

# Milwaukee City Hall Historic Building Restoration

## Project Status Report thru October 31, 2007



Department of Public Works  
Operations Division  
Building & Fleet Services

841 NORTH BROADWAY  
MILWAUKEE, WISCONSIN 53202



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

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

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

Jan 23, 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 eighth 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 completed November 14, 2008. Through the end of October 2007, the following major issues have been identified:

- North Elevation Investigations, Repairing the Steel per EADP's Design, and Reinstalling Back-up Brick and Terra Cotta on Columns 39, 40, 41, & 42.
- Replacement of the North Tower Copper Lantern.
- Credit for Eliminating Sandstone Work Except for the Dutchman Replacement at the 3<sup>rd</sup> Floor Cornice and Lintel and Crack Repair.

The schedule impact by these items has not yet been determined. These items being considered will have a budget impact of approximately \$515,960, which is within the project contingency. For further detail please refer to Schedule E1, Approved and Potential Changes.

## ***CURRENT SCHEDULE STATUS***

### **Construction progress to October 31<sup>st</sup>, 2007 is as follows:**

- South Tower Terra Cotta Installation – 15% Complete.
- Precast at clocks – 100% Complete
- Dormer Construction – 100% Complete.
- Gable Construction, Main Building – 70% Complete
- Steel at South Tower – 95% Complete.
- 8<sup>th</sup> Floor Gutters – 85% Complete.
- Brick Work – 45% Complete
- Installation of Copper for South Tower – 30% Complete.
- Pointing – 45% Complete
- Slate Roof – 60% Complete.
- Carpentry at dome & lantern – 90% Complete
- Windows – 80% Complete

### **Six month look ahead for 2007/2008 is as follows:**

- Terra cotta, brick, and mockup approvals – Complete.
- Steel at the South Tower – Complete.
- 8<sup>th</sup> Floor Gutters – Complete.
- Construction of South Tower Terra Cotta – Ongoing.
- Installation of Copper for the South Tower – On going.
- Slate roof construction – Complete.
- Conditional Brick Replacement – Complete.
- 2<sup>nd</sup>, 1<sup>st</sup>, 8<sup>th</sup> & 9<sup>th</sup> Floor Windows – Complete.
- Gables – Complete.
- Pointing – Ongoing.
- Sandstone Work – Ongoing.

## ***CURRENT BUDGET STATUS***

This report addresses all costs incurred through October 31, 2007, which totals \$53,981,429 or 73% of the project budget of \$76,454,169.

Of the \$70,000,000 Phase III committed project budgeted funds, 70% or \$47,527,261 has been incurred through October 31, 2007.

Through October 31, 2007 J.P. Cullen has completed \$45,266,025 or 71% of their contract of \$63,725,931.

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

JPC approved change orders, total of **\$3,798,713.00**, 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 10<sup>th</sup> 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 11<sup>th</sup> Floor Core Location
- Steel Channels and Column Connections at the South Tower 13<sup>th</sup> Floor Core Location
- Double Stainless Steel Angle Support for the 12<sup>th</sup> 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.

JPC major potential change orders, total of **\$515,960.00** follows:

- North Elevation Investigations, Repairing the Steel per EADP's Design, and Reinstalling Back-up Brick and Terra Cotta on Columns 39, 40, 41, & 42.
- Replacement of the North Tower Copper Lantern.
- Credit for Eliminating Sandstone Work Except for the Dutchman Replacement at the 3<sup>rd</sup> Floor Cornice and Lintel and Crack Repair.

Balance of contingency after approved/potential changes is **\$1,685,327.00**

## ***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 eighth Project Quarter (ended October 31, 2007), 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  
Through October 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 specified trades:**

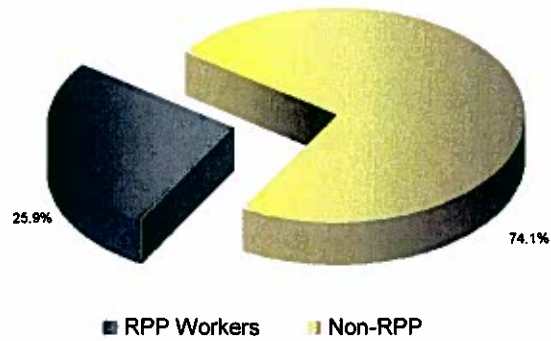
***Bricklaying/Masonry, Roofing, Carpentry***

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## MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

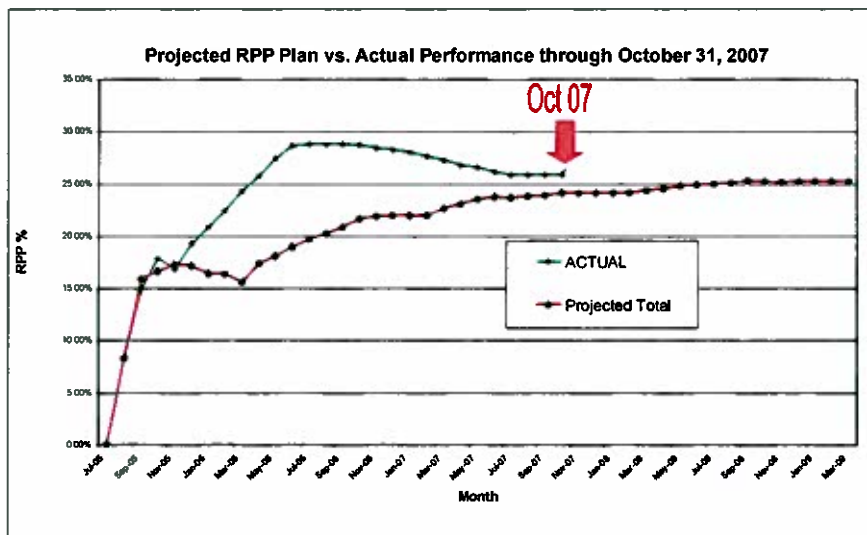
RPP Workforce through October 31, 2007



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## MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Projected RPP Plan vs. Actual Performance through October 31, 2007



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## MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Apprentice Workforce Data through October 31, 2007

Targeted Apprentice Trades:  
Bricklayers/Masons, Roofers and Carpenters

Targeted Trades Requirements:  
10,000 hours & 6 apprentices

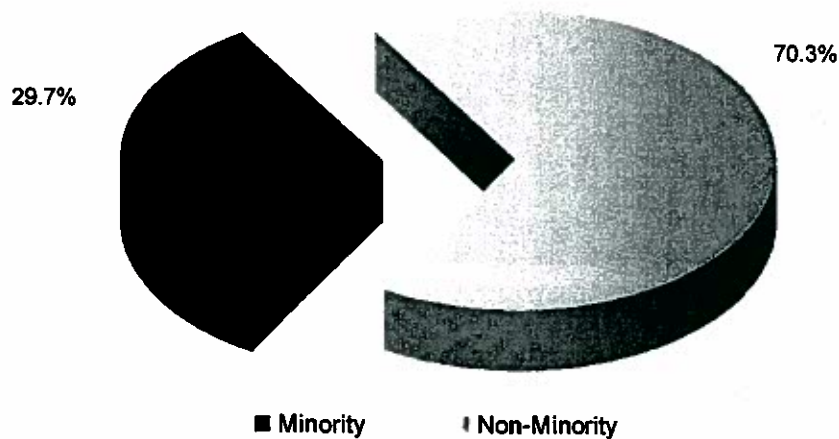
Targeted Trades Performance through 10/31/07:  
8,881 hrs & 19 apprentices

Total Apprentice workforce through 10/31/07:  
13,525 hours & 34 apprentices

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## MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Minority Workforce through October 31, 2007



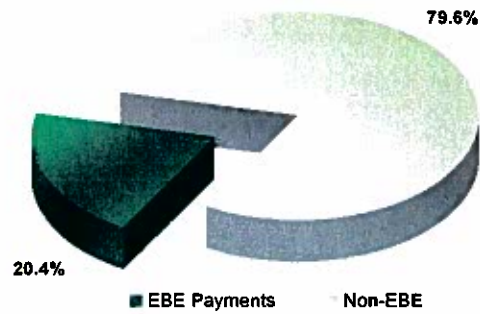
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## MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

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



**Project Payments  
through October 31, 2007**



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## MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

### WORKFORCE REQUIREMENTS AND PERFORMANCE DATA THROUGH 10/31/07

Project Requirements, Projections and Performance	Man-Hours	Comment
Initial projected hours for project	424,188	<i>Provided by JP Cullen</i>
Total hours through 10/31/07	209,823	<i>49.5% of initially projected total</i>
RPP requirement for entire project (25%)	106,047	<i>Based upon initial projected hours</i>
RPP hours credited through 10/31/07	54,240	<i>25.9% 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 10/31/07	8,881	<i>88.8% of project requirement</i>
<b>Project Performance – Voluntary Efforts</b>		
Total hours worked by minorities (RPP and otherwise) to date	62,239	<i>29.7% of total onsite hours</i>
Total hours worked by apprentices to date	13,525	<i>6.4% of current total</i>
Total hours worked by minority apprentices	10,001	<i>73.9% of apprenticeship hours</i>

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## MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

### CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 10/31/07

Project Requirements, Contracts and Performance	Values	Comment
Total projected cost	\$ 84,234,322	Includes approved change orders totaling \$4,307,104
Total payments through October 31, 2007	38,070,205	59 % of current projected total
EBE requirement based on total projected cost	11,562,178	18 % of projected cost
EBE contracts in place and copied to Project Monitor*	14,580,289	22.7 % of total contract and change orders
Payments to EBE contractors	7,757,080	20.4 % of total payments

\*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 <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 / # Female "F"

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**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>2</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"

***Appendix A – Cost Summaries***

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

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 & 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	3,798,713	63,725,931	(3,798,713)	1,498,446	65,224,377	(5,297,159)	71%	45,266,025	18,459,906	19,958,352
B	Architectural / Engineering Services Engberg Anderson Design Partnership Team	1,206,000	1,503,995	(77,275)	1,426,720	(220,720)	-	1,426,720	(220,720)	13%	183,681	1,243,039	1,243,039
C	Other Consultants/Other Contractors/Miscellaneous Costs	2,106,782	1,909,671	13,868	1,923,539	183,243	-	1,923,539	183,243	77%	1,484,217	439,322	439,322
D	City of Milwaukee Department of Public Works Administration and Inspection	760,000	760,000	-	760,000	-	-	760,000	-	78%	593,338	166,662	166,662
E	Construction Contingency	6,000,000	-	3,735,306	3,735,306	2,264,694	1,498,446	5,233,752	766,248	-	-	-	-
	<b>Total Phase III Project Costs (Costs Paid or Encumbered from July 1, 2005 to October 31, 2007)</b>	<b>\$70,000,000</b>	<b>64,100,884</b>	<b>3,735,306</b>	<b>67,836,190</b>	<b>2,163,810</b>	<b>1,498,446</b>	<b>69,334,636</b>	<b>665,364</b>	<b>70%</b>	<b>47,527,261</b>	<b>20,308,929</b>	<b>21,807,375</b>

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	-	-
	<b>Grand Total Project Costs (Phase I, II &amp; III)</b>	<b>\$76,454,168</b>	<b>70,267,442</b>	<b>4,022,916</b>	<b>74,290,358</b>	<b>2,163,810</b>	<b>1,498,446</b>	<b>75,788,804</b>	<b>665,364</b>	<b>73%</b>	<b>53,981,429</b>	<b>20,308,929</b>	<b>21,807,375</b>

**NOTE: The shaded cells above are not included in the totals formulas in order to accurately reflect the balance of the construction contingency.**

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

A	B	C	D	E	F	G	H	I	J	K	L	M	N
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	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	Bid 100A - Tower	\$ 39,801,656	39,801,656	-	39,801,656	-	-	39,801,656	-	71%	28,309,004	11,492,652	11,492,652
2	Bid 200A - West (7th Floor Up)	5,625,845	5,625,845	-	5,625,845	-	-	5,625,845	-	93%	5,205,802	420,243	420,243
3	Bid 300A West (7th Floor Down)	2,501,225	2,501,225	-	2,501,225	-	-	2,501,225	-	85%	1,625,732	875,493	875,493
4	Bid 200B East (7th Floor Up)	4,663,132	4,663,132	-	4,663,132	-	-	4,663,132	-	89%	4,015,770	647,362	647,362
5	Bid 300B East (7th Floor Down)	2,586,299	2,586,299	-	2,586,299	-	-	2,586,299	-	63%	1,826,445	959,854	959,854
6	Bid 200C North (7th Floor Up)	2,685,911	2,685,911	-	2,685,911	-	-	2,685,911	-	75%	2,008,867	879,044	879,044
7	Bid 300C North (7th Floor Down)	1,228,580	1,228,580	-	1,228,580	-	-	1,228,580	-	80%	734,560	494,020	494,020
8	Bid 200D Roof	834,570	834,570	-	834,570	-	-	834,570	-	13%	112,002	722,568	722,568
9	Change Orders	-	-	3,798,713	3,798,713	(3,798,713)	1,498,446	5,297,159	(5,297,159)	85%	3,223,191	575,522	2,073,968
	Retainage	-	-	-	-	-	-	-	-		(1,593,148)	1,593,148	1,593,148
	<b>Total</b>	<b>\$ 59,927,216</b>	<b>59,927,216</b>	<b>3,798,713</b>	<b>63,725,931</b>	<b>(3,798,713)</b>	<b>1,498,446</b>	<b>65,224,377</b>	<b>(5,297,159)</b>	<b>71%</b>	<b>45,286,025</b>	<b>18,459,906</b>	<b>19,958,352</b>



**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT  
ARCHITECTURAL / ENGINEERING SERVICES: ENGBERG ANDERSON DESIGN PARTNERSHIP TEAM  
COST SUMMARY - PHASE III (JULY 1, 2005 TO OCTOBER 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=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	Construction Administration	\$ 1,206,000	1,422,245	-	1,422,245	(216,245)	-	1,422,245	(216,245)	23%	334,138	1,088,107	1,088,107
2	Additional Services	-	-	233,190	233,190	(233,190)	-	233,190	(233,190)	62%	144,058	89,132	89,132
3	Reimbursables	-	81,750	-	81,750	(81,750)	-	81,750	(81,750)	20%	15,950	65,800	65,800
4	Credit for Phase II Overage	-	-	(310,465)	(310,465)	310,465	-	(310,465)	310,465	100%	(310,465)	-	-
	<b>Total</b>	<b>\$ 1,206,000</b>	<b>1,503,995</b>	<b>(77,275)</b>	<b>1,426,720</b>	<b>(220,720)</b>	<b>-</b>	<b>1,426,720</b>	<b>(220,720)</b>	<b>13%</b>	<b>183,681</b>	<b>1,243,039</b>	<b>1,243,039</b>

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT  
OTHER CONSULTANTS, CONTRACTORS & MISCELLANEOUS  
COSTS SUMMARY - PHASE III (JULY 1, 2005 TO OCTOBER 31, 2007)**

A	B	C	D	E	F D+E	G=C- Budget (Over)/Under Total Approved Contracts to Date	H	I=F+H	J=C- Budget (Over)/Under Total Approved and Potential Contracts	K=J/F	L=I/K	M=F-L	N=H-L
Item	Task Description	Approved Budget	Approved Contracts/ Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	(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)	-	508,685	(8,685)	36%	182,425	326,260	328,280
2	Prism Technical Mgt.	150,000	150,000	13,868	163,868	(13,868)	-	163,868	(13,868)	75%	122,201	41,667	41,667
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%	850,670	49,330	49,330
6	Other Misc Goods & Services	241,782	135,385	-	135,385	106,397	-	135,385	106,397	100%	135,385	-	-
	<b>Total</b>	<b>\$ 2,106,782</b>	<b>1,909,671</b>	<b>13,868</b>	<b>1,923,539</b>	<b>183,243</b>	<b>-</b>	<b>1,923,539</b>	<b>183,243</b>	<b>77%</b>	<b>1,484,217</b>	<b>439,322</b>	<b>439,322</b>

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

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
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	-	89%	39,979	5,021	5,021
2	Construction Administration Professional (071D)	400,000	400,000	-	400,000	-	-	400,000	-	83%	330,641	69,359	69,359
3	Construction Administration Inspection (071E)	315,000	315,000	-	315,000	-	-	315,000	-	71%	222,718	92,282	92,282
	<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>78%</b>	<b>593,338</b>	<b>166,662</b>	<b>166,662</b>

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

A	B	C	D	E	F	GaC-D+E-F	H	I	J
Item	Task Description	Approved Budget	Approved Change Orders	Potential Change Orders	Owner Requested Added Scope	Contingency Balance	A/E Errors & Omissions	Value Engineering Items	Other
1	General Contractor J.P. Cullen & Sons	\$ 6,000,000	3,798,713	757,739	-	1,443,548	-	-	-
2	Architectural/Engineer Services Engberg Anderson Design Partnership Team	-	-	-	-	-	-	-	-
3	Other Consultants, Contractors & Misc Costs	-	13,868	-	-	(13,868)	-	-	-
4	City of Milwaukee Department of Public Works	-	-	-	-	-	-	-	-
	<b>Total</b>	<b>\$ 6,000,000</b>	<b>3,812,581</b>	<b>757,739</b>	<b>-</b>	<b>1,429,680</b>	<b>-</b>	<b>-</b>	<b>-</b>

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT  
TOTAL PHASE II COSTS  
(COSTS FROM DECEMBER 9, 2002 TO JUNE 30, 2005)**

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/J	L	M=F-L	N=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 / Bid Administration	272,777	272,777	-	272,777	-	-	272,777	-	100%	272,777	-	-
	<b>Total Phase II Project Costs</b>	<b>\$ 4,550,025</b>	<b>4,262,415</b>	<b>287,610</b>	<b>4,550,025</b>	<b>-</b>	<b>-</b>	<b>4,550,025</b>	<b>44,788</b>	<b>100%</b>	<b>4,550,025</b>	<b>-</b>	<b>-</b>

\*\*\* 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=H+G	J=C-I	K=J/F	L	M=EL	N=L-M
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	-	-
	<b>Total Phase II Project Costs</b>	<b>\$ 1,904,143</b>	<b>1,904,143</b>	<b>-</b>	<b>1,904,143</b>	<b>-</b>	<b>-</b>	<b>1,904,143</b>	<b>-</b>	<b>100%</b>	<b>1,904,143</b>	<b>-</b>	<b>-</b>

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

A Item No.	B Item Description	C CO #	C Estimated Amount	D Submitted Amount	E Approved Amount	F Rejected Amount	G Existing Condition	H Owner's Request	J A/E Design Error	K VE Item	L Other	M Contingency Adjustment
1	Issue # 7: Modify Mock-up Specification	1			(200,000)					(200,000)		200,000
2	Issue # 8: Modify Salvage Requirements	2			(249,137)					(249,137)		249,137
3	Issue # 10: Clock Glass Warranty	1			(4,000)					(4,000)		4,000
4	Temp. Power	3			0						0	0
5	Issue # 36: Light Fixtures			4,165			4,165					(4,165)
6	Issue # 38: Steel at 10th Floor	4			134,798						134,798	(134,798)
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 # 73: Ceramic Tile in Men's Bathroom	5			1,047		1,047					(1,047)
10	Remove Copper/Booktitle Tower	8			32,500		32,500					(32,500)
11	Issue # 107: Mastic @ Slate Roof	6			119,859		119,859					(119,859)
12	Issue # 109 R / 115 Steel Purfins @ S.T.	5			314,980		314,980					(314,980)
13	Issue # 111: CB#03 Revise Ring Beam	7			6,348						6,348	(6,348)
14	Issue # 118 Scaffolding at Dormers	11			199,717		199,717					(199,717)
15	Issue # 130 Proposed Gutter Flashing	8			(30,456)		(30,456)					30,456
16	Issue # 131 Slate Remove & Replace	9/10			1,278,086		1,278,086					(1,278,086)
17	Issue # 132 Extra Pieces @ Gabel	6			8,376		8,376					(8,376)
18	Issue # 136 Precast Tuck @ 13th Floor	7			891		891					(891)
19	Issue # 137 2 I Beams @ ST Ring Beam	7			5,982		5,982					(5,982)
20	Issue # 139 Penetrator Qualification	7			10,399			10,399				(10,399)
21	Issue # 142 ST.C Channels	8			192,941		192,941					(192,941)

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	Rejected Amount	Approved Amount	Existing Conditions	Owner's Request	A/E Design Error	Other	Contingency Adjustment	
22	Issue # 151 Terra Cotta @ Millions	5				189,101					(189,101)	
23	Issue # 152 Turret Section CB #05	8				11,260					(11,260)	
24	Issue # 155 ST Balustrade Deck	11				6,591					(6,591)	
25	Issue # 157 Replace Horizontal Channels @ 12 Flr	6				12,017					(12,017)	
26	Issue # 158 Remove Second Roof Layer @ 12 Flr	8				2,940					(2,940)	
27	Issue # 159 A325 bolts at Dormer Rake	7				17,469					(17,469)	
28	Issue # 160 Remove Steel Channels @ 12 Floor ST	8				6,384					(6,384)	
29	Issue # 161 Gusset Plates @ 12th Core	7				37,549					(37,549)	
30	Issue # 163 12th Floor Drainage	12				4,693					(4,693)	
31	Issue # 170 Dormers w/out tees CB #06	8				53,473					(53,473)	
32	Issue # 171 Paint Fire E scape on 2nd Floor	6				1,735					(1,735)	
33	Issue # 179 Roof Hatch @ North Roof	12				1,945					(1,945)	
34	Issue # 180 Bottom Dormer Coping			32,096							(32,096)	
35	Issue # 189 Copper @ Top of Lantern	11				7,563					(7,563)	
36	Issue # 195 Millions w/ Rebar	14				(9,000)					9,000	
37	Issue #200 Re-route Plumbing Conductor @ North	13				3,926					(3,926)	
38	Issue # 205 Rolled Angle @ Drum	12				36,328					(36,328)	
39	Issue # 219 8th Floor Sill Anchor CB #07	11				4,679					(4,679)	
40	Issue # 220 Lighting Revisions CB #08	13				(6,881)					6,881	
41	Issue # 228 Door @ Dormer E16	11				7,019					(7,019)	



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

A Item No.	B Item Description	C CO #	C Estimated Amount	D Submitted Amount	E Approved Amount	F Rejected Amount	G Existing Condition	H Owner's Request	J A/E Design Error	K VE Item	L Other	M Contingency Adjustment
42	Issue # 229 Precast @ 13th Floor			57,853			57,853					(57,853)
43	Issue # 230 Heat & Winter Costs	8			102,110		102,110					(102,110)
44	Issue # 237 8th Floor North Steel			241,550			241,550					(241,550)
45	Issue # 245 Modillion Modification	14			10,358		10,358					(10,358)
46	Issue #248 Brick Test Run for ST	8			14,335		14,335					(14,335)
47	Issue # 251 Brick @ Slate on S.T.	11			(3,356)		(3,356)					3,356
48	Issue #256 Cut 3/4" Off New Brick @ 7th Fir Frieze	11			31,854		31,854					(31,854)
49	Issue # 262 11th Fir Dental Work	12			9,072		9,072					(9,072)
50	Issue # 263 Gutter Drains @ 8 Fir	11			23,168		23,168					(23,168)
51	Issue # 267 Winter Protect @ Slate	12			25,000		25,000					(25,000)
52	Issue # 268 Flashing @ North of ST	12			7,486		7,486					(7,486)
53	Issue # 270 Brick Pier @ Gutters	14			3,000		3,000					(3,000)
54	Issue #271 Brick Backup Allowance			35,000			35,000					(35,000)
55	Issue #272 Steel Survey Fix @ 11th	12			74,992		74,992					(74,992)
56	Issue #280 Gutter Drain @W8	13			1,453		1,453					(1,453)
57	Issue #281 13th Floor Column Cap Fix	13			82,941		82,941					(82,941)
58	Issue #289 12th Floor Double Angle	13			361,566		361,566					(361,566)
59	Issue #291 13th Floor Column Splices	12			3,957		3,957					(3,957)
60	Issue #295 Credit for Subs OH&P	12			855		855					(855)
61	Issue # 298 Scupper Detail	14			220,000		220,000					(220,000)
62	Issue #309 Copper Fitting Credit				(5,931)		(5,931)					5,931
63	Issue #310 Steel Channels @ Lantern	13			19,837		19,837					(19,837)
64	Issue #312 Terra Colla Allowance Credit	14			(780,000)		(780,000)					780,000

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

A Item No.	B Item-Description	C CO #	D Estimate Amount	E Approved Amount	F Rejected Amount	G Listing Condition	H Owner's Request	I (A/E) Design Error	J Submittal Fee	K Submittal Over	L Contingency Adjustment
65	Issue #314 Painting Drip Edges		(2,379)			(2,379)					2,379
66	Issue #317 Brick Areas < 10 sq ft	14		2,193		2,193					(2,193)
67	Issue #320 13th Floor Column Splice 2		(1,350)			(1,350)					1,350
68	Issue #323 Windows 1st - 7th Floor West		(8,775)			(8,775)					8,775
69	Issue #330 13th Fir Column Splice 2	14		2,884		2,884					(2,884)
70	Issue #332 11th Floor Gusset Plates	14		42,174		42,174					(42,174)
71	Issue #347 11th Floor Panel Back- up		26,529			26,529					(26,529)
72	Issue #354 Spiral Stairs @ South Tower		15,255			15,255					(15,255)
73	Issue #357 Snow Fence Install		15,470			15,470					(15,470)
74	Issue #358 Extra Sandstone Cornice		34,912			34,912					(34,912)
75	Issue #370 Re-Scaffolding for Allowances		10,000			10,000					(10,000)
76	Issue #372.1 North Tower Copper		571,296			571,296					(571,296)
77	Issue #372.2 Sandstone Credit		(296,886)			(296,886)					296,886
78	Issue #374 8th Floor Gutter E12- E14		25,000			25,000					(25,000)
79	Issue # 377 City Trip to GMcB		3,934			3,934					(3,934)
	<b>TOTAL</b>		<b>757,739</b>	<b>3,798,713</b>	<b>0</b>	<b>4,888,305</b>	<b>10,399</b>	<b>0</b>	<b>(453,137)</b>	<b>110,885</b>	<b>(4,556,452)</b>

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

***Overall Schedule***

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



Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
4240	W	Install Mechanical Louvers 7 & Up	2	08FEB08	11FEB08
2650	W	Install Ceramic Tile in 8th Fl Bathrooms	2	08FEB08	11FEB08
2000	W	Paint Mech Louvers 7 & Up	3	16FEB08	19FEB08
7190	W	Complete West Northern Gable	1	28FEB08	29FEB08
1860	W	Install TC Balustrade & Railing @ 3rd Flr	32	25MAR08	07MAY08
7170	W	Complete West Center Gable	1	27MAR08	27MAR08
5760	W	Install Northern Gable TC	5	21APR08	26APR08
3710	W	Remove & Install Sandstone	1	24APR08	24APR08
1660	W	Final Wash Bldg 8 & Up	7	28APR08	06MAY08
3670	W	Punchlist Acceptance 8 & Up	5	14MAY08	20MAY08
3340	W	Punch List Acceptance West	10	06SEP08	22SEP08
7110	N	City Review of Condition Survey 7	0	12MAY08A	22JUN08A
7140	N	City Review of Condition Survey 8	0	23AUG08A	08APR07A
3610	N	Install Flashing @ Slate Roof	65	12NOV07	13MAR08
3790	N	Install Slate Roof (includes CO work)	100	12NOV07	07MAY08
7130	N	Tuckpoint 8th & 9th Floor North	20	12NOV07	10DEC07
3600	N	Remove, Repair & Replace	44	18NOV07	28FEB08
1700	N	Install Flashing 1st Tier North	15	27NOV07	17DEC07
3640	N	Flashing @ TC Sill Base	30	04DEC07	20FEB08
3650	N	Install SS Pins @ Sill Base	2	06DEC07	07DEC07
3690	N	Solder Thimbels @ Sill Base	6	06DEC07	13DEC07
4620	N	Install TC Coping 1st Tier North	5	18DEC07	27DEC07
1881	N	Install Flashing 2nd Tier North	5	26DEC07	07FEB08
1701	N	Install Flashing 2nd Tier North	12	08FEB08	25FEB08
4621	N	Install TC Coping 2nd Tier North	7	28FEB08	05MAR08
1662	N	Install TC Below Flashing 3rd Tier North	5	06MAR08	12MAR08
1702	N	Install Flashing 3rd Tier North	5	13MAR08	19MAR08
3970	N	Install TC Sills (including W17	20	14MAR08	10APR08
4522	N	Install TC Crest Coping North	2	20MAR08	21MAR08
4260	N	Complete North Gable	1	24MAR08	24MAR08
3670	N	Red Copper Panels @ Gable	8	25MAR08	03APR08
3792	N	Install Hung Gutters @ 9th Floor	30	01APR08	12MAY08
3920	N	Install Windows @ 8th & 9th	10	11APR08	24APR08
6000	N	Sills Complete North Elevation	1	11APR08	11APR08
6210	N	Install Brick Veneer above Sills	5	11APR08	17APR08
3660	N	Install North Gable TC	5	14APR08	18APR08
7360	N	Paint Windows 8th & 9th Floor	6	18APR08	24APR08

Install Mechanical Louvers 7 & Up  
 Install Ceramic Tile in 8th Fl Bathrooms  
 Paint Mech Louvers 7 & Up  
 Complete West Northern Gable  
 Install TC Balustrade & Railing @ 3rd Flr  
 Complete West Center Gable  
 Install Northern Gable TC  
 Remove & Install Sandstone  
 Final Wash Bldg 8 & Up  
 Punchlist Acceptance 8 & Up  
 Punch List Acceptance West  
 City Review of Condition Survey 7  
 City Review of Condition Survey 8  
 Install Flashing @ Slate Roof  
 Install Slate Roof (includes CO work)  
 Tuckpoint 8th & 9th Floor North  
 Remove, Repair & Replace  
 Install Flashing 1st Tier North  
 Flashing @ TC Sill Base  
 Install SS Pins @ Sill Base  
 Solder Thimbels @ Sill Base  
 Install TC Coping 1st Tier North  
 Install Flashing 2nd Tier North  
 Install Flashing 2nd Tier North  
 Install TC Coping 2nd Tier North  
 Install TC Below Flashing 3rd Tier North  
 Install Flashing 3rd Tier North  
 Install TC Sills (including W17 - W19)  
 Install TC Crest Coping North Gable  
 Complete North Gable  
 Red Copper Panels @ Gable  
 Install Hung Gutters @ 9th Floor  
 Install Windows @ 8th & 9th North Elevation  
 Sills Complete North Elevation  
 Install Brick Veneer above Sills  
 Install North Gable TC Balustrades  
 Paint Windows 8th & 9th Floor North Elevation

Sheet 2 of 4  
 J. P. Cullen & Sons, Inc.  
 Milwaukee City Hall Restoration  
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Start Date: 04JUL05  
 Finish Date: 12NOV08  
 Date Date: 12NOV07  
 Run Date: 12NOV07 09:59

Early Bar  
 Progress Bar  
 Critical Activity

Date  
 Review  
 Checked  
 Approved

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
4270	N	Remove & Install Sandstone @	1	25APR08	25APR08
4080	N	Final Wash North Elev 8th Fir &	6	13MAY08	20MAY08
4090	N	Punchlist Acceptance North Elev	4	30MAY08	04JUN08
3390	N	Punch List Acceptance	7	28JUL08	05AUG08
<b>East Elevation</b>					
3740	E	City Review of Condition Survey 7	0	12MAY06A	22JUN06A
3750	E	City Review of Condition Survey 6	0	21NOV06A	30MAR07A
7030	E	Complete East Dormers	0	23JUL07A	23JUL07A
4460	E	Install East Copper Gutters @ 8th	30	06AUG07A	26DEC07
4500	E	Install Flashing @ Brick Backup	40	19SEP07A	13FEB08
7470	E	Install TC Sills East Elev.	45	28SEP07A	20FEB08
7011	F	Install Flashing 3rd Tier East	6	05NOV07A	19NOV07
7002	E	Install TC Coping 3rd Tier East	4	13DEC07	18DEC07
2143	E	Install TC Below Flashing 4th Tier	8	08FEB08	15FEB08
4360	E	Red Copper Panels @ Dormers	10	07FEB08	20FEB08
7460	E	Install Brick Veneer @ Gutters	20	14FEB08	12MAR08
4980	E	Install TC Gutter Gable	5	21FEB08	27FEB08
7480	E	Install Brick Veneer @ Sills	4	21FEB08	26FEB08
7012	E	Install Flashing 4th Tier East	12	27FEB08	13MAR08
4540	E	Install Northern Gable TC	5	28FEB08	05MAR08
6330	E	Complete Gutter East Elevation	1	13MAR08	13MAR08
7003	E	Install TC Coping & Crest 4th Tier	8	14MAR08	25MAR08
7240	E	Complete East Northern Gable	1	21MAR08	21MAR08
4410	E	Complete East Center Gable	1	27MAR08	27MAR08
4550	E	Install Windows 8th & 9th Floor	20	25APR08	22MAY08
4750	E	Remove & Install Sandstone @	1	28APR08	28APR08
7390	E	Paint Windows 8th & 9th Floor	20	02MAY08	30MAY08
2330	E	Install Mech Louvers 7 & Up	2	23MAY08	27MAY08
2340	E	Paint Mech Louvers 7 & Up	5	02JUN08	08JUN08
4580	E	Final Wash 8th Fir & Up	7	08JUN08	17JUN08
4590	E	Inspect 8th Fir & Up	3	18JUN08	20JUN08
4600	E	Punchlist East Elev 8th Fir & Up	5	23JUN08	27JUN08
4610	E	Punchlist Acceptance East 8th Fir	5	30JUN08	07JUL08
3430	E	Punch List Acceptance	10	10SEP08	23SEP08
<b>South Tower Above 10th Floor</b>					
660	S-UP	Remove Copper @ Spira	0	15MAY06A	07JUN06A
7320	S-UP	City Review of Condition Survey	0	05MAR07A	06APR07A
3060	S-UP	Install W Large Lion Heads	2	14FEB08	15FEB08

4881

04JUL05  
12NOV06  
12NOV07  
13NOV07 05:36

Early Bar  
Progress Bar  
Critical Activity

Sheet 3 of 4

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

Install W Large Lion Heads

Remove & Install Sandstone @ Dutchman  
Final Wash North Elev 8th Fir & Up  
Punchlist Acceptance North Elev 8th Fir & Up  
Punch List Acceptance

Install East Copper Gutters @ 8th Fir  
Install Flashing @ Brick Backup  
Install TC Sills East Elev.  
Install Flashing 3rd Tier East Center Gable  
Install TC Coping 3rd Tier East Center Gable  
Install TC Below Flashing 4th Tier Center Gable  
Red Copper Panels @ Dormers  
Install Brick Veneer @ Gutters  
Install TC Center Gable Balustrades  
Install Brick Veneer @ Sills  
Install Flashing 4th Tier East Center Gable  
Install Northern Gable TC Balustrades  
Complete Gutter East Elevation  
Install TC Coping & Crest 4th Tier Center Gable  
Complete East Northern Gable  
Complete East Center Gable  
Install Windows 8th & 9th Floor East  
Remove & Install Sandstone @ Dutchman  
Paint Windows 8th & 9th Floor East Elevation  
Install Mech Louvers 7 & Up  
Paint Mech Louvers 7 & Up  
Final Wash 8th Fir & Up  
Inspect 8th Fir & Up  
Punchlist East Elev 8th Fir & Up  
Punchlist Acceptance East 8th Fir & Up  
Punch List Acceptance

Start Date  
Finish Date  
Date Date  
Run Date

Checked  
Approved

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Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
2630	S-LJP	Install TC @ W Clock Gable	5	14MAR08	20MAR08
1050	S-LJP	Seal @ Clock	4	08JUL08	11JUL08
1150	S-LJP	Punch List Acceptance	5	07AUG08	13AUG08
7410	S-LW	City Review of Condition Survey	0	02OCT08A	06APR07A
4770	S-LW	Install New Flashing @ 10th Fir Sills	90	14MAY07A	23APR08
4780	S-LW	Install SS Pins @ 10th Fir Sills	82	23JUL07A	26APR08
4820	S-LW	Solder Thimbles @ 10th Fir Sills	82	23JUL07A	26APR08
4790	S-LW	Install TC Sill Units @ 10th Fir	90	12NOV07	23APR08
7060	S-LW	Complete 9th Floor Soffits &	1	14MAR08	14MAR08
1070	S-LW	Remove & Install Windows Upper	30	24APR08	05JUN08
6180	S-LW	Complete 10th Floor Sills ST	1	28APR08	28APR08
3180	S-LW	Remove & Install Sandstone @	1	28APR08	28APR08
7420	S-LW	Paint Windows Upper 9th Floor	35	08JUN08	25JUL08
7070	S-LW	Complete 8th Floor Terra Cotta	1	06JUN08	06JUN08
7080	S-LW	Complete 7th Floor Sills,	1	24JUN08	24JUN08
7421	S-LW	Paint Windows Lower 9th Floor	5	28JUL08	01AUG08
7422	S-LW	Paint Windows 8th Floor South	5	04AUG08	08AUG08
7423	S-LW	Paint Windows 7th Floor South	5	11AUG08	15AUG08
3200	S-LW	Final Cleaning @ South Tower	10	18AUG08	28AUG08
1100	S-LW	Window Washing	5	02SEP08	08SEP08
3210	S-LW	Inspect South Tower Lower	3	09SEP08	11SEP08
3220	S-LW	Punch List @ South Tower Lower	10	12SEP08	26SEP08
3230	S-LW	Punch List Acceptance @ South	10	28SEP08	09OCT08
3260	S-LW	Repair Scaffold Holes	23	10OCT08	11NOV08
3480	S-LW	Remove Scaffold Except Hoist	23	10OCT08	11NOV08
6110	ROOF	Remove Main Flat Roof @ 8th Fr	10	09JUL08	21JUL08
6130	ROOF	Install Scaffold @ 8th Fr Aids	10	22JUL08	04AUG08
6140	ROOF	Remove Book Tile @ Flat Roof	10	06AUG08	18AUG08
6310	ROOF	Install Steel Repairs @ Flat Roof	10	19AUG08	02SEP08
6350	ROOF	Install New Cresting	20	03SEP08	30SEP08
6340	ROOF	Install New Book Tile @ Flat Roof	10	10OCT08	14OCT08
6330	ROOF	Install New Flat Roof & Flashing	15	15OCT08	04NOV08
6370	ROOF	Punchlist @ Roof	5	05NOV08	11NOV08
6000	ROOF	Final Closeout	1	12NOV08	12NOV08

2007 OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV

Install TC @ W Clock Gable Lower

Seal @ Clock

Punch List Acceptance

City Review of Condition Survey

Install New Flashing @ 10th Fir Sills

Install SS Pins @ 10th Fir Sills

Solder Thimbles @ 10th Fir Sills

Install TC Sill Units @ 10th Fir

Complete 9th Floor Soffits &

Remove & Install Windows Upper

Complete 10th Floor Sills ST

Remove & Install Sandstone @

Paint Windows Upper 9th Floor

Complete 8th Floor Terra Cotta

Complete 7th Floor Sills,

Paint Windows 8th Floor South

Paint Windows 7th Floor South

Final Cleaning @ South Tower

Window Washing

Inspect South Tower Lower

Punch List @ South Tower Lower

Punch List Acceptance @ South

Repair Scaffold Holes

Remove Scaffold Except Hoist

Remove Main Flat Roof @ 8th Fr

Install Scaffold @ 8th Fr Aids

Remove Book Tile @ Flat Roof

Install Steel Repairs @ Flat Roof

Install New Cresting

Install New Book Tile @ Flat Roof

Install New Flat Roof & Flashing

Punchlist @ Roof

Final Closeout

Remove Main Flat Roof @ 8th Fr

Install Scaffold @ 8th Fr Aids

Remove Book Tile @ Flat Roof

Install Steel Repairs @ Flat Roof

Install New Cresting

Install New Book Tile @ Flat Roof

Install New Flat Roof & Flashing

Punchlist @ Roof

Final Closeout

Inspect South Tower Lower

Punch List @ South Tower Lower

Punch List Acceptance @ South Tower Lower

Repair Scaffold Holes

Remove Scaffold Except Hoist Bay @ Lower ST

Remove Main Flat Roof @ 8th Fr

Install Scaffold @ 8th Fr Aids

Remove Book Tile @ Flat Roof

Install Steel Repairs @ Flat Roof

Install New Cresting

Install New Book Tile @ Flat Roof

Install New Flat Roof & Flashing

Punchlist @ Roof

Final Closeout

Sheet 4 of 4

J. P. Cullen & Sons, Inc.

Milwaukee City Hall Restoration

4881

04JUL08

17NOV08

12NOV07

13NOV07 08:58

Early Start

Progress Bar

Critical Activity

Sheet Date

Finish Date

Date Date

Run Date

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***Appendix C – Budget Evolution / Funding History***



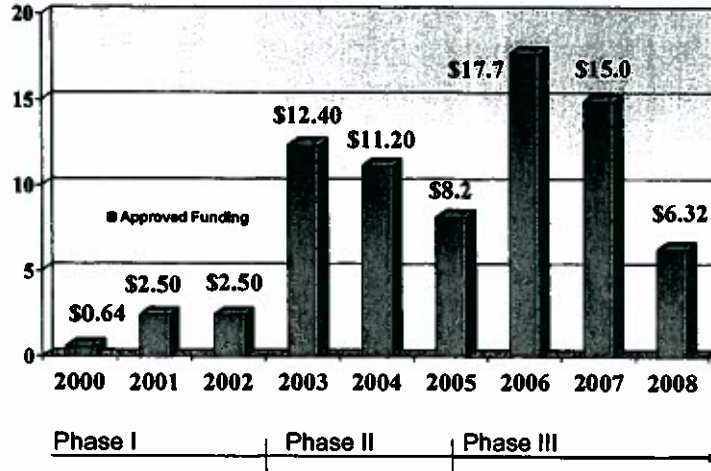
## ***BUDGET EVOLUTION/FUNDING HISTORY***

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. Cash flow projections indicate that future appropriations of \$15.0 Million in 2007 and \$6.32 Million in 2008 will be required to complete the project in addition to the approved appropriations as noted in the chart below:

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



***Appendix 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.