

EXHIBIT 3
Menomonee Valley TID
Preliminary Design
Cost Estimate

November 11, 2003

ITEM	QUANTITY	UNIT	UNIT PRICE	CONSTR.	SUBTOTALS	SOURCE	COMMENTS
MISC.- SITE WIDE							
POWER LINE REMOVAL	1	LS	10,000	10,000			ASSUMED. PLACE HOLDER
SITE FENCING	1	LS	17,350	17,400		DCD	ACTUAL COST FROM CITY
SITE INVENTORY/SECURITY	1	LS	20,000	20,000		DCD	ACTUAL COST FROM CITY
REMOVE ASPHALT AT PARKING RING ROAD	12300	SY	6	73,800		Wenk	Verify with Means
REMOVE CURB AND GUTTER AT RING ROAD	4300	LF	3	12,900		Wenk	Verify with Means
GEOTECHNICAL MONITORING	1	LS	100,000	100,000		Giles	Need to Verify
WDNR AIR QUALITY PERMIT FOR CRUSHING OPERATION	1	LS	20,000	20,000		EDGERTON / MRD	
CONTINGENCY	1	LS	\$12,705	12,705			5% CONTINGENCY
SUBTOTAL					266,805		
SE QUADRANT (16 acres)							
DEBRIS MANAGEMENT							Assumes only misc and asbestos free debris in this quadrant
DEBRIS PLACEMENT ON-SITE - NO SEGREGATION	1,000	YARDS	7	7,000		Enr. Estimate	GENERATED FROM EARLY OUT CONTRACT
DEBRIS SEGREGATION AND CRUSHING							
DEBRIS SEGREGATION	0	YARDS	7	0		MIDWEST	
MISC. DEBRIS REMOVAL OFFSITE	0	YARDS	30	0		Engr.	Misc. trash to be removed from the site
MISC. DEBRIS PLACEMENT ONSITE	0	CU YD	7	0		SCHNEIDER	ESTIMATE FROM EARLY OUT CLEAR/GRUB
DEBRIS CRUSHING	0	YARDS	2	0		Enr. Estimate	One fourth volume of concrete
MISC. DEBRIS PLACEMENT ONSITE - CRUSHER WASTE	0	CU YD	7	0		SCHNEIDER	ESTIMATE FROM EARLY OUT CLEAR/GRUB
CONTAMINATED SOIL MANAGEMENT	1	LS	30,000	30,000		MTP	SEE DETAILED COST ESTIMATE FOR BACKUP
CLEAR AND GRUB	1	LS	75,000	75,000		SCHNEIDER	ACTUAL FROM EARLY OUT CONTRACT
BUILDING SLAB REMOVAL - UP TO 12" THICK	0	SQ YD	4	0		EDGERTON / MRD	
BUILDING SLAB BREAK IN PLACE - UP TO 12" THICK	0	SQ YD	1.00	0		EDGERTON/MRD	INCLUDED IN ACTUAL CLEAR AND GRUB COST FROM SCHNEIDER
BUILDING FOOTING REMOVAL	0	CU YD	50	0		EDGERTON	
CONCRETE PAVEMENTS-BREAK IN PLACE	0	SQ YD	1.00	0		EARLY-OUT DEMO	INCLUDED IN ACTUAL CLEAR AND GRUB COST FROM SCHNEIDER
SEWER ABANDONMENT	25	CU YD	150	3,750		EARLY-OUT DEMO	STORM SEWER ALONG EAST SIDE - MEASURED FROM SEWER MAPS
SEWER CONTENT MANAGEMENT	8	CU YD	150	1,200		ENGR	Assume sewer one fourth full, price based on \$0.75/gallon
EXISTING SOIL PREPARATION-PROOF ROLL, RECOMPACT	16	ACRES	2,800	44,800		ENGR	\$0.55 / SY. Includes proof rolling, and allowance for recompaction
SITE FILLING/COMPACTION	180,000	CU YD	2.25	405,000		SCHNEIDER	Assumes hauling of onsite stockpiles once, No special requirements, No winter construction
SITE FINISH GRADING/SHAPING	16	ACRES	3,000	48,000		SCHNEIDER	\$0.07 / Sq. Ft.
EXPLORATORY EXCAVATION	0	LF	15	0			
Quadrant Contingency	1	LS	61,475	61,475			10% of Other Line Unit Items for the Quadrant
SUBTOTAL					676,225		
SW QUADRANT (22 ACRES)							
DEBRIS MANAGEMENT							Assumes only misc and asbestos free debris in this quadrant

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DEBRIS PLACEMENT ON-SITE - NO SEGREGATION	0	YARDS	7	0		Enr. Estimate	Misc top soil and rocks.
DEBRIS SEGREGATION AND CRUSHING							
DEBRIS SEGREGATION	24,000	YARDS	7	168,000		MIDWEST	
MISC. DEBRIS REMOVAL OFFSITE	2,400	YARDS	30	72,000		Engr.	Misc. trash to be removed from the site, assumes 10% of total pile
MISC. DEBRIS PLACEMENT ONSITE	9,600	CU YD	7	67,200		SCHNEIDER	Debris that cannot be put through a crusher
DEBRIS CRUSHING	16,000	YARDS	10	160,000		Enr. Estimate	Assumes one half of total debris is crushed, includes building slabs
MISC. DEBRIS PLACEMENT ONSITE - CRUSHER WASTE	4,000	CU YD	2	8,000		SCHNEIDER	Placing crushed debris
CONTAMINATED SOIL MANAGEMENT	1	LS	41,000	41,000		MTP	SEE DETAILED COST ESIMATE FOR BACKUP
CLEAR AND GRUB	5	ACRES	1,000	5,000		ENGR	Assume minimal clearing/grubbing remaining
BUILDING SLAB REMOVAL - UP TO 12" THICK	18,000	SQ YD	4	72,000		EDGERTON / MRD	
BUILDING SLAB BREAK IN PLACE - UP TO 12" THICK	18,000	SQ YD	1.00	18,000		EGERTON / MRD	Alternate to slab removal. Crack full depth, approx. 2 ft. x 2 ft. max. No displacement
BUILDING FOOTING REMOVAL	0	CU YD	50	0		EDGERTON	
CONCRETE PAVEMENTS-BREAK IN PLACE	18,000	SQ YD	1.00	18,000		EARLY-OUT DEMO	Assumption - 200 ft. x 800 ft. based on visual approximation of historic drawing
SEWER ABANDONMENT	500	CU YD	150	75,000		EARLY-OUT DEMO	Estimated quantity from existing sewer maps
SEWER CONTENT MANAGEMENT	125	CU YD	150	18,750			Assume sewer one fourth full, price based on \$.75/gallon
EXISTING SOIL PREPRATION-PROOF ROLL, RECOMPACT	22	ACRES	2,800	61,600		ENGR	\$0.55 / SY. Includes proof rolling, and allowance for recompaction
SITE FILLING/COMPACTION	250,000	CU YD	2.25	562,500		SCHNEIDER / EDGERTON	Assumes hauling of onsite stockpiles once, No special requirements, No winter construction
SITE FINISH GRADING/SHAPING	22	ACRES	3,000	66,000		SCHNEIDER	\$0.07 / Sq. Ft.
EXPLORATORY EXCAVATION	2,000	LF	15	30,000		SCHNIEDER	EARLY OUT DEMO COST ESTIMATE. SOIL EXCAVATION , NOT CONCRETE
QUADRANT CONTINGENGY	1	LS	288,610	288,610		ENGR	20% Contingency based on relative uncertainty for quadrant
SUBTOTAL					1,731,660		
NW QUADRANT (26 ACRES)							
DEBRIS MANAGEMENT							Assumes only misc and asbestos free debris in this quadrant
DEBRIS PLACEMENT ON-SITE - NO SEGREGATION	25,000	YARDS	7	175,000		Enr. Estimate	Assume all debris is too small and mixed to crush. Will be placed onsite
DEBRIS SEGREGATION AND CRUSHING							
DEBRIS SEGREGATION	0	YARDS	7	0		MIDWEST	
MISC. DEBRIS REMOVAL OFFSITE	0	YARDS	30	0		Engr.	
MISC. DEBRIS PLACEMENT ONSITE	0	CU YD	7	0		SCHNEIDER	
DEBRIS CRUSHING	10,000	YARDS	10	100,000		Enr. Estimate	
MISC. DEBRIS PLACEMENT ONSITE - CRUSHER WASTE	2,000	CU YD	2	4,000		SCHNEIDER	
CLEAR AND GRUB	5	ACRES	2,500	12,500		EARLY CLEAR/GRUB	
BUILDING SLAB REMOVAL - UP TO 12" THICK	50,000	SQ YD	4	200,000		EDGERTON / MRD	ASSUMED COST TO REMOVE NORTH ROUNDHOUSE TO EXISTING GRADE
REMOVE N. ROUNDHOUSE / FILL TO SURROUNDING GRADE	1	LS	30,000	30,000			\$15,000 per MRD + \$15,000 for earth fill
REMOVE EXISTING GUARD HOUSE	1	LS	5,000	5,000			ASSUMED
BUILDING SLAB BREAK IN PLACE - UP TO 12" THICK	50,000	SQ YD	1.00	50,000		EARLY-OUT DEMO	Alternate to slab removal. Crack full depth, approx. 2 ft. x 2 ft. max. No displacement
BUILDING FOOTING REMOVAL	1,200	CU YD	50	60,000		EDGERTON	

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CONCRETE PAVEMENTS-BREAK IN PLACE	12,500	SQ YD	1.00	12,500		EARLY-OUT DEMO	ASSUMED 25% OF QUADRANT AREA
SEWER ABANDONMENT	675	CU YD	150	101,250		EARLY-OUT DEMO	Estimated quantify from existing sewer maps
SEWER CONTENT MANAGEMENT	160	CU YD	150	24,000			Assume sewer one fourth full, price based on \$0.75/gallon
EXISTING SOIL PREPRATION-PROOF ROLL, RECOMPACT	12	ACRES	2,800	33,600		ENGR	\$0.55 / SY. Includes proof rolling, and and allowance for recompaction
SITE FILLING/COMPACTION	290,000	CU YD	2.25	652,500		SCHNEIDER / EDGERTON	Assumes hauling of onsite stockpiles once, No special requirements, No winter construction
SITE FINISH GRADING/SHAPING	26	ACRES	3,000	78,000		SCHNEIDER	\$0.07 / Sq. Ft.
Quadrant Contingency	1	LS	307,670	307,670		ENGR	20%CONTINGENCY BASED ON RELATIVE UNCERTAINTY OF QUADRANT
SUBTOTAL					1,846,020		
NE QUADRANT (12 ACRES)							
DEBRIS MANAGEMENT							No remaining debris on NE Quadrant
DEBRIS PLACEMENT ON-SITE - NO SEGREGATION	0	YARDS	7	0		Enr. Estimate	Misc top soil and rocks.
DEBRIS SEGREGATION AND CRUSHING							
DEBRIS SEGREGATION	0	YARDS	7	0		MIDWEST	
MISC. DEBRIS REMOVAL OFFSITE	0	YARDS	30	0		Engr.	
MISC. DEBRIS PLACEMENT ONSITE	0	CU YD	7	0		SCHNEIDER	
DEBRIS CRUSHING	0	YARDS	10	0		Enr. Estimate	
MISC. DEBRIS PLACEMENT ONSITE - CRUSHER WASTE	0	CU YD	2	0		SCHNEIDER	
CLEAR AND GRUB	1	LS	70,000	70,000		EARLY CLEAR/GRUB	Schnieder Actual Costs
BUILDING SLAB REMOVAL - UP TO 12" THICK	0	SQ YD	4	0		EDGERTON / MRD	
BUILDING SLAB BREAK IN PLACE - UP TO 12" THICK	0	SQ YD	1.00	0		EARLY-OUT DEMO	Alternate to slab removal. Crack full depth, approx. 2 ft. x 2 ft. max. No displacement
BUILDING FOOTING REMOVAL	0	CU YD	50	0		EDGERTON	
CONCRETE PAVEMENTS-BREAK IN PLACE	2,900	SQ YD	1.00	2,900		EARLY-OUT DEMO	
SEWER ABANDONMENT	60	CU YD	150	9,000		EARLY-OUT DEMO	Estimated quantify from existing sewer maps
SEWER CONTENT MANAGEMENT	15	CU YD	150	2,250			Assume sewer one fourth full, price based on \$0.75/gallon
EXISTING SOIL PREPRATION-PROOF ROLL, RECOMPACT	12	ACRES	2,800	33,600		ENGR	\$0.55 / SY. Includes proof rolling, and and allowance for recompaction
SITE FILLING/COMPACTION	126,000	CU YD	2.25	283,500		SCHNEIDER	Assumes hauling of onsite stockpiles once, No special requirements, No winter construction
SITE FINISH GRADING/SHAPING	12	ACRES	3,000	36,000		SCHNEIDER	\$0.07 / Sq. Ft.
QUADRANT CONTINGENCY	1	LS	43,725	43,725			10% Contingency based on site uncertainty
SUBTOTAL					480,975		
STORMWATER TREATMENT AREA (20 ACRES)							
DEBRIS MANAGEMENT							
DEBRIS PLACEMENT ON-SITE - NO SEGREGATION	8,000	YARDS	7	56,000		Enr. Estimate	Assumed too small to crush. Will be placed onsite.
DEBRIS SEGREGATION AND CRUSHING							
DEBRIS SEGREGATION	0	YARDS	7	0		MIDWEST	
MISC. DEBRIS REMOVAL OFFSITE	0	YARDS	30	0		Engr.	
MISC. DEBRIS PLACEMENT ONSITE	0	CU YD	7	0		SCHNEIDER	

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DEBRIS CRUSHING	0	YARDS	10	0		Enr. Estimate	
MISC. DEBRIS PLACEMENT ONSITE - CRUSHER WASTE	0	CU YD	2	0		SCHNEIDER	
REMOVAL/MANAGEMENT OF LD-32 (BOILER HOUSE)	1	LS	20,000	40,000			ASSUMED. NEED TO REMOVE ABOVE GROUND STRUCTURE & FILL BASEMENT
CLEAR AND GRUB	4	ACRES	2,500	10,000		EARLY CLEAR/GRUB	
SEWER ABANDONMENT	100	CY	150	15,000			Estimated quantify from existing sewer maps
SEWER CONTENT MANAGEMENT	25	CY	150	3,750			Assume sewer one fourth full, price based on \$0.75/gallon
WASTEWATER TREATMENT PLANT DEMOLITION	1	LS	270,000	270,000			SEE DETAILED COST ESTIMATE BACKUP
EXISTING SOIL PREPRATION-PROOF ROLL, RECOMPACT	15	ACRES	2,800	42,000			
EARTHWORK							
PLACE CLAY LINER, 2' DEPTH	32,500	CY	2	73,100		Wenk	
GEOMEMBRANE	45,000	SY	2	67,500		Wenk	
CONCRETE FILL (4-6" NOM DIA, 3' DEPTH)	45,000	CY	2	90,000		Wenk	
RIVER TOE STABILIZATION	6,000	SY	40	240,000		Wenk	
STORMWATER TREATMENT PLANTING							
REDEVELOPMENT REVEGETATION	64	ACRES	2,000	128,000		MEANS	Seed and mulch entire area after grading--does not include maintenance
SOIL PREPARATION-TREATMENT AREAS	7	ACRES	13,000	91,000		Wenk	Based on .3/sf
SOIL PREPARATION-BANK REVEGETATION AREAS	4	ACRES	13,000	52,000		Wenk	Based on .3/sf
SMA 1: SEEDING UPLAND	12	ACRES	6,500	78,000		Wenk	Based on .15/sf
SMA 1: SEEDING WET MEADOW	1	ACRES	9,000	11,300		Wenk	Based on .2/sf
SMA 1: SEEDING WETLAND	1	ACRES	9,000	11,300		Wenk	Based on .2/sf
SMA 2: SEEDING UPLAN D, BANK REVEGETATION	6	ACRES	6,500	37,400		Wenk	Based on .15/sf
SMA 2: SEEDING WET MEADOW	2	ACRES	9,000	15,800		Wenk	Based on .2/sf
SMA 2: SEEDING WETLAND	1	ACRES	9,000	6,800		Wenk	Based on .2/sf
SMA 2: SEEDING SWAMP FOREST	2	ACRES	20,000	35,000		Wenk	Based on .5/sf
LANDSCAPE/REAL ESTATE ENHANCEMENTS							
SOIL PREPARATION-PARKWAY, TREE LAWNS	2	ACRES	13,000	26,000		Wenk	
SEEDING TURF- PARKWAY, TREE LAWNS	2	ACRES	6,500	13,000		Wenk	
PARKWAY WALKS	3,300	LF	15	49,500		Wenk	
PAVING	2,700	SF	4	10,800		Wenk	
SITE FURNISHINGS ALLOWANCE	1	LS	10,000	10,000		Wenk	
CONTINGENCY	1	LS	296,650	296,700			20% CONTINGENCY FOR CHANGED SITE CONDITIONS
SUBTOTAL					1,779,950		
CANAL ALIGNMENT (6 ACRES)							
DEBRIS MANAGEMENT							
DEBRIS PLACEMENT ON-SITE - NO SEGREGATION	7,000	YARDS	7	49,000		Enr. Estimate	Assumes one half of all waste too small to crush/segregate

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DEBRIS SEGREGATION AND CRUSHING							
DEBRIS SEGREGATION	7,000	YARDS	7	49,000		MIDWEST	
MISC. DEBRIS REMOVAL OFFSITE	1,000	YARDS	30	30,000		Engr.	
MISC. DEBRIS PLACEMENT ONSITE	3,000	CU YD	7	21,000		SCHNEIDER	
DEBRIS CRUSHING	3,000	YARDS	10	30,000		Enr. Estimate	
MISC. DEBRIS PLACEMENT ONSITE - CRUSHER WASTE	1,000	CU YD	2	2,000		SCHNEIDER	
CLEAR AND GRUB	6	ACRE	3,500	21,000		SCHNEIDER	ESTIMATE FROM EARLY OUT CLEAR/GRUB
BUILDING SLAB REMOVAL	2,000	SY	4	8,000		EARLY OUT DEMO	CD-27, SD-72
BUILDING SLAB BREAK IN PLACE	0	SY	2	0			
BUILDING FOOTING REMOVAL	280	CY	50	14,000			
PARTIAL REMOVAL OF LD-3	1	LS	50,000	50,000		EARLY OUT DEMO	Removal of northwest corner of LD-3 to accommodate City utility corridor
ONSITE CRUSHING OF CONCRETE	280	CY	30	8,400			CRUSHING OF CONCRETE WITH SOME REINF. STEEL. NOT MIXED DEBRIS
SEWER ABANDONMENT	310	CY	150	46,500			Assume sewer one fourth full, price based on \$0.75/gallon
SEWER CONTENT MANAGEMENT	77	CY	150	11,550			\$0.55 / SY. Includes proof rolling, and and allowance for recompaction
EXISTING SOIL PREPRATION-PROOF ROLL, RECOMPACT	6	ACRE	1,200	7,200			
UNDERCUT SOIL BY 18 INCHES	16,000	CY	3	48,000			
GEOGRID	40,000	SQ YD	2	60,000			NEED TO VERIFY
SITE FILLING/COMPACTION	180,000	CY	3.00	540,000			SURCHARGE - NEED TO VERIFY
REMOVE SURCHARGE SOIL	30,000	CY	3.00	90,000			NEED TO VERIFY
CONTINGENCY	1	LS	99,565.00	99,565			10% CONTINGENCY FOR CHANGED SITE CONDITIONS
SUBTOTAL					1,185,215		
SITE-WIDE ENVIRONMENTAL CONSIDERATIONS							
FREE PRODUCT RECOVERY FEASIBILITY PILOT	1	LS	31,550	31,550		DCD	Sigma contracted to City--pilot test, ongoing
FREE PRODUCT RECOVERY & CUTOFF @LD3	1	LS	100,000	100,000		CH2M HILL	12' deep-100' long slurry wall. 10 ft deep - 300 ft recovery trench
FREE PRODUCT RECOVERY O&M	1	LS	15,000	15,000		C H2M HILL	Prorated from Sigma recovery trench over 3.5 years.
FREE PRODUCT AT CD9	1	LS	0	0		Sigma	Recovery not likely feasible. Design costs for negotiation w/WDNR. GW Monitoring included under Monitored Natural Attenuation
SIGMA WELL SURVEY AND INSPECTION	1	LS	11,665	11,665		DCD	ACTUAL COST FROM CITY
ADDITIONAL ENVR./GEOTECHNICAL INVESTIGATION	1	LS	75,000	75,000			
NATURAL ATTENUATION MONITORING	1	LS	360,000	360,000		Sigma	10 years monitoring per SIGMA--2 years quarterly, 8 years annual with reduced # of wells
ASBESTOS AIR MONITORING	1	LS	50,000	50,000			VERIFY WITH AIR SAMPLER
ASBESTOS INVESTIGATION	1	LS	30,000	30,000		CH2M HILL	Costs for Onyx and subsequent Sigma investigations
SUBTOTAL					673,215		
LOCAL ROADWAY CONSTRUCTION							
STREETS	1	L.S.	1,354,900	1,354,900		DPW	Includes local roads and rebuild of stadium ring road

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ALLEYS	1	L.S.	151,600	151,600		DPW	1,400 feet of alley
STORM/SANITARY SEWER	1	L.S.	1,052,600	1,052,600		DPW	includes all manholes, connections
WATER MAIN	1	LS	1,400,000	1,400,000		DPW	includes hydrants, valves, connections
LIGHTING, FINISHING, MARKING	1	L.S.	82,800	82,800		DPW	
STREET TREES	1	L.S.	165,000	165,000		DPW	
SUBTOTAL					4,206,900		
MISC. UTILITY CONSTRUCTION							
CITY OF MILWAUKEE STORM SEWER UNDER 35TH ST.	3,000	LF	135	405,000		MQIC Cost Estimating	Assumed complete replacement at \$120/LF + 30 manholes @\$1500 ea.
STORMWATER OUTFALL TO RIVER	1	LS	30,000	30,000		Engr. Estimate	Connecting pipe, outfall structure, rip rap, revegetation.
ALLOWANCE FOR CULVERTS and SPREADERS	1	LS	200,000	200,000		Engr. Estimate	Storm drainage to two south end ponds
ALLOWANCE FOR RELIC STRCUTURES/CONT. SOIL	1	LS	264,500	264,500		Engr. Estimate	Includes 15% contingency for relic foundations, contaminated material removal.
HEADWALLS/OUTFALLS	90	CY	600	54,000		Wenk	12 headwalls at 7.5 CY (10'x10'x2') architectural concrete each
MANHOLE ABANDONMENT	150	EA	250	37,500		Engr. Estimate	Remove casting, fill with sand/gravel. Quantity assumed
SUBTOTAL					991,000		
Project Subtotal					13,837,965		
Mobilization/Bonds/Insurance					300,000		2% of Construction Cost
Engineering/Permitting/Inspection					1,800,000		Based on MTP Amendment No.2 and \$300,000 contingency
DPW Oversight					200,000		Two full time people for one year
Line Item Contingency					2,100,000		These represent actual project costs not detailed above. 15% contingency based on EPA guidance.
PROJECT TOTAL					18,200,000		