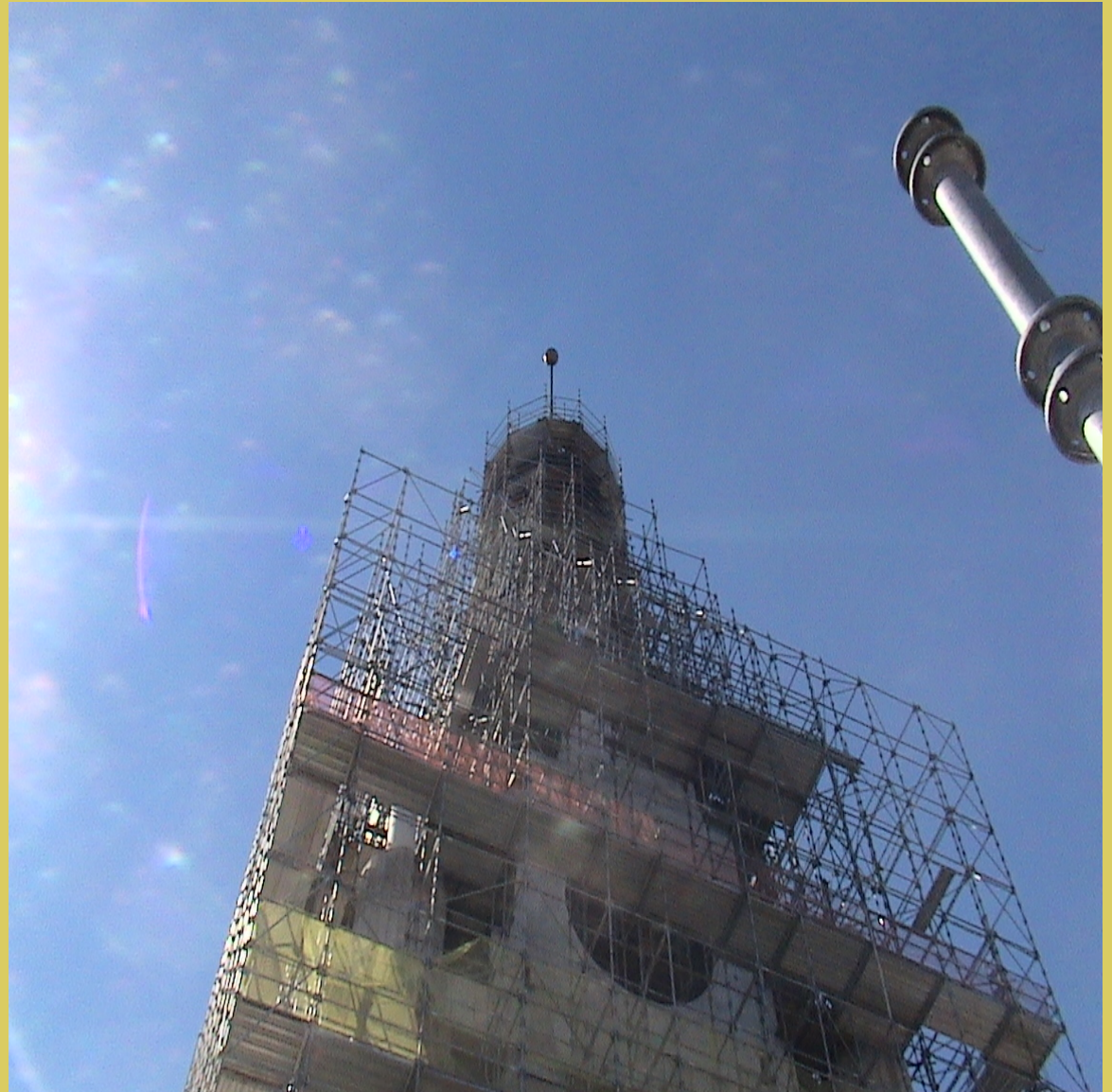


MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

**A
Progress Report
to the
Public Works
Committee
January 23, 2008**



Construction Progress to October 31, 2007

- South Tower Terra Cotta Installation - 15% Complete.
- Precast at Clock – 100 % Complete.
- Dormer Construction – 100% Complete.
- Gable Construction, Main Building – 70% Complete.
- Steel at South Tower – 95% Complete.
- 8th Floor Gutters – 85% Complete.



Installation of terra cotta balustrade panel bases on the 12th floor of the south tower.

Construction Progress to October 31, 2007

- 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.



Installation of new face brick between the small dormers on the 8th floor.

Rebuilding of the North Tower's East and West Gables



Installing the new stepped terra cotta pieces



Preparing the existing and new back-up brick for the new terra cotta cap pieces.

Replacement of Steel Channels in the South Tower



Installation of Copper on the South Tower



Red copper cladding around drum of south tower.



Red copper panels on south tower roof.

Slate Roof Replacement on the West Side of City Hall



Continued Replacement of the Exterior Windows and Finishing.



Painter applying finish coat of paint on the exterior window frames.



Repairing of wood window sills.

Repair of Existing Steel Columns on the North Elevation.



Six Month Look Ahead for 2007/2008

- Slate Roof Construction – Complete.
- Conditional Brick Replacement – Complete.
- 1st, 2nd, 8th, & 9th Floor Windows – Ongoing.
- Gables – Complete.
- Tuck - Pointing – Ongoing.
- Sandstone Work - Ongoing.



Continued soldering of lead-coated copper through wall flashing.

Six Month Look Ahead for 2007/2008

- Terra cotta, Brick, and Mock-Up Approvals - Completed.
- Steel at the South Tower – Complete.
- 8th Floor Gutters - Complete.
- Construction of South Tower Terra Cotta – Ongoing.
- Installation of Copper for the South Tower - Ongoing



Installation of new balustrade posts on the 8th floor, center east cross gable.

Continued Dutchman Replacement of the Sandstone Cornice



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

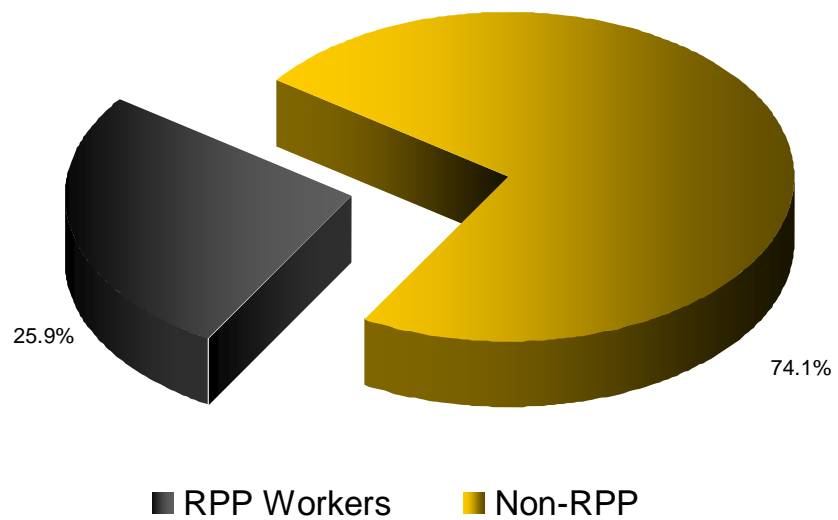
Residents Preference Program (RPP) Requirement:
25% of Workforce Hours

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

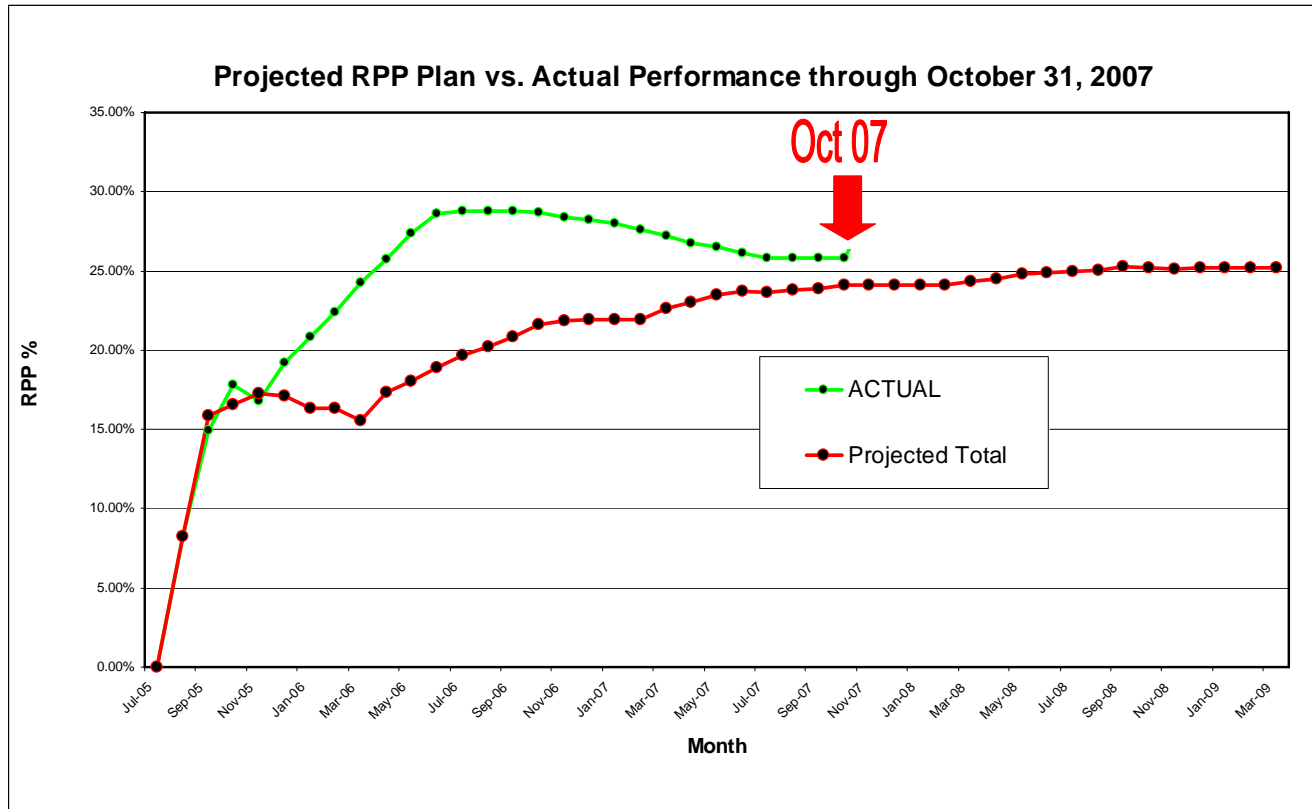
Apprenticeship Requirement:
10,000 Hrs *in specified trades:*
Bricklaying/Masonry, Roofing, Carpentry

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

RPP Workforce through October 31, 2007



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Apprentice Workforce Data through October 31, 2007

Targeted Apprentice Trades:
Bricklayers/Masons, Roofers and Carpenters

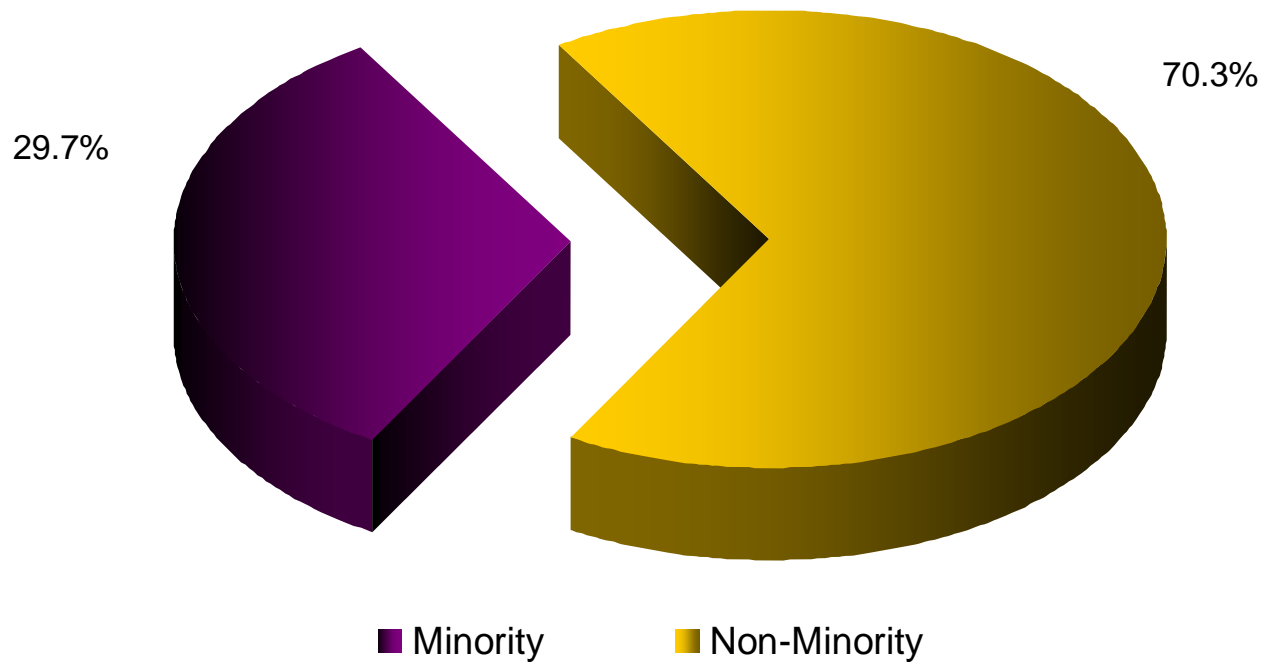
Targeted Trades Requirements:
10,000 hours & 6 apprentices

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

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

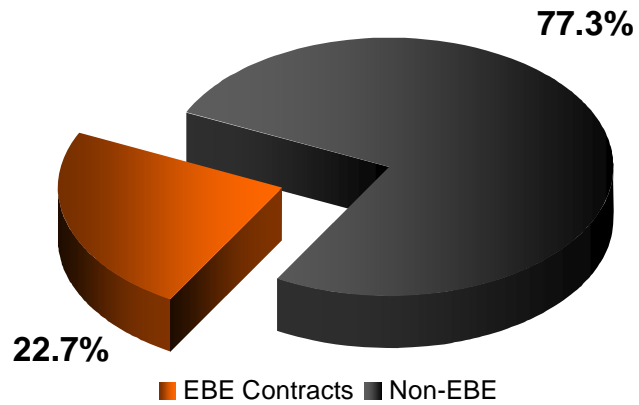
MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Minority Workforce through October 31, 2007

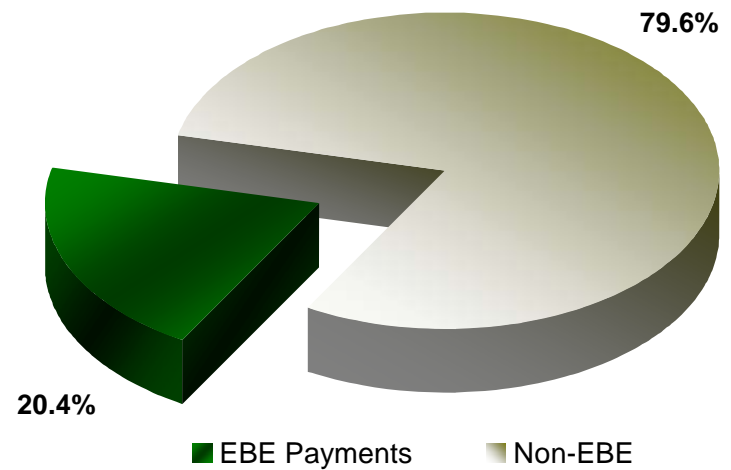


MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Current Subcontracting Plan (with Change Orders)



Project Payments through October 31, 2007



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	25.9 % of total onsite hours
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>
Project Performance – Voluntary Efforts		
Total hours worked by minorities (RPP and otherwise) to date	62,239	29.7 % of total onsite hours
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>

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	\$ 64,234,322	<i>Includes approved change orders totaling \$4,307,104</i>
Total payments through October 31, 2007	38,070,205	<i>59 % of current projected total</i>
EBE <u>requirement</u> based on total projected cost	11,562,178	<i>18 % of projected cost</i>
EBE contracts in place and copied to Project Monitor*	14,580,289	<i>22.7 % of total contract and change orders</i>
Payments to EBE contractors	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

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

EBE Construction Vendors

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

Ethnicity and Gender Codes

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

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

EBE Professional Service Providers

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

Ethnicity and Gender Codes

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

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



M.L. Tharps & Associates

Construction Audit and Advisory Services

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

B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=I-L
Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (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
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
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
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
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
Construction Contingency	6,000,000	-	3,735,306	3,735,306	2,264,694	1,498,446	5,233,752	766,248	-	-	-	-
Total Phase III Project Costs (Costs Paid or Encumbered from July 1, 2005 to October 31, 2007)	\$ 70,000,000	64,100,884	3,735,306	67,836,190	2,163,810	1,498,446	69,334,636	665,364	70%	47,527,261	20,308,929	21,807,375
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	-	-
Total Phase I Project Costs (Costs Incurred Prior to December 9, 2002)	1,904,143	1,904,143	-	1,904,143	-	-	1,904,143	-	100%	1,904,143	-	-
Grand Total Project Costs (Phase I, II & III)	\$ 76,454,168	70,267,442	4,022,916	74,290,358	2,163,810	1,498,446	75,788,804	665,364	73%	53,981,429	20,308,929	21,807,375

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=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts	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%	5,205,602	420,243	420,243
3	Bid 300A West (7th Floor Down)	2,501,225	2,501,225	-	2,501,225	-	-	2,501,225	-	65%	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	-	86%	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%	1,626,445	959,854	959,854
6	Bid 200C North (7th Floor Up)	2,685,911	2,685,911	-	2,685,911	-	-	2,685,911	-	75%	2,006,867	679,044	679,044
7	Bid 300C North (7th Floor Down)	1,228,580	1,228,580	-	1,228,580	-	-	1,228,580	-	60%	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
	Total	\$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

**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=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)	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)	-	-
	Total	\$ 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

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

B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=I-L
Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (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
Concord / Tharps	\$ 500,000	508,685	-	508,685	(8,685)	-	508,685	(8,685)	36%	182,425	326,260	326,260
Prism Technical Mgt.	150,000	150,000	13,868	163,868	(13,868)	-	163,868	(13,868)	75%	122,201	41,667	41,667
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
Police Antenna Relocation	100,000	65,601	-	65,601	34,399	-	65,601	34,399	100%	65,601	-	-
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
Other Misc Goods & Services	241,782	135,385	-	135,385	106,397	-	135,385	106,397	100%	135,385	-	-
Total	\$ 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

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

B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=I-L
Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (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
Investigative Work & Design Administration (0712/0713)	45,000	45,000	-	45,000	-	-	45,000	-	89%	39,979	5,021	5,021
Construction Administration Professional (071D)	400,000	400,000	-	400,000	-	-	400,000	-	83%	330,641	69,359	69,359
Construction Administration Inspection (071E)	315,000	315,000	-	315,000	-	-	315,000	-	71%	222,718	92,282	92,282
Total	760,000	760,000	-	760,000	-	-	760,000	-	78%	593,338	166,662	166,662

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

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

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

B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=I-L
Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (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
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	-	-
Architectural / Engineering Services Engberg Anderson Design Partnership Team (Contract Extension)***	265,677	310,465	-	310,465	(44,788)	-	310,465		100%	310,465	-	-
Other Consultants/Other Contractors/Miscellaneous Costs	248,723	248,723	-	248,723	-	-	248,723	-	100%	248,723	-	-
City of Milwaukee Department of Public Works Design / Bid Administration	272,777	272,777	-	272,777	-	-	272,777	-	100%	272,777	-	-
Total Phase II Project Costs	\$ 4,550,025	4,262,415	287,610	4,550,025	-	-	4,550,025	44,788	100%	4,550,025	-	-

Costs from December 9, 2002 though 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/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	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 tem 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	Issue #20: Temp. Power	3			0						0	0
5	Issue #36 Light Fixtures			4,165			4,165					(4,165)
6	Issue #39: 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	Issue #79 Remove Copper/Booktile 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 Purlins @ 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)

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

A	B	C	C	D	E	F	G	H	J	K	L	M
Item No.	Item Description	CO #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency Adjustment
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 Penebaker Qualification	7			10,399			10,399				(10,399)
21	Issue # 142 ST C Channels	6			192,941		192,941					(192,941)
22	Issue # 151 Terra Cotta @ Modillions	5			189,101		189,101					(189,101)
23	Issue # 152 Turret Section CB #05	8			11,260		11,260					(11,260)
24	Issue # 155 ST Balustrade Deck	11			8,591		8,591					(8,591)
25	Issue # 157 Replace Horizontal Channels @ 12 Flr	6			12,017		12,017					(12,017)
26	Issue # 158 Remove Second Roof Layer @ 12 Flr	8			2,940		2,940					(2,940)
27	Issue # 159 A325 bolts at Dormer Rake	7			17,469		17,469					(17,469)
28	Issue # 160 Remove Steel Channels @ 12 Floor ST	8			6,384		6,384					(6,384)
29	Issue # 161 Gusset Plates @ 12th Core	7			37,549		37,549					(37,549)
30	Issue # 163 12th Floor Drainage	12			4,693		4,693					(4,693)
31	Issue # 170 Dormers w/out tees CB #06	8			53,473		53,473					(53,473)
32	Issue # 171 Paint Fire E scape on 2nd Floor	8			1,735		1,735					(1,735)

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

A	B	C	C	D	E	F	G	H	J	K	L	M
Item No.	Item Description	CO #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency Adjustment
32	Issue # 171 Paint Fire E scape on 2nd Floor	8			1,735		1,735					(1,735)
33	Issue # 179 Roof Hatch @ North Roof	12			1,945		1,945					(1,945)
34	Issue # 180 Bottom Dormer Coping			32,096			32,096					(32,096)
35	Issue # 189 Copper @ Top of Lantern	11			7,563		7,563					(7,563)
36	Issue # 195 Modillions w/ Rebar	14			(9,000)		(9,000)					9,000
37	Issue #200 Re-route Plumbing Conductor @ North	13			3,926		3,926					(3,926)
38	Issue # 205 Rolled Angle @ Drum	12			38,328		38,328					(38,328)
39	Issue # 219 8th Floor Sill Anchor CB #07	11			4,679		4,679					(4,679)
40	Issue # 220 Lighting Revisions CB #08	13			(8,881)		(8,881)					8,881
41	Issue # 226 Door @ Dormer E16	11			7,018		7,018					(7,018)
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

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
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APPROVED CHANGES & POTENTIAL CHANGES**

A	B	C	C	D	E	F	G	H	J	K	L	M
Item No.	Item Description	CO #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency Adjustment
48	Issue #256 Cut 3/4" Off New Brick @ 7th Flr Frieze	11			31,854		31,854					(31,854)
49	Issue # 262 11th Flr Dental Work	12			9,072		9,072					(9,072)
50	Issue # 263 Gutter Drains @ 8 Flr	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 @WB	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 Cretit 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)

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

A	B	C	C	D	E	F	G	H	J	K	L	M
Item No.	Item Description	CO #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency Adjustment
63	Issue #310 Steel Channels @ Lantern	13			19,837		19,837					(19,837)
64	Issue #312 Terra Cotta Allowance Credit	14			(780,000)		(780,000)					780,000
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 Flr 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)

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
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APPROVED CHANGES & POTENTIAL CHANGES

A	B	C	C	D	E	F	G	H	J	K	L	M
Item No.	Item Description	CO #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency Adjustment
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)
	TOTAL		0	757,739	3,798,713	0	4,888,305	10,399	0	(453,137)	110,885	(4,556,452)