



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

**A
Progress Report
to the
Public Works
Committee
October 10, 2007**

Construction Progress to Date

- South Tower Construction – Ongoing
- Precast at Clock - Complete
- Dormer Construction – 100% Complete
- Gable Construction, Main Building – 40% Complete
- Steel at South Tower – 95% Complete
- 8th Floor Gutters – 75% Complete
- Brick Work – 30% Complete



Construction Progress to Date

- Production & Installation of Copper, Terra Cotta for South Tower – 50% Complete
- Pointing – 30% Complete
- Book Tile at South Tower – Complete
- Slate Roof – 50% Complete
- Carpentry at dome & lantern – 75% Complete
- Windows – 25% Complete



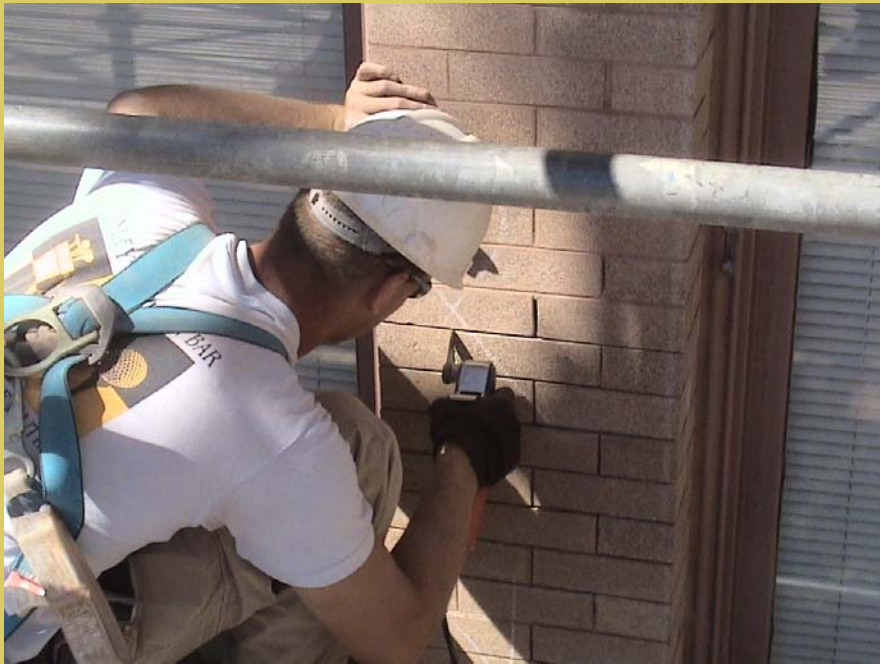
Training and Certification for Repairing Terra Cotta



Slate Roof Replacement on the East Side of City Hall



Tuck Pointing on the 10th Floor of the South Tower



Removing loose mortar from between bricks



Filling clean mortar joint with new mortar

Installation of New Terra Cotta on the South Tower



Replacement of Steel in the South Tower



Building New Rain Gutters on the 8th Floor



Repair of Existing Terra Cotta



Replacement of Windows



Existing window sashes prepped
and primed



New Insulated Glass Units ready
for install

Six Month Look Ahead for 2007

- Terra cotta, brick, and mock-up approvals- Ongoing
- Steel at the South Tower – Complete
- 8th floor Gutters - Complete
- Construction of South Tower – Ongoing
- Production & Installation of Copper, Terra Cotta for the South Tower - Ongoing



Installation of Wood Battens on the Dome

Six Month Look Ahead for 2007

- Slate Roof Construction – Ongoing
- Conditional Brick Replacement – Ongoing
- 4th, 5th, 8th, 9th Floor Windows – Ongoing
- Steel for Gables – Complete
- Gables - Complete



In place Mock-up of Sandstone

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



Participation Performance Report
from Project Monitor
Prism Technical Management & Marketing Services
Through July 31, 2007

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, Roofing, Carpentry**
- Initial projections/commitments 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

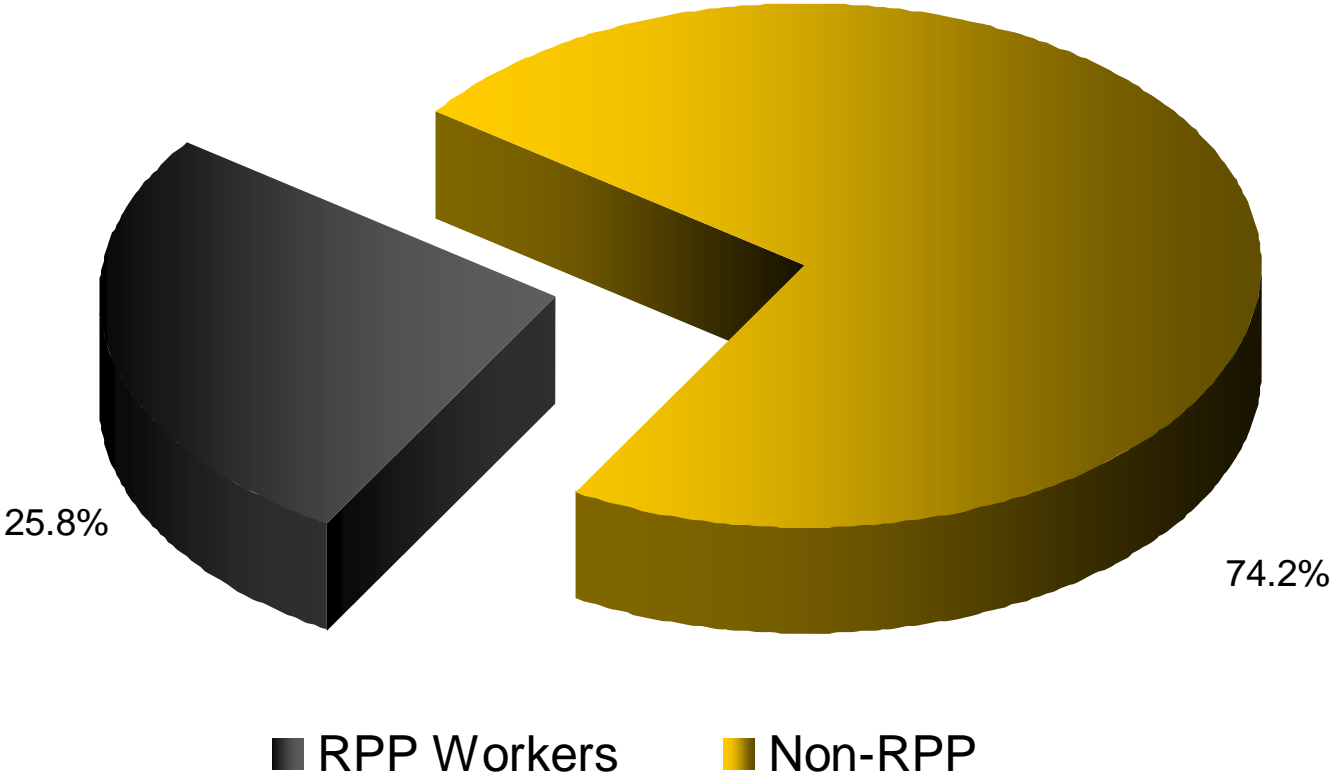
MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

WORKFORCE REQUIREMENTS AND PERFORMANCE DATA THROUGH 7/31/07

Project Requirements, Projections and Performance	Man-Hours	Comment
Initial projected hours for project	424,188	<i>Provided by JP Cullen</i>
Total hours through 7/31/07	180,858	<i>43 % of initially projected total</i>
RPP requirement for entire project (25%)	106,047	<i>Based upon initial projected hours</i>
RPP hours credited through 7/31/07	46,596	<i>25.8 % of total onsite hours</i>
Apprenticeship target for selected trades	10,000	<i>2.4 % of total projected hours</i>
Apprenticeship hours in <u>selected</u> trades through 7/31/07	8,059	<i>81% of project requirement</i>
Project Performance – Voluntary Efforts		
Total hours worked by minorities (RPP and otherwise) to date	54,984	<i>30.4 % of total onsite hours</i>
Total hours worked by apprentices to date	12,446	<i>6.9 % of current total</i>
Total hours worked by minority apprentices	9,169	<i>74 % of apprenticeship hours</i>

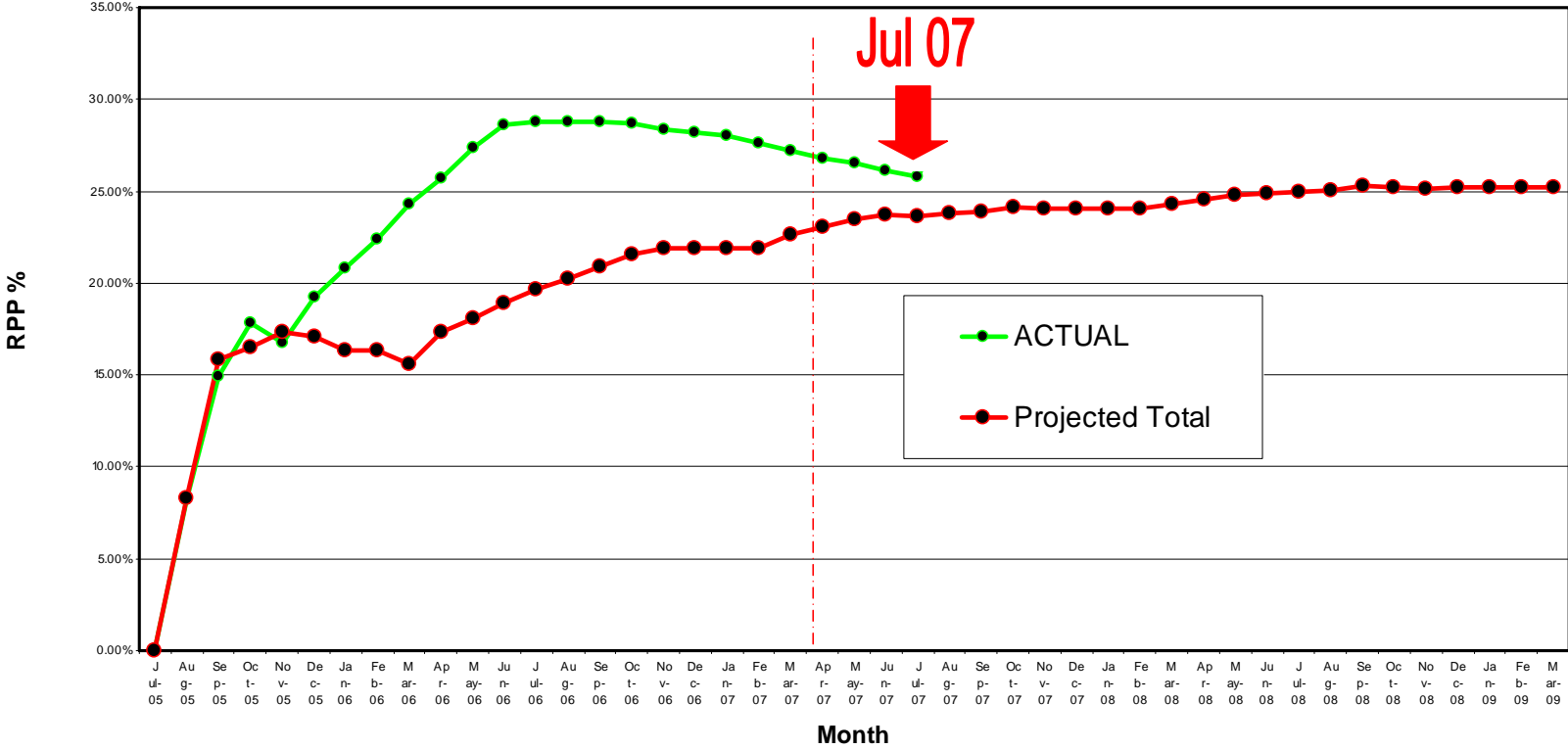
MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

RPP Workforce through July 31, 2007



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Projected RPP Plan Summary vs. Actual Performance through July 31, 2007



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Apprentice Workforce Data through July 31, 2007

- Estimated total project hours upon completion: 424,188 hours
- Total workforce hours through 7/31/07: 148,513 hours

- Targeted Apprentice Trades:
Bricklayers/Masons, Roofers and Carpenters*

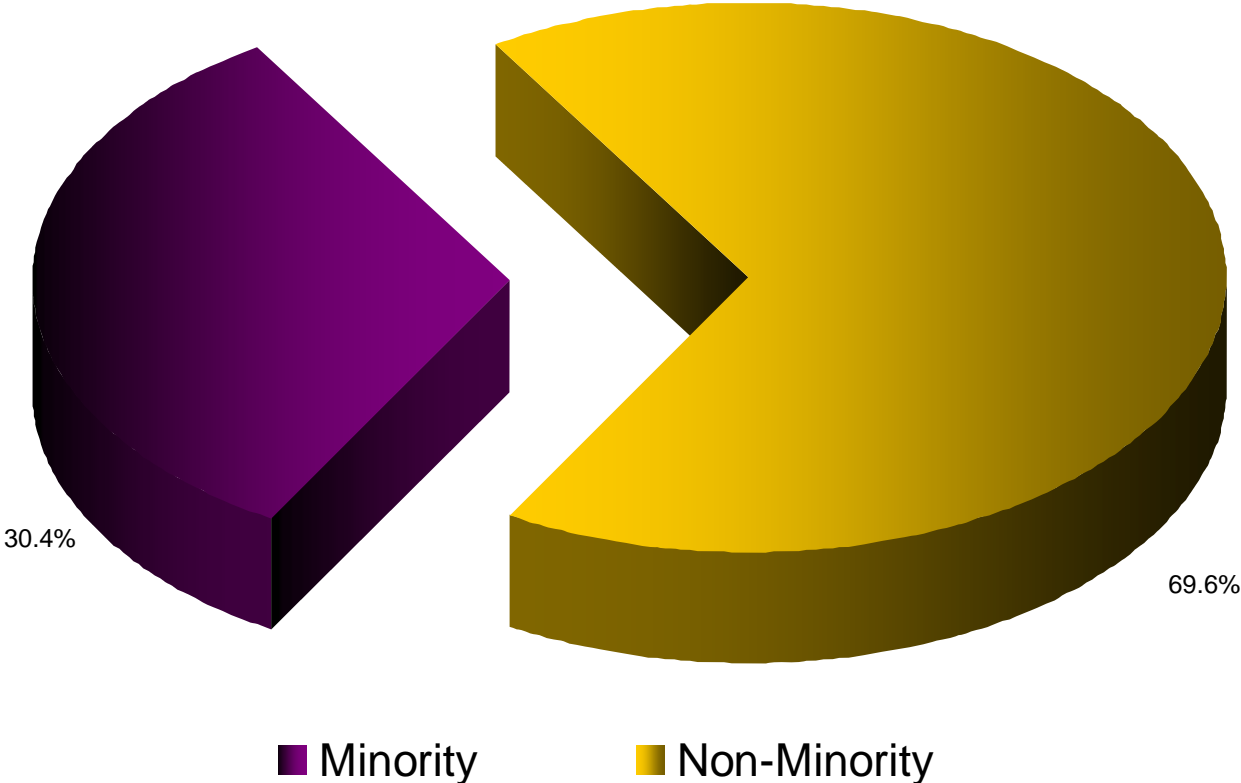
- Targeted Trades Requirements: 10,000 hours (2.4% of project total)
6 apprentices

- Targeted Trades Performance: 8,059 hrs (81% of requirement)
19 apprentices

- Total Apprentice workforce through 7/31/07: 12,446 hours (6.9% of current total hours)
35 apprentices

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Minority Workforce through July 31, 2007



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

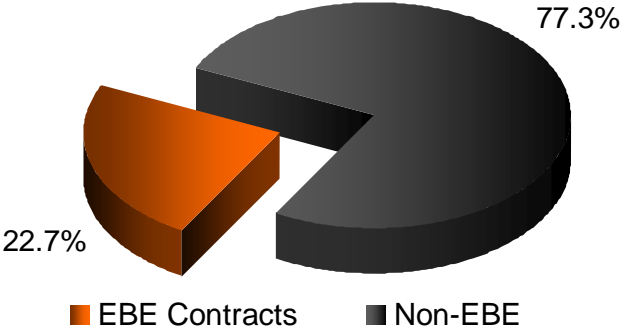
CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 7/31/07

Project Requirements, Contracts and Performance	Values	Comment
Total projected cost	\$ 64,234,322	<i>Includes approved change orders totaling \$4,307,104</i>
Total payments through July 31, 2007	32,903,355	<i>51% of current projected total</i>
EBE <u>requirement</u> based on total projected cost	11,562,178	<i>18 % of projected cost</i>
EBE contracts in place and copied to Project Monitor*	14,580,289	<i>22.7 % of total contract and change orders</i>
Payments to EBE contractors	5,921,541	<i>18 % of total payments</i>

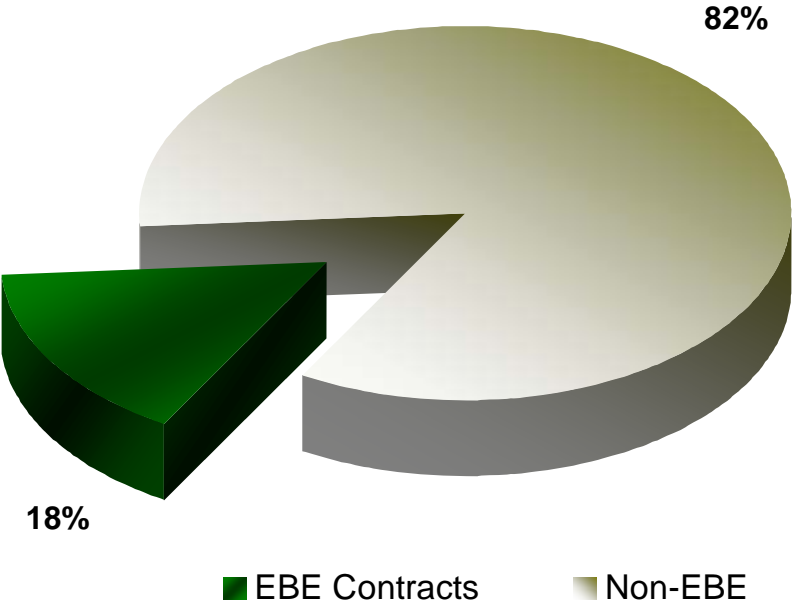
*EBE to EBE subcontracting - not counted above - increases total EBE involvement by \$704,000 to \$15,288,129

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

**Current Subcontracting Plan
(with Change Orders)**



Project Payments through July 31, 2007



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

EBE Construction Vendors

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

Ethnicity and Gender Codes

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

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

EBE Professional Service Providers

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

Ethnicity and Gender Codes

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

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



M.L. Tharps & Associates

Construction Audit and Advisory Services

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
COST SUMMARY AS OF JULY 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 & Schedule Reference	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
A	General Contractor J.P. Cullen & Sons	\$ 59,927,218	59,927,218	4,307,104	64,234,322	(4,307,104)	(256,666)	63,977,656	(4,050,438)	59%	37,723,390	26,510,932	26,254,266
B	Architectural / Engineering Services Engberg Anderson Design Partnership Team	1,206,000	1,350,508	-	1,350,508	(144,508)	-	1,350,508	(144,508)	1%	10,477	1,340,031	1,340,031
C	Other Consultants/Other Contractors/Miscellaneous Costs	2,106,782	1,897,626	13,868	1,911,494	195,288	-	1,911,494	195,288	76%	1,447,315	464,179	464,179
D	City of Milwaukee Department of Public Works Administration and Inspection	760,000	760,000	-	760,000	-	-	760,000	-	71%	537,948	222,052	222,052
E	Construction Contingency	6,000,000	-	4,320,972	4,320,972	1,679,028	(256,666)	4,064,306	1,935,694	-	-	-	-
	Total Phase III Project Costs (Costs Paid or Encumbered from July 1 to June 30, 2007)	\$70,000,000	63,935,352	4,320,972	68,256,324	(4,256,324)	(256,666)	67,999,658	(3,999,658)	58%	39,719,130	28,537,194	28,280,528
F	Total Phase II Project Costs (Costs Paid and Encumbered from December 9, 2002 to June 30, 2005)	\$ 4,550,025	4,162,415	387,610	4,550,025	-	-	4,550,025	-	97%	4,435,881	114,144	114,144
G	Total Phase I Project Costs (Costs Incurred Prior to December 9, 2002)	1,904,143	1,904,143	-	1,904,143	-	-	1,904,143	-	100%	1,904,143	-	-
	Grand Total Project Costs (Phase I, II & III)	\$76,454,168	70,001,910	4,708,582	74,710,492	(4,256,324)	(256,666)	74,453,826	(3,999,658)	62%	46,059,154	28,651,338	28,394,672

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
ACTUAL / PROJECTED CASH FLOW ANALYSIS**

	Actual										
	Phase I	Phase II	July '05	August '05	September '05	October '05	November '05	December '05	Jan '06	Feb '06	March '06
Contractor - JP Cullen	-	-	-	-	-	4,932,739	1,942,815	862,201	-	1,529,094	1,685,150
A&E - Engberg Anderson		2,568,983	9,377	12,001	27,158	29,423	46,623	23,473	-	106,965	41,889
Concord/Tharps										13,294	8,900
Prism		22,643	7,709			8,825	7,472				12,518
DPW Labor Costs	134,683	272,777	16,603	29,608	45,675	74,528	58,459	58,788	88,628	88,629	88,629
Bond Issuance Costs		6,275						116,235			
Other Contractors/Costs	1,769,460	219,805	2,845	21,717	10,629	8,671	34,910	23,942	50,861	101,895	136,420
Total	1,904,143	3,090,483	36,534	63,326	83,462	5,054,186	2,090,279	1,084,639	139,489	1,839,877	1,973,506
		April '07	May '07	June '07	July '07	August '07	September '07	October '07	November '07	December '07	Total 2007
Contractor - JP Cullen		3,010,824	2,921,742	2,381,150	2,481,360	2,481,360	2,614,242	2,481,359	2,220,958	1,893,828	22,486,823
A&E - Engberg Anderson		94,159	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	654,159
Concord/Tharps		18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	162,000
Prism		2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	26,523
DPW Labor Costs		19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	175,500
Bond Issuance Costs		-	-	-	-	-	-	-	-	15,000	15,000
Other Contractors/Costs		16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	149,400
Total		3,162,030	3,048,789	2,508,197	2,608,407	2,608,407	2,741,289	2,608,406	2,348,005	2,035,875	23,669,405

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT ACTUAL / PROJECTED CASH FLOW ANALYSIS														
	Actual													Actual Total
	April '06	May '06	June '06	July '06	Aug '06	Sept '06	Oct '06	Nov '06	Dec '06	Jan '07	Feb '07	Mar '07		
Contractor - JP Cullen	-	838,074	1,712,274	1,691,341	1,550,192	1,243,294	2,235,538	-	2,094,426	1,610,705	2,135,741	1,804,607		27,868,191
A&E - Engberg Anderson	124,349	-	54,441	50,807	57,392	49,770	60,025	159,043	67,849	67,314	-	111,807		3,668,689
Concord/Tharps		27,885		17,691	4,815	7,607	9,123	8,840		14,423		16,868		129,446
Prism	-	-	11,620	14,153	9,112	-	2,222	7,175	2,222	20,911	-	11,088		137,670
DPW Labor Costs	32,230	32,230	30,058	16,353	15,977	14,713	20,121	21,816	22,413	21,599	18,908	21,269		1,224,694
Bond Issuance Costs														122,510
Other Contractors/Costs	46,337	115,429	11,475	15,832	4,508	2,204	82,188	1,597	858		540	3,769		2,665,892
Total	202,916	1,013,618	1,819,868	1,806,177	1,641,996	1,317,588	2,409,217	198,471	2,187,768	1,734,952	2,155,189	1,969,408	-	35,817,092
	Jan '08	Feb '08	March '08	April '08	May '08	June '08	July '08	Aug '08	Sept '08	Oct '08	Nov '08	Dec '08	Total 2007	Grand Total
Contractor - JP Cullen	1,562,081	1,021,906	979,364	1,241,666	1,098,923	1,504,092	941,815	823,949	719,602	615,224	620,966	1,843,316	12,972,904	63,327,918
A&E - Engberg Anderson	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	840,000	5,162,848
Concord/Tharps	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,107	216,107	507,553
Prism	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,947	2,751	35,168	199,361
DPW Labor Costs	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	234,000	1,634,194
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-	-	15,000	15,000	152,510
Other Contractors/Costs	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	14,837	197,437	3,012,729
Total	1,689,128	1,148,953	1,106,411	1,368,713	1,225,970	1,631,139	1,068,862	950,996	846,649	742,271	748,013	1,983,511	14,510,616	73,997,113

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
GENERAL CONTRACTOR: J.P. CULLEN & SONS
COST SUMMARY - PHASE III (JULY 1, 2005 TO JULY 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 (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts Deviation	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Bid 100A - Tower	\$39,801,656	39,801,656	-	39,801,656	-	-	39,801,656	-	59%	23,656,691	16,144,965	16,144,965
2	Bid 200A - West (7th Floor Up)	5,625,845	5,625,845	-	5,625,845	-	-	5,625,845	-	85%	4,786,767	839,078	839,078
3	Bid 300A West (7th Floor Down)	2,501,225	2,501,225	-	2,501,225	-	-	2,501,225	-	40%	1,008,941	1,492,284	1,492,284
4	Bid 200B East (7th Floor Up)	4,663,132	4,663,132	-	4,663,132	-	-	4,663,132	-	78%	3,642,342	1,020,790	1,020,790
5	Bid 300B East (7th Floor Down)	2,586,299	2,586,299	-	2,586,299	-	-	2,586,299	-	40%	1,046,980	1,539,319	1,539,319
6	Bid 200C North (7th Floor Up)	2,685,911	2,685,911	-	2,685,911	-	-	2,685,911	-	67%	1,801,811	884,100	884,100
7	Bid 300C North (7th Floor Down)	1,228,580	1,228,580	-	1,228,580	-	-	1,228,580	-	40%	491,081	737,499	737,499
8	Bid 200D Roof	834,570	834,570	-	834,570	-	-	834,570	-	13%	112,002	722,568	722,568
9	Change Orders	-	-	4,307,104	4,307,104	(4,307,104)	(256,666)	4,050,438	(4,050,438)	64%	2,771,112	1,535,992	1,279,326
	Retainage	-	-	-	-	-	-	-	-		(1,594,337)	1,594,337	1,594,337
	Total	\$59,927,218	59,927,218	4,307,104	64,234,322	(4,307,104)	(256,666)	63,977,656	(4,050,438)	59%	37,723,390	26,510,932	26,254,266

**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, 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 (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts Deviation	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Construction Administration	\$ 1,206,000	1,238,318	-	1,238,318	(32,318)	-	1,238,318	(32,318)	0%	-	1,238,318	1,238,318
2	Additional Services	-	112,190	-	112,190	-	-	-	-	0%	10,477	101,713	-
3	Reimbursables	-	-	-	-	-	-	-	-	0%	-	-	-
	Total	\$ 1,206,000	\$ 1,350,508	-	1,350,508	(144,508)	-	1,350,508	(144,508)	0%	10,477	1,340,031	1,340,031

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
OTHER CONSULTANTS, CONTRACTORS & MISCELLANEOUS
COSTS SUMMARY - PHASE III (JULY 1, 2005 TO JULY 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 (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts Deviation	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Concord / Tharps	\$ 500,000	508,685	-	508,685	(8,685)	-	508,685	(8,685)	32%	164,780	343,905	343,905
2	Prism Technical Mgt.	150,000	150,000	13,868	163,868	(13,868)	-	163,868	(13,868)	70%	115,027	48,841	48,841
3	City of Milwaukee Bond Issuance Costs	115,000	150,000	-	150,000	(35,000)	-	150,000	(35,000)	85%	127,935	22,065	22,065
4	Police Antenna Relocation	100,000	65,601	-	65,601	34,399	-	65,601	34,399	100%	65,601	-	-
5	City Attorney Temporary Office Relocation	1,000,000	900,000	-	900,000	100,000	-	900,000	100,000	95%	850,632	49,368	49,368
6	Other Misc Goods & Services	241,782	123,340	-	123,340	118,442	-	123,340	118,442	100%	123,340	-	-
	Total	\$ 2,106,782	1,897,626	13,868	1,911,494	195,288	-	1,911,494	195,288	76%	1,447,315	464,179	464,179

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
CITY OF MILWAUKEE DPW ADMINISTRATION & INSPECTION
COST SUMMARY - PHASE III (JULY 1, 2005 TO JULY 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 (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts Deviation	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Investigative Work & Design Administration (0712/0713)	45,000	45,000	-	45,000	-	-	45,000	-	89%	39,979	5,021	5,021
2	Construction Administration Professional (071D)	400,000	400,000	-	400,000	-	-	400,000	-	77%	307,719	92,281	92,281
3	Construction Administration Inspection (071E)	315,000	315,000	-	315,000	-	-	315,000	-	60%	190,250	124,750	124,750
	Total	760,000	760,000	-	760,000	-	-	760,000	-	71%	537,948	222,052	222,052

**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/F	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts Deviation	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Architectural / Engineering Services Engberg Anderson Design Partnership Team (Base Contract)***	\$ 3,762,848	3,375,238	387,610	3,762,848	-	-	3,762,848	-	99%	3,738,435	24,413	24,413
2	Architectural / Engineering Services Engberg Anderson Design Partnership Team (Contract Extension)***	265,677	265,677	-	265,677	-	-	265,677	-	66%	175,946	89,731	89,731
3	Other Consultants/Other Contractors/Miscellaneous Costs	248,723	248,723	-	248,723	-	-	248,723	-	100%	248,723	-	-
4	City of Milwaukee Department of Public Works Design / Bid Administration	272,777	272,777	-	272,777	-	-	272,777	-	100%	272,777	-	-
	Total Phase II Project Costs	\$ 4,550,025	4,162,415	387,610	4,550,025	-	-	4,550,025	-	97%	4,435,881	114,144	114,144

*** Costs from December 9, 2002 though July 31, 2007 contracted prior to Phase III.

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

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

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

A	B	C	D	E	F=C+D	G=F+E	H	I=F-H	J=C-I
Item	Task Description	Approved Contracts / Scheduled Values	Approved Change Orders	Potential Change Orders	Total Approved Contracts / Scheduled Values	Total Potential Contract	Costs Incurred to Date	Balance to Expend-Approved Contract	Balance to Expend-Potential Contract
1	8th Floor Steel	50,000	-	-	50,000	50,000	-	50,000	50,000
2	Investigation No. Elevation/Steel	62,190	-	-	62,190	62,190	10,477	51,713	51,713
	Total	\$ 112,190	-	-	112,190	112,190	10,477	101,713	101,713

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
CITY ATTORNEY RELOCATION COST SUMMARY
PHASE III (JULY 1, 2005 TO JULY 31, 2007)**

A	B	C
Item No.	Item Description	Total Costs Paid
1	AAA Acme Lock Co.	3,699
2	Scott Brown	5,885
3	CH Coakley	22,502
4	Contract Design Associates	13,283
5	Flemming Materials	5,589
6	Graybar Electric	11,633
7	Hess Schweitzer Painters	9,338
8	Insulation Industries	6,350
9	Itslaw, Inc.	10,141
10	Johnson Controls	99,025
11	LaForce, Inc.	29,364
12	Mared Mechanical	141,803
13	Toepfer Security	13,955
14	United Flooring	25,875
15	Verhalen	5,602
16	Siemens Building Technologies	78,688
17	Other Misc Goods & Services	53,982
18	DPW Labor - Investigative / Design	9,997
19	DPW Labor - Professional	9,498
20	DPW Labor - Inspection	31,910
21	DPW Labor - Other	262,514
	TOTALS	850,632

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
ARCHITECTURAL / ENGINEERING SERVICES ENGBERG ANDERSON DESIGN PARTNERSHIP TEAM
COST SUMMARY - PHASE II (BASE FEE)**

A	B	C	D	E	F=C+D	G=F+E	H	I=F-H	J=G-H
Item No.	Item Description	Approved Contract / Scheduled Value	Approved Change Orders	Potential Change Orders	Total Approved Contract / Scheduled Value	Total Potential Contract	Costs Incurred to Date	Balance to Expend - Approved Contract	Balance to Expend - Potential Contract
1	Design & Contract Documents	\$ 1,089,630	255,860	-	1,345,490	1,345,490	1,576,448	(230,958)	(230,958)
2	Construction Administration	1,127,130	61,610	-	1,188,740	1,188,740	874,530	314,210	314,210
3	Historic Structures Report	158,240	-	-	158,240	158,240	154,647	3,593	3,593
4	Additional Base Services	636,350	42,867	-	679,217	679,217	601,937	77,280	77,280
5	Reimbursables	629,565	38,860	-	668,425	668,425	457,853	210,572	210,572
6	Additional Services	-	165,955	-	165,955	165,955	73,020	92,935	92,935
7	Phase II Contract Closeout	(265,677)	(177,542)	-	(443,219)	(443,219)	-	(443,219)	(443,219)
	TOTAL	\$ 3,375,238	387,610	-	3,762,848	3,762,848	3,738,435	24,413	24,413

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT ARCHITECTURAL / ENGINEERING SERVICES
ENGBERG ANDERSON DESIGN PARTNERSHIP TEAM COST SUMMARY - CONTRACT EXTENSION ALLOWANCE (OVERAGE FROM BASE FEE)**

A	B	C	D	E	F=C+D	G=F+E	H	I=F-H	J=G-H
Item No.	Item Description	Approved Contract / Scheduled Value	Approved Change Orders	Potential Change Orders	Total Approved Contract / Scheduled Value	Total Potential Contract	Costs Incurred to Date	Balance to Expend - Approved Contract	Balance to Expend - Potential Contract
1	Contract Extention	\$ 165,677	-	-	165,677	165,677	110,465	55,212	55,212
2	Reimburables		-	-	-	-	4,886	(4,886)	(4,886)
3	Misc. Hourly Service	90,000	-	-	90,000	90,000	50,979	39,021	39,021
4	8th Floor Steel Survey	10,000	-	-	10,000	10,000	9,615	385	385
	TOTAL	\$ 265,677	-	-	265,677	265,677	175,946	89,731	89,731

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
OTHER CONSULTANTS, CONTRACTORS & MISC COSTS
COST SUMMARY PHASE II (DECEMBER 9, 2002 THROUGH JUNE 30, 2005)**

A	B	C
Item No.	Item Description	Total Costs Paid
1	Catalyst	9,250
2	Daley Media Productions, Inc.	16,513
3	EdiTran	3,940
4	Eric Oxendorf Studio	3,315
5	FJA Christiansen Roofing Co.	12,612
6	Hunzinger	18,212
7	Hutchinson Design	2,210
8	Isthmus Architecture	5,000
9	Kolb & Co.	18,610
10	Prism Technical Mgt.	22,643
11	Reprographic Technologies	15,073
12	Ropelink Ltd.	81,125
13	Thomas R. Rowe	4,530
14	Other Misc Goods & Services	35,691
	TOTALS	248,723

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
CITY OF MILWAUKEE DEPARTMENT OF PUBLIC WORKS DESIGN / BID ADMINISTRATION
COST SUMMARY - PHASE II (DECEMBER 9, 2002 THROUGH JUNE 30, 2005)**

A	B	C
Item No.	Item Description	Total Costs Paid
1	Preliminary Investigation & Work	268,852
2	Police Antenna Relocation	2,279
3	City Attorney Relocation	1,070
4	Other	576
	TOTALS	272,777

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
OTHER CONSULTANTS / OTHER CONTRACTORS / MISCELLANEOUS COSTS
COST SUMMARY PHASE I
(COSTS INCURRED PRIOR TO DECEMBER 9, 2002)**

A		B	C	D
Item No.	Project Number	Item Description	Total Expended	Comments / Description of Work Performed
1	300	Contractors/Misc Costs	19,851	Miscellaneous Administrative / Other Work
2	301	Contractors/Misc Costs	154,538	Painting Exterior Windows
3	302	Contractors/Misc Costs	347,474	Fire Escape Upgrade
4	304	Contractors/Misc Costs	5	Repair Roof and Gutters
5	306	Contractors/Misc Costs	19,468	Repair Copper Roof
6	308	Contractors/Misc Costs	58,189	3rd Floor Window Painting
7	309	Contractors/Misc Costs	1,169,936	Exterior Restoration Preliminary Investigation and Work
		Total - Contractors / Misc Costs	1,769,460	

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
CITY OF MILWAUKEE DEPARTMENT OF PUBLIC WORKS INVESTIGATION, REPAIRS, ADMINISTRATION
COST SUMMARY - PHASE I (COSTS INCURRED PRIOR TO DECEMBER 9, 2002)**

A	B	C	D
Item No.	Project Number	Item Description	Total Costs Paid
1	301	Painting Exterior Windows 4th & 5th Floors	7,155
2	302	Fire Escape Upgrade	47,298
3	303	Foundation Inspection	922
4	304	Repair Roof Conductors & Gutters	5,400
5	305	South Tower Flashing	6,235
6	306	Tower Repairs Copper Roof	2,314
7	307	5th Floor Fire Damage Repairs	339
8	308	3rd Floor Window Painting	6,796
9	309	Exterior Restoration Preliminary Investigation & Work	58,224
		TOTALS	134,683

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
OTHER CONSULTANTS, CONTRACTORS & MISCELLANEOUS COSTS (PROJECT 309 ONLY)
COST SUMMARY PHASE I (COSTS INCURRED PRIOR TO DECEMBER 9, 2002)**

A	B	C
Item No.	Item Description	Total Costs Paid
1	A/E Graphics	4,920
2	Boston Valley Terra Cotta	4,174
3	Chambers, Murphy & Berge	8,856
4	Construction Resources and Management	4,770
5	Daley Media Productions	23,000
6	Engberg Anderson	28,276
7	Hunzinger	6,300
8	Isthmus Architecture	2,477
9	John G. Waite Associates	9,832
10	Safeway Steel Products	2,023
11	Simpson Gumpertz & Heger	83,619
12	U.S. Heritage Group	8,335
13	Wiss Janney, Elstner Associates	981,288
14	Other Misc Goods & Services	2,066
	TOTALS	1,169,936