

Milwaukee City Hall Historic Building Restoration

Project Status Report thru April 30, 2008



Department of Public Works
Operations Division
Building & Fleet Services

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MILWAUKEE, WISCONSIN 53202



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July 16, 2008

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 tenth in a series of quarterly reports on this historic endeavor.

The highly challenging restoration of Milwaukee's most revered landmark and a National Historic Landmark has local and national significance, particularly in the realms of historic preservation, architecture, construction, and restoration. The City Hall project is the largest terra cotta replacement program in the country.

Project management is paramount to ensure the success of this multi-year project. The Department of Public Works is proud to be responsible for overseeing planning, scheduling, and quality and cost controls. Of equal importance is ensuring the project workforce reflects the diversity of our community.

Under the direction of Mayor Tom Barrett and the Common Council, DPW contracted with The Concord Group/M. L. Tharps & Associates to audit and monitor expenditures, and Prism Technical Management & Marketing Services to ensure compliance with the Emerging Business Enterprise/Residents Preference Programs (EBE/RPP) and reporting requirements.

We look forward to successful completion of our project and securing its civic prominence for future generations.

Jeffrey J. Mantes
Commissioner
Department of Public Works

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MISSION STATEMENT

Our mission is to restore this National Historic Landmark in a manner that preserves its original design, while securing its civic prominence for future generations. This will be accomplished by a collaborative and diverse team of restoration professionals who are passionate about their work and its efficient and timely completion.

PROJECT OVERVIEW

To date the project is on schedule, to be substantially complete November 2008. Since the last quarterly report, through January 2008, there have been no additional major issues.

CURRENT SCHEDULE STATUS

Construction progress to April 30th, 2008 is as follows:

- South Tower Terra Cotta Installation – 65% Complete.
- Precast at clocks – 100% Complete
- Dormer Construction – 100% Complete.
- Gable Construction, Main Building – 100% Complete
- Steel at South Tower – 95% Complete.
- 8th Floor Gutters – 100% Complete.
- Brick Work – 85% Complete
- Installation of Copper for South Tower – 65% Complete.
- Pointing – 78% Complete
- Slate Roof – 80% Complete.
- Carpentry at dome & lantern – 90% Complete
- Windows – 99% Complete

Six month look ahead for 2008 is as follows:

- Terra cotta, brick, and mockup approvals – Complete.
- Steel at the South Tower – Complete.
- Construction of South Tower Terra Cotta – Complete.
- Installation of Copper for the South Tower – Complete.
- Slate roof construction – Complete.
- Conditional Brick Replacement – Complete.
- 2nd & 1st Floor Windows – Complete.
- Pointing – Complete.
- Sandstone Work – Complete.

CURRENT BUDGET STATUS

This report addresses all costs incurred through April 30, 2008, which totals \$63,097,770 or 84% of the project budget of \$76,454,169.

Of the \$70,000,000 Phase III committed project budgeted funds, 82% or \$56,643,602 has been incurred through April 30, 2008.

Through April 30, 2008 J.P. Cullen has completed \$53,715,208 or 83% of their contract of \$64,712,132.

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

JPC approved change orders, total of **\$4,785,214.00**, major items as follows:

- Modification of Mock Up Specification.
- Modification of Material Salvaging Requirement.
- Steel Purlins at the South Tower.
- Modification of Steel at the 10th Floor.
- Modification of 20 Dormers.
- Heat and Winter costs.
- Slate Removal and Replacement.
- Structural C Channel Replacement.
- Alternate Bracing / Attachment of Scaffold at Dormers.
- Steel Channels at the South Tower 11th Floor Core Location.
- Steel Channels and Column Connections at the South Tower 13th Floor Core.
- Double Stainless Steel Angle Support for the 12th Floor Terra Cotta Railing.
- Installation of 23 New Scuppers on West and East Side of Main Building.
- Credit for Omitting 895 Terra Cotta Pieces from the Terra Cotta Allowance.
- Steel Restoration Work at 8th Floor on North Side of Main Building.
- Additional Heat/Winter Protection to Maintain Project Schedule.
- Restoration of the North Tower Copper Lantern.
- Credit for Sandstone.

JPC potential change orders total **\$219,664.00**

Balance of contingency after approved/potential changes is **\$737,021.00**

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 tenth Project Quarter (ended January 31, 2008), 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



Participation Performance Report
from Project Monitor
Prism Technical Management & Marketing Services, LLC
Through April 30, 2008

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Project Participation Targets

Residents Preference Program (RPP) Requirement:
25% of Workforce Hours

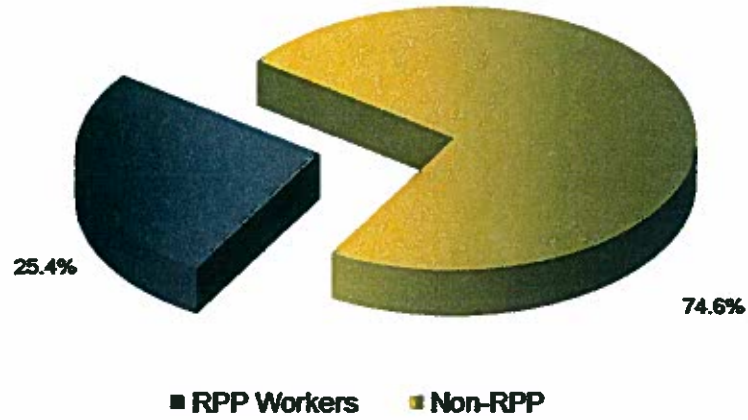
Emerging Business Enterprise (EBE) Requirement:
18% of Contract Dollars

Apprenticeship Requirement:
10,000 Hrs in specified trades:
Bricklaying/Masonry, Roofing, Carpentry

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

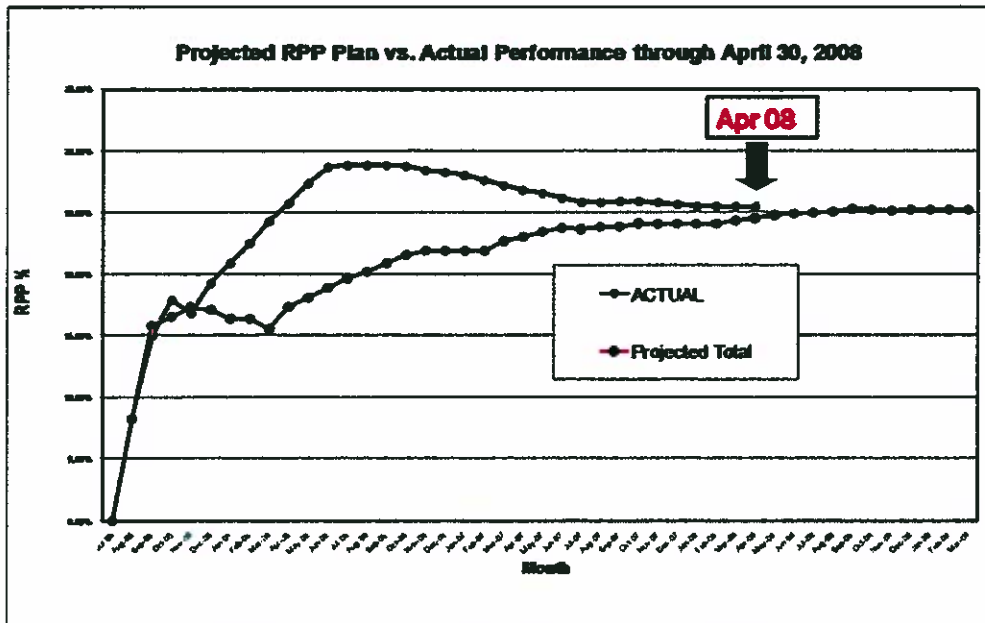
RPP Workforce through April 30, 2008



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Projected RPP Plan vs. Actual Performance through April 30, 2008



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Apprentice Workforce Data through April 30, 2008

Targeted Apprentice Trades:

Bricklayers/Masons, Roofers and Carpenters

Targeted Trades Requirements:

10,000 hours & 6 apprentices

Targeted Trades Performance through 4/30/08:

10,774 hrs & 21 apprentices

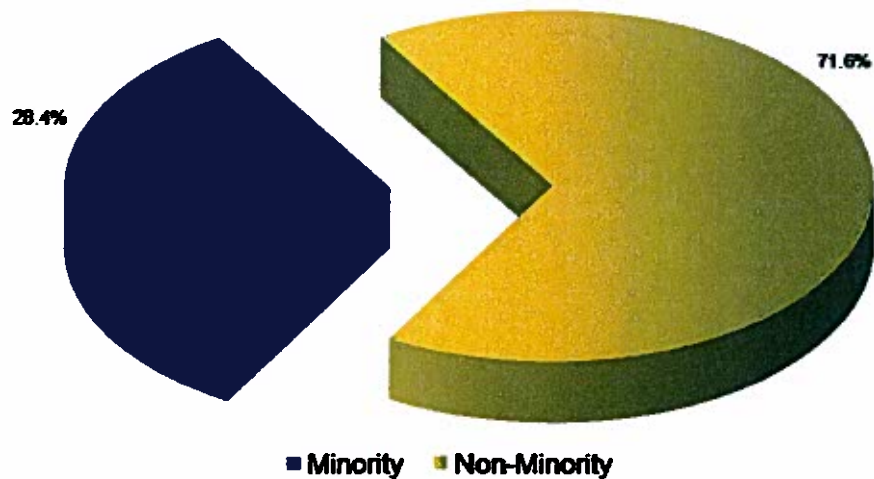
Total Apprentice Workforce through 4/30/08:

16,849 hours & 38 apprentices

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

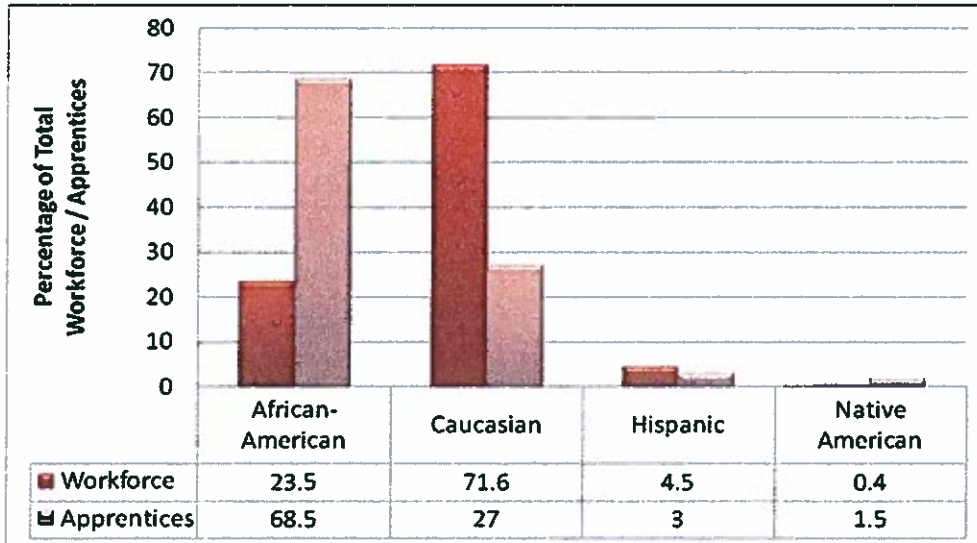
Minority Workforce through April 30, 2008



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Workforce and Apprentice Percentages by Race through April 30, 2008



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Current Subcontracting Plan
(with Change Orders)



Project Payments
through April 30, 2008



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

WORKFORCE REQUIREMENTS AND PERFORMANCE DATA THROUGH 4/30/08

Project Requirements, Projections and Performance	Man-Hours	Comment
Initial projected hours for project	424,188	<i>Provided by JP Cullen</i>
Total hours through 4/30/08	278,238	<i>66 % of initially projected total</i>
RPP requirement for entire project (25%)	106,047	<i>Based upon initial projected hours</i>
RPP hours credited through 4/30/08	70,710	<i>26.4 % 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 4/30/08	10,774	<i>108 % of project requirement</i>
Project Performance – Voluntary Efforts		
Total hours worked by minorities (RPP and otherwise) to date	78,994	<i>28.4 % of total onsite hours</i>
Total hours worked by apprentices to date	16,849	<i>6.1 % of current total</i>
Total hours worked by minority apprentices	12,288	<i>73 % of apprenticeship hours</i>

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 4/30/08

Project Requirements, Contracts and Performance	Values	Comment
Total projected cost	\$ 64,712,432	<i>Includes approved change orders totaling \$4,785,214</i>
Total payments through April 30, 2008	49,761,792	<i>77 % of current projected total</i>
EBE <u>requirement</u> based on total projected cost	11,648,238	<i>18 % of projected cost</i>
EBE contracts in place and copied to Project Monitor*	14,580,289	<i>22.5 % of total contract and change orders</i>
Payments to EBE contractors	11,597,810	<i>23.3 % of total payments</i>

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

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

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 Pennebaker Enterprises ¹	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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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"

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Appendix A – Cost Summaries

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
COST SUMMARY AS OF APRIL 30, 2008**

A	B	C	D	E	F-D+E	G-C-F	H	I+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	4,785,214	84,712,432	(4,785,214)	219,664	84,932,098	(5,004,878)	83%	53,715,206	10,997,224	11,218,886
B	Architectural / Engineering Services Engberg Anderson Design Partnership Team	1,206,000	1,503,995	53,175	1,557,170	(351,170)	-	1,557,170	(351,170)	40%	617,954	939,218	939,216
C	Other Consultants/Other Contractors/Miscellaneous Costs	2,106,782	1,894,845	13,868	1,908,713	198,069	(35,000)	1,873,713	233,089	84%	1,800,901	307,812	272,812
D	City of Milwaukee Department of Public Works Administration and Inspection	760,000	760,000	-	760,000	-	140,000	900,000	(140,000)	93%	709,539	50,461	190,461
E	Construction Contingency	6,000,000	-	4,852,257	4,852,257	1,147,743	324,664	5,176,921	823,079	-	-	-	-
	Total Phase III Project Costs (Costs Paid or Encumbered from July 1, 2005 to April 30, 2008)	\$70,000,000	64,086,068	4,852,257	68,938,315	1,061,685	324,664	69,262,979	737,021	82%	56,643,602	12,294,713	12,819,377

F	Total Phase II Project Costs (Costs Paid and Encumbered from December 9, 2002 to June 30, 2005)	\$ 4,550,025	4,262,415	287,610	4,550,025	-	-	4,550,025	-	100%	4,550,025	-	-
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)	\$78,454,168	70,252,616	5,139,867	75,392,483	1,061,685	324,664	75,717,147	737,021	84%	63,097,770	12,294,713	12,819,377

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 APRIL 30, 2008)

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=J/F	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved 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
1	Bid 100A - Tower	\$39,801,656	39,801,656	-	39,801,656	-	-	39,801,656	-	84%	33,263,318	6,538,338	6,538,338
2	Bid 200A - West (7th Floor Up)	5,625,845	5,625,845	-	5,625,845	-	-	5,625,845	-	98%	5,495,185	130,660	130,660
3	Bid 300A West (7th Floor Down)	2,501,225	2,501,225	-	2,501,225	-	-	2,501,225	-	80%	1,999,346	501,879	501,879
4	Bid 200B East (7th Floor Up)	4,663,132	4,663,132	-	4,663,132	-	-	4,663,132	-	94%	4,378,651	284,481	284,481
5	Bid 300B East (7th Floor Down)	2,586,299	2,586,299	-	2,586,299	-	-	2,586,299	-	82%	2,132,791	453,508	453,508
6	Bid 200C North (7th Floor Up)	2,685,911	2,685,911	-	2,685,911	-	-	2,685,911	-	89%	2,379,894	306,017	306,017
7	Bid 300C North (7th Floor Down)	1,228,580	1,228,580	-	1,228,580	-	-	1,228,580	-	89%	1,091,920	136,660	136,660
8	Bid 200D Roof	834,570	834,570	-	834,570	-	-	834,570	-	30%	249,621	584,949	584,949
9	Change Orders	-	-	4,785,214	4,785,214	(4,785,214)	219,664	5,004,878	(5,004,878)	91%	4,349,035	436,179	655,843
	Retainage	-	-	-	-	-	-	-	-		(1,624,563)	1,624,563	1,624,563
	Total	\$59,927,218	59,927,218	4,785,214	64,712,432	(4,785,214)	219,664	64,932,096	(5,004,878)	83%	53,715,208	10,997,224	11,216,888

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
ARCHITECTURAL / ENGINEERING SERVICES: ENGBERG ANDERSON DESIGN PARTNERSHIP TEAM
COST SUMMARY - PHASE III (JULY 1, 2005 TO APRIL 30, 2008)**

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 (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
1	Construction Administration	\$ 1,206,000	1,422,245	-	1,422,245	(216,245)	-	1,422,245	(216,245)	47%	664,358	757,887	757,887
2	Additional Services	-	-	363,640	363,640	(363,640)	-	363,640	(363,640)	65%	235,950	127,690	127,690
3	Reimbursables	-	81,750	-	81,750	(81,750)	-	81,750	(81,750)	34%	28,111	53,639	53,639
4	Credit for Phase II Overage	-	-	(310,465)	(310,465)	310,465	-	(310,465)	310,465	100%	(310,465)	-	-
	Total	\$ 1,206,000	1,503,995	53,175	1,557,170	(351,170)	-	1,557,170	(351,170)	40%	617,954	939,216	939,216

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
OTHER CONSULTANTS, CONTRACTORS & MISCELLANEOUS
COSTS SUMMARY - PHASE III (JULY 1, 2005 TO APRIL 30, 2008)**

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=L-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (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
1	Concord / Tharps	\$ 500,000	508,685	-	508,685	(8,685)	(100,000)	408,685	91,315	48%	245,309	283,376	163,376
2	Prism Technical Mgt.	150,000	150,000	13,868	163,868	(13,868)	-	163,868	(13,868)	86%	141,497	22,371	22,371
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	850,974	-	850,974	149,026	-	850,974	149,026	100%	850,974	-	-
6	Other Misc Goods & Services	241,782	169,585	-	169,585	72,197	65,000	234,585	7,197	100%	169,585	-	65,000
	Total	\$ 2,106,782	1,994,845	13,868	1,908,713	198,069	(35,000)	1,873,713	233,089	84%	1,600,901	307,812	272,812

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
CITY OF MILWAUKEE DPW ADMINISTRATION & INSPECTION
COST SUMMARY - PHASE III (JULY 1, 2005 TO APRIL 30, 2008)**

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=LF	L	M=F-L	N=L-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (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
1	Investigative Work & Design Administration (0712/0713)	45,000	45,000	-	45,000	-	-	45,000	-	94%	42,369	2,631	2,631
2	Construction Administration Professional (071D)	400,000	400,000	-	400,000	-	110,000	510,000	-	99%	396,531	3,469	113,469
3	Construction Administration Inspection (071E)	315,000	315,000	-	315,000	-	30,000	345,000	-	86%	270,639	44,361	74,361
	Total	760,000	760,000	-	760,000	-	140,000	900,000	-	93%	709,539	50,461	190,461

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
CONSTRUCTION CONTINGENCY SUMMARY
PHASE III (JULY 1, 2005 TO APRIL 30, 2008)**

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	AE Errors & Omissions	Value Engineering Items	Other
1	General Contractor J.P. Cullen & Sons	\$ 6,000,000	4,785,214	219,664	-	995,122	-	-	-
2	Architectural/Engineer Services Engberg Anderson Design Partnership Team	-	53,175	-	-	(53,175)	-	-	-
3	Other Consultants, Contractors & Misc Costs	-	13,868	(35,000)	-	21,132	-	-	-
4	City of Milwaukee Department of Public Works	-	-	140,000	-	(140,000)	-	-	-
	Total	\$ 6,000,000	4,852,257	324,664	-	823,079	-	-	-

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-J	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)	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	3,430,450	287,610	3,718,060	44,788	-	3,718,060	44,788	100%	3,718,060	-	-
2	Architectural / Engineering Services Engberg Anderson Design Partnership Team (Contract Extension)***	265,677	310,465	-	310,465	(44,788)	-	310,465	-	100%	310,465	-	-
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 / Bld Administration	272,777	272,777	-	272,777	-	-	272,777	-	100%	272,777	-	-
	Total Phase II Project Costs	\$ 4,550,025	4,262,415	287,610	4,550,025	-	-	4,550,025	44,788	100%	4,550,025	-	-

*** Costs from December 9, 2002 through August 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/J	L	M=F-L	N=L-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (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
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 GENERAL CONTRACTOR: J.P. CULLEN & SONS APPROVED CHANGES & POTENTIAL CHANGES												
A	B	C	D	E	F	G	H	J	K	L	M	N
Item No.	Item Description	CO #	Estimated Amount	Subcontracted Amount	Approved Amount	Calculated Amount	Existing Condition	Owner's Request	AFE Design Error	VE Item	Other	Contingency Allowance
1	Issue # 7: Modify Mock-up Specification	1			(200,000)					(200,000)		200,000
2	Issue # 8: Modify Salvage Requirements	2			(248,137)					(248,137)		248,137
3	Issue # 10: Clock Glass Warranty	1			(4,000)					(4,000)		4,000
4	Issue # 20: Trench Power	3			0					0		0
5	Issue # 36: Light Fixtures	15			4,152		4,152					(4,152)
6	Issue # 39: Steel @ 10th Floor	4			134,788						(34,788)	(134,788)
7	Issue # 47: Structure at Gables	5			1,359,974		1,359,974					(1,359,974)
8	Issue # 54: Copper Detail	7			(30,261)						(30,261)	30,261
9	Issue # 75: Ceramic Tile in Men's Bathroom	5			1,047		1,047					(1,047)
10	Remove Copper Bookcase Tower	8			32,500		32,500					(32,500)
11	Issue # 107: Metallic Slate Roof	8			119,859		119,859					(119,859)
12	Issue # 108 R / 116 Steel Purlins @ S.T.	5			314,980		314,980					(314,980)
13	Issue # 111: CS903 Revise Ring Beam	7			8,348						8,348	(8,348)
14	Issue # 116 Scaffolding at Dormers	11			199,717		199,717					(199,717)
15	Issue # 130 Proposed Gutter Flashing	8			(30,459)		(30,459)					30,458
16	Issue # 131 Slate Remove & Replace	9/10			1,278,086		1,278,086					(1,278,086)
17	Issue # 132 Extra Pieces @ Gable	9			8,376		8,376					(8,376)
18	Issue # 138 Precast Tuck @ 13th Floor	7			881		881					(881)
19	Issue # 137 21 Beams @ ST Ring Beam	7			5,982		5,982					(5,982)
20	Issue # 139 Parabolic Quantification	7			10,399			10,399				(10,399)
21	Issue # 142 S.L.C Channels	9			192,841		192,841					(192,841)
22	Issue # 151 Form Code @ Modifications	5			189,101		189,101					(189,101)
23	Issue # 152 Turnst Station CB #05	6			11,280		11,280					(11,280)
24	Issue # 155 ST Balustrade Deck	11			9,591		9,591					(9,591)
25	Issue # 157 Replace Horizontal Channels @ 12 Fl.	9			12,017		12,017					(12,017)
26	Issue # 158 Remove Second Roof Layers @ 12 Fl	8			2,840		2,840					(2,840)
27	Issue # 155 A325 bolts at Dormer Roofs	7			17,489		17,489					(17,489)
28	Issue # 160 Remove Steel Channels @ 12 Floor ST	8			6,384		6,384					(6,384)
29	Issue # 161 Guest Prices @ 12th Core	7			37,549		37,549					(37,549)

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	AFE Design Error	VE Item	Other	Contingency Adjustment
30	Issue # 163 12th Floor Drainage	12			4,893		4,893					14,923
31	Issue # 170 Downers w/out Issue C9 #205	9			53,473		53,473					63,473
32	Issue # 171 Paint Fire E-scapes on 2nd Floor	9			1,736		1,736					11,736
33	Issue # 179 Roof Hatch @ North Roof	12			1,945		1,945					11,945
34	Issue # 189 Copper @ Top of Lander	11			7,593		7,593					17,593
35	Issue # 195 Milliflows w/ Ridge	14			10,000		10,000					9,000
36	Issue #200 Re-tie Plumbing Conduits @ North	13			3,928		3,928					13,928
37	Issue # 205 Ruffed Angle @ Drum	12			36,328		36,328					136,328
38	Issue # 219 9th Floor Sill Anchor CB #37	11			4,679		4,679					14,679
39	Issue # 220 Lighting Revisions CB #39	13			19,881		19,881					8,881
40	Issue # 226 Door @ Dormer E16	11			7,018		7,018					17,018
41	Issue # 229 Pinnacle @ 13th Floor	16			57,853		57,853					67,853
42	Issue # 230 Heat & Winter Costs	9			106,110		106,110					1102,110
43	Issue # 237 9th Floor North Sill	16			241,757		241,757					241,757
44	Issue # 245 Modification	14			10,358		10,358					103,358
45	Issue #248 Back Test Run for ST	9			14,335		14,335					14,335
46	Issue # 251 Brick @ Sills on S.I.	11			3,356		3,356					3,356
47	Issue #256 Cut 34" Off New Brick @ 7th Floor	11			31,854		31,854					31,854
48	Issue # 262 11th Fl Dental Work	12			8,072		8,072					8,072
49	Issue # 263 Gutter Drains @ 8 Fl	11			23,185		23,185					23,185
50	Issue # 267 Winter Protect @ Sills	12			25,000		25,000					25,000
51	Issue # 268 Heating @ North of ST	12			7,486		7,486					17,486
52	Issue # 270 Brick Flir @ Gutters	14			3,000		3,000					3,000
53	Issue #271 Brick Backup @ Entrance				69,531		69,531					69,531
54	Issue #272 Steel Survey Fl @ 11th	12			74,962		74,962					74,962
55	Issue #280 Gutter Drain @ WS	13			1,453		1,453					1,453
56	Issue #281 13th Floor Column Cap Fl	13			85,241		85,241					85,241
57	Issue #285 Revised Check Heads				37,302		37,302					37,302
58	Issue #289 12th Floor Double Angle	13			381,598		381,598					381,598
59	Issue #291 13th Floor Column	12			3,957		3,957					3,957
60	Issue #295 Credit for Subst O/SHP	12			855		855					855

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT GENERAL CONTRACTOR: J.P. CULLEN & SOMS APPROVED CHANGES & POTENTIAL CHANGES												
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No.	Item Description	CD #	Estimated Amount	Submitted Amount	Approved Amount	Requested Amount	AE Design Error	Owner's Request	VE Item	Other	Contingency Adjustment	
61	Issue #285 Correction on CO #12 - Credit Due	15			(1,710)							1,710
62	Issue # 288 Scope Detail	14			220,000							(220,000)
63	Issue #298 Credit on Overtime from Original # 288	18			(42,880)							42,880
64	Issue #308 Copper Filling Credit	15			(5,931)							5,931
65	Issue #310 Steel Channels @ Lift/Str	13			19,837							(19,837)
66	Issue #312 Terra Cotta Allowance Credit	14			(780,000)							780,000
67	Issue #314 Painting Drip Edges	18			(7,000)							7,000
68	Issue #317 Bitch Areas < 10 sq ft	14			2,193							(2,193)
69	Issue #320 13th Floor Column Splice 2	15			(1,350)							1,350
70	Issue #323 Windows 1st - 7th Floor Weld	15			(8,775)							8,775
71	Issue #330 13th Ft Column Splice 2	14			2,884							(2,884)
72	Issue #332 11th Floor Guseet Plates	14			42,174							(42,174)
73	Issue # 344 North Tower Copper	17			578,563							(578,563)
74	Issue #347 11th Floor Panel Black- UP	15			26,529							(26,529)
75	Issue #352 Glazer Apprenticeship Hours	15			0							0
76	Issue #354 Spiral Stairs @ South Tower	15			14,250							(14,250)
77	Issue #357 Snow Fence Install	15			15,470							(15,470)
78	Issue #358 Exits Sandstone Cottice	15			34,800							(34,800)
79	Issue #359 Wood Blocking @ Lantern	15			11,943							(11,943)
80	Issue #363 5th Floor Sill Mockup	18			55,250							(55,250)
81	Issue #370 Re-Scaffolding for Allowances	18			10,038							(10,038)
82	Issue #374 6th Floor Gutter E12- E14	17			4,075							(4,075)
83	Issue # 377 City Trip to Glass Issue #384	15			3,924							(3,924)
84	Issue #385 Cross Gable Copper Panel	17			27,618							(27,618)
85	Issue #386 Concrete @ ST Light Wells	18			9,566							(9,566)
86	Issue #388 STRINGS 10th to 13th Floor	18			44,107							(44,107)
87	Issue #389 Profit Compounding	18			(38,079)							38,079
88	Issue #390 07285 Miller Heat	19			142,880							(142,880)
89	Issue #390 Building Risk TC	15			18,157							(18,157)
90	Issue #391 North Gable Copper	17			18,601							(18,601)

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	J	K	L	M
Item No.	Item Description	CO #	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design FTYW	VE Item	Other	Contingency Adjustment
91	Issue #397 Soft Steel Above Lantern	17		5,795		5,795					(5,795)
92	Issue #404 9th Floor Gutter Condenser		9,999			9,999					(9,999)
93	Issue #405 Lighting @ Spiral Stair		15,477			15,477					(15,477)
94	Issue #408 Credit for Sandstone Work	16		(367,052)		(367,052)					367,052
95	Issue #413 North Tower Copper Substrate	17		31,019		31,019					(31,019)
96	Issue #417 Cape @ Conductor Boxes	17		4,778		4,778					(4,778)
97	Issue #420 Step Work 2nd Floor Combs	16		25,837		25,837					(25,837)
98	Issue #424 Main Roof Parapet Crest	16		(10,639)		(10,639)					10,639
99	Issue #426 Extra Sand Combo @ ST	16		64,414		64,414					(64,414)
100	Issue #431 City Trip to GMA#2	17		4,847		4,847					(4,847)
101	Issue # 432 North Elevation 1 & W Shield	18		5,994		5,994					(5,994)
102	Issue #434 9th Floor Gutter Sump	18		11,760		11,760					(11,760)
103	Issue #436 13th Floor Lion Anchorage		19,599			19,599					(19,599)
104	Issue #442 Additional Roof Removal		76,797			76,797					(76,797)
	TOTAL		0	4,795,214	0	5,336,731	10,399	0	(453,137)	110,885	(5,004,678)

Appendix B – Project Schedule Gant Chart (7-31-05 thru 11-14-08)

Overall Schedule

Actual Start Date: 7/15/05
Proposed Substantial Completion Date: 11/14/08

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC																																								
Terra Cona Shep Drawings																																																							
6781	TCSD	Final East Center Gable Drawings	15	01APR08	21APR08	3	10	17	24	31	7	14	21	28	5																																								
6794	TCSD	Final 13th Floor Lion Head	15	18APR08	06MAY08	10	16	23	30	7	14	21	28	5	12																																								
Mock-ups																																																							
274	MOCH	6 Steps Flashing @ Clock	10	17JUN08	30JUN08																																																		
267	MOCH	6 Panels of Flat-Seam Metal Roof	10	14NOV08	28NOV08																																																		
320	MOCH	Complete Mock-ups	1	01DEC08	01DEC08																																																		
Terra Cona Mock-ups																																																							
6111	TCM	13th Floor Lion Head Cornice Dry	13	01APR08	17APR08																																																		
6120	TCM	13th Floor Lion Head Cornice In	10	18APR08	01MAY08																																																		
Fabricate and Deliver																																																							
5851	FAB	Fabricate Sandstone	40	04FEB08A	27MAY08																																																		
West Elevation																																																							
5200	W	City Review of Condition Survey 7	0	12MAY08A	22JUN08A																																																		
1560	W	Install TC Soffits @ 7th Floor	0	26JUN06A	12JUL06A																																																		
5220	W	City Review of Condition Survey 6	0	23AUG06A	06APR07A																																																		
7020	W	Complete Dormers West	0	30JAN07A	30JAN07A																																																		
4510	W	Complete Gutters West Elevation	0	30AUG07A	31AUG07A																																																		
4040	W	Install TC Center Gable	0	12OCT07A	26OCT07A																																																		
7170	W	Complete West Center Gable	0	08FEB08A	08FEB08A																																																		
5760	W	Install Northern Center TC	0	18FEB08A	22FEB08A																																																		
7180	W	Complete West Northern Gable	0	28FEB08A	29FEB08A																																																		
7340	W	Paint Windows 8th & 9th Floor	6	03MAR08A	08APR08																																																		
2550	W	Install Ceramic Tile In 8th Fl.	2	01APR08	02APR08																																																		
2000	W	Paint Mech Louvers 7 & Up	3	09APR08	11APR08																																																		
1650	W	Final Wash Bldg 8 & Up	7	14APR08	22APR08																																																		
1980	W	Install TC Balustrade & Railing	32	21APR08	04JUN08																																																		
3710	W	Remove & Install Sandstone	10	28MAY08	10JUN08																																																		
3670	W	Punchlist Acceptance 6 & Up	5	28MAY08	03JUN08																																																		
1665	W	Tuckpoint 2nd Floor West	5	11JUN08	17JUN08																																																		
1806	W	Remove & Install Windows @	5	18JUN08	24JUN08																																																		
7335	W	Paint Windows 2nd Floor West	5	25JUN08	01JUL08																																																		
1666	W	Tuckpoint 1st Floor West	5	17JUL08	23JUL08																																																		
1607	W	Remove & Install Windows @ 1st	5	24JUL08	30JUL08																																																		
7336	W	Paint Windows 1st Floor West	5	31JUL08	06AUG08																																																		
3340	W	Punch List Acceptance West	10	03SEP08	18SEP08																																																		
North Elevation																																																							
7110	N	City Review of Condition Survey 7	0	12MAY08A	22JUN08A																																																		
Start Date: 04JUL05																																																							
Finish Date: 11DEC06																																																							
Date Date: 01APR08																																																							
Run Date: 15APR08 13:28																																																							
Legend: █ Early Bar █ Progress Bar █ Critical Activity																																																							
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Revision: <table border="1"> <tr><th>Date</th><th>Revision</th><th>Checked</th><th>Approved</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																Date	Revision	Checked	Approved																																				
Date	Revision	Checked	Approved																																																				

Final East Center Gable Drawings

Final 13th Floor Lion Head Cornice Drawings

6 Steps Flashing @ Clock Mock-up

6 Panels of Flat-Seam Metal Roof Mock-up (shed)

Complete Mock-ups

13th Floor Lion Head Cornice Dry Stack Mock-up

13th Floor Lion Head Cornice in Place Mock-up

Fabricate Sandstone

Paint Windows 8th & 9th Floor West Elevation

Install Ceramic Tile In 8th Fl. Bathrooms

Paint Mech Louvers 7 & Up

Final Wash Bldg 8 & Up

Install TC Balustrade & Railing @ 3rd Fl

Remove & Install Sandstone Lintel

Punchlist Acceptance 6 & Up

Tuckpoint 2nd Floor West Elevation

Remove & Install Windows @ 2nd West Elevation

Paint Windows 2nd Floor West Elevation

Tuckpoint 1st Floor West Elevation

Remove & Install Windows @ 1st West Elevation

Paint Windows 1st Floor West Elevation

Punch List Acceptance West Elevation

MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
3.19.17.24.31.7	14.21.28.5	12.19.26.2	8.16.23.30.7	14.21.28.4	11.18.25.1	8.15.22.29.A	13.20.27.2	19.17.24.1	8.15.22

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
7140	N	City Review of Condition Survey @	0	23AUG06A	06APR07A
4250	N	Complete North Gable	0	14MAR08A	14MAR08A
8300	N	Sills Complete North Elevation	0	14MAR08A	14MAR08A
7380	N	Paint Windows 8th & 9th Floor	5	31MAR08A	15APR08
3880	N	Install North Gable TC	4	01APR08A	04APR08
4270	N	Remove & Install Sandstone	10	11JUN08	24JUN08
7136	N	Tuckpoint 2nd Floor North	5	25JUN08	01JUL08
3926	N	Remove & Install Windows @	5	02JUL08	08JUL08
7386	N	Paint Windows 2nd Floor North	5	10JUL08	16JUL08
7137	N	Tuckpoint 1st Floor North	5	24JUL08	30JUL08
3927	N	Remove & Install Windows @ 1st	5	31JUL08	06AUG08
7387	N	Paint Windows 1st Floor North	5	07AUG08	13AUG08
4090	N	Punchlist Acceptance North Elev	4	11AUG08	14AUG08
3390	N	Punch List Acceptance	7	05SEP08	15SEP08
East Elevation					
3740	E	City Review of Condition Survey 7	0	12MAY06A	22JUN06A
3750	E	City Review of Condition Survey @	0	21NOV06A	30MAR07A
7030	E	Complete East Dormers	0	23JUL07A	23JUL07A
4410	E	Complete East Center Gable	0	31JAN08A	31JAN08A
8330	E	Complete Gutter East Elevation	0	25FEB08A	25FEB08A
7240	E	Complete East Northern Gable	0	29FEB08A	29FEB08A
7390	E	Paint Windows 8th & 9th Floor	6	03MAR08A	16APR08
4750	E	Remove & Install Sandstone @	0	07MAR08A	07MAR08A
4360	E	Red Copper Panels @ Dormers	10	01APR08	14APR08
2340	E	Paint Mech Louvers 7 & Up	5	17APR08	23APR08
4580	E	Final Wash 8th Fir & Up	7	24APR08	02MAY08
4610	E	Punchlist Acceptance East 8th Fir	5	02JUN08	06JUN08
4326	E	Tuckpoint 2nd Floor East	5	02JUL08	08JUL08
4556	E	Remove & Install Windows @	5	10JUL08	16JUL08
7396	E	Paint Windows 2nd Floor East	5	17JUL08	23JUL08
4327	E	Tuckpoint 1st Floor East	5	31JUL08	06AUG08
4557	E	Remove & Install Windows @ 1st	5	07AUG08	13AUG08
7397	E	Paint Windows 1st Floor East	5	14AUG08	20AUG08
3430	E	Punch List Acceptance	10	17SEP08	30SEP08
South Tower Above 10th Floor					
660	S-UP	Remove Copper @ Spire	0	15MAY06A	07JUN06A
3280	S-UP	Repair Steel @ South Tower	35	01NOV06A	19MAY08
7320	S-UP	City Review of Condition Survey	0	05MAR07A	06APR07A

Complete North Gable
 Sills Complete North Elevation
 Paint Windows 8th & 9th Floor North Elevation
 Install North Gable TC Balustrades
 Remove & Install Sandstone Lintel
 Tuckpoint 2nd Floor North Elevation
 Remove & Install Windows @ 2nd North Elevation
 Paint Windows 2nd Floor North Elevation
 Tuckpoint 1st Floor North Elevation
 Remove & Install Windows @ 1st North Elevation
 Paint Windows 1st Floor North Elevation
 Punchlist Acceptance North Elev 8th & Up
 Punch List Acceptance

Remove & Install Sandstone @ Dutchman
 Red Copper Panels @ Dormers
 Paint Mech Louvers 7 & Up
 Final Wash 8th Fir & Up
 Punchlist Acceptance East 8th Fir & up
 Tuckpoint 2nd Floor East Elevation
 Remove & Install Windows @ 2nd East Elevation
 Paint Windows 2nd Floor East Elevation
 Tuckpoint 1st Floor East Elevation
 Remove & Install Windows @ 1st East Elevation
 Paint Windows 1st Floor East Elevation
 Punch List Acceptance

Repair Steel @ South Tower (w/CO work)

Start Date: 04JUL05
 Finish Date: 17DEC08
 Data Date: 01APR08
 Run Date: 15-APR-08 13:28

Legend:
 Early Bar (Green)
 Progress Bar (Blue)
 Critical Activity (Red)

Sheet 2 of 5

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

Date	Revision	Checked	Approved

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Activity ID	AREA	Activity Description	Room Dur	Early Start	Early Finish	2008																	
						MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC								
2671	S-UP	Install TC Rail & Wainscot Sides	50	26NOV07A	10JUN08																		
3001	S-UP	Install W TC Jack Arches @ 12th	5	16JAN08A	07APR08																		
3005	S-UP	Install N TC Jack Arches @ 12th	5	16JAN08A	07APR08																		
3007	S-UP	Install S TC Jack Arches @ 12th	15	27FEB08A	29APR08																		
5983	S-UP	Flashing @ S Column Capitals &	3	27FEB08A	02MAY08																		
3006	S-UP	Install E TC Jack Arches @ 12th	5	03MAR08A	07APR08																		
5981	S-UP	Flashing @ N Column Capitals &	3	04MAR08A	10APR08																		
3004	S-UP	Install S Column Capitals @ 12th	3	07MAR08A	08APR08																		
7603	S-UP	Install SE Turret Brick Columns	3	28MAR08A	03APR08																		
5980	S-UP	Flashing @ W Column Capitals &	3	08APR08	10APR08																		
5982	S-UP	Flashing @ E Column Capitals &	3	08APR08	10APR08																		
3062	S-UP	Install E Large Lion Heads	4	11APR08	16APR08																		
3061	S-UP	Install N Large Lion Heads	4	11APR08	16APR08																		
2743	S-UP	Install E Exterior Brick Band @	5	17APR08	23APR08																		
2742	S-UP	Install N Exterior Brick Band @	5	17APR08	23APR08																		
982	S-UP	Install E Small Lion Dental	5	24APR08	30APR08																		
981	S-UP	Install N Small Lion Dental	5	24APR08	30APR08																		
972	S-UP	Flashing @ E Small Lion Head	5	01MAY08	07MAY08																		
971	S-UP	Flashing @ N Small Lion Head	5	01MAY08	07MAY08																		
3060	S-UP	Install W Large Lion Heads	4	02MAY08	07MAY08																		
3063	S-UP	Install S Large Lion Heads	4	05MAY08	08MAY08																		
2740	S-UP	Install W Exterior Brick Band @	5	08MAY08	14MAY08																		
982	S-UP	Install E TC Small Lion Head	6	08MAY08	15MAY08																		
981	S-UP	Install N TC Small Lion Head	6	08MAY08	15MAY08																		
2744	S-UP	Install S Exterior Brick Band @	5	09MAY08	15MAY08																		
1080	S-UP	Install W Small Lion Dental	5	15MAY08	21MAY08																		
7310	S-UP	Install Brick @ NE Turrets 13th	4	16MAY08	21MAY08																		
2741	S-UP	Install Interior Brick Band @ 12th	20	16MAY08	13JUN08																		
2754	S-UP	Install S Small Lion Dental	5	16MAY08	22MAY08																		
2831	S-UP	Install TC @ N Clock Gable	6	16MAY08	23MAY08																		
970	S-UP	Flashing @ W Small Lion Head	5	22MAY08	28MAY08																		
6050	S-UP	Flashing @ NE Turret 13th Fir	2	22MAY08	23MAY08																		
7311	S-UP	Install Brick @ NW Turrets 13th	4	22MAY08	28MAY08																		
973	S-UP	Flashing @ S Small Lion Head	5	23MAY08	30MAY08																		
2661	S-UP	Flashing @ N Clock Gable Lower	3	27MAY08	29MAY08																		
6051	S-UP	Flashing @ NW Turret 13th Fir	2	29MAY08	30MAY08																		
980	S-UP	Install W TC Small Lion Head	6	30MAY08	08JUN08																		
2835	S-UP	Install TC @ N Clock Gable Crest	15	30MAY08	18JUN08																		

Start Date: 04JUL05
 Finish Date: 11DEC08
 Date Date: 01APR08
 Run Date: 15APR08 13:28

Legend:
 Early Bar (Green)
 Progress Bar (Blue)
 Critical Activity (Red)

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 Milwaukee City Hall Restoration

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Date	Revision	Checked	Approved

2008											
MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		
3	10	17	24	31	7	14	21	28	5	12	19
2	9	16	23	30	7	14	21	28	5	12	19
1	8	15	22	29	6	13	20	27	4	11	18
1	8	15	22	29	6	13	20	27	4	11	18

Activity ID	AREA	Activity Description	Rems Dur	Early Start	Early Finish
983	S-UP	Install S TC Small Lion Head	6	02JUN08	09JUN08
2830	S-UP	Install TC @ W Clock Gable	6	09JUN08	16JUN08
2840	S-UP	Install Brick @ W Clock Gable	10	09JUN08	20JUN08
2833	S-UP	Install TC @ S Clock Gable	6	10JUN08	17JUN08
2690	S-UP	Install Terra Cotta @ NE Turret	8	11JUN08	20JUN08
2860	S-UP	Flashing @ W Clock Gable Lower	3	17JUN08	19JUN08
2663	S-UP	Flashing @ S Clock Gable Lower	3	18JUN08	20JUN08
2834	S-UP	Install TC @ W Clock Gable	15	20JUN08	11JUL08
1091	S-UP	Final Cleaning @ N South Tower	5	20JUN08	26JUN08
2691	S-UP	Install Terra Cotta @ NW Turret	8	23JUN08	02JUL08
2620	S-UP	Install NE Copper Turret	5	23JUN08	27JUN08
2837	S-UP	Install TC @ S Clock Gable Crest	15	23JUN08	14JUL08
2664	S-UP	Flashing @ W Clock Gable Crest	10	24JUN08	08JUL08
2692	S-UP	Install Terra Cotta @ SW Turret	8	03JUL08	15JUL08
2621	S-UP	Install NW Copper Turret	5	03JUL08	10JUL08
1090	S-UP	Final Cleaning @ W South Tower	5	14JUL08	18JUL08
2693	S-UP	Install Terra Cotta @ SE Turret	8	16JUL08	25JUL08
2622	S-UP	Install SW Copper Turret	5	16JUL08	22JUL08
1040	S-UP	Install Clock West Elevation	7	21JUL08	29JUL08
2623	S-UP	Install SE Copper Turret	5	28JUL08	01AUG08
1041	S-UP	Install Clock North Elevation	7	30JUL08	07AUG08
1093	S-UP	Final Cleaning @ S South Tower	5	04AUG08	08AUG08
1042	S-UP	Install Clock East Elevation	7	08AUG08	18AUG08
1043	S-UP	Install Clock South Elevation	7	19AUG08	27AUG08
1050	S-UP	Seal @ Clock	4	28AUG08	03SEP08
1060	S-UP	Lighting @ Clock	5	04SEP08	10SEP08
1130	S-UP	Inspect South Tower	3	11SEP08	15SEP08
1140	S-UP	Punch List @ South Tower Upper	10	16SEP08	29SEP08
1150	S-UP	Punch List Acceptance	5	30SEP08	06OCT08
1180	S-UP	Remove Exterior Scaffold 10th	15	07OCT08	27OCT08
2940	S-UP	Repair Scaffold Holes	15	07OCT08	27OCT08
1190	S-UP	Remove Interior Scaffold @	14	07OCT08	24OCT08
7430	S-UP	Remove Roof @ 11th & 12th Fir	4	07OCT08	10OCT08
7440	S-UP	Roof & Flash @ 11th & 12th Fir	15	13OCT08	31OCT08
1200	S-UP	Remove 10th Floor Steel	6	28OCT08	04NOV08
1210	S-UP	Remove 10th Fir Roof	2	05NOV08	06NOV08
1230	S-UP	Replace Shed Sliding & Drs &	5	07NOV08	13NOV08
1220	S-UP	Roof & Flash 10th Floor	15	14NOV08	05DEC08

Start Date	04JUL08
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Milwaukee City Hall Restoration

Primavera Systems, Inc.

Install TC @ W Clock Gable Lower

Install Brick @ W Clock Gable

Install TC @ S Clock Gable Lower

Install Terra Cotta @ NE Turret

Flashing @ W Clock Gable Lower

Flashing @ S Clock Gable Lower

Install TC @ W Clock Gable Crest

Final Cleaning @ N South Tower

Install Terra Cotta @ NW Turret

Install NE Copper Turret

Install TC @ S Clock Gable Crest

Flashing @ W Clock Gable Crest

Install Terra Cotta @ SW Turret

Install NW Copper Turret

Final Cleaning @ W South Tower

Install Terra Cotta @ SE Turret

Install SW Copper Turret

Install Clock West Elevation

Install SE Copper Turret

Install Clock North Elevation

Final Cleaning @ S South Tower

Install Clock East Elevation

Install Clock South Elevation

Seal @ Clock

Lighting @ Clock

Inspect South Tower

Punch List @ South Tower Upper

Punch List Acceptance

Remove Exterior Scaffold 10th Floor & Up

Repair Scaffold Holes

Remove Interior Scaffold @ South Tower

Remove Roof @ 11th & 12th Fir

Roof & Flash @ 11th & 12th Fir

Remove 10th Floor Steel

Remove 10th Fir Roof

Replace Shed Sliding & Drs & Roof @ 10th Floor

Roof & Flash 10th Floor

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
1270	S-UP	Paint Shed @ 10th Flr Roof	3	08DEC08	10DEC08

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
South Tower Exterior 10th Floor					
7410	S-LW	City Review of Condition Survey	0	02OCT08A	06APR07A
703	S-LW	Tuckpoint 10th Floor Corners	40	06AUG07A	27MAY08
7060	S-LW	Complete 8th Floor Soffits &	0	18JAN08A	18JAN08A
3180	S-LW	Remove & Install Sandstone @	0	06MAR08A	06MAR08A
691	S-LW	Tuckpoint 10th Floor South Tower	5	28MAY08	03JUN08
704	S-LW	Tuckpoint 9th Floor Upper South	35	04JUN08	23JUL08
5190	S-LW	Complete 10th Floor Sills ST	1	11JUN08	11JUN08
699	S-LW	Tuckpoint 2nd Floor South Tower	5	10JUL08	16JUL08
7070	S-LW	Complete 8th Floor Terra Cotta	1	10JUL08	10JUL08
1078	S-LW	Remove & Install Windows @	5	17JUL08	23JUL08
7080	S-LW	Complete 7th Floor Sills,	1	22JUL08	23JUL08
692	S-LW	Tuckpoint 9th Floor Lower South	5	24JUL08	30JUL08
7428	S-LW	Paint Windows 2nd Floor South	5	24JUL08	30JUL08
893	S-LW	Tuckpoint 8th Floor South Tower	5	31JUL08	06AUG08
694	S-LW	Tuckpoint 7th Floor South Tower	5	07AUG08	13AUG08
701	S-LW	Tuckpoint 1st Floor South Tower	5	07AUG08	13AUG08
1072	S-LW	Remove & Install Windows @ 8th	5	07AUG08	13AUG08
1073	S-LW	Remove & Install Windows @ 7th	5	14AUG08	20AUG08
1079	S-LW	Remove & Install Windows @ 1st	5	14AUG08	20AUG08
7422	S-LW	Paint Windows 8th Floor South	5	14AUG08	20AUG08
7423	S-LW	Paint Windows 7th Floor South	5	21AUG08	27AUG08
7428	S-LW	Paint Windows 1st Floor South	5	21AUG08	27AUG08
3200	S-LW	Final Cleaning @ South Tower	10	28AUG08	11SEP08
1100	S-LW	Window Washing	5	12SEP08	18SEP08
3210	S-LW	Inspect South Tower Lower	3	19SEP08	23SEP08
3220	S-LW	Punch List @ South Tower Lower	10	24SEP08	07OCT08
3230	S-LW	Punch List Acceptance @ South	10	08OCT08	21OCT08
3280	S-LW	Repair Scaffold Holes	18	22OCT08	14NOV08
3460	S-LW	Remove Scaffold Except Hoist	18	22OCT08	14NOV08
3250	S-LW	Remove Hoist Scaffold @ South	3	05NOV08	07NOV08
3490	S-LW	Repair Scaffold Holes @ Hoist	3	05NOV08	07NOV08
Main Flr Roof					
6000	ROOF	Final Closeout	1	11DEC08	11DEC08

Paint Shed @ 10th Flr Roof

Tuckpoint 10th Floor Corners South Tower

Remove & Install Sandstone @ Dutchman

Tuckpoint 10th Floor South Tower

Tuckpoint 9th Floor Upper South Tower

Complete 10th Floor Sills ST

Tuckpoint 2nd Floor South Tower

Complete 8th Floor Terra Cotta

Remove & Install Windows @ 2nd Floor South Tower

Complete 7th Floor Sills, Columns & Capitals

Tuckpoint 8th Floor Lower South Tower

Paint Windows 2nd Floor South Tower

Tuckpoint 8th Floor South Tower

Tuckpoint 7th Floor South Tower

Tuckpoint 1st Floor South Tower

Remove & Install Windows @ 8th Floor South Tower

Remove & Install Windows @ 7th Floor South Tower

Remove & Install Windows @ 1st Floor South Tower

Paint Windows 8th Floor South Tower

Paint Windows 7th Floor South Tower

Final Cleaning @ South Tower Lower

Window Washing

Inspect South Tower Lower

Punch List Acceptance @ South Tower Lower

Repair Scaffold Holes

Remove Scaffold Except Hoist Bay @ Lower ST

Remove Hoist Scaffold @ South Tower Lower

Repair Scaffold Holes @ Hoist

Final Closeout

Start Date: 04JUL05
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 Milwaukee City Hall Restoration

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Legend:
 Early Bar (Green)
 Progress Bar (Blue)
 Critical Activity (Red)

Approval Table:
 Date: _____ Revision: _____ Checked: _____ Approved: _____

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Appendix C – Budget Evolution / Funding History

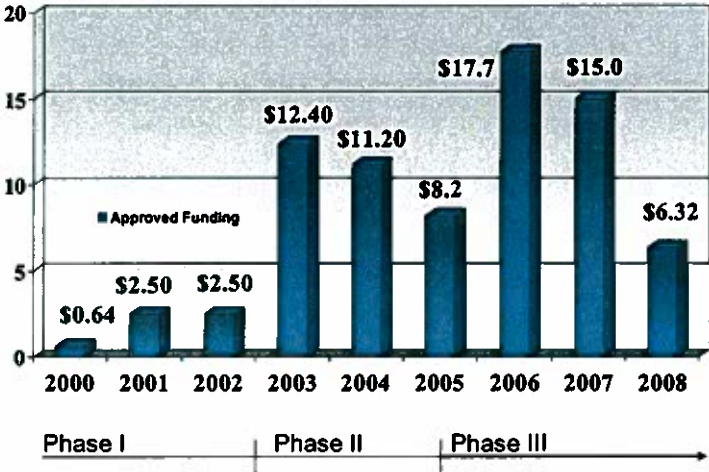
BUDGET EVOLUTION/FUNDING HISTORY

The development of the total approved project budget of \$76,454,169 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 \$76,454,169 or \$70,000,000 in addition to the \$6,459,607 expended or encumbered during Phases I and II of the Project. The approved appropriations are noted in the chart below:

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



Appendix D – 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 teamwork.
- 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.