



# **MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT**

**A  
Progress Report  
to the  
Public Works Committee  
April 25, 2007**

# Construction Progress to Date

- Documentation & Field Survey – 100% Complete
- South Tower Deconstruction - 100 % Complete
- South Tower Reconstruction - Ongoing
- 12 th Floor Ring Beam -100% Complete
- Structural Steel Repairs – Ongoing
- 12th Floor Reconstruction Complete
- Dormer Construction – 90%
- Demolition and removal of Slate Roofing – ongoing



# 8th Floor Cornice Reconstruction



# 8<sup>th</sup> Floor Cornice Reconstruction



# Preparing for step flashing at 10<sup>th</sup> Floor



# Three Month Look Ahead

- Terra cotta, brick, and mock-up approvals- Ongoing
- Steel at the South Tower – 90% Complete
- 8th floor Gutters Installation - In progress
- Dormer Construction – to be completed
- Decorative Copper Fabrication – In progress
- Installation of book tile at South Tower



8<sup>th</sup> floor Gutter Mock-up

# Exposed Terra Cotta Ceiling in Attorney's office during Dormer reconstruction



# Dormer Reconstruction





# Topping off of Dormer



# Reconstructed Ring Beam



# Decorative Copper



# **MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT**



Participation Performance Report  
from Project Monitor Prism Technical  
Through 1/31/07

# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

## Project Participation Targets

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

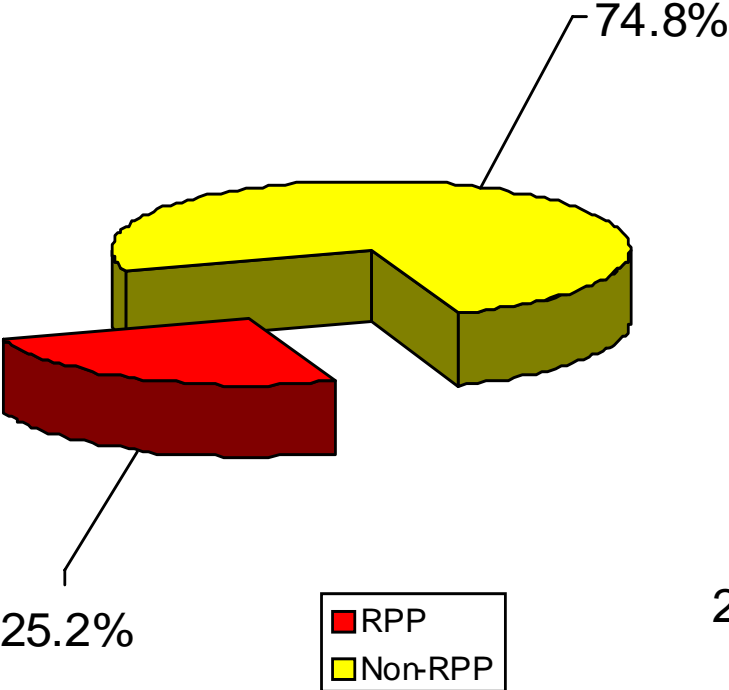
# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

## WORKFORCE REQUIREMENTS AND PERFORMANCE DATA THROUGH 1/31/07

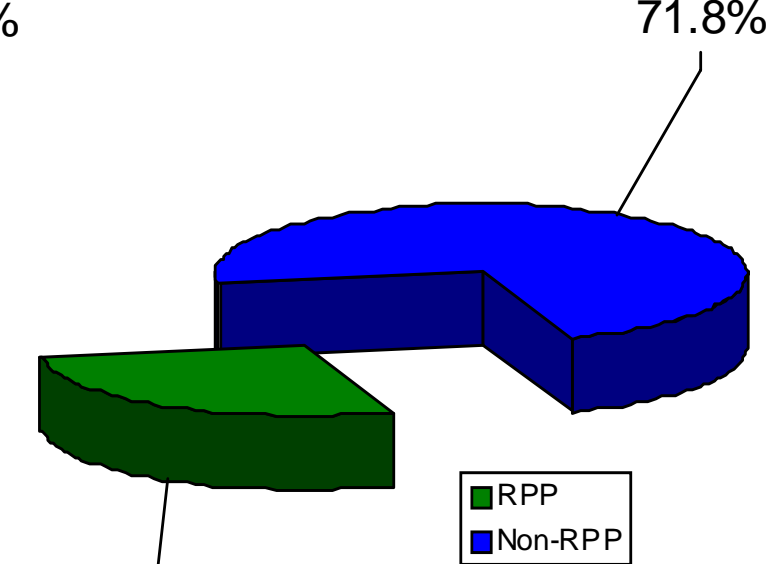
| Project Requirements, Projections and Performance                   | Man-Hours | Comment                                 |
|---|-----------|---|
| Total projected hours for project                                   | 424,188   | <i>Provided by JP Cullen</i>            |
| Total hours to date   | 129,238   | <i>30 % of projected total</i>          |
| RPP <u>Requirement</u> for entire project (25%)                     | 106,047   | <i>Based upon total projected hours</i> |
| <b>RPP Hours credited to date</b>                                   | 36,452    | <b>28 % of total onsite hours</b>       |
| Project Apprenticeship <u>Requirements</u> in selected trades       | 10,000    | <i>2.4 % of projected total</i>         |
| Apprenticeship Hours in selected trades to date                     | 3,900     | <i>3 % of current total</i>             |
| <b>Project Performance – Voluntary Efforts</b>                      |           |   |
| <b>Total Hours worked by minorities (RPP and otherwise) to date</b> | 42,345    | <b>33 % of total onsite hours</b>       |
| Total Hours worked by apprentices to date                           | 9,963     | <i>7.7 % of current total</i>           |
| Total Hours worked by minority apprentices                          | 7,736     | <i>78 % of apprenticeship hours</i>     |

# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

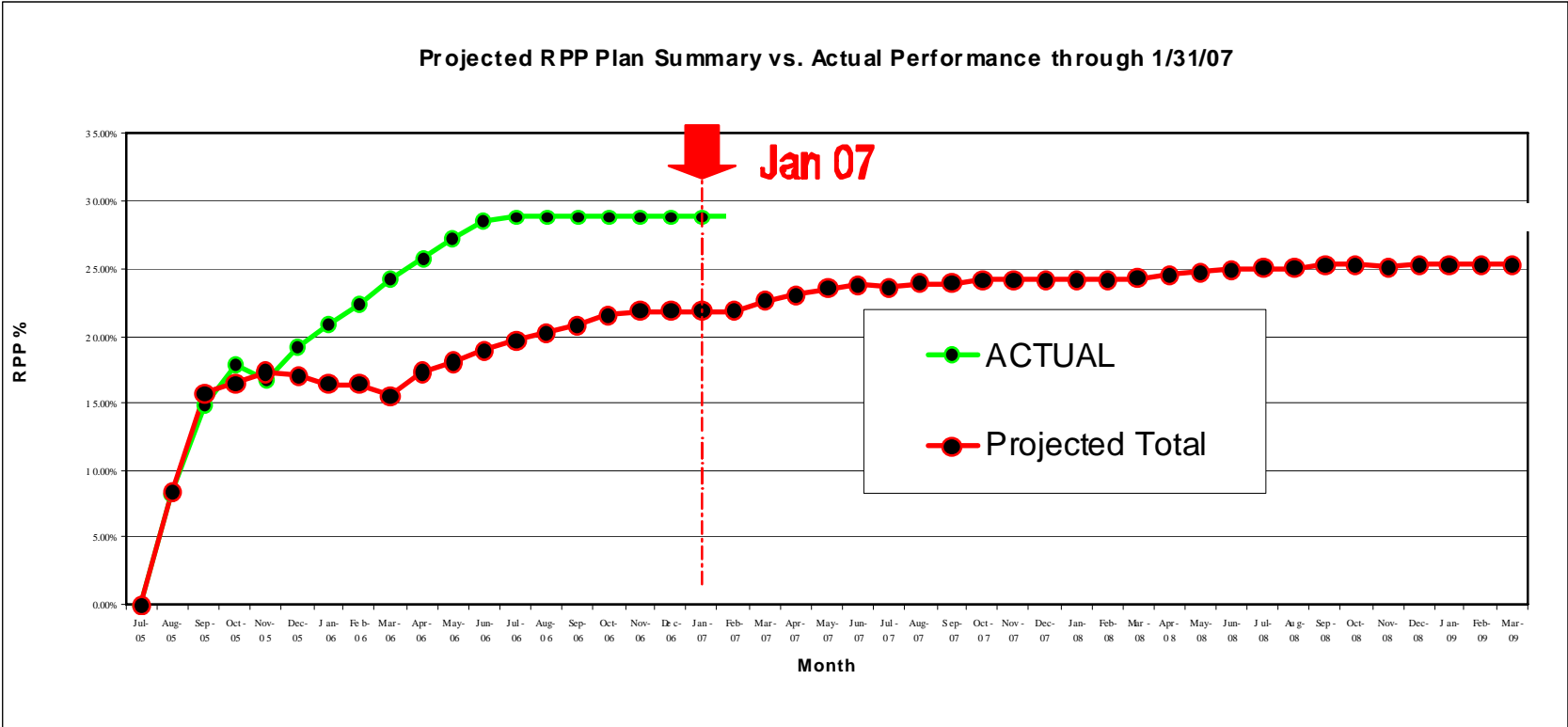
RPP Projection for Project



RPP Participation through 1/31/07



# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



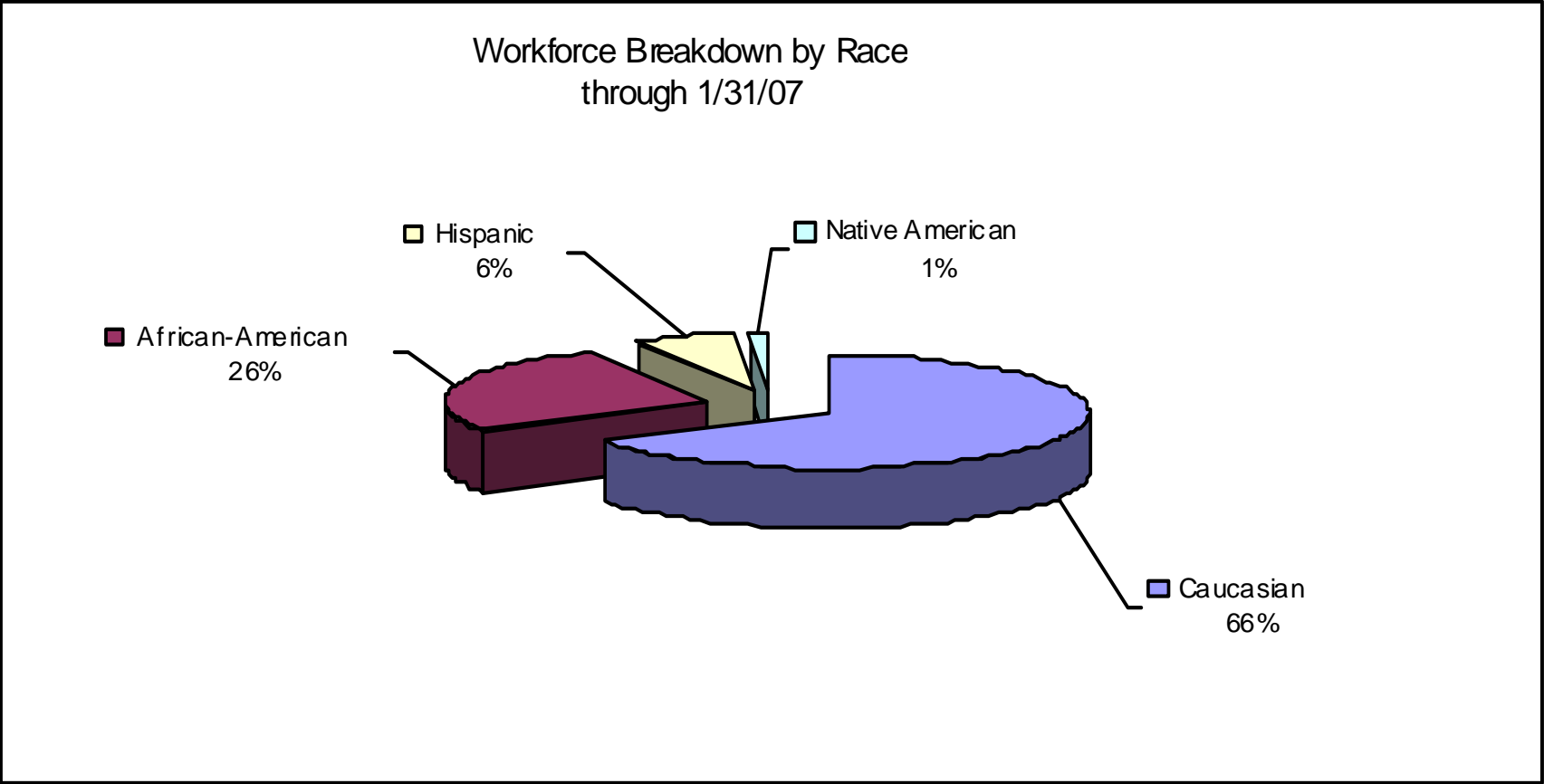


# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

## APPRENTICESHIP UTILIZATION Through 1/31/07

- Estimated total project hours (upon completion): 424,188 hours
- Total workforce hours through 1/31/07: 104,623 hours
  
- Targeted Apprentice Trades:  
Bricklayers/Masons, Glaziers and Roofers
  
- Targeted Trades Requirements: 10,000 hours (2.4% of project total) by  
6 apprentices
  
- Targeted Trades Performance: 3,900 hrs (3% of current total hours) by  
10 apprentices
  
- Total Apprenticeship hours through 1/31/07: 9,963 hours

# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

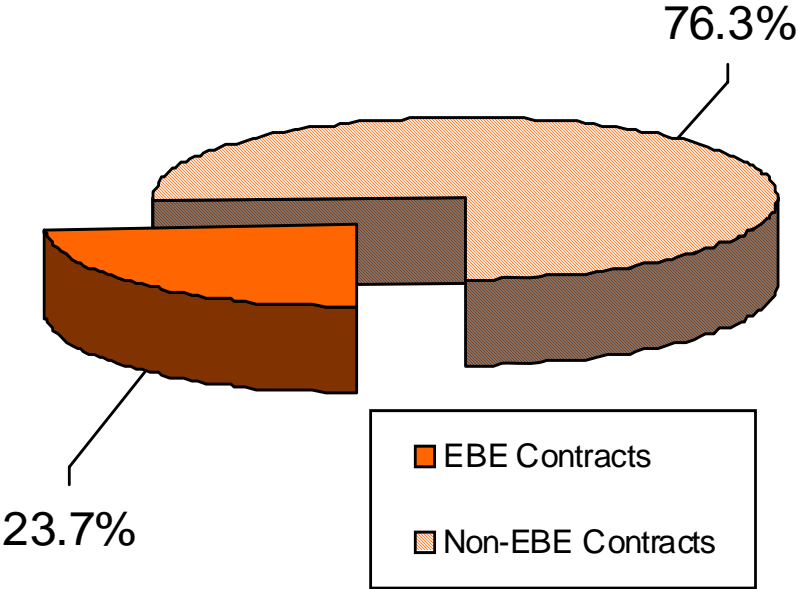
## CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 1/31/07

| Project Requirements, Contracts and Performance      | Values        | Comment   |
|--|---------------|---|
| Total projected cost                                 | \$ 61,473,981 | <i>Includes approved change orders totaling \$1,546,763.00</i>              |
| Total payments to date                               | 23,927,843    | <i>38.9% of current projected total</i>                                     |
| EBE <u>requirement</u> based on total projected cost | 11,065,317    | <i>18% of Projected Cost</i>  |
| EBE contracts in place and copied to Project Monitor | 14,580,289*   | <i>23.7% of total contract / change orders and 32% higher than required</i> |
| Payments to EBE contractors                          | 2,643,785     | <i>11% of total payments</i>  |

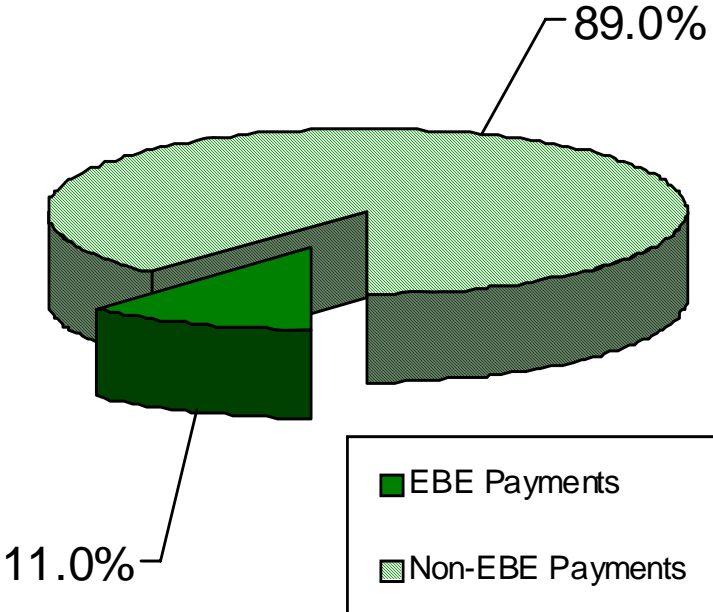
\*EBE to EBE subcontracting - not counted above - increases total EBE involvement by \$704,000 to \$15,288,129

# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

**EBE Participation  
Construction Contracts / Change Orders**



**EBE Participation  
Payments Through 1/31/07**



# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

## EBE Construction Vendors

| <b>VENDOR</b>                          | <b>SERVICE</b>                |
|--|-------------------------------|
| Arteaga 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”

# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

## EBE Professional Service Providers

| <b>VENDOR</b>                                    | <b>SERVICE</b>                                    |
|--|---|
| 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”

# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



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**M.L. Tharps & Associates**

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Construction Audit and Advisory Services

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT  
COST SUMMARY AS OF JANUARY 31, 2007**

| <b>A</b>    | <b>B</b>  | <b>C</b>               | <b>D</b>                                     | <b>E</b>                      | <b>F=D+E</b>                                       | <b>G=C-F</b>   | <b>H</b>  | <b>I=F+H</b>                                  | <b>J=C-I</b>   | <b>K=L/F</b>            | <b>L</b>                      | <b>M=F-L</b>                                  | <b>N=I-L</b>  |
|-------------|---|------------------------|--|-------------------------------|--|--|---|---|--|-------------------------|-------------------------------|---|---|
| <b>Item</b> | <b>Task Description</b>   | <b>Approved Budget</b> | <b>Approved Contracts / Scheduled Values</b> | <b>Approved Change Orders</b> | <b>Total Approved Contracts / Scheduled Values</b> | <b>Budget vs. Total Approved Contracts to Date Deviation</b> | <b>Potential Change Orders and Additional Contracts</b> | <b>Total Approved and Potential Contracts</b> | <b>Budget vs. Total Approved and Potential Contracts Deviation</b> | <b>Percent Complete</b> | <b>Costs Incurred to Date</b> | <b>Balance to Complete Approved Contracts</b> | <b>Balance to Complete Approved and Potential Contracts</b> |
| <b>A</b>    | General Contractor<br>J.P. Cullen & Sons  | \$ 59,927,218          | 59,927,218                                   | 2,122,614                     | 62,049,832   | (2,122,614)  | 1,628,212   | 63,678,044                                    | (3,750,826)  | 41%                     | 25,370,904                    | 36,678,928                                    | 38,307,140  |
| <b>B</b>    | Architectural / Engineering Services<br>Engberg Anderson Design Partnership Team                          | 1,206,000              | -  | -                             | -  | 1,206,000  | 1,206,000   | 1,206,000                                     | -  | 0%                      | -                             | -   | 1,206,000   |
| <b>C</b>    | Other Consultants/Other Contractors/Miscellaneous Costs   | 2,106,782              | 1,810,859                                    | 13,868                        | 1,824,727  | 282,055  | -   | 1,824,727                                     | 282,055  | 73%                     | 1,338,241                     | 486,486                                       | 486,486   |
| <b>D</b>    | City of Milwaukee<br>Department of Public Works<br>Administration and Inspection                          | 760,000                | 760,000                                      | -                             | 760,000  | -  | -   | 760,000                                       | -  | 55%                     | 417,968                       | 342,032                                       | 342,032   |
| <b>E</b>    | Construction Contingency  | 6,000,000              | -  | 2,136,482                     | 2,136,482  | 3,863,518  | 1,628,212   | 3,764,694                                     | 2,235,306  | -                       | -                             | -   | -   |
|             | <b>Total Phase III Project Costs<br/>(Costs Paid or Encumbered from July 1, 2005 to January 31, 2007)</b> | <b>\$ 70,000,000</b>   | <b>62,498,077</b>                            | <b>2,136,482</b>              | <b>64,634,559</b>                                  | <b>5,365,441</b>   | <b>1,628,212</b>  | <b>67,468,771</b>                             | <b>2,531,229</b>   | <b>42%</b>              | <b>27,127,113</b>             | <b>37,507,446</b>                             | <b>40,341,658</b>   |
| <b>F</b>    | Total Phase II Project Costs<br>(Costs Paid and Encumbered from December 9, 2002 to June 30, 2005)        | \$ 4,550,026           | 4,162,416                                    | 565,152                       | 4,727,568  | (177,542)  | -   | 4,727,568                                     | (177,542)  | 88%                     | 4,142,552                     | 585,016                                       | 585,016   |
| <b>G</b>    | Total Phase I Project Costs<br>(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<br/>(Phase I, II &amp; III)</b>  | <b>\$ 76,454,169</b>   | <b>68,564,636</b>                            | <b>2,701,634</b>              | <b>71,266,270</b>                                  | <b>5,187,899</b>   | <b>1,628,212</b>  | <b>74,100,482</b>                             | <b>2,353,687</b>   | <b>47%</b>              | <b>33,173,808</b>             | <b>38,092,462</b>                             | <b>40,926,674</b>   |



**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT**  
**GENERAL CONTRACTOR: J.P. CULLEN & SONS**  
**COST SUMMARY - PHASE III (JULY 1, 2005 TO JANUARY 31, 2007)**

| 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    | Bid 100A - Tower                | \$39,801,656        | 39,801,656                            | -                      | 39,801,656                                  | -   | -  | 39,801,656                             | -   | 41%              | 16,309,434             | 23,492,222                             | 23,492,222   |
| 2    | Bid 200A - West (7th Floor Up)  | 5,625,845           | 5,625,845                             | -                      | 5,625,845                                   | -   | -  | 5,625,845                              | -   | 59%              | 3,335,494              | 2,290,351                              | 2,290,351  |
| 3    | Bid 300A West (7th Floor Down)  | 2,501,225           | 2,501,225                             | -                      | 2,501,225                                   | -   | -  | 2,501,225                              | -   | 30%              | 756,915                | 1,744,310                              | 1,744,310  |
| 4    | Bid 200B East (7th Floor Up)    | 4,663,132           | 4,663,132                             | -                      | 4,663,132                                   | -   | -  | 4,663,132                              | -   | 54%              | 2,527,184              | 2,135,948                              | 2,135,948  |
| 5    | Bid 300B East (7th Floor Down)  | 2,586,299           | 2,586,299                             | -                      | 2,586,299                                   | -   | -  | 2,586,299                              | -   | 31%              | 789,355                | 1,796,944                              | 1,796,944  |
| 6    | Bid 200C North (7th Floor Up)   | 2,685,911           | 2,685,911                             | -                      | 2,685,911                                   | -   | -  | 2,685,911                              | -   | 45%              | 1,218,099              | 1,467,812                              | 1,467,812  |
| 7    | Bid 300C North (7th Floor Down) | 1,228,580           | 1,228,580                             | -                      | 1,228,580                                   | -   | -  | 1,228,580                              | -   | 27%              | 328,022                | 900,558                                | 900,558  |
| 8    | Bid 200D Roof                   | 834,570             | 834,570                               | -                      | 834,570                                     | -   | -  | 834,570                                | -   | 13%              | 106,402                | 728,168                                | 728,168  |
| 9    | Change Orders                   | -                   | -                                     | 2,122,614              | 2,122,614                                   | (2,122,614)   | 1,628,212  | 3,750,826                              | (3,750,826)   | -                | -                      | -                                      | -  |
|      | <b>Total</b>                    | <b>\$59,927,218</b> | 59,927,218                            | 2,122,614              | 62,049,832                                  | (2,122,614)   | 1,628,212  | 63,678,044                             | (3,750,826)   | 41%              | 25,370,904             | 36,678,928                             | 38,307,140   |

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT  
ARCHITECTURAL / ENGINEERING SERVICES: ENGBERG ANDERSON DESIGN PARTNERSHIP TEAM  
COST SUMMARY - PHASE III (JULY 1, 2005 TO JANUARY 31, 2007)**

| 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 | Potential Change Orders and Additional Contracts | Total Approved and Potential Contracts | Budget vs. Total Approved and Potential | Percent Complete | Costs Incurred to Date | Balance to Complete Approved Contracts | Balance to Complete Approved and |
| 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 JANUARY 31, 2007)**

| A    | B   | C                  | D                                     | E                      | F=D+E                                       | G=C-F   | H  | I=F+H                                  | J=C-I   | K=L/F            | L                      | M=F-L                                  | N=I-L  |
|------|---|--------------------|---------------------------------------|------------------------|---|---|--|--|---|------------------|------------------------|--|--|
| Item | Task Description                          | Approved Budget    | Approved Contracts / Scheduled Values | Approved Change Orders | Total Approved Contracts / Scheduled Values | Budget vs. Total Approved Contracts to Date Deviation | Potential Change Orders and Additional Contracts | Total Approved and Potential Contracts | Budget vs. Total Approved and Potential Contracts Deviation | Percent Complete | Costs Incurred to Date | Balance to Complete Approved Contracts | Balance to Complete Approved and Potential Contracts |
| 1    | Concord / Tharps                          | \$ 500,000         | 500,000                               | -                      | 500,000                                     | -   | -  | 500,000                                | -   | 23%              | 112,578                | 387,423                                | 387,423  |
| 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                               | 13,868                 | 163,868                                     | (13,868)  | -  | 163,868                                | (13,868)  | 51%              | 83,028                 | 80,840                                 | 80,840   |
| 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                                | -   | 111%             | 127,935                | (12,935)                               | (12,935)   |
| 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          | 880,000                               | -                      | 880,000                                     | 120,000   | -  | 880,000                                | 120,000   | 96%              | 848,841                | 31,159                                 | 31,159   |
| 8    | Other Misc Goods & Services               | 209,282            | 78,911                                | -                      | 78,911                                      | 130,371   | -  | 78,911                                 | 130,371   | 100%             | 78,911                 | -                                      | -  |
|      | <b>Total</b>                              | <b>\$2,106,782</b> | <b>1,810,859</b>                      | <b>13,868</b>          | <b>1,824,727</b>                            | <b>282,055</b>  | <b>-</b>   | <b>1,824,727</b>                       | <b>282,055</b>  | <b>73%</b>       | <b>1,338,241</b>       | <b>486,486</b>                         | <b>486,486</b>                                       |

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT  
CITY OF MILWAUKEE DPW ADMINISTRATION & INSPECTION  
COST SUMMARY - PHASE III (JULY 1, 2005 TO JANUARY 31, 2007)**

| 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  |
|---|--|-----------------|---------------------------------------|------------------------|---|---|--|--|---|------------------|------------------------|--|--|
|   | 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                                 | -   | 100%             | 33,000                 | -                                      | -  |
| 2 | Construction Administration Professional (071D)        | 400,000         | 400,000                               | -                      | 400,000                                     | -   | -  | 400,000                                | -   | 62%              | 249,297                | 150,703                                | 150,703  |
| 3 | Construction Administration Inspection (071E)          | 327,000         | 327,000                               | -                      | 327,000                                     | -   | -  | 327,000                                | -   | 41%              | 135,670                | 191,330                                | 191,330  |
|   | <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>55%</b>       | <b>417,968</b>         | <b>342,032</b>                         | <b>342,032</b>                                       |

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT  
CONSTRUCTION CONTINGENCY SUMMARY  
PHASE III (JULY 1, 2005 TO JANUARY 31, 2007)**

| 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<br>J.P. Cullen & Sons                                       | \$ 6,000,000        | 2,122,614              | 1,628,212               | -                           | 2,249,174           | -                      | -                       | -        |
| 2    | Architectural/Engineer Services<br>Engberg Anderson Design<br>Partnership Team | -                   | -                      | -                       | -                           | -                   | -                      | -                       | -        |
| 3    | Other Consultants, Contractors<br>& Misc Costs                                 | -                   | 13,868                 | -                       | -                           | (13,868)            | -                      | -                       | -        |
| 4    | City of Milwaukee<br>Department of Public Works                                | -                   | -                      | -                       | -                           | -                   | -                      | -                       | -        |
|      | <b>Total</b>   | <b>\$ 6,000,000</b> | <b>2,136,482</b>       | <b>1,628,212</b>        | <b>-</b>                    | <b>2,235,306</b>    | <b>-</b>               | <b>-</b>                | <b>-</b> |

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT  
TOTAL PHASE II COSTS  
(COSTS FROM DECEMBER 9, 2002 TO JANUARY 31, 2007)**

| 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    | Architectural / Engineering Services<br>Engberg Anderson Design<br>Partnership Team *** | \$4,028,525        | 3,640,915                             | 565,152                | 4,206,067                                   | (177,542)   | -  | 4,206,067                              | (177,542)   | 86%              | 3,621,051              | 585,016                                | 585,016  |
| 2    | Other Consultants/Other<br>Contractors/Miscellaneous Costs                              | 248,723            | 248,723                               | -                      | 248,723                                     | -   | -  | 248,723                                | -   | 100%             | 248,723                | -                                      | -  |
| 3    | City of Milwaukee<br>Department of Public Works<br>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>565,152</b>         | <b>4,727,568</b>                            | <b>(177,542)</b>                                      | <b>-</b>   | <b>4,727,568</b>                       | <b>(177,542)</b>  | <b>88%</b>       | <b>4,142,552</b>       | <b>585,016</b>                         | <b>585,016</b>                                       |
| ***  | Costs from December 9, 2002 through January 31, 2007 contracted prior to Phase III.     |                    |                                       |                        |   |   |  |  |   |                  |                        |  |  |

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

| A    | B  | C                  | D                                     | E                      | F=D+E                                       | G=C-F   | H  | I=F+H                                  | J=C-I   | K=L/F            | L                      | M=F-L                                  | N=I-L  |
|------|--|--------------------|---------------------------------------|------------------------|---|---|--|--|---|------------------|------------------------|--|--|
| Item | Task Description   | Approved Budget    | Approved Contracts / Scheduled Values | Approved Change Orders | Total Approved Contracts / Scheduled Values | Budget 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 | 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**

| A        | B  | C    | C                | D                | E               | F               | G                  | H               | J                | K         | L        | M                      |
|----------|--|------|------------------|------------------|-----------------|-----------------|--------------------|-----------------|------------------|-----------|----------|------------------------|
| Item No. | Item Description                                 | CO # | Estimated Amount | Submitted Amount | Approved Amount | Rejected Amount | Existing Condition | Owner's Request | A/E Design Error | VE Item   | Other    | Contingency Adjustment |
| 1        | Issue # 7:<br>Modify Mock-up<br>Specification    | 1    |                  |                  | (200,000)       |                 |                    |                 |                  | (200,000) |          | 200,000                |
| 2        | Issue # 8:<br>Modify Salvage<br>Requirements     | 2    |                  |                  | (249,137)       |                 |                    |                 |                  | (249,137) |          | 249,137                |
| 3        | Issue # 10:<br>Clock Glass Warranty              | 1    |                  |                  | (4,000)         |                 |                    |                 |                  | (4,000)   |          | 4,000                  |
| 4        | Issue # 20:<br>Temp. Power                       | 3    |                  | 0                |                 |                 |                    |                 |                  |           | 0        | 0                      |
| 5        | Issue # 39:<br>Steel at 10th Floor               | 4    |                  |                  | 134,798         |                 |                    |                 |                  |           | 134,798  | (134,798)              |
| 6        | Issue # 47:<br>Structure at Gables               | 5    |                  |                  | 1,359,974       |                 | 1,359,974          |                 |                  |           |          | (1,359,974)            |
| 7        | Issue # 54:<br>Copper Detail                     | 7    |                  |                  | (30,261)        |                 |                    |                 |                  |           | (30,261) | 30,261                 |
| 8        | Issue # 73:<br>Ceramic Tile in Men's<br>Bathroom | 5    |                  |                  | 1,047           |                 | 1,047              |                 |                  |           |          | (1,047)                |
| 9        | Issue # 79<br>Remove<br>Copper/Booktile Tower    | 8    |                  |                  | 32,500          |                 | 32,500             |                 |                  |           |          | (32,500)               |
| 10       | Issue # 99<br>Remove Concrete @<br>Turrets       |      |                  | 39,203           |                 |                 | 39,203             |                 |                  |           |          | (39,203)               |
| 11       | Issue # 107:<br>Mastic @ Slate Roof              | 6    |                  |                  | 119,859         |                 | 119,859            |                 |                  |           |          | (119,859)              |
| 12       | Issue # 109 R / 115<br>Steel Purlins @ S.T.      | 5    |                  |                  | 314,980         |                 | 314,980            |                 |                  |           |          | (314,980)              |



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

| A        | B  | C    | C                | D                | E               | F               | G                  | H               | J                | K       | L       | M                      |
|----------|--|------|------------------|------------------|-----------------|-----------------|--------------------|-----------------|------------------|---------|---------|------------------------|
| Item No. | Item Description                         | CO # | Estimated Amount | Submitted Amount | Approved Amount | Rejected Amount | Existing Condition | Owner's Request | A/E Design Error | VE Item | Other   | Contingency Adjustment |
| 13       | Issue # 111:<br>CB#03 Revise Ring Beam   | 7    |                  |                  | 6,348           |                 |                    |                 |                  |         | 6,348   | (6,348)                |
| 14       | Issue # 118<br>Scaffolding at Dormers    |      |                  | 199,717          |                 |                 |                    |                 |                  |         | 199,717 | (199,717)              |
| 15       | Issue # 119<br>Scaffold at Jack Arches   |      |                  |                  |                 | 46,825          |                    |                 |                  |         | 46,825  | (46,825)               |
| 16       | Issue # 121<br>Mullion Framing           |      |                  | (4,420)          |                 |                 | (4,420)            |                 |                  |         |         | 4,420                  |
| 17       | Issue # 130<br>Proposed Gutter Flashing  | 8    |                  |                  | (30,456)        |                 | (30,456)           |                 |                  |         |         | 30,456                 |
| 18       | Issue # 131<br>Slate Remove & Replace    |      |                  | 1,278,000        |                 |                 | 1,278,000          |                 |                  |         |         | (1,278,000)            |
| 19       | Issue # 132<br>Extra Pieces @ Gabel      | 6    |                  |                  | 8,376           |                 | 8,376              |                 |                  |         |         | (8,376)                |
| 20       | Issue # 136<br>Precast Tuck @ 13th Floor | 7    |                  |                  | 891             |                 | 891                |                 |                  |         |         | (891)                  |
| 21       | Issue # 137<br>2 I Beams @ ST Ring Beam  | 7    |                  |                  | 5,982           |                 | 5,982              |                 |                  |         |         | (5,982)                |
| 22       | Issue # 139<br>Penebaker Qualification   | 7    |                  |                  | 10,399          |                 |                    | 10,399          |                  |         |         | (10,399)               |
| 23       | Issue # 140<br>Personnel Hoists          |      |                  |                  |                 | 294,163         |                    |                 |                  |         | 294,163 | (294,163)              |
| 24       | Issue # 142<br>ST C Channels             | 6    |                  |                  | 192,941         |                 | 192,941            |                 |                  |         |         | (192,941)              |

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

| A        | B  | C    | C                | D                | E               | F               | G                  | H               | J                | K       | L     | M                      |
|----------|--|------|------------------|------------------|-----------------|-----------------|--------------------|-----------------|------------------|---------|-------|------------------------|
| Item No. | Item Description   | CO # | Estimated Amount | Submitted Amount | Approved Amount | Rejected Amount | Existing Condition | Owner's Request | A/E Design Error | VE Item | Other | Contingency Adjustment |
| 25       | Issue # 148<br>Connect Plates @<br>Precast               |      |                  | 8,670            |                 |                 | 8,670              |                 |                  |         |       | (8,670)                |
| 26       | Issue # 151<br>Terra Cotta @<br>Modillions               | 5    |                  |                  | 189,101         |                 | 189,101            |                 |                  |         |       | (189,101)              |
| 27       | Issue # 152<br>Turret Section CB #05                     | 8    |                  |                  | 11,260          |                 | 11,260             |                 |                  |         |       | (11,260)               |
| 28       | Issue # 155<br>ST Balustrade Deck                        |      |                  | 0                |                 |                 | 0                  |                 |                  |         |       | 0                      |
| 29       | Issue # 157<br>Replace Horizontal<br>Channels @ 12 Flr   | 6    |                  |                  | 12,017          |                 | 12,017             |                 |                  |         |       | (12,017)               |
| 30       | Issue # 158<br>Remove Second Roof<br>Layer @ 12 Flr      | 8    |                  |                  | 2,940           |                 | 0                  |                 |                  |         |       | 0                      |
| 31       | Issue # 159<br>A325 bolts at Dormer<br>Rake              | 7    |                  |                  | 17,469          |                 | 17,469             |                 |                  |         |       | (17,469)               |
| 32       | Issue # 160<br>Remove Steel<br>Channels @ 12 Floor<br>ST | 8    |                  |                  | 6,384           |                 | 6,384              |                 |                  |         |       | (6,384)                |
| 33       | Issue # 161<br>Gusset Plates @ 12th<br>Core              | 7    |                  |                  | 37,549          |                 | 37,549             |                 |                  |         |       | (37,549)               |
| 34       | Issue # 163<br>12th Floor Drainage                       |      |                  | 0                |                 |                 | 0                  |                 |                  |         |       | 0                      |
| 35       | Issue # 170<br>Dormers w/out tees<br>CB #06              | 8    |                  |                  | 53,473          |                 | 53,473             |                 |                  |         |       | (53,473)               |

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

| A        | B   | C    | C                | D                | E               | F               | G                  | H               | J                | K         | L       | M                      |
|----------|---|------|------------------|------------------|-----------------|-----------------|--------------------|-----------------|------------------|-----------|---------|------------------------|
| Item No. | Item Description                                  | CO # | Estimated Amount | Submitted Amount | Approved Amount | Rejected Amount | Existing Condition | Owner's Request | A/E Design Error | VE Item   | Other   | Contingency Adjustment |
| 36       | Issue # 171<br>Paint Fire E scape on<br>2nd Floor | 8    |                  |                  | 1,735           |                 | 1,735              |                 |                  |           |         | (1,735)                |
| 37       | Issue # 179<br>Roof Hatch @ North<br>Roof         |      |                  | 4,121            |                 |                 | 4,121              |                 |                  |           |         | (4,121)                |
| 38       | Issue # 180<br>Bottom Dormer<br>Coping            |      |                  | 0                |                 |                 | 0                  |                 |                  |           |         | 0                      |
| 39       | Issue # 189<br>Copper @ Top of<br>Lantern         |      |                  | 0                |                 |                 | 0                  |                 |                  |           |         | 0                      |
| 40       | Issue # 190<br>Back-up Treatment @<br>Gutter      |      |                  | 0                |                 |                 | 0                  |                 |                  |           |         | 0                      |
| 41       | Issue # 205<br>Rolled Angle @ Drum                |      |                  | 70,680           |                 |                 | 70,680             |                 |                  |           |         | (70,680)               |
| 42       | Issue # 219<br>8th Floor Sill Anchor<br>CB #07    |      |                  | 0                |                 |                 | 0                  |                 |                  |           |         | 0                      |
| 43       | Issue # 220<br>Lighting Revisions<br>CB #08       |      |                  | 0                |                 |                 | 0                  |                 |                  |           |         | 0                      |
| 44       | Issue # 226<br>Door @ Dormer E16                  |      |                  | 8,534            |                 |                 | 8,534              |                 |                  |           |         | (8,534)                |
| 45       | Issue # 230<br>Heat & Winter Costs                | 8    |                  |                  | 102,110         |                 | 102,110            |                 |                  |           |         | (102,110)              |
| 46       | Issue # 233<br>13th Floor I Beam Fix              |      |                  | 0                |                 |                 | 0                  |                 |                  |           |         | 0                      |
| 47       | Issue # 245<br>Modillion Modification             |      |                  | 20,351           |                 |                 | 20,351             |                 |                  |           |         | (20,351)               |
| 48       | Issue #248<br>Brick Test Run for ST               | 8    |                  |                  | 14,335          |                 |                    |                 |                  |           |         |                        |
| 49       | Issue # 251<br>Brick @ Slate on S.T.              |      |                  | 3,356            |                 |                 | 3,356              |                 |                  |           |         | (3,356)                |
|          |   |      |                  |                  |                 |                 |                    |                 |                  |           |         | <b>35</b>              |
|          | TOTAL   |      | 0                | 1,628,212        | 2,122,614       | 340,988         | 3,865,687          | 10,399          | 0                | (453,137) | 651,590 | (4,074,539)            |

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT  
ARCHITECTURAL / ENGINEERING S**

| 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 |
| 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    | -                | 17,542           | -               | -               | -                  | -               | -                | -       | -     | -           |
| 7        | Dormer Reconstruction           | 6    | -                | 50,000           | -               | -               | -                  | -               | -                | -       | -     | -           |
| 8        | Miscellaneous Issues            | 7    | -                | 100,000          | -               | -               | -                  | -               | -                | -       | -     | -           |
| 9        | 8th Floor Steel Survey          | 8    | -                | 10,000           | -               | -               | -                  | -               | -                | -       | -     | -           |
|          | TOTAL                           |      | -                | 565,152          | -               | -               | -                  | -               | -                | -       | -     | -           |