



City Hall Restoration



Photo: Eric Oxendorf



City Hall Restoration

Inspection...





City Hall Restoration

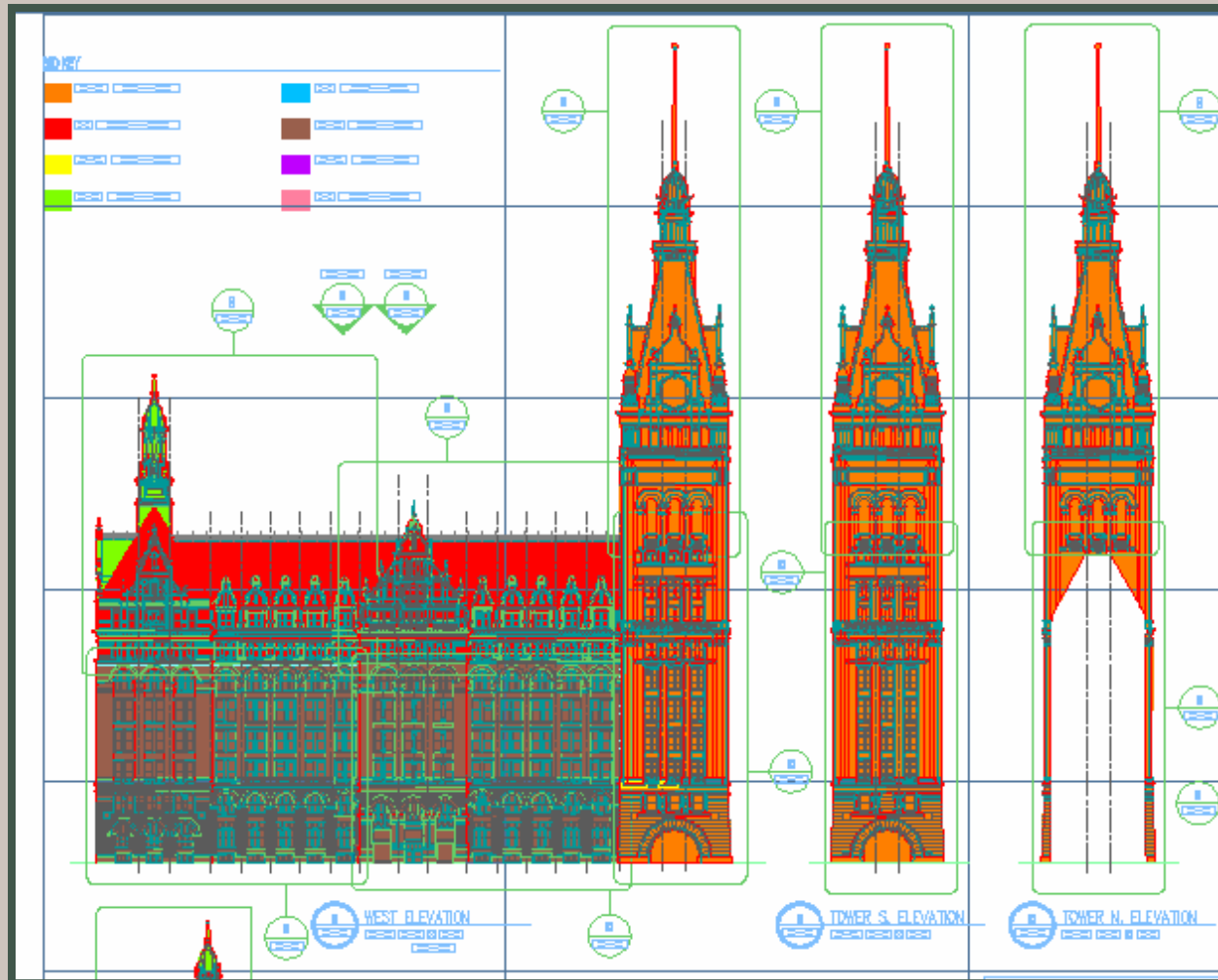
Inspection... evaluation...





City Hall Restoration

Inspection... evaluation... design...





City Hall Restoration

Inspection... evaluation... design... mobilization...

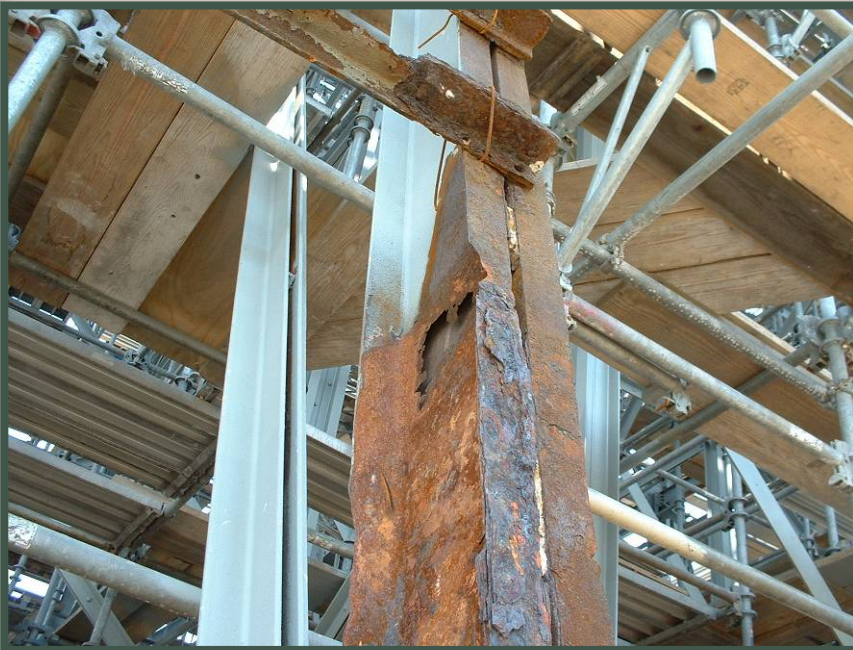




City Hall Restoration

...construction

Before



After





City Hall Restoration

...construction

Before



After





City Hall Restoration

...construction

Before



After





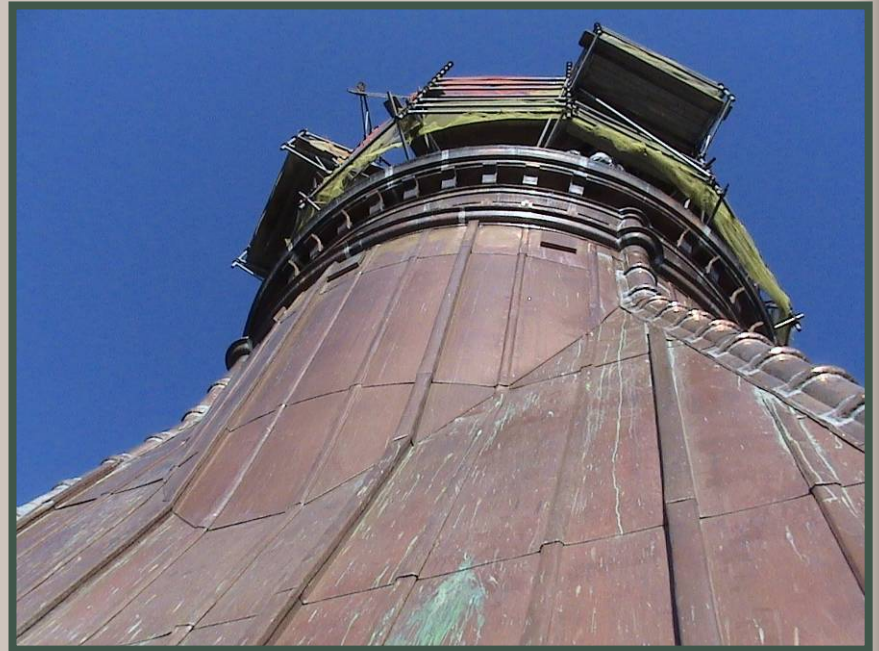
City Hall Restoration

...construction

Before



After





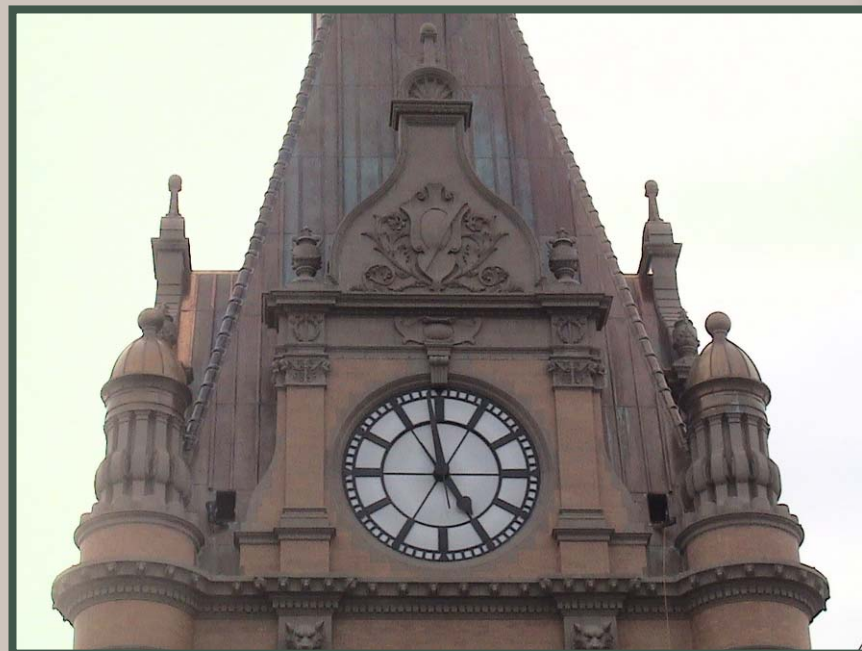
City Hall Restoration

...construction

Before



After





City Hall Restoration

The completion of the restoration was celebrated



Photo Tina Klose

Mayor Tom Barrett spoke at the City Hall Restoration celebration, December 18, 2008



Photo Tina Klose

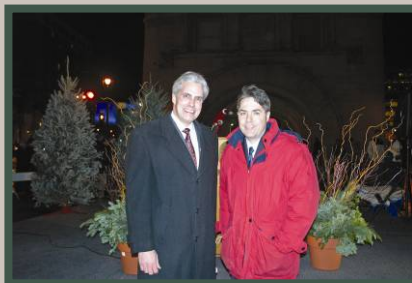


Photo Tina Klose



Photo David LaHaye



City Hall Restoration

Construction statistics

Scaffolding

trailer loads.....	35
pieces.....	78,754
length scaffolding.....	75 miles
steps.....	576
transport lifts.....	5
number of independent structures.....	3
height of scaffolding.....	390 feet

Demolition

trades people.....	440,000 hours
supervisory/administration.....	138,560 hours

Copper

copper roofing.....	240,000 pounds
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Slate

pieces of slate.....	91,020
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Precast concrete

pieces that make up the four clock faces.....	24
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Brick work

time monitored prior to restoration.....	1 year
tuck pointing.....	105,189 linear feet
bricks replaced.....	200,000

Terra Cotta

pieces required.....	13,404
stainless steel anchoring.....	10,000 linear feet
largest piece, (lion's head).....	940 pounds

Windows

widows upgraded.....	1,900
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City Hall Restoration

Mission statement goals were realized



- Have a safe project.
- 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 respectful communication and teamwork.
- Determine and meet all expectations of the stakeholders involved.
- Maintain good public relations.



City Hall Restoration

City Hall was designated as a National Historic Landmark



Photo, Tina Klöse

Common Council President Willie Hines, Jr. spoke at the re-dedication ceremony, as Mayor Tom Barrett looks on

A plaque, in commemoration of the National Historic Landmark designation, 2005, of City Hall was unveiled prior to the restoration celebration.



City Hall Restoration



Associated General Contractors of America

*Excellence in Partnering Award
To J. P. Cullen*

*It was clear to the judges that the City Hall project was a winner. Cullen, without a doubt, met goals, had a great safety record on the project, reduced costs for the City, instituted dispute resolution procedures, worked with the community, and was on schedule.
Ellen Brewer Pratt, AGC Director, Congressional Relations/PAC & Grassroots*

Building Design + Construction

*2009 Reconstruction +Renovation Awards
Platinum Award*

Awards were won



Downtown Achievement Award
Bricks and Mortar category



Mayor's 2008 Design Award



Milwaukee Business Journal
Real Estate Awards



Milwaukee County Historical Society
Fredrick I. Olson Historic Preservation Award



Wisconsin Builder
2008 Top Projects



City Hall Restoration

Expectations were met and surpassed

	Proposed	Actual
Construction Time Frame.....	July, 2005 – December, 2008.....	July, 2005-December, 2008
Project Budget.....	\$76,000,000.....	\$76,000,000

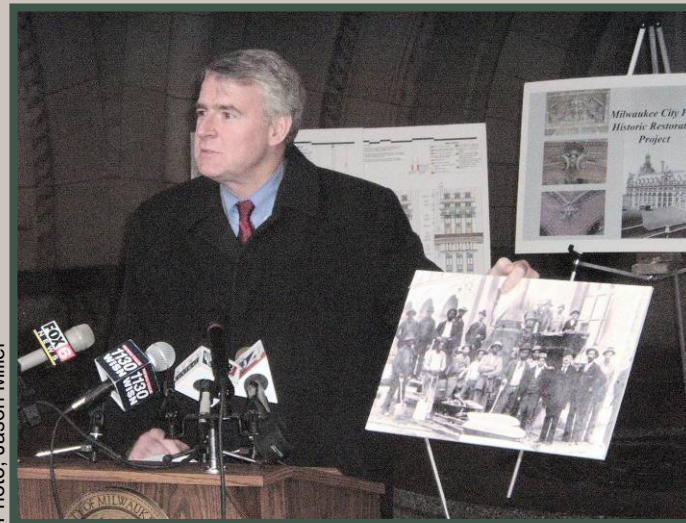


Photo: Jason Miller

	Required	Actual
Residents Preference Program (RPP).....	25%.....	25%
Emerging Business Enterprises (EBE)...	18%.....	>23%
Targeted Trade Apprenticeships.....	10,000 hours / 6 Trades.....	16,731 hours / 39 Trades
Total Apprenticeships.....	N/A.....	27,624 hours / 62 Trades
Minority Workforce Performance.....	N/A.....	>28%

per Prism Technical/2009

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



Participation Performance Report
from Project Monitor

Prism Technical Management & Marketing Services, LLC

Through March 31, 2009

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Project Participation Targets

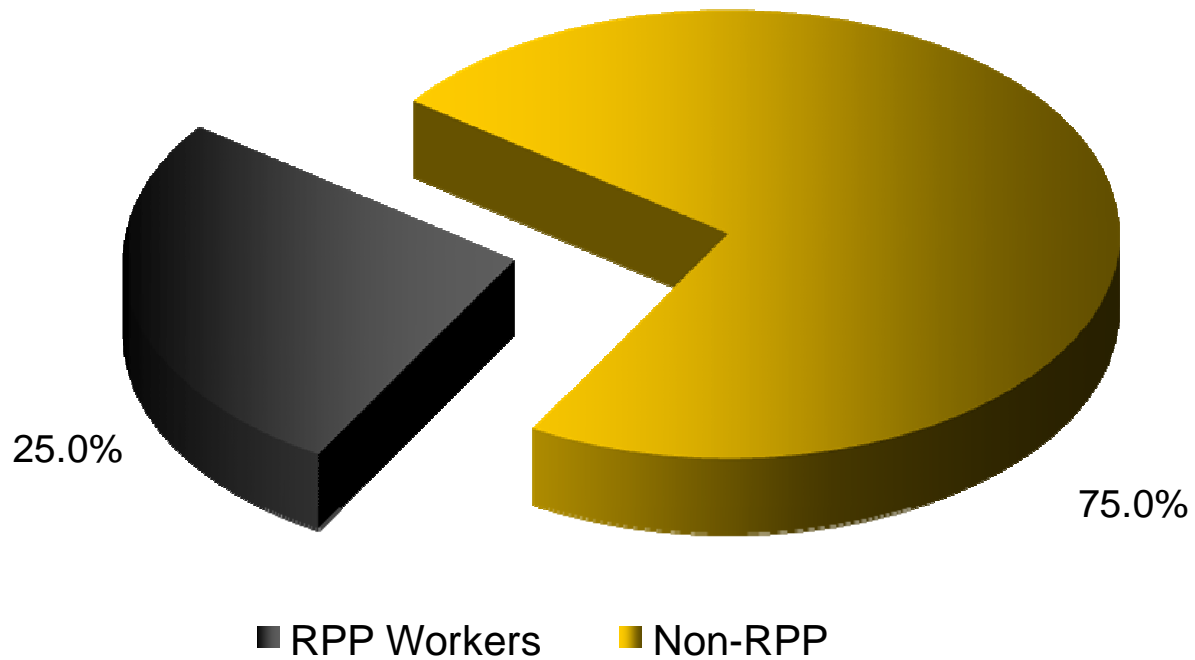
Residents Preference Program (RPP) Requirement:
25% of Workforce Hours

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

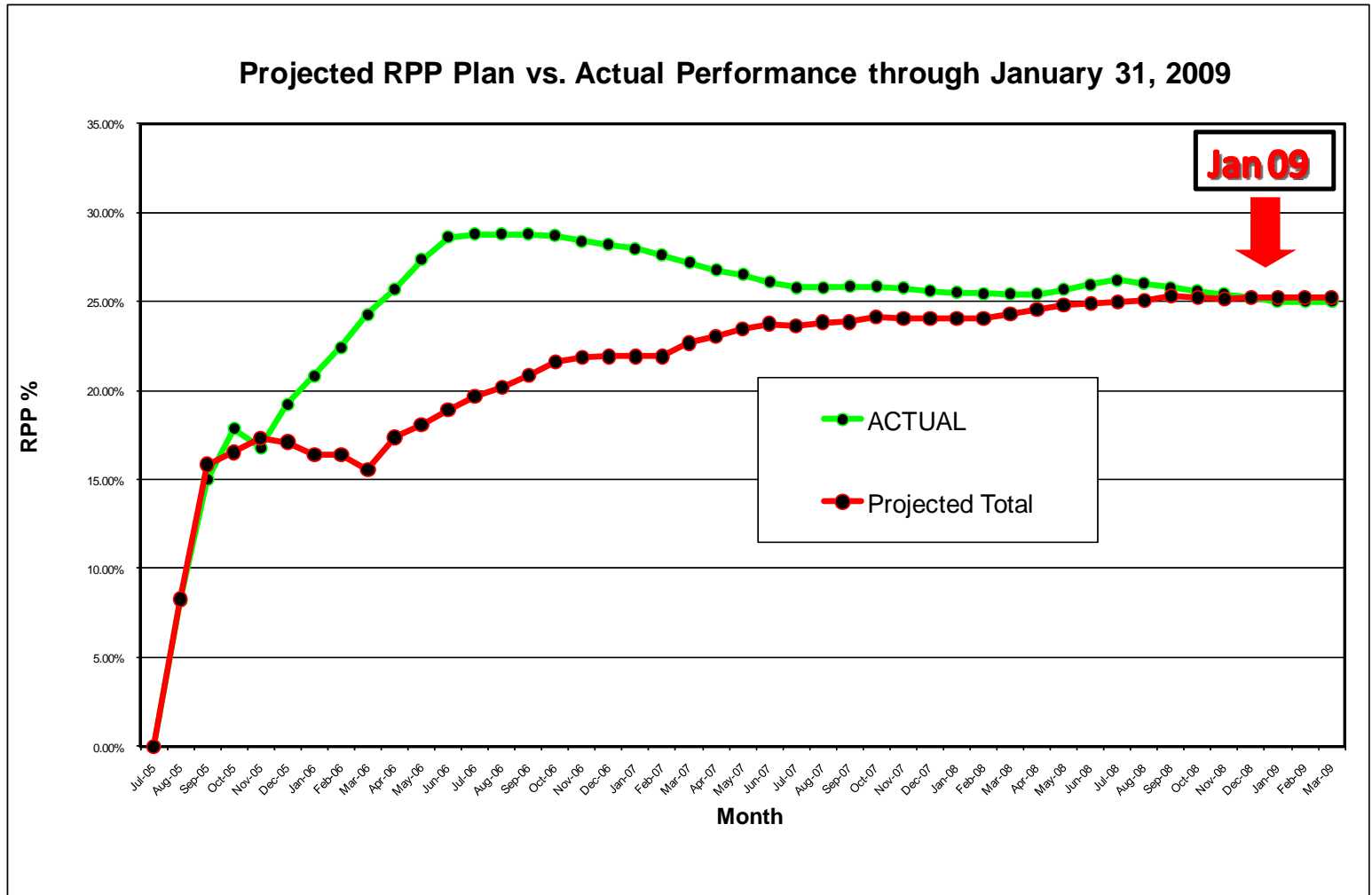
Apprenticeship Requirement:
10,000 Hrs *in specified trades:*
Bricklaying/Masonry, Roofing, Carpentry

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

RPP Workforce through January 31, 2009



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Apprentice Workforce Data through January 31, 2009

Targeted Apprentice Trades:

Bricklayers/Masons, Roofers and Carpenters

Targeted Trades Requirements:

10,000 hours & 6 apprentices

Targeted Trades Performance through 1/31/09:

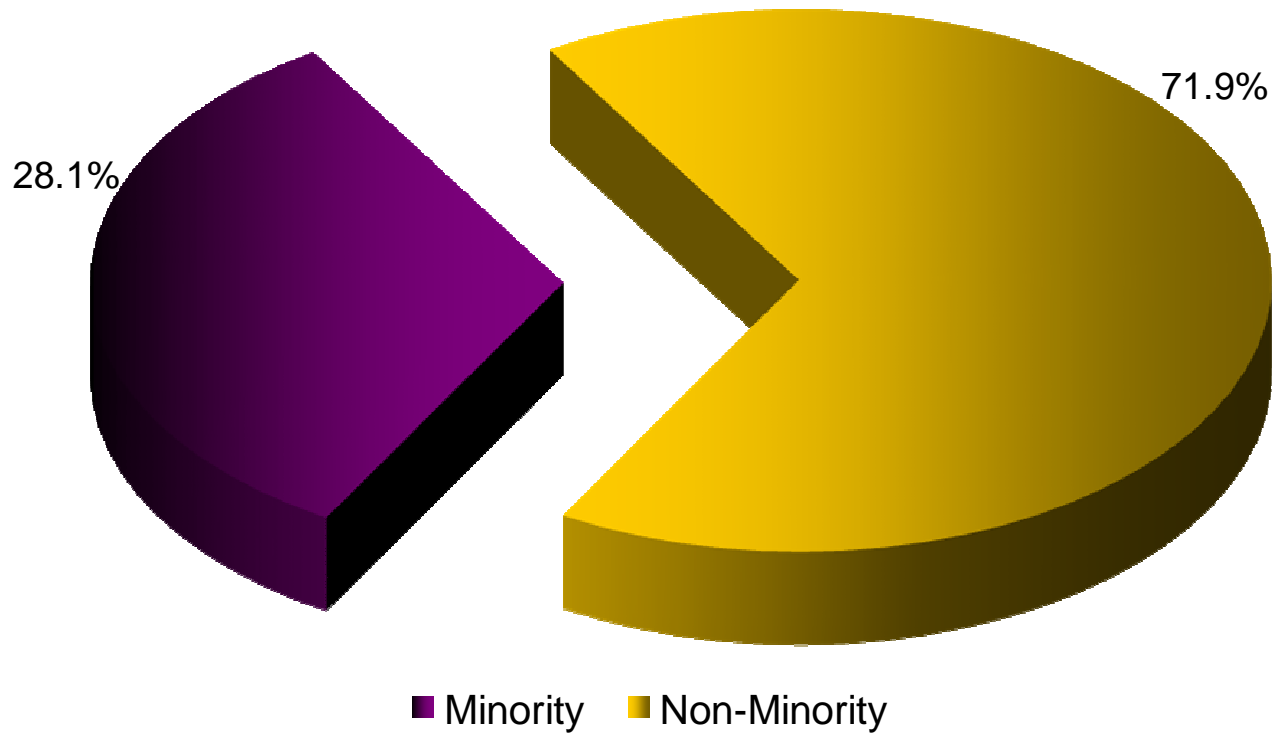
16,731 hrs & 39 apprentices

Total Apprentice Workforce through 1/31/09:

27,624 hours & 62 apprentices

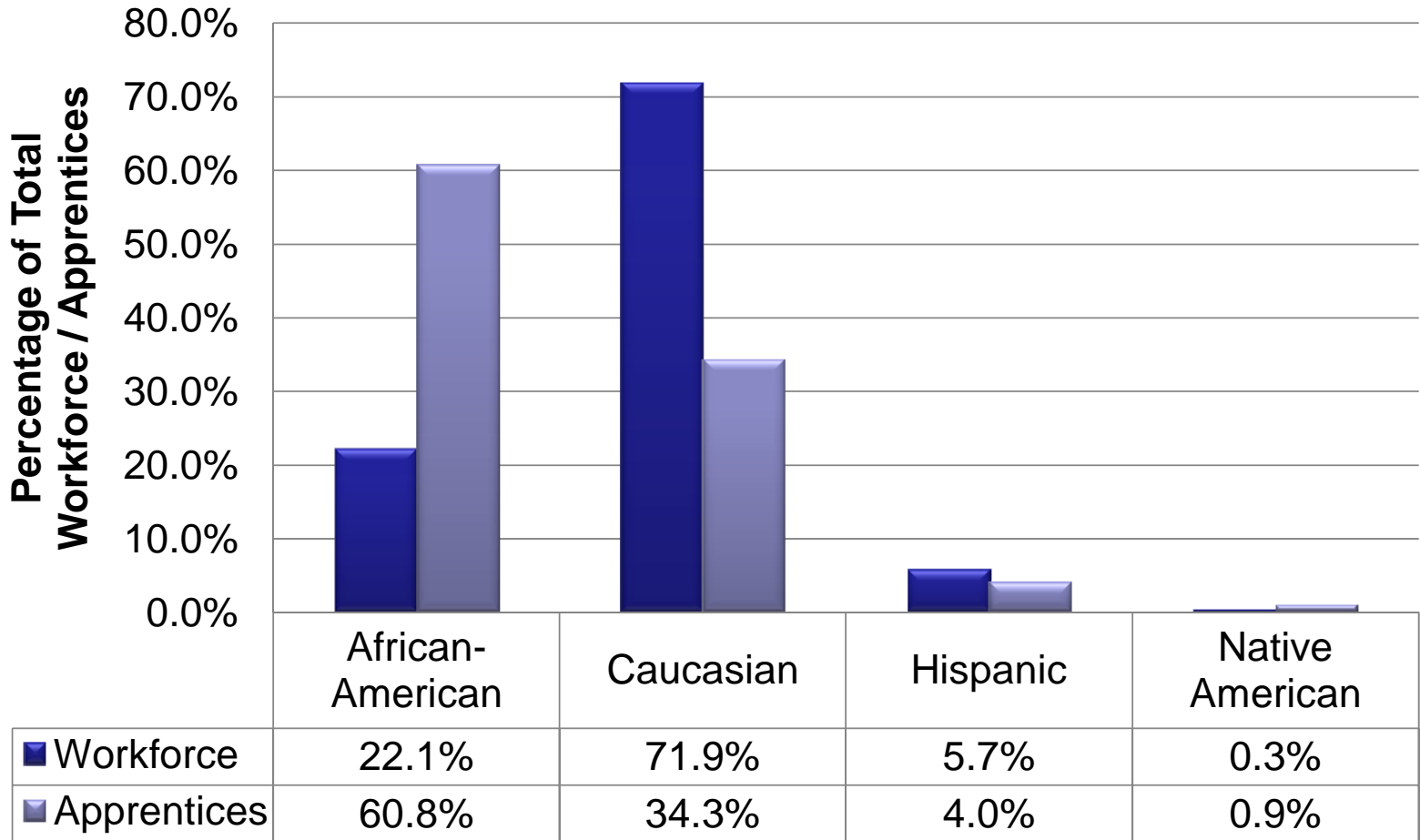
MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Minority Workforce through January 31, 2009



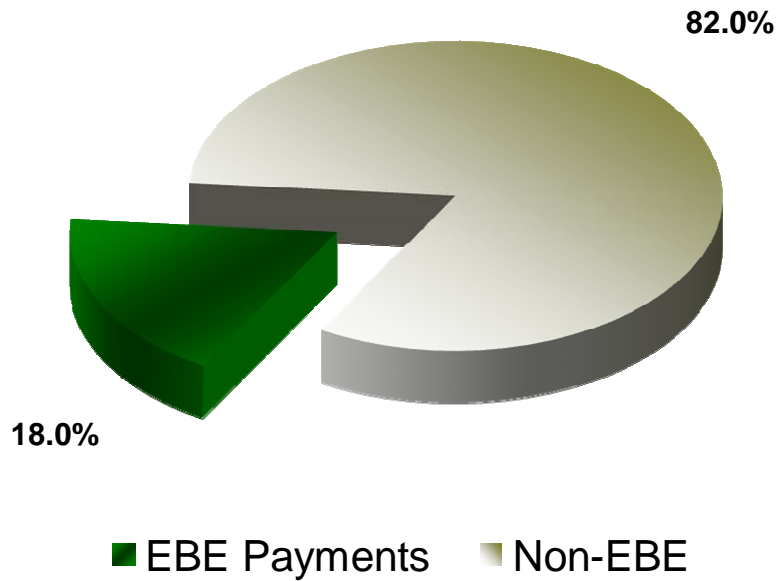
MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Workforce and Apprentice Percentages by Race through January 31, 2009

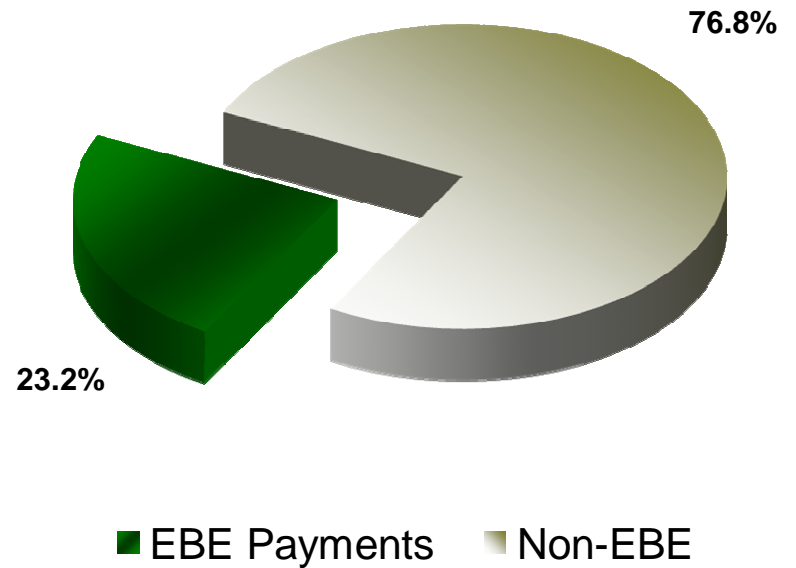


MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

EBE Requirement



Project Payments through March 31, 2009



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

WORKFORCE REQUIREMENTS AND PERFORMANCE DATA THROUGH 3/31/09

Project Requirements, Projections and Performance	Man-Hours	Comment
Initial projected hours for project	424,188	<i>Provided by JP Cullen</i>
Total hours through 1/31/09	378,991	<i>89% of initially projected total</i>
RPP hours credited through 1/31/09	94,692	25% of total onsite hours
Apprenticeship target for selected trades	10,000	<i>2 % of total projected hours</i>
Apprenticeship hours in <u>selected</u> trades through 1/31/09	16,731	167 % of project requirement
Project Performance – Voluntary Efforts		
Total hours worked by minorities (RPP and otherwise) to date	106,581	28% of total onsite hours
Total hours worked by apprentices to date	27,624	<i>7% of total hours</i>
Total hours worked by minority apprentices	18,122	66 % of apprenticeship hours

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 3/31/09

Project Requirements, Contracts and Performance	Values	Comment
Total projected cost	\$ 65,735,529	<i>Includes approved change orders totaling \$5,808,311</i>
Total payments through March 31, 2009	65,662,029	<i>99.9 % of current projected total</i>
EBE <u>requirement</u> based on total projected cost	11,832,395	<i>18 % of projected cost</i>
EBE contracts in place and copied to Project Monitor*	14,580,289	<i>22.2 % of total contract and change orders</i>
Payments to EBE contractors	15,201,085	<i>23.2 % of total payments \$3,368,690 more than required</i>

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

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

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
FINAL PROJECT COST SUMMARY**

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	5,808,311	65,735,529	(5,808,311)	-	65,735,529	(5,808,311)	100%	65,662,029	73,500	73,500
Architectural / Engineering Services Engberg Anderson Design Partnership Team	1,206,000	1,503,995	(117,605)	1,386,390	(180,390)	-	1,386,390	(180,390)	98%	1,359,810	26,580	26,580
Other Consultants/Other Contractors/Miscella neous Costs	2,106,782	2,052,655	(99,823)	1,952,832	153,950	-	1,952,832	153,950	98%	1,906,856	45,976	45,976
City of Milwaukee Department of Public Works Administration and Inspection	760,000	760,000	140,000	900,000	(140,000)	-	900,000	(140,000)	105%	946,275	(46,275)	(46,275)
Construction Contingency	6,000,000	-	5,730,883	5,730,883	269,117	-	5,730,883	269,117	-	-	-	-
Total Phase III Project Costs (Costs Paid or Encumbered from July 1, 2005 to end of project)	\$ 70,000,000	64,243,868	5,730,883	69,974,751	25,249	-	69,974,751	25,249	100%	69,874,970	99,781	99,781
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%	4,540,497	9,528	9,528
Total Phase I Project Costs (Costs Incurred Prior to December 9, 2002)	1,931,935	1,931,935	-	1,931,935	-	-	1,931,935	-	99%	1,904,143	27,791	27,791
Grand Total Project Costs (Phase I, II & III)	\$ 76,481,960	70,438,217	6,018,493	76,456,710	25,249	-	76,456,710	25,249	100%	76,319,610	137,100	137,100

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

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
Bid 100A - Tower	\$39,801,656	39,801,656	-	39,801,656	-	-	39,801,656	-	100%	39,801,656	-	-
Bid 200A - West (7th Floor Up)	5,625,845	5,625,845	-	5,625,845	-	-	5,625,845	-	100%	5,625,845	-	-
Bid 300A West (7th Floor Down)	2,501,225	2,501,225	-	2,501,225	-	-	2,501,225	-	100%	2,501,225	-	-
Bid 200B East (7th Floor Up)	4,663,132	4,663,132	-	4,663,132	-	-	4,663,132	-	100%	4,663,132	-	-
Bid 300B East (7th Floor Down)	2,586,299	2,586,299	-	2,586,299	-	-	2,586,299	-	100%	2,586,299	-	-
Bid 200C North (7th Floor Up)	2,685,911	2,685,911	-	2,685,911	-	-	2,685,911	-	100%	2,685,911	-	-
Bid 300C North (7th Floor Down)	1,228,580	1,228,580	-	1,228,580	-	-	1,228,580	-	100%	1,228,580	-	-
Bid 200D Roof	834,570	834,570	-	834,570	-	-	834,570	-	100%	834,570	-	-
Change Orders	-	-	5,808,311	5,808,311	(5,808,311)	-	5,808,311	(5,808,311)	100%	5,808,311	-	-
Retainage	-	-	-	-	-	-	-	-		(73,500)	73,500	73,500
Total	\$59,927,218	59,927,218	5,808,311	65,735,529	(5,808,311)	-	65,735,529	(5,808,311)	100%	65,662,029	73,500	73,500

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

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
Construction Administration	\$ 1,206,000	1,422,245	(198,000)	1,224,245	(18,245)		1,224,245	(18,245)	93%	1,132,630	91,615	91,615
Additional Services	-	-	390,860	390,860	(390,860)	-	390,860	(390,860)	127%	496,132	(105,272)	(105,272)
Reimbursables	-	81,750	-	81,750	(81,750)	-	81,750	(81,750)	51%	41,513	40,237	40,237
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	(117,605)	1,386,390	(180,390)	-	1,386,390	(180,390)	98%	1,359,810	26,580	26,580

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

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	(146,811)	361,874	138,126		361,874	138,126	96%	347,788	14,086	14,086
Prism Technical Mgt.	150,000	150,000	46,988	196,988	(46,988)	-	196,988	(46,988)	95%	186,851	10,137	10,137
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	850,974	-	850,974	149,026	-	850,974	149,026	100%	851,286	(312)	(312)
Other Misc Goods & Services	241,782	327,395	-	327,395	(85,613)		327,395	(85,613)	100%	327,395	-	-
Total	\$ 2,106,782	2,052,655	(99,823)	1,952,832	153,950	-	1,952,832	153,950	98%	1,906,856	45,976	45,976

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

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	-	96%	43,354	1,646	1,646
Construction Administration Professional (071D)	400,000	400,000	110,000	510,000	(110,000)	-	510,000	(110,000)	105%	535,640	(25,640)	(25,640)
Construction Administration Inspection (071E)	315,000	315,000	30,000	345,000	(30,000)	-	345,000	(30,000)	106%	367,281	(22,281)	(22,281)
Total	760,000	760,000	140,000	900,000	(140,000)	-	900,000	(140,000)	105%	946,275	(46,275)	(46,275)

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

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	5,808,311	-	-	191,689	-	-	-
Architectural/Engineer Services Engberg Anderson Design Partnership Team	-	(117,605)	-	-	117,605	-	-	-
Other Consultants, Contractors & Misc Costs	-	(99,823)	-	-	99,823	-	-	-
City of Milwaukee Department of Public Works	-	140,000	-	-	(140,000)	-	-	-
Total	\$ 6,000,000	5,730,883	-	-	269,117	-	-	-

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	-	96%	239,195	9,528	9,528
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%	4,540,497	9,528	9,528
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)

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
Other Consultants/Other Contractors/Miscellaneous Costs	\$ 1,769,460	1,769,460	-	1,769,460	-	-	1,769,460	-	100%	1,769,460	-	-
City of Milwaukee Department of Public Works Investigation / Repairs Administration	162,475	162,475	-	162,475	-	-	162,475	-	83%	134,683	27,791	27,791
Total Phase II Project Costs	\$ 1,931,935	1,931,935	-	1,931,935	-	-	1,931,935	-	99%	1,904,143	27,791	27,791

**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	Contingenc g
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	15			4,152		4,152					(4,152)
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)
18	Issue # 136 Precast Tuck @ 13th Floor	7			891		891					(891)
19	Issue # 137 21 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)

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
GENERAL CONTRACTOR: J.P. CULLEN & SONS
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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
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 Flake	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)
33	Issue # 179 Roof Hatch @ North Roof	12			1,945		1,945					(1,945)
34	Issue # 189 Copper @ Top of Lantern	11			7,563		7,563					(7,563)
35	Issue # 195 Modillions w/ Rebar	14			(9,000)		(9,000)					9,000
36	Issue # 200 Re-route Plumbing Conductor @ North	13			3,926		3,926					(3,926)
37	Issue # 205 Rolled Angle @ Drum	12			38,328		38,328					(38,328)
38	Issue # 219 8th Floor Sill Anchor CB #07	11			4,679		4,679					(4,679)
39	Issue # 220 Lighting Revisions CB #08	13			(8,881)		(8,881)					8,881
40	Issue # 226 Door @ Dormer E16	11			7,018		7,018					(7,018)
41	Issue # 229 Precast @ 13th Floor	16			57,853		57,853					(57,853)
42	Issue # 230 Heat & Winter Costs	8			102,110		102,110					(102,110)
43	Issue # 237 8th Floor North Steel	16			241,757		241,757					(241,757)
44	Issue # 245 Modillion Modification	14			10,358		10,358					(10,358)
45	Issue # 248 Brick Test Plan for ST	8			14,335		14,335					(14,335)
46	Issue # 251 Brick @ Slate on S.T.	11			(3,356)		(3,356)					3,356

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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	Contingenc
47	Issue #256 Cut 3/4" Off New Brick @ 7th Flr Frieze	11			31,854		31,854					(31,854)
48	Issue # 262 Flr Dental Work	12			9,072		9,072					(9,072)
49	Issue # 263 Gutter Drains @ 8 Flr	11			23,168		23,168					(23,168)
50	Issue # 267 Winter Protect @ Slate	12			25,000		25,000					(25,000)
51	Issue # 268 Flashing @ North of ST	12			7,486		7,486					(7,486)
52	Issue # 270 Brick Pier @ Gutters	14			3,000		3,000					(3,000)
53	Issue #271 Brick Backup Allowance	19			67,935		66,531					(67,935)
54	Issue #272 Steel Survey Fix @ 11th	12			74,992		74,992					(74,992)
55	Issue #280 Gutter Drain @W8	13			1,453		1,453					(1,453)
56	Issue #281 13th Floor Column Cap Fix	13			82,941		82,941					(82,941)
57	Issue #285 Revised Clock Hands	19			37,302		37,302					(37,302)
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 #295 Correction on CO #12 - Credit Due	15			(1,710)		(1,710)					1,710
62	Issue # 298 Scupper Detail	14			220,000		220,000					(220,000)
63	Issue #298 Credit on Overtime from Original # 298	16			(42,880)		(42,880)					42,880
64	Issue #309 Copper Fitting Credit	15			(5,931)		(5,931)					5,931
65	Issue #310 Steel Channels @ Lantern	13			19,837		19,837					(19,837)
66	Issue #312 Terra Cotta Allowance Credit	14			(780,000)		(780,000)					780,000
67	Issue #314 Painting Drip Edges	16			(7,000)		(7,000)					7,000
68	Issue #317 Brick Areas < 10 sq ft	14			2,193		2,193					(2,193)
69	Issue #320 13th Floor Column Splice 2	15			(1,350)		(1,350)					1,350

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
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A	B	C	C	D	E	F	G	H	J	K	L	M
Item	Item Description	CO #	Estimated	Submitted	Approved	Rejected	Existing	Owner's	A/E Design	VE Item	Other	Contingenc
70	Issue #323 Windows 1st - 7th Floor West	15			(8,775)		(8,775)					8,775
71	Issue #330 13th Flr Column Splice 2	14			2,884		2,884					(2,884)
72	Issue #332 11th Floor Gusset Plates	14			42,174		42,174					(42,174)
73	Issue # 344 North Tower Copper	17			578,563		578,563					(578,563)
74	Issue #347 11th Floor Panel Back-up	15			26,529		26,529					(26,529)
75	Issue #352 Glazer Apprenticeship Hours	15			0		0					0
76	Issue #354 Spiral Stairs @ South Tower	15			14,250		14,250					(14,250)
77	Issue #357 Snow Fence Install	15			15,470		15,470					(15,470)
78	Issue #358 Extra Sandstone Cornice	15			34,800		34,800					(34,800)
79	Issue #359 Wood Blocking @ Lantern	15			11,943		11,943					(11,943)
80	Issue #363 5th Floor Sill Mockup	16			55,250		55,250					(55,250)
81	Issue #370 Re-Scaffolding for Allowances	16			10,038		10,038					(10,038)
82	Issue #374 8th Floor Gutter E12-E14	17			4,075		4,075					(4,075)
83	Issue # 377 City Trip to GMeB	15			3,934		3,934					(3,934)
84	Issue #384 Cross Gable Copper Panel	17			27,616		27,616					(27,616)
85	Issue #385 Concrete @ ST Light Wells	16			6,566		6,566					(6,566)
86	Issue #386 Stringers 10th to 13th	16			44,107		44,107					(44,107)
87	Issue #388 Profit Compounding	16			(36,079)		(36,079)					36,079
88	Issue #389 07708 Winter Heat	16			142,880		142,880					(142,880)
89	Issue #390 Builders Risk TC	16			15,157		15,157					(15,157)
90	Issue #391 North Gable Copper	17			18,501		18,501					(18,501)
91	Issue #397 Soffit Steel Above Lantern	17			5,765		5,765					(5,765)
92	Issue #404 9th Floor Gutter Conductor	20			9,968		9,968					(9,968)

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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	Contingenc
93	Issue #405 Lighting @ Spiral Stairs	19			15,477		15,477					(15,477)
94	Issue #406 Credit for Sandstone Work	18			(367,082)		(367,082)					367,082
95	Issue #413 North Tower Copper Substrate	17			31,018		31,018					(31,018)
96	Issue #417 Clips @ Conductor Boxes	17			4,778		4,778					(4,778)
97	Issue #420 Stop Work 2nd Floor Cornice	18			25,937		25,937					(25,937)
98	Issue #424 Main Roof Parapet Credit	18			(10,636)		(10,636)					10,636
99	Issue #426 Extra Sand Cornice @ ST	18			64,414		64,414					(64,414)
100	Issue #431 City Trip to GMB 2	17			4,847		4,847					(4,847)
101	Issue # 432 North Elevation I & W Shield	18			5,994		5,994					(5,994)
102	Issue #434 9th Floor Gutter Sump	18			11,750		11,750					(11,750)
103	Issue #436 13th Floor Lion Anchorage	19			19,589		19,589					(19,589)
104	Issue #442 Additional Roof Removal	19			60,499		70,797					(60,499)
105	Issue #443 Main Roof Parapet	20			16,996		16,996					(16,996)
106	Issue #448 Purlins @ Flat Roof	19			30,210		30,210					(30,210)
107	Issue #449 8th Floor Steel	19			106,042		106,042					(106,042)
108	Issue #450 Light Fixture C	19			5,253		5,253					(5,253)
109	Issue #454 South Tower Hatch Covers	19			4,533		4,533					(4,533)
110	Issue #456 Remaining Sill Repair	21			60,206		60,206					(60,206)
111	Issue #457 CMU @ 13th Floor Buttress	19			22,706		22,706					(22,706)
112	Issue #458 Roof Hood Revisions CB #10	19			5,593		5,593					(5,593)
113	Issue #461 Caulk @ Sandstone Sills	19			35,773		35,773					(35,773)
114	Issue #462 Copper Stains on Dormers	20			10,590		10,590					(10,590)

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A	B	C	C	D	E	F	G	H	J	K	L	M
Item No.	Item Description	CD #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency
115	Issue #464 Slate Repair @ North Tower	21			5,129		5,000					(5,129)
116	Issue #465 North Elevation Shoring	19			13,274		13,274					(13,274)
117	Issue #467 Roof Snow Fences	21			2,252							(2,252)
118	Issue #468 Steel Base Plates	20			9,868		9,868					(9,868)
119	Issue #469 Main Roof Ladder	21			9,155							(9,155)
120	Issue #470 Sandstone Spalling	20			6,444		6,444					(6,444)
121	Issue #471 13th Floor Buried Metal	20			20,227		20,227					(20,227)
122	Issue #472 Replace PVC Sleeve on Lightning Protection	21			11,457		11,457					(11,457)
123	Issue #473 Molds & Models	22			19,123		19,123					(19,123)
124	Issue #474 Sandstone Sill Sealant	20			30,904		30,904					(30,904)
125	Issue #476 12th Floor Cracks	23			348,360		348,360					(348,360)
126	Issue #477 JF Cook Misc	21			5,309		5,309					(5,309)
127	Issue #482 Clock Lights	21			18,143		18,143					(18,143)
128	Issue #483 Clock Controls	21			9,096		9,096					(9,096)
129	Issue #489 Sandstone Lintel Removal	21			7,044		7,044					(7,044)
130	Issue #492 Paint Clock Flashing	21			1,060		1,532					(1,060)
131	Issue #494 11th Floor Leveling	22			9,796							(9,796)
132	Issue #497 Window Cleat Allowance	23			(2,451)		(2,451)					2,451
133	Issue #498 10th Floor Roof Drain	23			(1,098)		(1,098)					1,098
134	Reduced Copper Work at Lantern Credit	22			(8,667)							8,667
	TOTAL		0	0	5,808,311	0	6,136,865	10,399	0	(453,137)	110,885	(5,808,311)