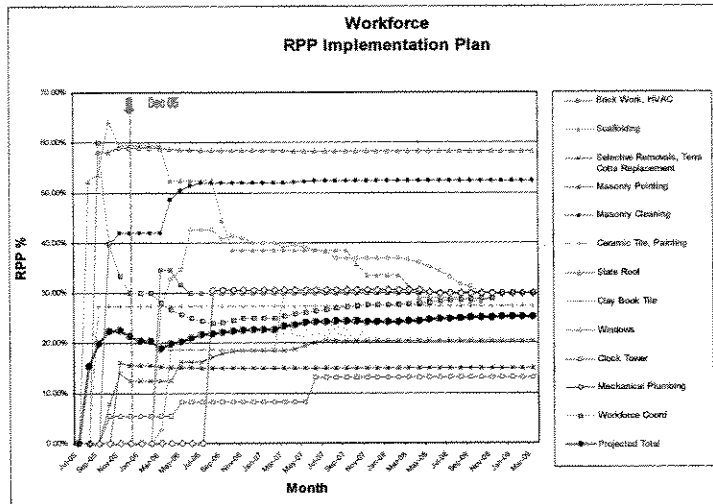
Contractor Projected to have 21.45% Resident Participation by 12/31/05 but achieved only 14.6%

- Project awarded in May 2005 but construction trades were not onsite until Sep 2005. Contractor's Implementation Plan® may have been too aggressive, too early.
- The onset of early cold temperatures and snow in 2005-06 winter slowed scaffold erection and reduced the work schedule (especially for RPP and lesser experienced workers) although milder temperatures prevailed in mid-winter.
- Scaffolding Contractor did not take advantage of agency hired to assist with RPP.



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



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For larger scale see Appendix B- 1

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

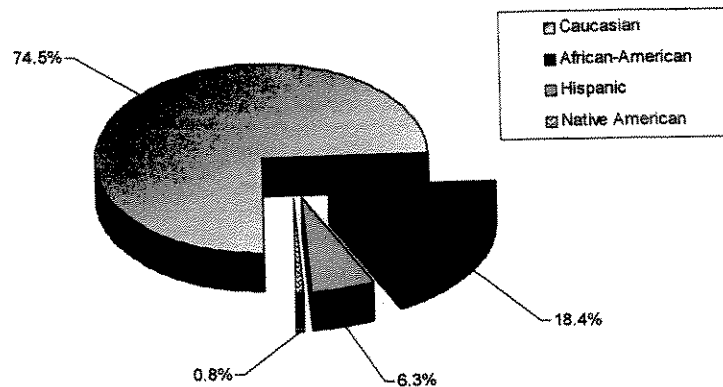
APPRENTICESHIP PERFORMANCE Through 12/31/05

- J.P. Cullen & Sons, Inc. Estimated Total Project Hours: 424,188 hours
- Total Workforce Hours To Date: 26,767.25 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: 83 hours
- Apprenticeship Training In Non-Specified Trades to date: 2,237 hours (Laborers)

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Breakdown of On Site Hours Worked by Race Through 12/31/05



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

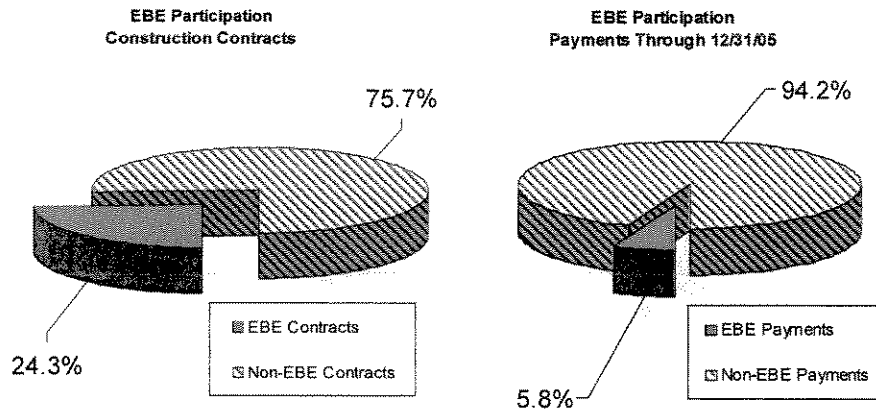
CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 12/31/05

Project Requirements, Contracts and Performance	Values	Comment
Total Projected Cost	\$ 59,927,218	
Total Payments to date	8,145,005	13.6% 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	473,609	5.8%

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

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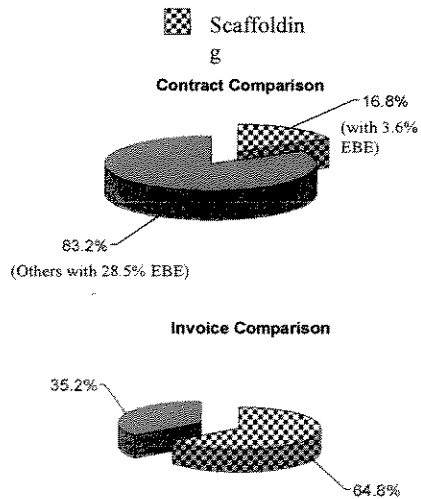
MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Scaffolding's Early Impact Upon Total EBE Performance Through 12/31/05



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	368,849	3.6%	Of Scaffolding Total
EBE for Project less Scaffolding	14,225,280	28.5%	Of Project Less Scaffolding
Project Invoices To Date	9,266,846	15.45%	Of Total Project Cost
Scaffolding Invoices To Date	6,003,875	64.8%	Of Scaffolding Contracts

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Appendix A-1 thru A-7

**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	N=L-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	-	59,927,218	-	(204,000)	59,723,218	204,000	15%	9,266,849	50,660,369	50,456,369
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	1,933,209	-	1,933,209	173,573	173,573	2,106,782	-	20%	388,292	1,544,917	1,718,490
D	City of Milwaukee Department of Public Works Administration and Inspection	760,000	760,000	-	760,000	-	-	760,000	-	19%	143,044	616,956	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	6,204,000
	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	60,201,815

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	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%	15,063,270	60,026,764	61,406,337



M. L. Tharps & Associates

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

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=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	Bid 100A - Tower	\$ 39,801,654	39,801,654	-	39,801,654	-	(204,000)	39,597,654	204,000	14%	5,700,421	34,101,233	33,897,233
2	Bid 200A - West (7th Floor Up)	5,625,846	5,625,846	-	5,625,846	-	-	5,625,846	-	20%	1,097,871	4,527,975	4,527,975
3	Bid 300A West (7th Floor Down)	2,501,227	2,501,227	-	2,501,227	-	-	2,501,227	-	16%	389,706	2,111,521	2,111,521
4	Bid 200B East (7th Floor Up)	4,663,133	4,663,133	-	4,663,133	-	-	4,663,133	-	22%	1,014,473	3,648,660	3,648,660
5	Bid 300B East (7th Floor Down)	2,586,298	2,586,298	-	2,586,298	-	-	2,586,298	-	12%	300,658	2,285,640	2,285,640
6	Bid 200C North (7th Floor Up)	2,685,911	2,685,911	-	2,685,911	-	-	2,685,911	-	23%	620,745	2,065,166	2,065,166
7	Bid 300C North (7th Floor Down)	1,228,582	1,228,582	-	1,228,582	-	-	1,228,582	-	12%	142,975	1,085,607	1,085,607
8	Bid 200D Roof	834,567	834,567	-	834,567	-	-	834,567	-	0%	-	834,567	834,567
	Total	\$ 59,927,218	59,927,218	-	59,927,218	-	(204,000)	59,723,218	204,000	15%	9,266,849	50,660,369	50,456,369

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
ENGBERG ANDERSON DESIGN PARTNERSHIP TEAM COST SUMMARY - PHASE III
JULY 1 TO 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	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	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 TO DECEMBER 31, 2005													
A	B	C	D	E	F=D+E Total Approved Contracts / Scheduled Values	G=C-F Budget vs. Total Approved Contracts to Date Deviation	H Potential Change Orders and Additional Contracts	I=F+H Total Approved and Potential Contracts	J=C-I Budget vs. Total Approved and Potential Contracts Deviation	K=L/F Percent Complete	L Costs Incurred to Date	M=F-L Balance to Complete Approved Contracts	N=L-L Balance to Complete Approved and Potential Contracts
1	Concord / Tharps	\$ 500,000	500,000	-	500,000	-	-	500,000	-	3%	13,294	486,706	486,706
2	Kolb & Co.	7,500	7,500	-	7,500	-	-	7,500	-	40%	2,972	4,528	4,528
3	Prism Technical Mgt.	150,000	150,000	-	150,000	-	-	150,000	-	15%	22,874	127,126	127,126
4	Simpson Gumpertz & Heger	25,000	25,000	-	25,000	-	-	25,000	-	57%	14,318	10,682	10,682
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	100,000	-	100,000	-	-	100,000	-	65%	65,056	34,944	34,944
7	City Attorney Temporary Office Relocation	1,000,000	1,000,000	-	1,000,000	-	-	1,000,000	-	12%	121,747	878,253	878,253
8	Other Misc Goods & Services	209,282	35,709	-	35,709	173,573	173,573	209,282	-	100%	35,709	-	173,573
	Total	\$ 2,106,782	1,933,209	-	1,933,209	173,573	173,573	2,106,782	-	20%	388,292	1,544,917	1,718,490

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT DPW ADMINISTRATION & INSPECTION COST SUMMARY - PHASE III JULY 1 TO DECEMBER 31, 2005													
A	B	C	D	E	F=D+E Total Approved Contracts / Scheduled Values	G=C-F Budget vs. Total Approved Contracts to Date Deviation	H Potential Change Orders and Additional Contracts	I=F+H Total Approved Potential Contracts	J=C-I Budget vs. Total Approved and Potential Contracts Deviation	K=L/F Percent Complete	L Costs Incurred to Date	M=F-L Balance to Complete Approved Contracts	N=L-L Balance to Complete Approved and Potential Contracts
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 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	-	33,000	-	82%	27,004	5,996	5,996
2	Construction Administration Professional (071D)	400,000	400,000	-	400,000	400,000	-	400,000	-	21%	82,106	317,894	317,894
3	Construction Administration Inspection (071E)	327,000	327,000	-	327,000	327,000	-	327,000	-	10%	33,934	293,066	293,066
	Total	760,000	760,000	-	760,000	760,000	-	760,000	-	19%	143,044	616,956	616,956

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	387,610	4,028,525	-	-	4,028,525	-	70%	2,824,003	1,204,522	1,204,522
2	Other Consultants/Other Contractors/Miscellaneous Costs	254,161	254,161	-	254,161	-	-	254,161	-	100%	254,161	-	-
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	\$ 4,555,463	4,167,853	387,610	4,555,463	-	-	4,555,463	-	74%	3,350,941	1,204,522	1,204,522

*** Costs from December 9, 2002 through December 31, 2005 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=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	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-1

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

**Workforce
RPP Implementation Plan**

