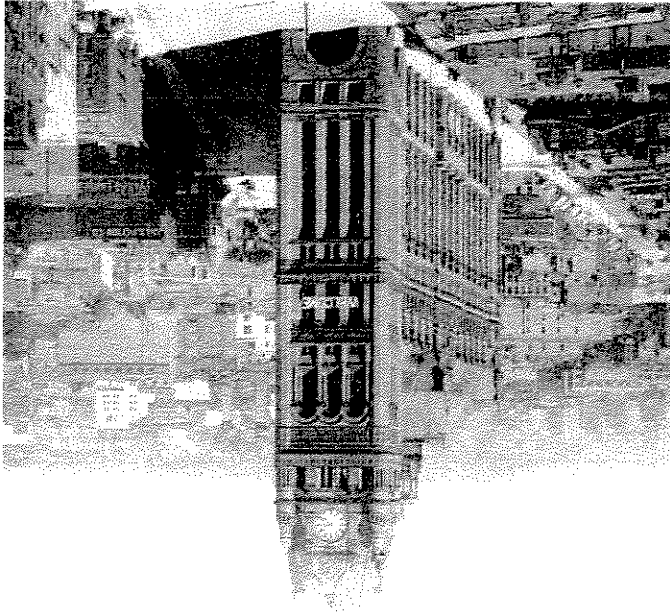
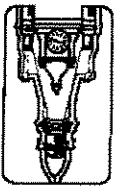


**Milwaukee City Hall Historic Building Restoration  
Project Status Report thru July 31, 2006**



**Milwaukee**  
**City of**



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

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

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

October 24, 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 third 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

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.

**MISSION STATEMENT**

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- Demolition of terra cotta at 11<sup>th</sup> and 12<sup>th</sup> floor south side
- Demolition of brick columns on 12<sup>th</sup> floor south side
- Pour new 12<sup>th</sup> floor slab
- Dormer construction – ongoing.
- Documentation and field survey – ongoing.
- Deconstruction/Construction of South Tower
- Masonry cleaning approximately 100% complete
- Terra cotta, brick, and mockup approvals.

**Three month look ahead for 2006 is as follows:**

- Dormer deconstruction/construction – 30% complete.
- South Tower deconstruction – ongoing.
- Masonry cleaning approximately 75% complete.
- Documentation and field survey 60% complete.

**Construction progress to date is as follows:**

***CURRENT SCHEDULE STATUS***

The schedule impact by these items has not yet been determined. These items being considered will have a budget impact of approximately \$2,330,000. Which is within the project contingency. For further detail please refer to Schedule E1, Approved and Potential Changes.

- Slate asbestos mastic and roof replacement
- Steel replacement
- Dormer reconstruction

To date the project is on schedule, to be completed November 15, 2008. Through the end of July 2006, the following major issues have been identified:

***PROJECT OVERVIEW***

**CURRENT BUDGET STATUS**

This report addresses all costs incurred through July 31, 2006, which totals \$22,260,577 or 33% of the project budget of \$76,454,169.

Of the \$6,454,196 Phases I and II budgeted costs encumbered from January 1, 2000 through June 30, 2005, a balance of \$893,416 for architectural/engineering services remains to be expended.

Of the \$70,000,000 Phase III committed project budgeted funds, 27% or \$16,632,272 has been incurred through July 31, 2006.

Through July 31<sup>st</sup>, 2006 J.P. Cullen has completed \$15,193,688 or 26% of their contract of \$59,474,081.

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 **\$2,330,000** as follows:

- Steel Replacement
- Modification of 20 Dormers
- Slate asbestos mastic and roof replacement

Balance of contingency after approved/potential changes is **\$4,123,137**.

*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, LLC, 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 is required to submit monthly EBE payment reports and quarterly reports documenting RPP and apprentice 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.

The information that follows examines efforts of the Construction team, through the end of the fourth Project Quarter (ended July 31, 2006), to meet the contractual participation program provisions and those volunteer efforts underway that address the spirit of diversity and community inclusion.


**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT**

**Project Participation Highlights**

- Residents Preference Program (RPP) Requirement: **25%** of Workforce Hours
- Emerging Business Enterprise (EBE) Requirement: **18%** of Contract Dollars
- Apprenticeship Requirement: **10,000 Hrs** in the following specified trades –  
*Bricklaying/Masonry, Glazing, Roofing*
- J. P. Cullen & Sons, Inc. commitments at or above requirements:
  - RPP: 25.2 %
  - EBE: 24.3 %
  - Apprenticeship hours: 10,000 Hrs
  - Minorities in the workforce: 25.0 %
  - Committed to work with a voluntary community workforce advisory committee

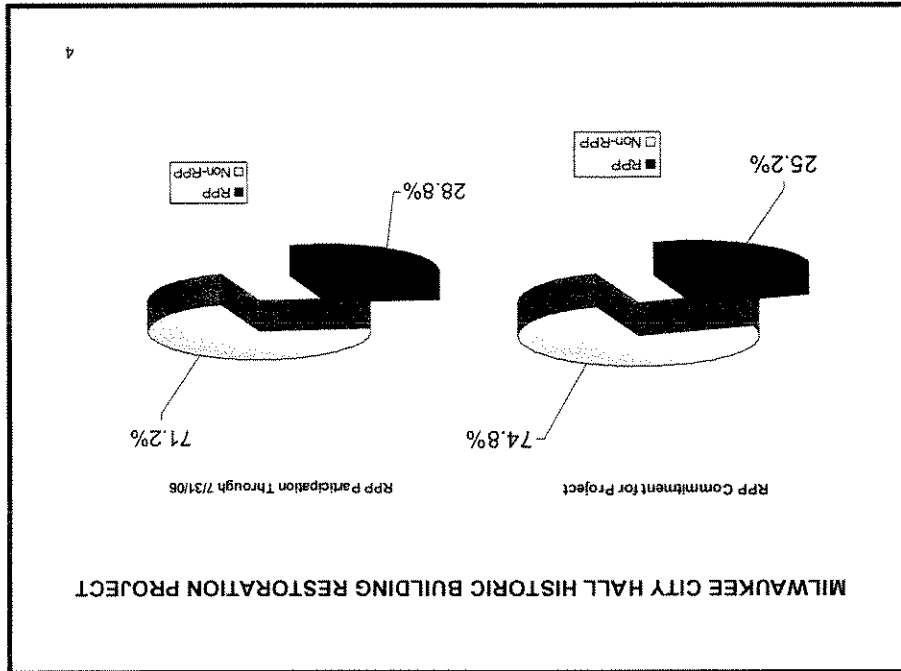
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**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT**



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

1

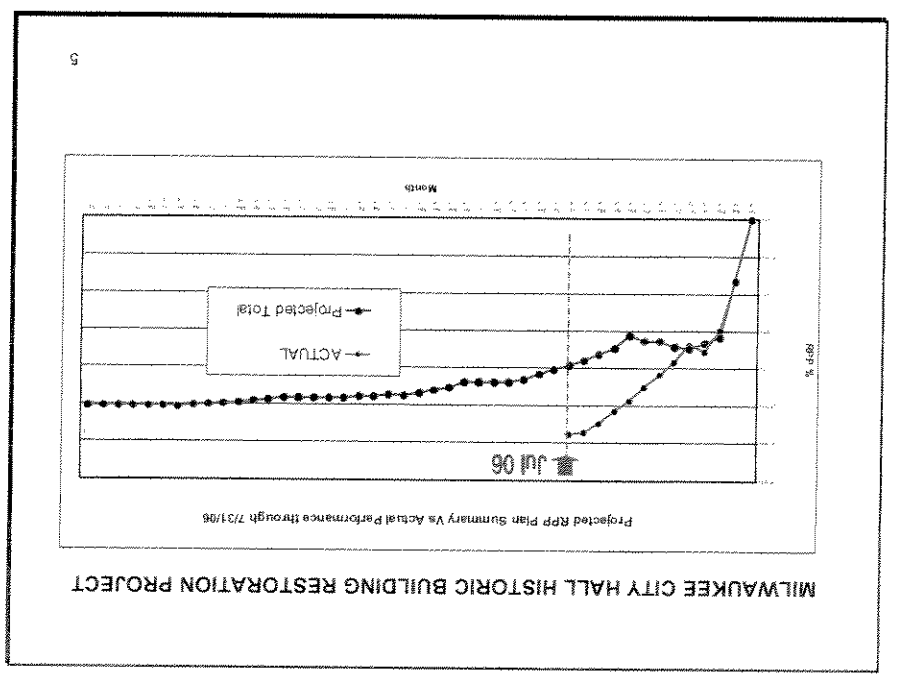
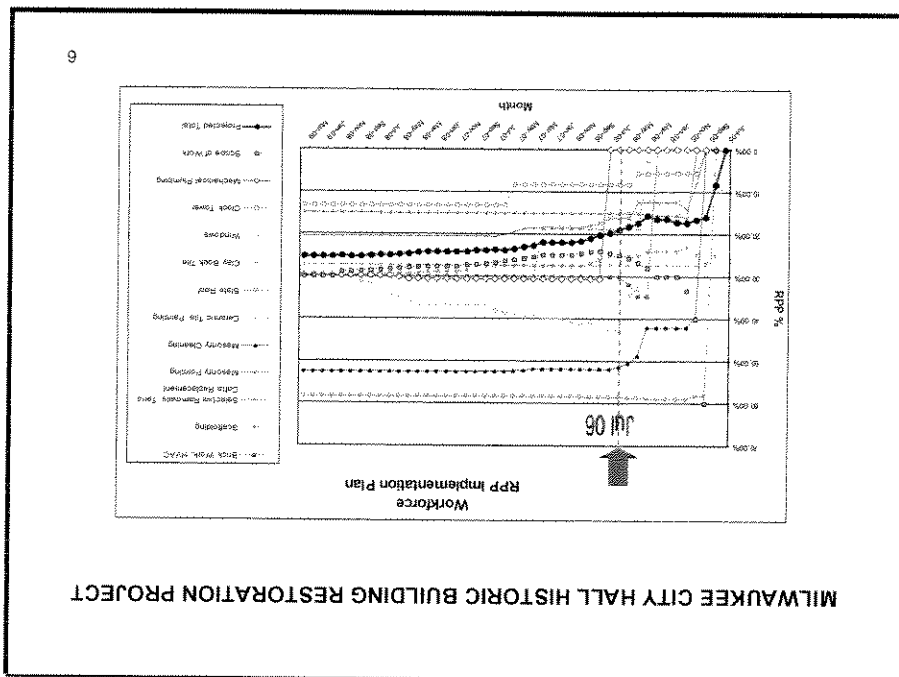


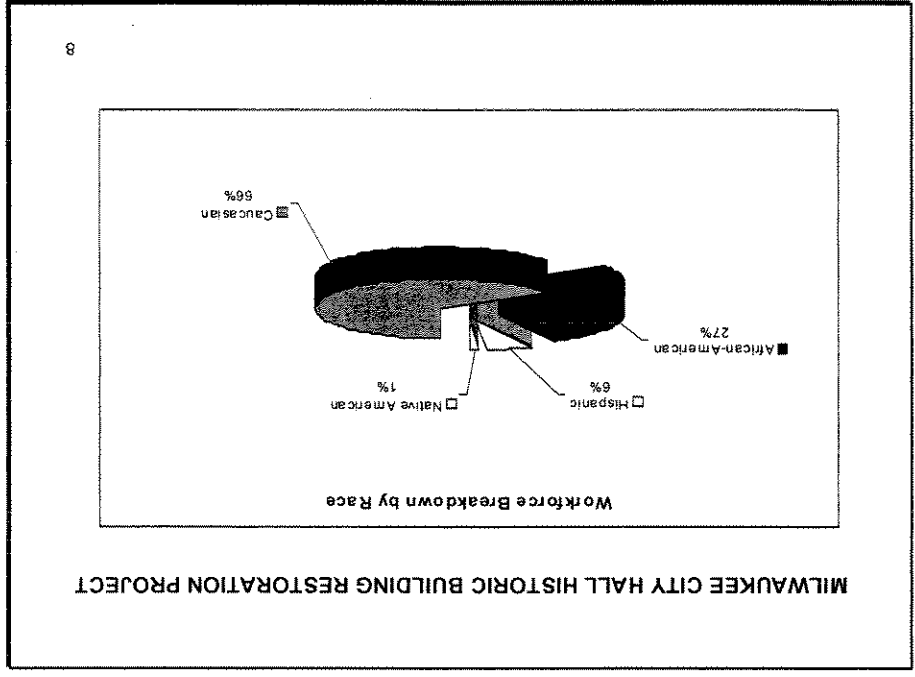
**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT**

WORKFORCE REQUIREMENTS AND PERFORMANCE DATA THROUGH 7/31/08

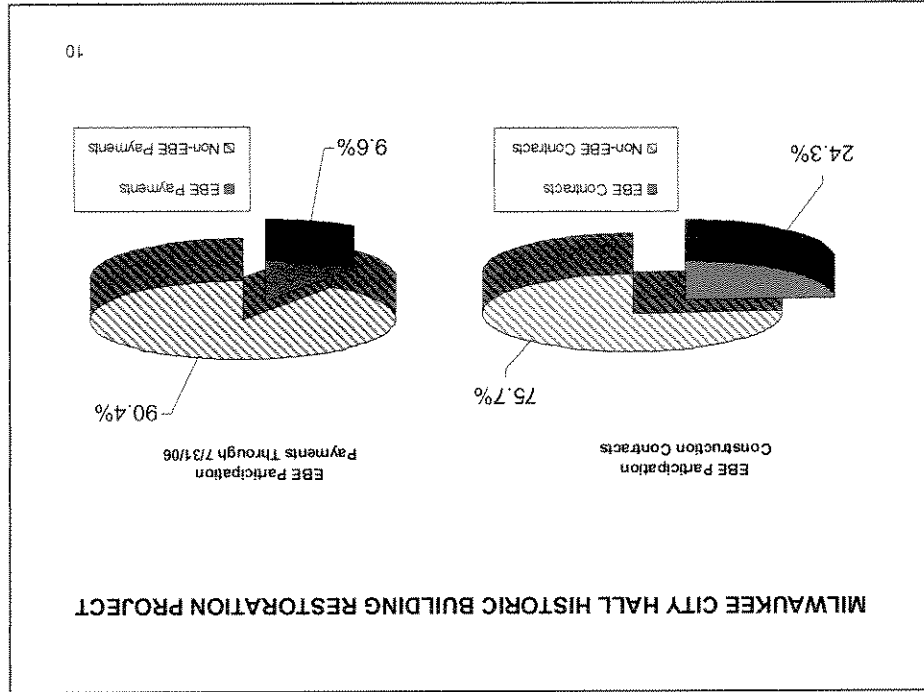
Project Requirements, Projections and Performance	Man-Hours	Comment
Total Projected Hours for Project	424,188.00	Provided by Contractor
Total Hours to date	81,111.25	19.1 % of Projected total
RPP Requirement for entire project (25%)	106,047.00	Based upon Total Projected Hours
RPP Goal Established by J.P. Cullen & Sons, Inc.	106,983.00	25.2 % 7-man-years
RPP Hours Credited to date	23,957.25	20.8 % of current total
Project Apprenticeship Requirements in selected Trades	10,000.00	2.4 % of Projected total
Apprenticeship Hours in selected Trades to date	661.00	1.1 % of current total
<b>Project Performance - Voluntary Efforts</b>		
Total Hours worked by Minorities (RPP and otherwise) to date	26,941.25	33.2 % of current total
Total Hours worked by Apprentices to date	5,535.25	6.8 % of current total
Total Hours worked by Minority Apprentices	3,673.50	66.4 % of Apprentices







- MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT**
- APPRENTICESHIP PERFORMANCE  
 Through 7/31/06
- J.P. Cullen & Sons, Inc. Estimated Total Project Hours: 424,188 hours
  - Total Workforce Hours To Date: 81,111.25 hours
  - Specified Apprenticeship Trades in Contract:
  - Bricklayers/Masons, Glaziers and Roofers
  - Specified Apprenticeship Hours in Contract: 10,000 hours / 6 apprentices
  - Apprenticeships in Specified Trades To Date: 7
  - Total Hours Worked By Apprentices In Specified Trades to date: 861 hours
  - Apprenticeship Training in Non-Specified Trades to date: 4,674.25 hours
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**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT**  
 CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 7/31/06

Project Requirements, Contracts and Performance	Values	Comment
Total Projected Cost	\$ 59,927,218	
Total Payments to date	15,193,688	25.4 % of project based upon contractor Draw requests
EBE requirement based on Total Project Cost	10,786,899	18% of Project Cost
EBE contracts in place and copied to Project Monitor	14,680,289*	24.3% of Total Contract Cost and 35% higher than required
Payments to EBE Contractors	1,455,246	9.6% of total payments

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

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT**

**EBE Professional Service Providers**

VENDOR	SERVICE
Architectural Lighting Consultants <sup>3F</sup>	Lighting design services
Bloom Consultants <sup>2</sup>	Structural engineering services
Heartland Engineering <sup>3</sup>	Electrical engineering and specification services
M. L. Tharps & Associates <sup>1</sup>	Accounting / auditing services
Prism Technical <sup>1</sup>	EBE, RPP and apprentice utilization monitoring
PSJ Engineering <sup>1</sup>	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"

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**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT**

**EBE Construction Vendors**

VENDOR	SERVICE
Artega Construction <sup>4</sup>	HVAC, Masonry, Brick
Roberts Roofing <sup>3</sup>	Roofing
Thomas A. Mason Co. <sup>4</sup>	Painting, Masonry, Cleaning
B&D Contractors <sup>5</sup>	Scaffold Labor
J. F. Cook Company <sup>3F</sup>	Windows
Ojibwa Ready Mix <sup>5</sup>	Concrete Supplier
P.L. Freeman Company <sup>1</sup>	Plumbing
Affirmative Supply <sup>2</sup>	Mechanical Equipment Supplier
The Penebaker Enterprises <sup>1</sup>	Roofing

**Ethnicity and Gender Codes**

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

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*Appendix A – Cost Summaries*

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT  
COST SUMMARY AS OF JULY 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=H-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	2,330,000	61,804,081	(1,876,863)	26%	15,193,688	44,280,393	48,610,393
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	1,669,478	-	1,669,478	437,304	13,868	1,683,346	423,436	68%	1,133,739	536,739	549,607
D	City of Milwaukee Department of Public Works Administration and Inspection	760,000	760,000	-	760,000	-	-	760,000	-	40%	304,945	455,155	455,155
E	Construction Contingency	6,000,000	-	(453,137)	(453,137)	6,453,137	2,330,000	1,876,863	4,123,137	-	-	-	-
	<b>Total Phase III Project Costs (Costs Paid or Encumbered from July 1 to December 31, 2005)</b>	<b>\$ 70,000,000</b>	<b>62,356,696</b>	<b>(453,137)</b>	<b>61,903,559</b>	<b>2,096,441</b>	<b>3,549,868</b>	<b>65,453,427</b>	<b>(1,453,427)</b>	<b>27%</b>	<b>16,632,272</b>	<b>45,271,287</b>	<b>48,821,155</b>
F	Total Phase II Project Costs (Costs Paid and Encumbered from December 9, 2002 to July 31, 2006)	\$ 4,550,026	4,162,416	455,340	4,617,756	(67,730)	-	4,617,756	(67,730)	81%	3,724,152	893,604	893,604
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	-	-
	<b>Grand Total Project Costs (Phase I, II &amp; III)</b>	<b>\$ 76,454,169</b>	<b>68,423,255</b>	<b>2,203</b>	<b>68,425,458</b>	<b>2,028,711</b>	<b>3,549,868</b>	<b>71,975,326</b>	<b>(1,521,157)</b>	<b>33%</b>	<b>22,260,567</b>	<b>46,164,891</b>	<b>49,714,759</b>

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 JULY 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 / Scheduled Values Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget vs. Total Approved and Potential Contracts Deviation	Percent Complete	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Bid 100A - Tower	\$ 39,801,654	39,801,654	-	39,801,654	-	-	39,801,654	-	31%	12,204,169	27,597,485	27,597,485
2	Bid 200A - West (7th Floor Up)	5,625,846	5,625,846	-	5,625,846	-	-	5,625,846	-	36%	2,036,084	3,589,762	3,589,762
3	Bid 300A West (7th Floor Down)	2,501,227	2,501,227	-	2,501,227	-	-	2,501,227	-	24%	607,771	1,893,456	1,893,456
4	Bid 200B East (7th Floor Up)	4,663,133	4,663,133	-	4,663,133	-	-	4,663,133	-	33%	1,518,220	3,144,913	3,144,913
5	Bid 300B East (7th Floor Down)	2,586,298	2,586,298	-	2,586,298	-	-	2,586,298	-	23%	604,307	1,981,991	1,981,991
6	Bid 200C North (7th Floor Up)	2,685,911	2,685,911	-	2,685,911	-	-	2,685,911	-	35%	940,070	1,745,841	1,745,841
7	Bid 300C North (7th Floor Down)	1,228,582	1,228,582	-	1,228,582	-	-	1,228,582	-	21%	263,986	964,596	964,596
8	Bid 200D Roof	834,567	834,567	-	834,567	-	-	834,567	-	8%	67,565	767,002	767,002
9	Change Orders	-	-	(453,137)	(453,137)	453,137	2,330,000	1,876,863	(1,876,863)	0%	-	-	-
	<b>Total</b>	<b>\$ 59,927,218</b>	<b>59,927,218</b>	<b>(453,137)</b>	<b>59,474,081</b>	<b>453,137</b>	<b>2,330,000</b>	<b>61,804,081</b>	<b>(1,876,863)</b>	<b>26%</b>	<b>15,193,688</b>	<b>41,685,046</b>	<b>41,685,046</b>

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

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget vs. Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget vs. Total Approved and Potential Contracts Deviation	Percent Complete	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Construction Administration	\$ 1,206,000	-	-	-	1,206,000	1,206,000	1,206,000	-	0%	-	-	1,206,000
2	Reimbursables	-	-	-	-	-	-	-	-	0%	-	-	-
	<b>Total</b>	<b>\$ 1,206,000</b>	<b>\$ -</b>	<b>-</b>	<b>-</b>	<b>1,206,000</b>	<b>1,206,000</b>	<b>1,206,000</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>-</b>	<b>1,206,000</b>



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

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget vs. Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget vs. Total Approved and Potential Contracts Deviation	Percent Complete	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Concord / Thapps	\$ 500,000	500,000	-	500,000	-	-	500,000	-	12%	57,529	442,471	442,471
2	Kolb & Co.	7,500	4,793	-	4,793	2,707	-	4,793	2,707	100%	4,793	0	0
3	Prism Technical Mgt.	150,000	150,000	-	150,000	-	13,868	163,868	(13,868)	42%	62,296	87,704	101,572
4	Simpson Gumpertz & Heger	25,000	16,554	-	16,554	8,446	-	16,554	8,446	100%	16,554	(0)	(0)
5	City of Milwaukee Bond Issuance Costs	115,000	115,000	-	115,000	-	-	115,000	-	98%	112,322	2,678	2,678
6	Police Antenna Relocation	100,000	65,601	-	65,601	34,399	-	65,601	34,399	100%	65,601	(0)	(0)
7	City Attorney Temporary Office Relocation	1,000,000	755,000	-	755,000	245,000	-	755,000	245,000	100%	752,114	2,886	2,886
8	Other Misc Goods & Services	209,282	62,530	-	62,530	146,752	-	62,530	146,752	100%	62,530	-	-
	<b>Total</b>	<b>\$ 2,106,782</b>	<b>1,669,478</b>	<b>-</b>	<b>1,669,478</b>	<b>437,304</b>	<b>13,868</b>	<b>1,683,346</b>	<b>423,436</b>	<b>68%</b>	<b>1,133,739</b>	<b>535,739</b>	<b>549,607</b>

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

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=J/F	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Approved Contracts / Scheduled Values	Budget vs. Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget vs. Total Approved and Potential Contracts Deviation	Percent Complete	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Investigative Work & Design Administration (0712/0713)	33,000	33,000	-	33,000	-	-	33,000	-	100%	33,000	-	-
2	Construction Administration Professional (071D)	400,000	400,000	-	400,000	-	-	400,000	-	46%	183,419	216,581	216,581
3	Construction Administration Inspection (071E)	327,000	327,000	-	327,000	-	-	327,000	-	27%	88,426	238,574	238,574
	<b>Total</b>	<b>760,000</b>	<b>760,000</b>	<b>-</b>	<b>760,000</b>	<b>-</b>	<b>-</b>	<b>760,000</b>	<b>-</b>	<b>40%</b>	<b>304,845</b>	<b>455,155</b>	<b>455,155</b>

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

A	B	C	D	E	F	G=C-D-E-F	H	I	J
Item	Task Description	Approved Budget	Approved Change Orders	Potential Change Orders	Owner Requested Added Scope	Contingency Balance	A/E Errors & Omissions	Value Engineering Items	Other
1	General Contractor J.P. Cullen & Sons	\$ 6,000,000	(453,137)	2,330,000		4,123,137			
2	Architectural/Engineer Services Engberg Anderson Design Partnership Team	-				-			
3	Other Consultants, Contractors & Misc Costs	-				-			
4	City of Milwaukee Department of Public Works	-				-			
	<b>Total</b>	<b>\$ 6,000,000</b>	<b>(453,137)</b>	<b>2,330,000</b>	<b>-</b>	<b>4,123,137</b>	<b>-</b>	<b>-</b>	<b>-</b>

**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/J	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Approved Contracts / Scheduled Values	Budget vs. Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget vs. Total Approved and Potential Contracts Deviation	Percent Complete	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Architectural / Engineering Services Engberg Anderson Design Partnership Team ***	\$ 4,028,525	3,640,915	455,340	4,096,255	(67,730)	-	4,096,255	(67,730)	78%	3,202,651	893,604	893,604
2	Other Consultants/Other Contractors/Miscellaneous Costs	248,723	248,723	-	248,723	-	-	248,723	-	100%	248,723	-	-
3	City of Milwaukee Department of Public Works Design / Bid Administration	272,777	272,777	-	272,777	-	-	272,777	-	100%	272,777	-	-
	<b>Total Phase II Project Costs</b>	<b>\$ 4,550,026</b>	<b>4,162,416</b>	<b>455,340</b>	<b>4,617,756</b>	<b>(67,730)</b>	<b>-</b>	<b>4,617,756</b>	<b>(67,730)</b>	<b>81%</b>	<b>3,724,152</b>	<b>893,604</b>	<b>893,604</b>

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

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

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget vs Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget vs. Total Approved and Potential Contracts Deviation	Percent Complete	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Other Consultants/Other Contractors/Miscellaneous Costs	\$ 1,769,460	1,769,460	-	1,769,460	-	-	1,769,460	-	100%	1,769,460	-	-
2	City of Milwaukee Department of Public Works Investigation / Repairs Administration	134,683	134,683	-	134,683	-	-	134,683	-	100%	134,683	-	-
	<b>Total Phase II Project Costs</b>	<b>\$ 1,904,143</b>	<b>1,904,143</b>	<b>-</b>	<b>1,904,143</b>	<b>-</b>	<b>-</b>	<b>1,904,143</b>	<b>-</b>	<b>100%</b>	<b>1,904,143</b>	<b>-</b>	<b>-</b>

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

A	B	C	D	E	F	G	H	I	J	K	L	M
Item 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
1	Issue # 7: Modify Mock-up Specification	1			(200,000)					(200,000)		200,000
2	Issue # 8: Modify Salvage Requirements	2			(249,137)					(249,137)		249,137
3	Issue # 10: Clock Glass Warranty	1			(4,000)					(4,000)		4,000
5	Issue # 20: Temp Power	3			0							0
9	Issue # 47: Dormers			1,360,000			0					0
10	Issue # 107: Mastic @ Slate Roof			350,000			350,000					(350,000)
11	Issue # 109: Steel @ S.T.			620,000			620,000					(620,000)
	TOTAL		0	2,330,000	(453,137)	0	970,000	0	0	(453,137)	0	(516,863)

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

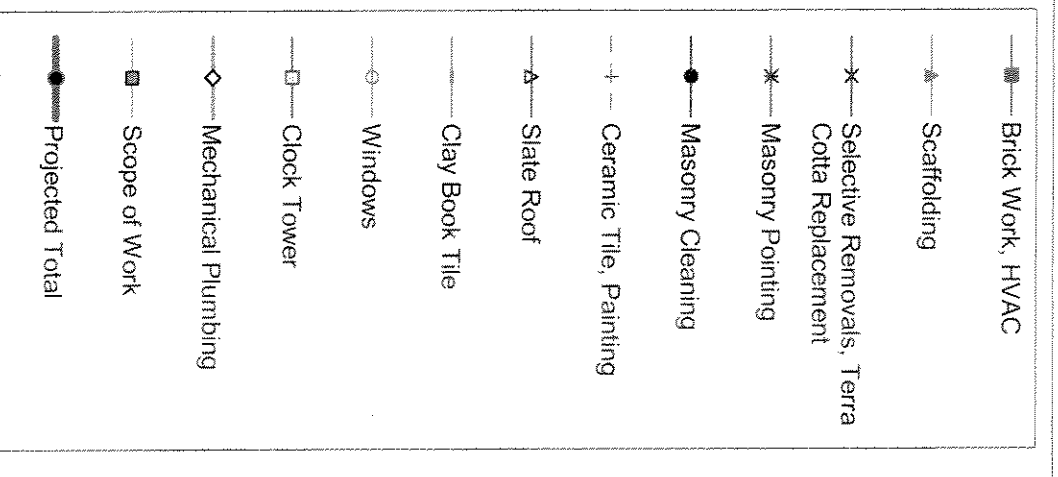
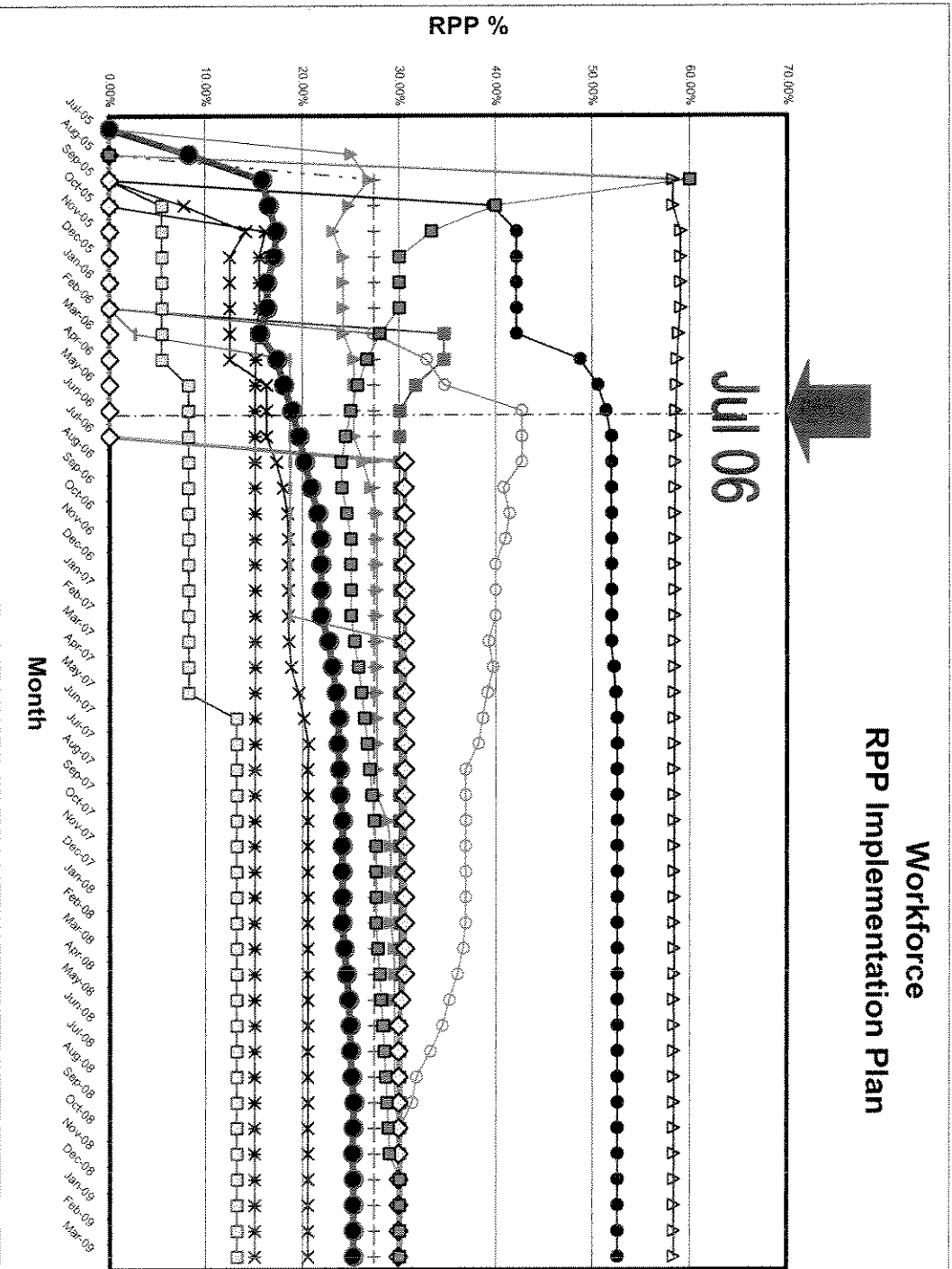
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No.	Item Description	CO #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency Adjustment
1	Pile Load & Length Test	1			24,155							
2	Scope Modification & WJE Report	2			280,320							
3	8th Floor Cornice Flashing	3			42,900							
4	Exterior Light Mock Up	4			20,160							
5	Partnering	5			20,075							
6	8th Floor Gutter	6			17,730							
7	Dormer Reconstruction	6			50,000							
					455,340							

*Appendix B – Large Scale RPP Implementation Plan*



# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

## Workforce RPP Implementation Plan



## *Overall Schedule*

**Actual Start Date: 7/29/06**  
**Proposed Completion Date: 11/14/08**

Project Submittal

Activity ID	AREA	Description	RESP	Rem Dur	Early Start	Early Finish
1910	SUB	Submittal Roof Membrane	ROBR	2	09FEB06A	20OCT06
5580	SUB	Submittal Precast Concrete	SPAN	4	15AUG06A	24OCT06
5640	SUB	Submittal Carpentry	JPC	15	19OCT06*	08NOV06
5670	SUB	Submittal Wood Windows	COOK	10	19OCT06*	01NOV06
5690	SUB	Submittal Glass & Glazing	COOK	10	19OCT06*	01NOV06
5710	SUB	Submittal Ceramic Tile	MASO	15	19OCT06*	08NOV06
5730	SUB	Submittal Flagpole Repair	MASO	15	19OCT06*	08NOV06
5740	SUB	Submittal Louver Blinds	JULN	15	19OCT06*	08NOV06
6075	SUB	Submittals Completed	JPC	1	09NOV06	09NOV06

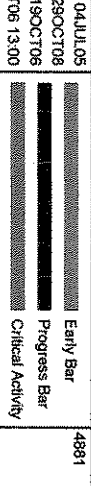
Terra Cotta Shop Drawings

6740	TCSD	10th Fir Sill Drawings	GLAD	15	19OCT06A	08NOV06
6840	TCSD	3rd, 4th & 5th Fir Mullion Base Drawings	GLAD	15	19OCT06	08NOV06
6730	TCSD	12th Fir Balcony Rail Drawings	GLAD	15	02NOV06	22NOV06
6750	TCSD	9th Fir Band Course & Clerestory Soffit	GLAD	15	09NOV06	30NOV06
7100	TCSD	11th Fir Drawings	GLAD	15	15NOV06	06DEC06
6760	TCSD	9th Fir Transom Window Soffit Drawings	GLAD	15	01DEC06	21DEC06
6850	TCSD	Mullions & Sills @ Stained Glass Drawings	GLAD	15	07DEC06	28DEC06
6770	TCSD	8th Fir Balcony Rail, Wainscot Panels &	GLAD	15	22DEC06	15JAN07
6720	TCSD	12th Fir Jack Arch Drawings	GLAD	15	16JAN07	05FEB07
6780	TCSD	7th Fir Ledge, Sill, Column & Soffit	GLAD	15	16JAN07	05FEB07
6680	TCSD	Clock Gable Rim Keystone Drawings	GLAD	15	06FEB07	26FEB07
6710	TCSD	13th Fir Cornice & Frieze Drawings	GLAD	15	06FEB07	26FEB07
6690	TCSD	Clock Gable Final Drawings	GLAD	15	27FEB07	19MAR07
6700	TCSD	Corner Turret Drawings	GLAD	15	27FEB07	19MAR07

Mock-Ups

260	MOCK	Flashing Mock-Up W/ Adjacent Masonry	FJA	14	19OCT06	07NOV06
2250	MOCK	Masonry Pointing Mock-Up	RC	15	19OCT06	08NOV06
5400	MOCK	Sandstone Retooling Mock-Up	JPC	17	19OCT06	10NOV06
5460	MOCK	Exterior Lighting Mock-Up	PEER	12	19OCT06	03NOV06
5470	MOCK	Painting Mock-Up	MASO	3	19OCT06	23OCT06
290	MOCK	Roof Membrane Mock-Up	ROBR	12	23OCT06	07NOV06
5380	MOCK	Roof Fastener Mock-Up	FJA	12	23OCT06	07NOV06
240	MOCK	Joint Sealants Mock-Up	COOK	11	02NOV06	16NOV06
250	MOCK	Wood Window Restoration Mock-Up	COOK	17	02NOV06	27NOV06
5430	MOCK	Wood Window Repair Mock-Up	COOK	12	02NOV06	17NOV06

Start Date 04JUL05  
 Finish Date 29OCT06  
 Data Date 19OCT06  
 Run Date 19OCT06 13:00



4891

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

Full Elev Sort (Remain Activities)

Date	Revision	Checked	Approved

Activity ID	Area	Description	RESP	Rem Dur	Early Start	Early Finish
5480	MOCK	Carpentry Mock-Ups	JPC	12	09NOV06	27NOV06
5450	MOCK	Plaster Patch Mock-Up	JAHN	12	28NOV06	14MAR07
5420	MOCK	2 Stone Dutchman Mock-Ups	JPC	20	01DEC06	29MAR07
320	MOCK	Complete Mock-ups	JPC	1	30MAR07	30MAR07

**Terra Cotta Mock-ups**

6370	TCM	Gable Crest Coping & Steps CA Mock-ups	GLAD	10	07AUG06A	01NOV06
6390	TCM	Gable Balustrade, Rail & Plaster CA	GLAD	27	15SEP06A	27NOV06
6430	TCM	Dormer Crest, Coping & Steps in Place	JPC	11	09OCT06A	06NOV06
6150	TCM	12th Fir Balcony Rail Salvage Ground	EUGM	10	19OCT06	01NOV06
6180	TCM	10th Fir Sill Salvage Mock-up	JPC	10	19OCT06	01NOV06
6340	TCM	3rd Fir Plaster Caps, Balustrade & Rail CA	GLAD	24	19OCT06	21NOV06
6450	TCM	Sill & Gutter in Place Mock-up	JPC	5	19OCT06	25OCT06
6270	TCM	8th Fir Balcony Rail & Deck Salvage	JPC	10	02NOV06	15NOV06
6380	TCM	Gable Crest, Coping & Steps in Place	JPC	5	02NOV06	08NOV06
6190	TCM	10th Fir Sills CA Mock-ups	GLAD	14	08NOV06	29NOV06
6460	TCM	3rd, 4th & 5th Fir Mullion Base CA	GLAD	56	09NOV06	30JAN07
6160	TCM	12th Fir Balcony Rail CA Mock-ups	GLAD	28	23NOV06	04JAN07
6400	TCM	Gable Balustrade, Rail & Plaster in Place	JPC	5	28NOV06	05MAR07
6200	TCM	10th Fir Sills in Place Mock-up	JPC	5	30NOV06	07MAR07
6220	TCM	9th Fir Band Course & Soffits CA Mock-ups	GLAD	30	01DEC06	15JAN07
6250	TCM	9th Fir Transom Wind, Soffit CA Mock-ups	GLAD	20	22DEC06	22JAN07
6480	TCM	Mullions & Sills @ Stained Glass CA	GLAD	23	29DEC06	31JAN07
6280	TCM	8th Fir Balcony Rail & Deck CA Mock-ups	GLAD	25	16JAN07	19FEB07
6130	TCM	Jack Arch CA Mock-ups	GLAD	25	08FEB07	12MAR07
8310	TCM	7th Fir Ledge, Sill, Column & Soffit CA	GLAD	20	08FEB07	05MAR07
2270	TCM	Clock Gable Rim Keystone CA Mock-ups	GLAD	24	27FEB07	30MAR07
6110	TCM	Cornice & Frieze CA Mock-ups	GLAD	24	27FEB07	30MAR07
6170	TCM	12th Fir Balcony Rail in Place Mock-up	EUGM	5	05MAR07	09MAR07
6230	TCM	9th Fir Band Course & Soffits in Place	JPC	5	05MAR07	09MAR07
6260	TCM	9th Fir Transom Wind, Soffit in Place	JPC	5	05MAR07	09MAR07
6290	TCM	8th Fir Balcony Rail & Deck in Place	JPC	5	05MAR07	09MAR07
6470	TCM	3rd, 4th & 5th Fir Mullion Base in Place	JPC	5	05MAR07	09MAR07
6490	TCM	Mullions & Sills @ Stained Glass in Place	JPC	5	05MAR07	09MAR07
6320	TCM	7th Fir Ledge, Sill, Column & Soffit in Place	JPC	5	06MAR07	12MAR07
6140	TCM	Jack Arch in Place Mock-up	EUGM	5	13MAR07	19MAR07
5830	TCM	Clock Gable Frial CA Mock-ups	GLAD	10	20MAR07	02APR07
6080	TCM	Corner Turret CA Mock-ups	GLAD	10	20MAR07	02APR07
3300	TCM	Clock Gable Rim Keystone in Place	EUGM	5	02APR07	06APR07
6120	TCM	Cornice & Frieze in Place Mock-up	EUGM	5	02APR07	06APR07
5840	TCM	Clock Gable Frial in Place Mock-up	EUGM	5	03APR07	09APR07
6090	TCM	Corner Turret in Place Mock-up	EUGM	5	03APR07	09APR07
6350	TCM	3rd Fir Plaster Caps, Balustrade & Rail in	JPC	5	30APR07*	04MAY07

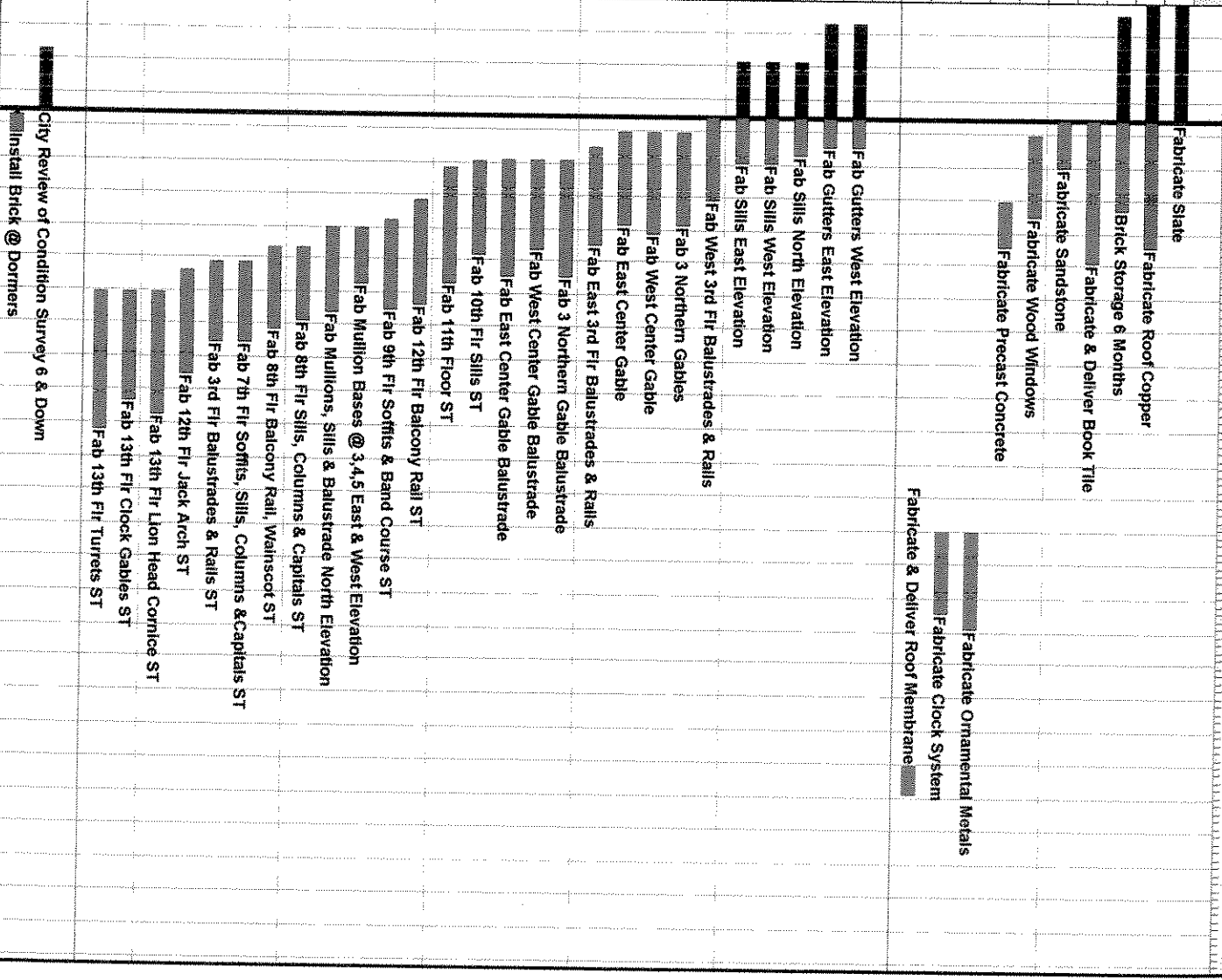
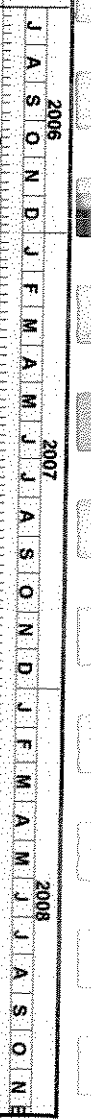
Activity ID	AREA	Description	RESP	Rem Dur	Early Start	Early Finish
<b>Fabricate and Deliver</b>						
1520	FAB	Fabricate State	ROBR	2	05APR06A	20OCT06
490	FAB	Fabricate Roof Copper	FJA	80	12MAY06A	12FEB07
5550	FAB	Brick Storage 6 Months	ART	55	14JUL06A	08JAN07
310	FAB	Fabricate & Deliver Book Tile	WSTR	90	19OCT06	26FEB07
5850	FAB	Fabricate Sandstone	QUAR	30	19OCT06	30NOV06
1620	FAB	Fabricate Wood Windows	COOK	50	02NOV06*	15JAN07
1370	FAB	Fabricate Precast Concrete	SPAN	30	02JAN07*	12FEB07
1490	FAB	Fabricate Ornamental Metals	CUST	60	01NOV07*	28JAN08
1870	FAB	Fabricate Clock System	LEE	50	01NOV07*	14JAN08
2960	FAB	Fabricate & Deliver Roof Membrane	ROBR	20	02JUN08*	27JUN08

**Fabricate and Deliver Terra Cotta**

6670	FDTIC	Fab Gutters West Elevation	GLAD	19	24JUL06A	14NOV06
6910	FDTIC	Fab Gutters East Elevation	GLAD	19	24JUL06A	14NOV06
6880	FDTIC	Fab Sills North Elevation	GLAD	24	28AUG06A	21NOV06
7530	FDTIC	Fab Sills West Elevation	GLAD	29	28AUG06A	29NOV06
7540	FDTIC	Fab Sills East Elevation	GLAD	29	28AUG06A	29NOV06
6930	FDTIC	Fab West 3rd Fir Balustrades & Rails	GLAD	52	19OCT06	03JAN07
6890	FDTIC	Fab 3 Northern Gables	GLAD	59	02NOV06	26JAN07
7510	FDTIC	Fab West Center Gable	GLAD	64	02NOV06	02FEB07
7520	FDTIC	Fab East Center Gable	GLAD	59	02NOV06	26JAN07
6940	FDTIC	Fab East 3rd Fir Balustrades & Rails	GLAD	62	16NOV06	14FEB07
6620	FDTIC	Fab 3 Northern Gable Balustrade	GLAD	77	28NOV06	16MAR07
6860	FDTIC	Fab West Center Gable Balustrade	GLAD	58	28NOV06	19FEB07
6870	FDTIC	Fab East Center Gable Balustrade	GLAD	77	28NOV06	16MAR07
6560	FDTIC	Fab 10th Fir Sills ST	GLAD	60	30NOV06	23FEB07
6500	FDTIC	Fab 11th Floor ST	GLAD	73	07DEC06	21MAR07
6510	FDTIC	Fab 12th Fir Balcony Rail ST	GLAD	69	05JAN07	11APR07
6570	FDTIC	Fab 9th Fir Soffits & Band Course ST	GLAD	60	23JAN07	16APR07
6640	FDTIC	Fab Mullion Bases @ 3,4,5 East & West	GLAD	38	31JAN07	23MAR07
6900	FDTIC	Fab Mullions, Sills & Balustrade North	GLAD	55	01FEB07	19APR07
6680	FDTIC	Fab 8th Fir Sills, Columns & Capitals ST	GLAD	49	20FEB07	27APR07
6690	FDTIC	Fab 8th Fir Balcony Rail, Wainscot ST	GLAD	54	20FEB07	04MAY07
6600	FDTIC	Fab 7th Fir Soffits, Sills, Columns & Capitals	GLAD	53	06MAR07	17MAY07
6610	FDTIC	Fab 3rd Fir Balustrades & Rails ST	GLAD	53	06MAR07	17MAY07
7550	FDTIC	Fab 12th Fir Jack Arch ST	GLAD	68	13MAR07	15JUN07
7570	FDTIC	Fab 13th Fir Lion Head Cornice ST	GLAD	79	02APR07	23JUL07
6620	FDTIC	Fab 13th Fir Clock Gables ST	GLAD	69	03APR07	10JUL07
7560	FDTIC	Fab 13th Fir Turrets ST	GLAD	88	03APR07	06AUG07

**West Elevation**

5220	W	City Review of Condition Survey 6 & Down	CITY	2	23AUG06A	20OCT06
1430	W	Install Brick @ Dormers	JPC	14	17OCT06A	09NOV06



Activity ID	AREA	Activity Description	RESP	Rem Dur	Early Start	Early Finish
2590	W	Repair Concrete Modillions Below 8th Floor	JPC	10	19OCT06	01NOV06
1460	W	Install TC @ West Southern Dormers	JPC	16	07NOV06	29NOV06
1440	W	Flashing @ West Dormers	ROBR	10	09NOV06	22NOV06
3630	W	Install SS Pins @ Dormers	JPC	10	13NOV06	27NOV06
3640	W	Solder Thimbels @ Dormers	ROBR	10	13NOV06	27NOV06
1530	W	Remove TC Gutter & Sill	JPC	20	20NOV06*	18DEC06
3540	W	Remove SS Gutter @ 8th Fir	ROBR	10	20NOV06	04DEC06
3620	W	Waterproof Gutters @ 8th Fir	ROBR	20	20NOV06	18DEC06
2750	W	Remove Slate Roof	ROBR	25	22NOV06	28MAR07
3820	W	Repair Plywood @ Slate Roof	ROBR	25	23NOV06	29MAR07
3840	W	Membrane Underlayment @ Slate Dormers	ROBR	25	27NOV06	30MAR07
3830	W	Flashing @ Slate Roof	ROBR	15	28NOV06	19MAR07
1500	W	Install TC @ West Northern Dormers	JPC	16	30NOV06	21DEC06
2650	W	Install New Slate Roof	ROBR	60	30NOV06	23MAY07
1790	W	Install TC Gutter & Sill Base	JPC	10	05DEC06	18DEC06
3550	W	Flashing @ TC Gutter & Sill Base	ROBR	12	07DEC06	22DEC06
3560	W	Install SS Pins @ Gutters	JPC	12	11DEC06	27DEC06
3570	W	Solder Thimbels @ Gutter	ROBR	12	11DEC06	27DEC06
3580	W	Install TC Gutter	JPC	12	19DEC06	05JAN07
1800	W	Brick Backup @ Gutter	ART	7	22DEC06	03JAN07
7020	W	Complete Dormers West Elevation	JPC	1	22DEC06	22DEC06
1590	W	Install West Copper Gutters @ 8th Floor	ROBR	7	28DEC06	08JAN07
3590	W	Install Flashing @ Brick Backup	ROBR	7	28DEC06	08JAN07
4510	W	Complete Gutters West Elevation	JPC	1	08JAN07	08JAN07
7450	W	Install Brick Veneer @ TC Gutters	ART	10	09JAN07	22JAN07
7490	W	Install TC Sills West Elev.	JPC	7	09JAN07	17JAN07
7500	W	Install Brick Veneer @ Sills	ART	4	18JAN07	23JAN07
1470	W	Install TC @ West Center Gable	JPC	15	06MAR07*	23MAR07
1570	W	Remove Brick Band @ 8th Fir	ART	15	06MAR07	23MAR07
3850	W	Red Copper Panels @ Dormers	ROBR	10	06MAR07	16MAR07
7150	W	Waterproof Brick Band @ 8th Fir	ROBR	15	06MAR07	23MAR07
1450	W	Flashing @ West Center Gable	ROBR	5	07MAR07	13MAR07
3600	W	Install SS Pins @ Center Gable	JPC	5	08MAR07	14MAR07
3610	W	Solder Thimbels @ Center Gable	ROBR	5	08MAR07	14MAR07
3520	W	Install Brick Band @ 8th Fir	ART	10	26MAR07	06APR07
7170	W	Complete West Center Gable	JPC	1	26MAR07	26MAR07
1510	W	Install TC @ West Northern Gable	JPC	15	27MAR07	16APR07
1540	W	Flashing @ West Northern Gable	ROBR	4	29MAR07	03APR07
2290	W	Install SS Pins @ West Northern Gable	JPC	4	30MAR07	04APR07
5770	W	Solder Thimbels @ Northern Gable	ROBR	4	30MAR07	04APR07
2810	W	Tuckpoint 8th & 9th Fir	RC	25	02APR07*	04MAY07
5000	W	Install Red Copper Panels @ Gables	ROBR	10	17APR07	30APR07

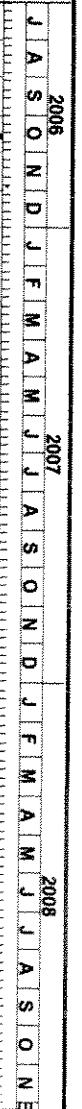




Activity ID	AREA	Activity Description	RESP	Rem Dur	Early Start	Early Finish
3330	W	Punch List @ West Elev	JPC	10	06AUG08	19AUG08
3340	W	Punch List Acceptance West Elevation	E/A	10	20AUG08	03SEP08
3350	W	Peer Review @ West Elev	E/A	3	04SEP08	08SEP08
3360	W	Remove Scaffold @ West Elev	SAFW	15	09SEP08	29SEP08
3370	W	Repair Scaffold Holes	ART	15	09SEP08	29SEP08

**North Elevation**

Activity ID	AREA	Activity Description	RESP	Rem Dur	Early Start	Early Finish
7140	N	City Review of Condition Survey 6 & Down	CITY	2	23AUG06A	20OCT06
3780	N	Remove Slate Roof	ROBR	12	14SEP06A	03NOV06
3800	N	Patch & Repair Plywood @ Slate Roof	ROBR	12	15SEP06A	03NOV06
3860	N	Membrane Underlayment @ Slate Roof	ROBR	12	18SEP06A	03NOV06
3810	N	Install Flashing @ Slate Roof	ROBR	5	18OCT06	25OCT06
3900	N	Remove, Repair & Replace Copper Spire & FJA	FJA	44	23OCT06	23MAR07
3790	N	Install Slate Roof	ROBR	35	02NOV06	22MAR07
4020	N	Repair Concrete Modillions Below 7th Fir	JPC	14	02NOV06	21NOV06
1720	N	Remove TC Sills	JPC	10	05MAR07	16MAR07
3890	N	Window Removal & Temp Enclosure @ 8th	COOK	10	05MAR07	16MAR07
3910	N	Temp Waterproofing Sill @ 8th Fir	ROBR	15	05MAR07	23MAR07
6240	N	Remove Brick Veneer above Sills	ART	3	05MAR07	07MAR07
1770	N	Install TC Sill Base North Elev.	JPC	8	12MAR07	21MAR07
3940	N	Flashing @ TC Sill Base	ROBR	6	14MAR07	21MAR07
3950	N	Install SS Pins @ Sill Base	JPC	2	16MAR07	19MAR07
3960	N	Solder Thimbels @ Sill Base	ROBR	6	16MAR07	23MAR07
3970	N	Install TC Sills	JPC	8	22MAR07	02APR07
1730	N	Remove Brick Band @ 8th Fir	ART	8	26MAR07	04APR07
3930	N	Waterproof Brick Band @ 8th Fir	ROBR	8	26MAR07	04APR07
3920	N	Install Window 7th & Up	COOK	8	03APR07	12APR07
6210	N	Install Brick Veneer above Sills	ART	5	03APR07	09APR07
6300	N	Sills Complete North Elevation	JPC	1	03APR07	03APR07
7380	N	Paint Windows 7th & Up	MASO	8	04APR07	13APR07
1760	N	Install Brick Band @ 8th Fir	ART	10	05APR07	18APR07
1890	N	Install TC @ North Gable	JPC	10	18APR07	01MAY07
1700	N	Flashing @ North Gable	ROBR	4	20APR07	25APR07
4520	N	Install SS Pins @ North Gable	JPC	4	23APR07	26APR07
6530	N	Solder Thimbels @ North Gable	ROBR	4	23APR07	26APR07
3870	N	Red Copper Panels @ Gable	ROBR	8	02MAY07	11MAY07
4250	N	Complete North Gable	JPC	1	02MAY07	02MAY07
7130	N	Tuckpoint 7 & Up	RC	10	07MAY07	18MAY07
4150	N	Remove Stained Glass & Store	COOK	20	09MAY07	06JUN07
4160	N	Temp Enclosure @ Stained Glass	COOK	20	09MAY07	06JUN07
1820	N	Remove TC Mullions @ Stained Glass	JPC	20	07JUN07	05JUL07
3880	N	Install North Gable TC Balustrades	JPC	8	10JUL07	19JUL07
4190	N	Install TC Mullions @ Stained Glass	JPC	16	19JUL07	09AUG07





















*Appendix D – Budget Evolution / Funding History*

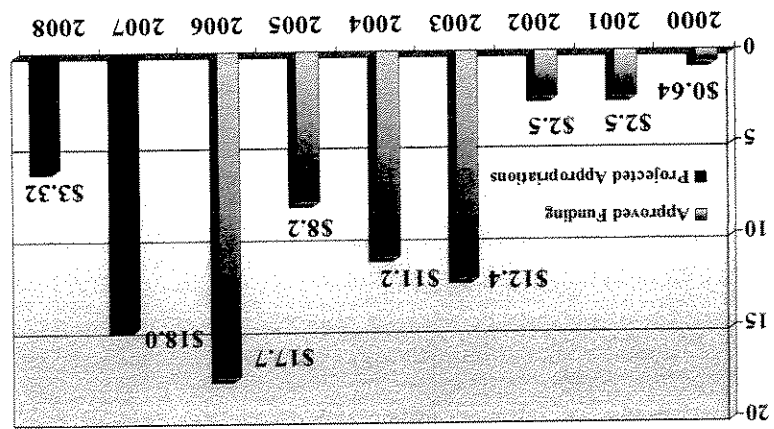


## **BUDGET EVOLUTION/FUNDING HISTORY**

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 chart below:

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



*Appendix E – 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 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 meetings and the contractual participation program provisions and introduce those volunteer efforts underway that address the spirit of diversity and community inclusion.