

Milwaukee City Hall Historic Building Restoration

Project Status Report thru October 31, 2006



Department of Public Works
Operations Division
Building & Fleet Services

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MILWAUKEE, WISCONSIN 53202



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February 14, 2007



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 third 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 2006, the following major issues have been identified:

- Slate Removal and Replacement
- Slate asbestos mastic and roof replacement
- Structural C Channels Replacement

The schedule impact by these items has not yet been determined. These items being considered will have a budget impact of approximately \$1,558,500.00. Which is within the project contingency. For further detail please refer to Schedule E1, Approved and Potential Changes.

CURRENT SCHEDULE STATUS

Construction progress to date is as follows:

- Documentation and field survey 90% complete.
- Masonry cleaning approximately complete.
- South Tower Deconstruction / Construction – ongoing.
- Dormer construction – 40% complete.
- Demolition of brick columns on 12th floor south side 50% complete
- Demolition of terra cotta at 11th and 12th floor south side 50% complete

Three month look ahead for 2007 is as follows:

- Terra cotta, brick, and mockup approvals.
- Steel at the South Tower
- Pouring of the Ring Beam
- 8th Floor Gutters
- Construction of South Tower
- Complete dormer construction
- Pour new 12th floor slab
- Production of Copper, terra cotta for the South Tower.

CURRENT BUDGET STATUS

This report addresses all costs incurred through October 31, 2006, which totals \$29,163,597 or 41% of the project budget of \$76,454,169.

Of the \$6,454,196 Phases I and II budgeted costs encumbered from January 1, 2000 through June 30, 2005, a balance of \$774,348 for architectural/engineering services remains to be expended.

Of the \$70,000,000 Phase III committed project budgeted funds, 36% or \$23,316,234 has been incurred through October 31, 2006.

Through October 31st, 2006 J.P. Cullen has completed \$21,695,747 or 35% of their contract of \$61,473,981.

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

JPC approved change orders, total of **\$1,546,763.00**, major items as follows:

- Modification of Mock Up Specification
- Modification of Material Salvaging Requirement
- Steel Purlins at the South Tower
- Modification of Steel at the 10th Floor
- Modification of 20 Dormers

JPC potential change orders, total of **\$1,920,500.00** as follows:

- Slate Asbestos Mastic and Roof Replacement
- Slate Removal and Replacement
- Structural C Channel Replacement

Balance of contingency after approved/potential changes is **\$2,532,737.00**.

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 fifth Project Quarter (ended October 31, 2006), 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
 Through 10/31/06

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Project Participation Highlights

- Resident Preference Program (RPP) Requirement: **25%** of Workforce Hours
- Emerging Business Enterprise (EBE) Requirement: **18%** of Contract Dollars
- Apprenticeship Requirement: **10,000 Hrs** in the following specified trades –
Bricklaying, Carpentry, Masonry, Glazing, Roofing
- J. P. Cullen & Sons, Inc. commitments at or above requirements:

- RPP: 25.2 %
- EBE: 24.3 %
- AA: 10,000 Hrs
- MM: 25.0 %
- CC: Committed to work with a voluntary community workforce advisory committee

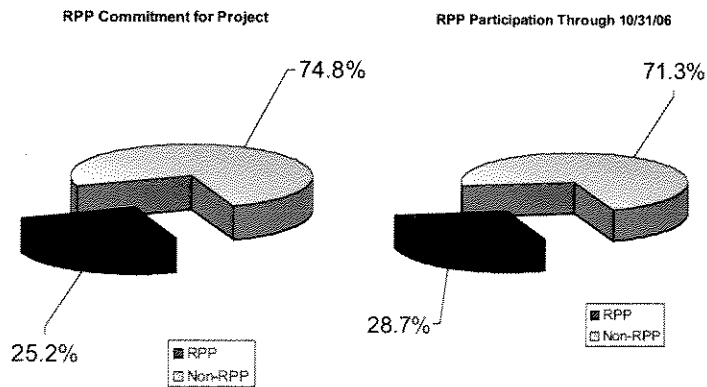
MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

WORKFORCE REQUIREMENTS AND PERFORMANCE DATA THROUGH 7/31/06

Project Requirements, Projections and Performance	Man-Hours	Comment
Total projected hours for project	424,188	<i>Provided by JP Cullen</i>
Total hours to date	104,623	<i>25 % of projected total</i>
RPP Requirement for entire project (25%)	106,047	<i>Based upon total projected hours</i>
RPP Hours credited to date	29,985	<i>29 % of current total</i>
Project Apprenticeship Requirements in selected trades	10,000	<i>2.4 % of projected total</i>
Apprenticeship Hours in selected trades to date	3,366	<i>3.2 % of current total</i>
Project Performance – Voluntary Efforts		
Total Hours worked by minorities (RPP and otherwise) to date	34,639	<i>33 % of current total</i>
Total Hours worked by apprentices to date	7,822	<i>7.5 % of current total</i>
Total Hours worked by minority apprentices	5,545	<i>71 % of apprentices</i>

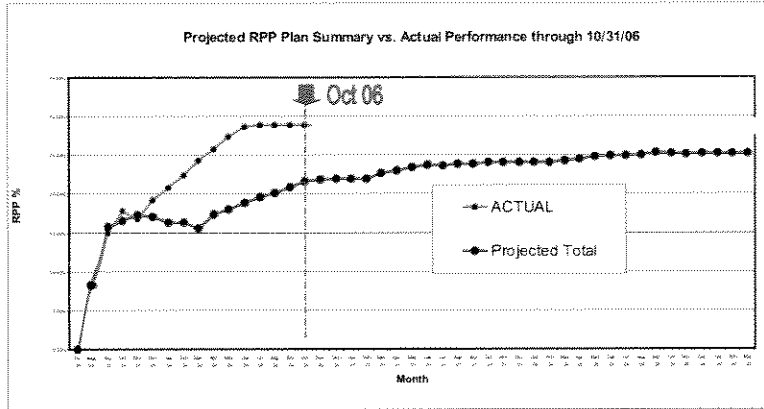
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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



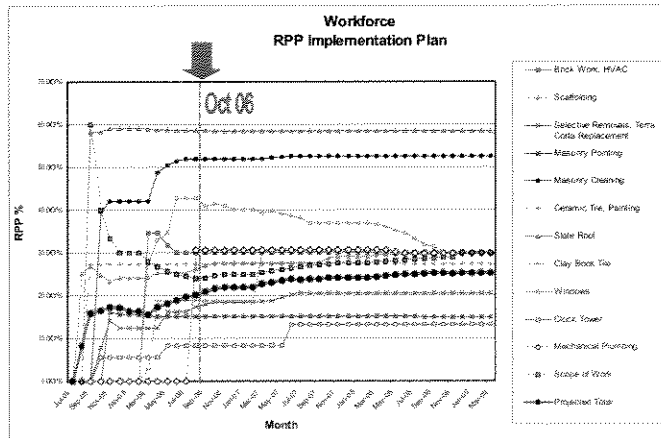
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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



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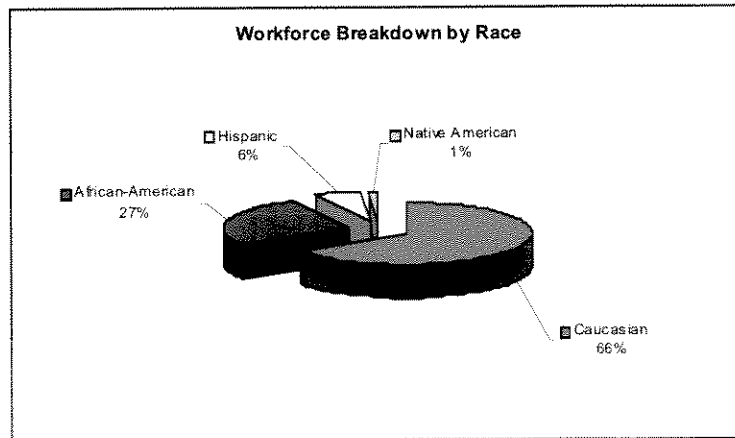
MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

APPRENTICESHIP PERFORMANCE
Through 10/31/06

- Estimated total project hours (upon completion): 424,188 hours
- Total workforce hours through 10/31/06: 104,623 hours
- Targeted Apprentice Trades:
Bricklayers/Masons, Glaziers and Roofers
- Targeted Trades Requirements: 10,000 hours (2.4% of project total) by 6 apprentices
- Targeted Trades Performance: 3,266 hrs (3.2% of current total hours) by 9 apprentices
- Total Apprenticeship hours through 10/31/06: 7,822 hours

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 10/31/06

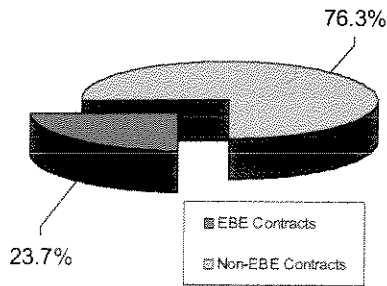
Project Requirements, Contracts and Performance	Values	Comment
Total projected cost	\$ 61,473,981	<i>Includes approved change orders totaling \$1,546,763.00</i>
Total payments to date	20,222,712	<i>32.8% of current projected total</i>
EBE <u>requirement</u> based on total projected cost	11,065,317	<i>18% of Projected Cost</i>
EBE contracts in place and copied to Project Monitor	14,580,289*	<i>23.7% of total contract / change orders and 32% higher than required</i>
Payments to EBE contractors	2,337,402	<i>11.6% of total payments</i>

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

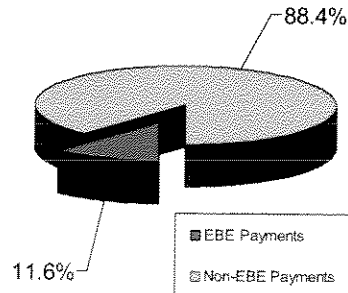
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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

EBE Participation
Construction Contracts / Change Orders



EBE Participation
Payments Through 10/31/06



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

EBE Construction Vendors

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

Ethnicity and Gender Codes

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

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

EBE Professional Service Providers

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

Ethnicity and Gender Codes

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

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Appendix A – Cost Summaries



**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
COST SUMMARY AS OF OCTOBER 31, 2006**

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/J	L	M=F-L	N=L-L
Item & Schedule Reference	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget vs. Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget vs. Total Approved and Potential Contracts Deviation	Percent Complete	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	1,546,763	61,473,981	(1,546,763)	1,920,500	63,394,481	(3,467,263)	35%	21,695,746	39,778,235	41,698,735
B	Architectural / Engineering Services Engberg Anderson Design Partnership Team	1,206,000	-	-	-	1,206,000	1,206,000	1,206,000	-	0%	-	-	1,206,000
C	Other Consultants/Other Contractors/Miscellaneous Costs	2,106,782	1,678,279	14,000	1,692,279	414,503	-	1,692,279	414,503	75%	1,265,487	426,792	426,792
D	City of Milwaukee Department of Public Works Administration and Inspection	760,000	760,000	-	760,000	-	-	760,000	-	47%	355,001	404,999	404,999
E	Construction Contingency	6,000,000	-	1,546,763	1,546,763	4,453,237	1,920,500	3,467,263	2,532,737	-	-	-	-
	Total Phase III Project Costs (Costs Paid or Encumbered from July 1 to December 31, 2005)	\$70,000,000	62,365,497	1,560,763	63,926,260	73,740	3,126,500	67,052,760	(3,052,760)	36%	23,316,234	40,610,026	43,736,526
F	Total Phase II Project Costs (Costs Paid and Encumbered from December 9, 2002 to June 30, 2005)	\$ 4,550,026	4,162,416	555,152	4,717,568	(167,542)	-	4,717,568	(167,542)	84%	3,943,219	774,348	774,348
G	Total Phase I Project Costs (Costs Incurred Prior to December 9, 2002)	1,904,143	1,904,143	-	1,904,143	-	-	1,904,143	-	100%	1,904,143	-	-
	Grand Total Project Costs (Phase I, II & III)	\$76,454,169	68,432,056	2,115,915	70,547,971	(93,802)	3,126,500	73,674,471	(3,220,302)	41%	29,163,597	41,384,374	44,510,874

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, 2006)

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 vs. Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget vs. Total Approved and Potential Contracts Deviation	Percent Complete	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	-	36%	14,193,661	25,607,995	25,607,995
2	Bid 200A - West (7th Floor Up)	5,625,845	5,625,845	-	5,625,845	-	-	5,625,845	-	47%	2,644,107	2,981,738	2,981,738
3	Bid 300A West (7th Floor Down)	2,501,225	2,501,225	-	2,501,225	-	-	2,501,225	-	28%	701,228	1,799,997	1,799,997
4	Bid 200B East (7th Floor Up)	4,663,132	4,663,132	-	4,663,132	-	-	4,663,132	-	42%	1,956,319	2,706,813	2,706,813
5	Bid 300B East (7th Floor Down)	2,586,299	2,586,299	-	2,586,299	-	-	2,586,299	-	27%	705,577	1,880,722	1,880,722
6	Bid 200C North (7th Floor Up)	2,685,911	2,685,911	-	2,685,911	-	-	2,685,911	-	40%	1,087,483	1,598,428	1,598,428
7	Bid 300C North (7th Floor Down)	1,228,580	1,228,580	-	1,228,580	-	-	1,228,580	-	25%	302,566	926,014	926,014
8	Bid 200D Roof	834,570	834,570	-	834,570	-	-	834,570	-	13%	104,805	729,765	729,765
9	Change Orders	-	-	1,546,763	1,546,763	(1,546,763)	1,920,500	3,467,263	(3,467,263)	-	-	-	-
	Total	\$59,927,218	59,927,218	1,546,763	61,473,981	(1,546,763)	1,920,500	63,394,481	(3,467,263)	35%	21,695,746	38,231,472	38,231,472

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, 2006)

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/J	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget vs. Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget vs. Total Approved and Potential Contracts Deviation	Percent Complete	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Construction Administration	\$ 1,206,000	-	-	-	1,206,000	1,206,000	1,206,000	-	0%	-	-	1,206,000
2	Reimbursables	-	-	-	-	-	-	-	-	0%	-	-	-
	Total	\$ 1,206,000	\$ -	-	-	1,206,000	1,206,000	1,206,000	-	0%	-	-	1,206,000

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
OTHER CONSULTANTS, CONTRACTORS & MISCELLANEOUS
COSTS SUMMARY - PHASE III (JULY 1, 2005 TO OCTOBER 31, 2006)**

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=J/F	L	M=F-L	N=L-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget vs. Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget vs. Total Approved and Potential Contracts Deviation	Percent Complete	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Concord / Tharps	\$ 500,000	500,000	-	500,000	-	-	500,000	-	18%	89,315	410,685	410,685
2	Kolb & Co.	7,500	4,793	-	4,793	2,707	-	4,793	2,707	100%	4,793	0	0
3	Prism Technical Mgt.	150,000	150,000	14,000	164,000	(14,000)	-	164,000	(14,000)	45%	73,631	90,369	90,369
4	Simpson Gumpertz & Heger	25,000	16,554	-	16,554	8,446	-	16,554	8,446	100%	16,554	(0)	(0)
5	City of Milwaukee Bond Issuance Costs	115,000	115,000	-	115,000	-	-	115,000	-	98%	112,322	2,678	2,678
6	Police Antenna Relocation	100,000	65,601	-	65,601	34,399	-	65,601	34,399	100%	65,601	(0)	(0)
7	City Attorney Temporary Office Relocation	1,000,000	755,000	-	755,000	245,000	-	755,000	245,000	110%	831,940	(76,940)	(76,940)
8	Other Misc Goods & Services	209,282	71,331	-	71,331	137,951	-	71,331	137,951	100%	71,331	-	-
	Total	\$ 2,106,782	1,678,279	14,000	1,692,279	414,503	-	1,692,279	414,503	75%	1,265,487	426,792	426,792

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
CITY OF MILWAUKEE DPW ADMINISTRATION & INSPECTION
COST SUMMARY - PHASE III (JULY 1, 2005 TO OCTOBER 31, 2006)**

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=J/F	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts/ Scheduled Values	Approved Change Orders	Total Approved Contracts/ Scheduled Values	Budget vs. Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget vs. Total Approved and Potential Contracts Deviation	Percent Complete	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Investigative Work & Design Administration (0712/0713)	33,000	33,000	-	33,000	-	-	33,000	-	100%	33,000	-	-
2	Construction Administration Professional (071D)	400,000	400,000	-	400,000	-	-	400,000	-	53%	210,444	189,556	189,556
3	Construction Administration Inspection (071E)	327,000	327,000	-	327,000	-	-	327,000	-	34%	111,557	215,443	215,443
	Total	760,000	760,000	-	760,000	-	-	760,000	-	47%	355,001	404,999	404,999

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
CONSTRUCTION CONTINGENCY SUMMARY
PHASE III (JULY 1, 2005 TO OCTOBER 31, 2006)**

A	B	C	D	E	F	G=C-D-E-F	H	I	J
Item	Task Description	Approved Budget	Approved Change Orders	Potential Change Orders	Owner Requested Added Scope	Contingency Balance	A/E Errors & Omissions	Value Engineering Items	Other
1	General Contractor J.P. Cullen & Sons	\$ 6,000,000	1,546,763	1,920,500	-	2,532,737	-	-	-
2	Architectural/Engineer Services Engberg Anderson Design Partnership Team	-	-	-	-	-	-	-	-
3	Other Consultants, Contractors & Misc Costs	-	14,000	-	-	(14,000)	-	-	-
4	City of Milwaukee Department of Public Works	-	-	-	-	-	-	-	-
	Total	\$ 6,000,000	1,560,763	1,920,500	-	2,518,737	-	-	-

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
TOTAL PHASE II COSTS
(COSTS FROM DECEMBER 9, 2002 TO OCTOBER 31, 2006)

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 vs. Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget vs. Total Approved and Potential Contracts Deviation	Percent Complete	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 ***	\$ 4,028,525	3,640,915	555,152	4,196,067	(167,542)	-	4,196,067	(167,542)	82%	3,421,719	774,348	774,348
2	Other Consultants/Other Contractors/Miscellaneous Costs	248,723	248,723	-	248,723	-	-	248,723	-	100%	248,723	-	-
3	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	\$ 4,550,026	4,162,416	555,152	4,717,568	(167,542)	-	4,717,568	(167,542)	84%	3,943,219	774,348	774,348

Costs from December 9, 2002 through October 31, 2006 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=L-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget vs. Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget vs. Total Approved and Potential Contracts Deviation	Percent Complete	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 I 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 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 Issue # 8:	1			(200,000)					(200,000)		200,000
2	Modify Salvage Requirements Issue # 10: Clock Glass Warranty Issue # 20: Temp. Power	2 1 3			(249,137) (4,000)					(249,137) (4,000)		249,137 4,000
3	Issue # 39: Steel at 10th Floor	4			134,798							
4	Issue # 47: Structure at Gables Issue # 54: Copper Detail Issue # 73: Ceramic Tile in Men's Bathroom	5 5		(30,000)	1,359,974		1,359,974				134,798	(134,798)
5	Issue # 107: Mastic @ Slate Roof Issue # 109 R / 115 Steel Purins @ S.T. Issue # 111: CB#03 Revise Ring Beam	5 5			1,047 314,980			1,047			(30,000)	30,000
6	Issue # 118 Scaffolding at Dormers Issue # 131 Slate Remove & Replace Issue # 132 Extra Pieces @ Gabel Issue # 136 Precast Tuck @ 13th Floor	5 5									6,000 200,000	(6,000) (200,000)
7	Issue # 137 2 I Beams @ ST Ring Beam	5										(1,000)
8												(6,000)

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

A	B	C	D	E	F	G	H	J	K	L	M
Item No.	Item Description	CO #	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency Adjustment
17	Issue # 139 Penetrator Qualification		10,500				10,500				(10,500)
18	Issue # 140 Personnel Hoists				294,000					0	0
19	Issue # 142 ST. C Channels		193,000			193,000					(193,000)
20	Issue # 151 Terra Cotta Loose Coils										
21	Issue # 157 Replace Horizontal Channels @ 12 Flr		12,000			12,000					(12,000)
22	Issue # 159 A325 bolts at Dormer Raft		17,500			17,500					(17,500)
23	Issue # 161 Gusset Plates @ 12th Core		37,500			37,500					(37,500)
24	Issue # 170 Dormers w/out tees CB #06		53,000			53,000					(53,000)
25	Issue # 230 Heat & Winter Costs		102,000			102,000					(102,000)
26	TOTAL		1,920,500	1,546,763	294,000	3,599,102	10,500	0	(453,137)	310,798	(3,467,263)

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
ARCHITECTURAL / ENGINEERING SERVICES ENGBERG ANDERSON DESIGN PARTNERSHIP TEAM
APPROVED CHANGES & POTENTIAL CHANGES**

A Item No.	B Item Description	C CO #	D Estimated Amount	E Submitted Amount	F Approved Amount	G Rejected Amount	H Existing Condition	I Owner's Request	J A/E Design Error	K VE Item	L Other	M Contingency Adjustment
1	Pile Load & Length Test	1		24,155								
2	Scope Modification & WJE Report	2		280,320								
3	8th Floor Cornices Flashing	3		42,900								
4	Exterior Light Mock Up	4		20,160								
5	Parthering	5		20,075								
6	8th Floor Gutter	6		17,542								
7	Dormer Reconstruction	6		50,000								
8	Miscellaneous Issues	7		100,000								
9												
	TOTAL			555,152								

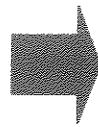


Appendix B – Large Scale RPP Implementation Plan

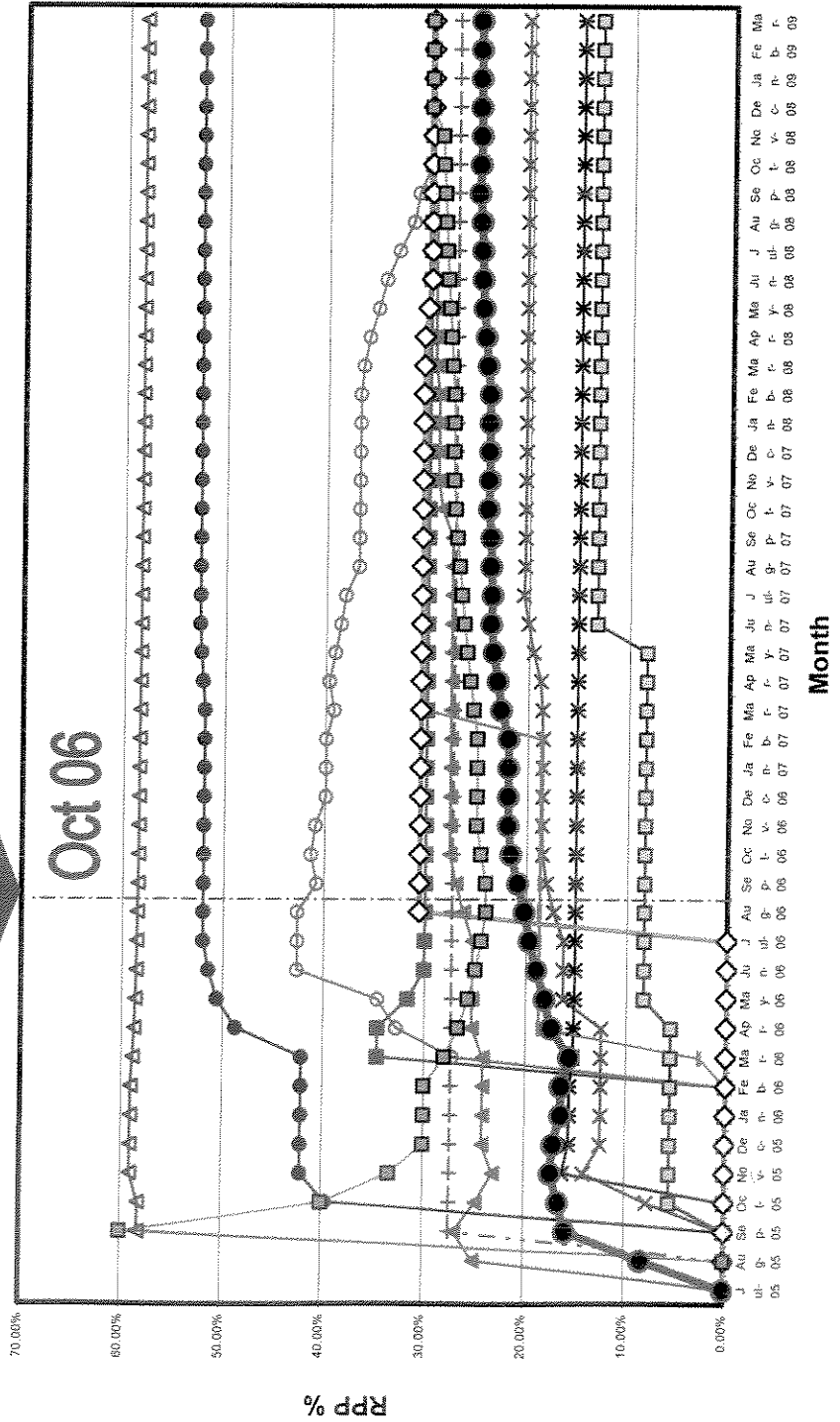


MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Workforce RPP Implementation Plan



Oct 06



- Brick Work, HVAC
- ▲— Scaffolding
- ×— Selective Removals, Terra Cotta Replacement
- *— Masonry Pointing
- Masonry Cleaning
- +— Ceramic Tile, Painting
- ▲— Slate Roof
- Clay Book Tile
- Windows
- Clock Tower
- ◇— Mechanical Plumbing
- Scope of Work
- Projected Total



Appendix C – Project Schedule Gant Chart (7-31-05 thru 10-31-06)

Overall Schedule

Actual Start Date: 7/29/06
Proposed Completion Date: 11/14/08



Project Submittal

Activity ID	AREA	Activity Description	RESP	Rem Dur	Early Start	Early Finish
5670	SUB	Submittal Wood Windows	COOK	15	13NOV06A	22FEB07
5690	SUB	Submittal Glass & Glazing	COOK	15	13NOV06A	22FEB07
5710	SUB	Submittal Ceramic Tile	MASO	8	19DEC06A	13FEB07
5640	SUB	Submittal Carpentry	JPC	15	02FEB07*	22FEB07
5730	SUB	Submittal Flagpole Repair	MASO	15	02FEB07*	22FEB07
6075	SUB	Submittals Completed	JPC	1	23FEB07	23FEB07

Terra Cotta Shop Drawings

Activity ID	AREA	Activity Description	RESP	Rem Dur	Early Start	Early Finish
6730	TCSD	12th Fir Balcony Rail Drawings	GLAD	15	02FEB07	22FEB07
6750	TCSD	9th Fir Band Course & Clerestory Soffit	GLAD	15	02FEB07	22FEB07
6840	TCSD	3rd, 4th & 5th Fir Mullion Base Drawings	GLAD	15	02FEB07	22FEB07
6850	TCSD	Mullions & Sills @ Stained Glass Drawings	GLAD	15	02FEB07	22FEB07
6760	TCSD	9th Fir Transom Window Soffit Drawings	GLAD	15	23FEB07	15MAR07
6770	TCSD	8th Fir Balcony Rail, Wainscot Panels &	GLAD	15	16MAR07	05APR07
6720	TCSD	12th Fir Jack Arch Drawings	GLAD	15	06APR07	26APR07
6780	TCSD	7th Fir Ledge, Sill, Column & Soffit	GLAD	15	06APR07	26APR07
6680	TCSD	Clock Gable Rim Keystone Drawings	GLAD	15	27APR07	17MAY07
6710	TCSD	13th Fir Cornice & Frieze Drawings	GLAD	15	27APR07	17MAY07
6690	TCSD	Clock Gable Finial Drawings	GLAD	15	18MAY07	08JUN07
6700	TCSD	Corner Turret Drawings	GLAD	15	18MAY07	08JUN07

Mock-Ups

Activity ID	AREA	Activity Description	RESP	Rem Dur	Early Start	Early Finish
2250	MOCK	Masonry Pointing Mock-Up	RC	2	02FEB07	05FEB07
240	MOCK	Joint Sealants Mock-up	COOK	11	05MAR07	19MAR07
250	MOCK	Wood Window Restoration Mock-Up	COOK	17	05MAR07	27MAR07
260	MOCK	Flashing Mock-Up W/ Adjacent Masonry	FJA	14	05MAR07	22MAR07
290	MOCK	Roof Membrane Mock-Up	ROBR	12	05MAR07	20MAR07
5380	MOCK	Roof Fastener Mock-Up	FJA	12	05MAR07	20MAR07
5400	MOCK	Sandstone Retooling Mock-Up	JPC	17	05MAR07	27MAR07
5430	MOCK	Wood Window Repair Mock-Up	COOK	12	05MAR07	20MAR07
5460	MOCK	Exterior Lighting Mock-Up	PEER	12	05MAR07	20MAR07
5470	MOCK	Painting Mock-Up	MASO	3	05MAR07	07MAR07
5480	MOCK	Carpentry Mock-Ups	JPC	12	05MAR07	20MAR07
5420	MOCK	2 Stone Dutchman Mock-Ups	JPC	20	16MAR07	12APR07
5450	MOCK	Plaster Patch Mock-Up	JAHN	12	28MAR07	12APR07
320	MOCK	Complete Mock-ups	JPC	1	13APR07	13APR07

Submittal Wood Windows
 Submittal Glass & Glazing
 Submittal Ceramic Tile
 Submittal Carpentry
 Submittal Flagpole Repair
 Submittals Completed
 12th Fir Balcony Rail Drawings
 9th Fir Band Course & Clerestory Soffit Drawings
 3rd, 4th & 5th Fir Mullion Base Drawings
 Mullions & Sills @ Stained Glass Drawings
 9th Fir Transom Window Soffit Drawings
 8th Fir Balcony Rail, Wainscot Panels & Deck Dwg
 12th Fir Jack Arch Drawings
 7th Fir Ledge, Sill, Column & Soffit Drawings
 Clock Gable Rim Keystone Drawings
 13th Fir Cornice & Frieze Drawings
 Clock Gable Finial Drawings
 Corner Turret Drawings
 Masonry Pointing Mock-Up
 Joint Sealants Mock-up
 Wood Window Restoration Mock-Up
 Flashing Mock-Up W/ Adjacent Masonry
 Roof Membrane Mock-Up
 Roof Fastener Mock-Up
 Sandstone Retooling Mock-Up
 Wood Window Repair Mock-Up
 Exterior Lighting Mock-Up
 Painting Mock-Up
 Carpentry Mock-Ups
 2 Stone Dutchman Mock-Ups
 Plaster Patch Mock-Up
 Complete Mock-ups

Start Date: 04JUL05 Finish Date: 14NOV08 Data Date: 02FEB07 Run Date: 07FEB07 07:41

4881

Early Bar Progress Bar Critical Activity

J. P. Cullen & Sons, Inc.
 Milwaukee City Hall Restoration
 Full Elev Sort (Remain Activities)

Sheet 1 of 12

Date	Revision	Checked	Approved

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Terra Cotta Mock-ups

Activity ID	AREA	Activity Description	RESP	Rem Dur	Early Start	Early Finish
6390	TCM	Gable Balustrade, Rail & Pilaster CA	GLAD	5	15SEP06A	08FEB07
6180	TCM	10th Fir Sill Salvage Mock-up	JPC	10	15JAN07A	15FEB07
6190	TCM	10th Fir Sills CA Mock-ups	GLAD	14	02FEB07	21FEB07
6450	TCM	Sill & Gutter in Place Mock-up	JPC	20	02FEB07	01MAR07
6270	TCM	8th Fir Balcony Rail & Deck Salvage	JPC	10	16FEB07	01MAR07
6160	TCM	12th Fir Balcony Rail CA Mock-ups	GLAD	10	23FEB07	09MAR07
6220	TCM	9th Fir Band Course & Soffits CA Mock-ups	GLAD	30	23FEB07	05APR07
6460	TCM	3rd, 4th & 5th Fir Mullion Base CA	GLAD	56	23FEB07	11MAY07
6480	TCM	Mullions & Sills @ Stained Glass CA	GLAD	23	23FEB07	27MAR07
6200	TCM	10th Fir Sills in Place Mock-up	JPC	5	05MAR07	09MAR07
6400	TCM	Gable Balustrade, Rail & Pilaster in Place	JPC	5	05MAR07	09MAR07
6170	TCM	12th Fir Balcony Rail in Place Mock-up	EUGM	5	09MAR07	15MAR07
6250	TCM	9th Fir Transom Wind. Soffit CA Mock-ups	GLAD	20	16MAR07	12APR07
6490	TCM	Mullions & Sills @ Stained Glass in Place	JPC	5	26MAR07	03APR07
6230	TCM	9th Fir Band Course & Soffits in Place	JPC	5	06APR07	12APR07
6280	TCM	8th Fir Balcony Rail & Deck CA Mock-ups	GLAD	25	06APR07	10MAY07
6260	TCM	9th Fir Transom Wind. Soffit in Place	JPC	5	13APR07	19APR07
6130	TCM	Jack Arch CA Mock-ups	GLAD	25	27APR07	01JUN07
6310	TCM	7th Fir Ledge, Sill, Column & Soffit CA	GLAD	20	27APR07	24MAY07
6350	TCM	3rd Fir Pilaster Caps, Balustrade & Rail in	JPC	5	30APR07*	04MAY07
6290	TCM	8th Fir Balcony Rail & Deck in Place	JPC	5	11MAY07	17MAY07
6470	TCM	3rd, 4th & 5th Fir Mullion Base in Place	JPC	5	14MAY07	18MAY07
2270	TCM	Clock Gable Rim Keystone CA Mock-ups	GLAD	24	18MAY07	21JUN07
6110	TCM	Cornice & Frieze CA Mock-ups	GLAD	24	18MAY07	21JUN07
6380	TCM	Gable Crest, Coping & Steps in Place	JPC	5	18MAY07	24MAY07
6320	TCM	7th Fir Ledge, Sill, Column & Soffit in Place	JPC	5	25MAY07	01JUN07
6140	TCM	Jack Arch in Place Mock-up	EUGM	5	04JUN07	08JUN07
5830	TCM	Clock Gable Finial CA Mock-ups	GLAD	10	11JUN07	22JUN07
6080	TCM	Corner Turret CA Mock-ups	GLAD	10	11JUN07	22JUN07
3300	TCM	Clock Gable Rim Keystone in Place	EUGM	5	22JUN07	28JUN07
6120	TCM	Cornice & Frieze in Place Mock-up	EUGM	5	22JUN07	28JUN07
5840	TCM	Clock Gable Finial in Place Mock-up	EUGM	5	25JUN07	29JUN07
6090	TCM	Corner Turret in Place Mock-up	EUGM	5	25JUN07	29JUN07

Fabricate and Deliver

480	FAB	Fabricate Roof Copper	FJA	75	22MAY08A	17MAY07
310	FAB	Fabricate & Deliver Book Tile	WSTR	40	02JAN07A	29MAR07
5850	FAB	Fabricate Sandstone	QUAR	30	02JAN07A	15MAR07
1370	FAB	Fabricate Precast Concrete	SPAN	45	15JAN07A	05APR07
1620	FAB	Fabricate Wood Windows	COOK	50	23FEB07*	03MAY07
1490	FAB	Fabricate Ornamental Metals	CUST	60	01NOV07*	28JAN08
1870	FAB	Fabricate Clock System	LEE	50	01NOV07*	14JAN08

Gable Balustrade, Rail & Pilaster CA Mock-ups
 10th Fir Sill Salvage Mock-up
 10th Fir Sills CA Mock-ups
 Sill & Gutter in Place Mock-up
 8th Fir Balcony Rail & Deck Salvage Mock-up
 12th Fir Balcony Rail CA Mock-ups
 9th Fir Band Course & Soffits CA Mock-ups
 3rd, 4th & 5th Fir Mullion Base CA Mock-ups
 Mullions & Sills @ Stained Glass CA Mock-ups
 10th Fir Sills in Place Mock-up
 Gable Balustrade, Rail & Pilaster in Place Mock
 12th Fir Balcony Rail in Place Mock-up
 9th Fir Transom Wind. Soffit CA Mock-ups
 Mullions & Sills @ Stained Glass in Place Mock
 9th Fir Band Course & Soffits in Place Mock-up
 8th Fir Balcony Rail & Deck CA Mock-ups
 9th Fir Transom Wind. Soffit in Place Mock-up
 Jack Arch CA Mock-ups
 7th Fir Ledge, Sill, Column & Soffit CA Mock-ups
 3rd Fir Pilaster Caps, Balustrade & Rail in Plac
 8th Fir Balcony Rail & Deck in Place Mock-up
 3rd, 4th & 5th Fir Mullion Base in Place Mock-up
 Clock Gable Rim Keystone CA Mock-ups
 Cornice & Frieze CA Mock-ups
 Gable Crest, Coping & Steps in Place Mock-up
 7th Fir Ledge, Sill, Column & Soffit in Place M
 Jack Arch in Place Mock-up
 Clock Gable Finial CA Mock-ups
 Corner Turret CA Mock-ups
 Clock Gable Rim Keystone in Place Mock-up
 Cornice & Frieze in Place Mock-up
 Clock Gable Finial in Place Mock-up
 Corner Turret in Place Mock-up

Fabricate Roof Copper
 Fabricate & Deliver Book Tile
 Fabricate Sandstone
 Fabricate Precast Concrete
 Fabricate Wood Windows

Fabricate Ornamental Metals
 Fabricate Clock System

Activity ID	AREA	Activity Description	RESP	Rem Dur	Early Start	Early Finish
2960	FAB	Fabricate & Deliver Roof Membrane	ROBR	20	02JUN08*	27JUN08
Fabricate and Deliver Terra Cotta						
6910	FDTC	Fab Gutters East Elevation	GLAD	5	24JUL06A	08FEB07
6880	FDTC	Fab Sills North Elevation	GLAD	10	28AUG06A	15FEB07
7530	FDTC	Fab Sills West Elevation	GLAD	10	28AUG06A	15FEB07
7540	FDTC	Fab Sills East Elevation	GLAD	10	28AUG06A	15FEB07
7510	FDTC	Fab West Center Gable	GLAD	75	30OCT06A	17MAY07
7520	FDTC	Fab East Center Gable	GLAD	75	30OCT06A	17MAY07
6500	FDTC	Fab 11th Floor ST	GLAD	50	02FEB07	12APR07
6890	FDTC	Fab 3 Northern Gables	GLAD	90	02FEB07	08JUN07
6930	FDTC	Fab West 3rd Fir Balustrades & Rails	GLAD	52	02FEB07	16APR07
6620	FDTC	Fab 3 Northern Gable Balustrade	GLAD	77	09FEB07	29MAY07
6860	FDTC	Fab West Center Gable Balustrade	GLAD	58	09FEB07	01MAY07
6870	FDTC	Fab East Center Gable Balustrade	GLAD	77	09FEB07	29MAY07
6560	FDTC	Fab 10th Fir Sills ST	GLAD	60	22FEB07	16MAY07
6940	FDTC	Fab East 3rd Fir Balustrades & Rails	GLAD	62	02MAR07	29MAY07
6510	FDTC	Fab 12th Fir Balcony Rail ST	GLAD	69	09MAR07	14JUN07
6900	FDTC	Fab Mullions, Sills & Balustrade North Elevation	GLAD	55	28MAR07	13JUN07
6570	FDTC	Fab 9th Fir Soffits & Band Course ST	GLAD	60	13APR07	09JUL07
6580	FDTC	Fab 8th Fir Sills, Columns & Capitals ST	GLAD	49	11MAY07	20JUL07
6590	FDTC	Fab 8th Fir Balcony Rail, Wainscot ST	GLAD	54	11MAY07	27JUL07
6640	FDTC	Fab Mullion Bases @ 3, 4, 5 East & West	GLAD	38	14MAY07	06JUL07
6600	FDTC	Fab 7th Fir Soffits, Sills, Columns & Capitals	GLAD	53	25MAY07	09AUG07
6610	FDTC	Fab 3rd Fir Balustrades & Rails ST	GLAD	53	25MAY07	09AUG07
7550	FDTC	Fab 12th Fir Jack Arch ST	GLAD	68	04JUN07	07SEP07
7570	FDTC	Fab 13th Fir Lion Head Cornice ST	GLAD	79	22JUN07	12OCT07
6520	FDTC	Fab 13th Fir Clock Gables ST	GLAD	69	25JUN07	01OCT07
7560	FDTC	Fab 13th Fir Turrets ST	GLAD	88	25JUN07	26OCT07
West Elevation						
5220	W	City Review of Condition Survey 6 & Down	CITY	2	23AUG06A	05FEB07
2750	W	Remove Slate Roof (includes CO work)	ROBR	49	06DEC06A	11APR07
3820	W	Repair Plywood @ Slate Roof (includes CO work)	ROBR	50	08DEC06A	12APR07
3940	W	Membrane Underlayment @ Slate (includes CO work)	ROBR	50	08DEC06A	12APR07
3830	W	Flashing @ Slate Roof (includes CO work)	ROBR	76	08JAN07A	18MAY07
2850	W	Install New Slate Roof (includes CO work)	ROBR	121	12JAN07A	24JUL07
1810	W	Install TC Modillion Caps	JPC	29	15JAN07A	14MAR07
1790	W	Install TC Gutter & Sill Base	JPC	10	02MAR07	15MAR07
2590	W	Repair Concrete Modillions Below 8th Floor	JPC	10	05MAR07	16MAR07
3850	W	Red Copper Panels @ Dormers	ROBR	10	05MAR07	16MAR07
3550	W	Flashing @ TC Gutter & Sill Base	ROBR	12	06MAR07	21MAR07
3560	W	Install SS Pins @ Gutters	JPC	12	08MAR07	23MAR07
3570	W	Solder Thimbels @ Gutter	ROBR	12	08MAR07	23MAR07

Fabricate & Deliver Roof Membrane

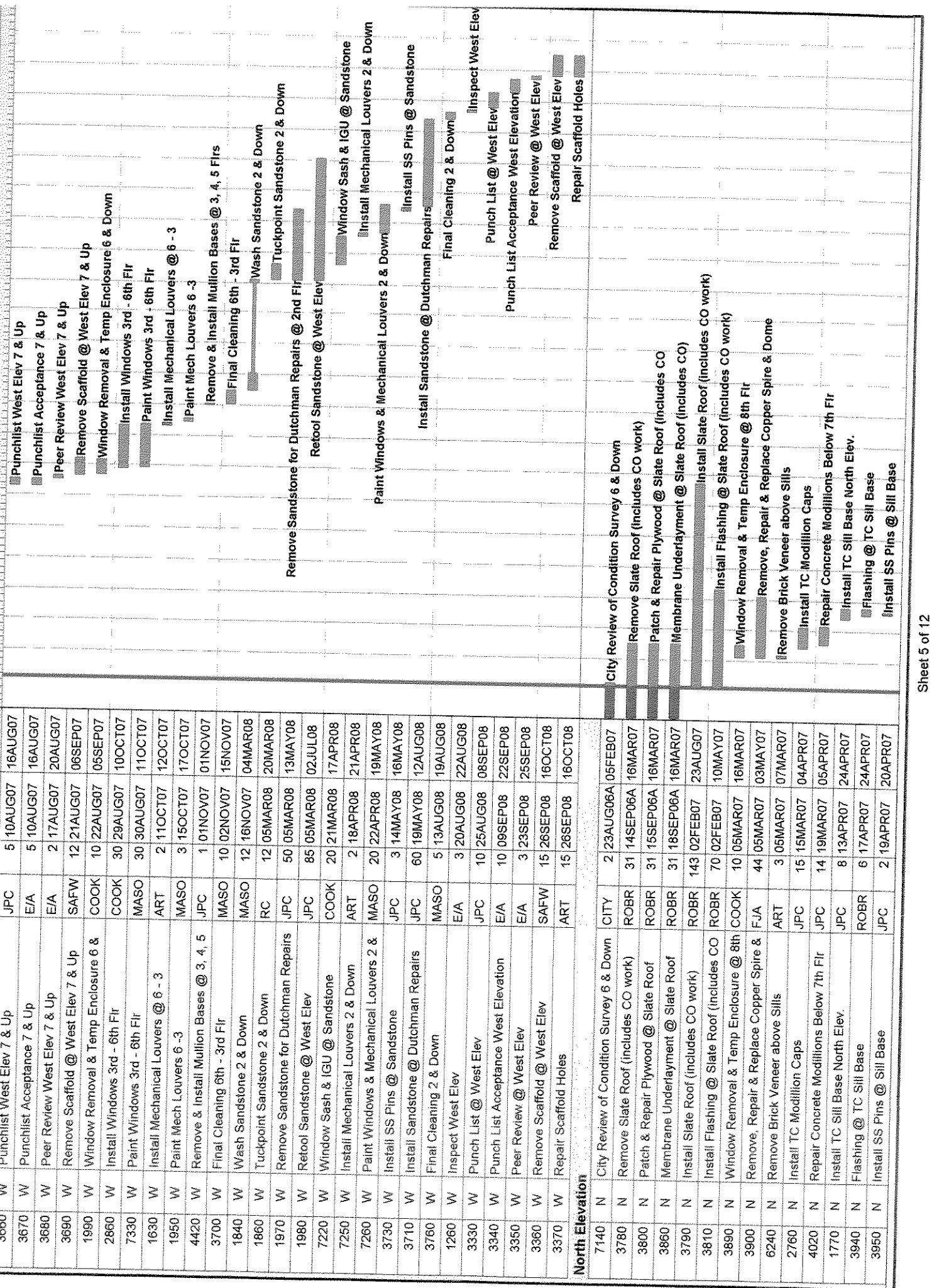
Fab Gutters East Elevation
 Fab Sills North Elevation
 Fab Sills West Elevation
 Fab Sills East Elevation
 Fab West Center Gable
 Fab East Center Gable
 Fab 11th Floor ST
 Fab 3 Northern Gables
 Fab West 3rd Fir Balustrades & Rails
 Fab 3 Northern Gable Balustrade
 Fab West Center Gable Balustrade
 Fab East Center Gable Balustrade
 Fab 10th Fir Sills ST
 Fab East 3rd Fir Balustrades & Rails
 Fab 12th Fir Balcony Rail ST
 Fab Mullions, Sills & Balustrade North Elevation
 Fab 9th Fir Soffits & Band Course ST
 Fab 8th Fir Sills, Columns & Capitals ST
 Fab 8th Fir Balcony Rail, Wainscot ST
 Fab Mullion Bases @ 3, 4, 5 East & West Elevation
 Fab 7th Fir Soffits, Sills, Columns & Capitals ST
 Fab 3rd Fir Balustrades & Rails ST
 Fab 12th Fir Jack Arch ST
 Fab 13th Fir Lion Head Cornice ST
 Fab 13th Fir Clock Gables ST
 Fab 13th Fir Turrets ST

City Review of Condition Survey 6 & Down
 Remove Slate Roof (includes CO work)
 Repair Plywood @ Slate Roof (includes CO work)
 Membrane Underlayment @ Slate (includes CO work)
 Flashing @ Slate Roof (includes CO work)
 Install New Slate Roof (includes CO work)
 Install TC Modillion Caps
 Install TC Gutter & Sill Base
 Repair Concrete Modillions Below 8th Floor
 Red Copper Panels @ Dormers
 Flashing @ TC Gutter & Sill Base
 Install SS Pins @ Gutters
 Solder Thimbels @ Gutter

Activity ID	AREA	Activity Description	RESP	Rem Dur	Early Start	Early Finish
3580	W	Install TC Gutter	JPC	12	16MAR07	02APR07
1800	W	Brick Backup @ Gutter	ART	7	21MAR07	29MAR07
1590	W	Install West Copper Gutters @ 8th Floor	ROBR	7	26MAR07	03APR07
3590	W	Install Flashing @ Brick Backup	ROBR	7	26MAR07	03APR07
2810	W	Tuckpoint 8th & 9th Fir	RC	25	02APR07*	04MAY07
4510	W	Complete Gutters West Elevation	JPC	1	03APR07	03APR07
1570	W	Remove Brick Band @ 8th Fir	ART	15	04APR07	24APR07
7150	W	Waterproof Brick Band @ 8th Fir	ROBR	15	04APR07	24APR07
7450	W	Install Brick Veneer @ TC Gutters	ART	10	04APR07	17APR07
7490	W	Install TC Sills West Elev.	JPC	7	04APR07	12APR07
7500	W	Install Brick Veneer @ Sills	ART	4	13APR07	18APR07
3520	W	Install Brick Band @ 8th Fir	ART	10	25APR07	08MAY07
2820	W	Window Removal & Temp Enclosure @ 7 & 8	COOK	10	07MAY07	18MAY07
4840	W	Remove TC @ 3rd Fir Cross Gable Piers	JPC	2	07MAY07*	08MAY07
1880	W	Remove Face Brick @ 3rd Fir Cross Gable	ART	4	09MAY07	14MAY07
1850	W	Install Face Brick @ 3rd Floor	ART	5	15MAY07	21MAY07
1600	W	Install Windows 7th & up	COOK	26	21MAY07	26JUN07
4890	W	Install Flashing @ 3rd Fir Cross Gable	ROBR	4	22MAY07	25MAY07
7340	W	Paint Windows 7th & Up	MASO	26	22MAY07	27JUN07
1470	W	Install TC @ West Center Gable	JPC	15	25MAY07	15JUN07
7050	W	Install Brick Backup @ 3rd Fir Cross Gable	ART	2	29MAY07	30MAY07
1450	W	Flashing @ West Center Gable	ROBR	5	30MAY07	05JUN07
3600	W	Install SS Pins @ Center Gable	JPC	5	31MAY07	06JUN07
3610	W	Solder Thimbels @ Center Gable	ROBR	5	31MAY07	06JUN07
5040	W	Install SS Pins @ 3rd Fir Cross Gable Piers	JPC	2	31MAY07	01JUN07
5790	W	Solder Thimbels @ 3rd Fir Cross Gable	ROBR	2	31MAY07	01JUN07
7170	W	Complete West Center Gable	JPC	1	18JUN07	18JUN07
1510	W	Install TC @ West Northern Gable	JPC	15	19JUN07	10JUL07
4040	W	Install TC Center Gable Ballustrades	JPC	14	19JUN07	09JUL07
1540	W	Flashing @ West Northern Gable	ROBR	4	21JUN07	26JUN07
2290	W	Install SS Pins @ West Northern Gable	JPC	4	22JUN07	27JUN07
5770	W	Solder Thimbels @ Northern Gable	ROBR	4	22JUN07	27JUN07
2550	W	Install Ceramic Tile in 8th Fl. Bathrooms	MASO	2	27JUN07	28JUN07
4240	W	Install Mechanical Louvers 7 & Up	ART	2	27JUN07	28JUN07
1990	W	Install TC Ballustrade & Railing @ 3rd Fir	JPC	32	28JUN07	13AUG07
2000	W	Paint Mech Louvers 7 & Up	MASO	3	29JUN07	03JUL07
5000	W	Install Red Copper Panels @ Gables	ROBR	10	11JUL07	24JUL07
7190	W	Complete West Northern Gable	JPC	1	11JUL07	11JUL07
5760	W	Install Northern Gable TC Balustrades	JPC	9	12JUL07	24JUL07
1650	W	Final Wash Bldg 7 & Up	MASO	7	25JUL07	02AUG07
1660	W	Tuckpoint Building 3rd - 6th Fir	RC	13	03AUG07	21AUG07
3650	W	Inspect 7 & Up West	E/A	5	03AUG07	09AUG07

Install TC Gutter
 Brick Backup @ Gutter
 Install West Copper Gutters @ 8th Floor
 Install Flashing @ Brick Backup
 Tuckpoint 8th & 9th Fir
 Complete Gutters West Elevation
 Remove Brick Band @ 8th Fir
 Waterproof Brick Band @ 8th Fir
 Install Brick Veneer @ TC Gutters
 Install TC Sills West Elev.
 Install Brick Veneer @ Sills
 Install Brick Band @ 8th Fir
 Window Removal & Temp Enclosure @ 7 & 8
 Remove TC @ 3rd Fir Cross Gable Piers
 Remove Face Brick @ 3rd Fir Cross Gable Piers
 Install Face Brick @ 3rd Floor
 Install Windows 7th & up
 Install Flashing @ 3rd Fir Cross Gable Piers
 Paint Windows 7th & Up
 Install TC @ West Center Gable
 Install Brick Backup @ 3rd Fir Cross Gable Piers
 Flashing @ West Center Gable
 Install SS Pins @ Center Gable
 Solder Thimbels @ Center Gable
 Install SS Pins @ 3rd Fir Cross Gable Piers
 Solder Thimbels @ 3rd Fir Cross Gable Piers
 Complete West Center Gable
 Install TC @ West Northern Gable
 Install TC Center Gable Ballustrades
 Flashing @ West Northern Gable
 Install SS Pins @ West Northern Gable
 Solder Thimbels @ Northern Gable
 Install Ceramic Tile in 8th Fl. Bathrooms
 Install Mechanical Louvers 7 & Up
 Install TC Ballustrade & Railing @ 3rd Fir
 Paint Mech Louvers 7 & Up
 Install Red Copper Panels @ Gables
 Complete West Northern Gable
 Install Northern Gable TC Balustrades
 Final Wash Bldg 7 & Up
 Tuckpoint Building 3rd - 6th Fir
 Inspect 7 & Up West

Activity ID	Area	Activity Description	RESP	Rem Dur	Early Start	Early Finish
3660	W	Punchlist West Elev 7 & Up	JPC	5	10AUG07	16AUG07
3670	W	Punchlist Acceptance 7 & Up	E/A	5	10AUG07	16AUG07
3680	W	Peer Review West Elev 7 & Up	E/A	2	17AUG07	20AUG07
3690	W	Remove Scaffold @ West Elev 7 & Up	SAFW	12	21AUG07	06SEP07
1990	W	Window Removal & Temp Enclosure 6 & 7	COOK	10	22AUG07	05SEP07
2860	W	Install Windows 3rd - 6th Flr	COOK	30	29AUG07	10OCT07
7330	W	Paint Windows 3rd - 6th Flr	MASO	30	30AUG07	11OCT07
1630	W	Install Mechanical Louvers @ 6 - 3	ART	2	11OCT07	12OCT07
1950	W	Paint Mech Louvers 6 - 3	MASO	3	15OCT07	17OCT07
4420	W	Remove & Install Mullion Bases @ 3, 4, 5	JPC	1	01NOV07	01NOV07
3700	W	Final Cleaning 6th - 3rd Flr	MASO	10	02NOV07	15NOV07
1840	W	Wash Sandstone 2 & Down	MASO	12	16NOV07	04MAR08
1860	W	Tuckpoint Sandstone 2 & Down	RC	12	05MAR08	20MAR08
1970	W	Remove Sandstone for Dutchman Repairs	JPC	50	05MAR08	13MAY08
1980	W	Retool Sandstone @ West Elev	JPC	85	05MAR08	02JUL08
7220	W	Window Sash & IGU @ Sandstone	COOK	20	21MAR08	17APR08
7250	W	Install Mechanical Louvers 2 & Down	ART	2	18APR08	21APR08
7260	W	Paint Windows & Mechanical Louvers 2 & Down	MASO	20	22APR08	19MAY08
3730	W	Install SS Pins @ Sandstone	JPC	3	14MAY08	16MAY08
3710	W	Install Sandstone @ Dutchman Repairs	JPC	60	19MAY08	12AUG08
3760	W	Final Cleaning 2 & Down	MASO	5	13AUG08	19AUG08
1260	W	Inspect West Elev	E/A	3	20AUG08	22AUG08
3330	W	Punch List @ West Elev	JPC	10	25AUG08	08SEP08
3340	W	Punch List Acceptance West Elevation	E/A	10	09SEP08	22SEP08
3350	W	Peer Review @ West Elev	E/A	3	23SEP08	25SEP08
3360	W	Remove Scaffold @ West Elev	SAFW	15	26SEP08	16OCT08
3370	W	Repair Scaffold Holes	ART	15	26SEP08	16OCT08
North Elevation						
7140	N	City Review of Condition Survey 6 & Down	CITY	2	23AUG06A	05FEB07
3780	N	Remove Slate Roof (includes CO work)	ROBR	31	14SEP06A	16MAR07
3800	N	Patch & Repair Plywood @ Slate Roof	ROBR	31	15SEP06A	16MAR07
3860	N	Membrane Underlayment @ Slate Roof	ROBR	31	18SEP06A	16MAR07
3790	N	Install Slate Roof (includes CO work)	ROBR	143	02FEB07	23AUG07
3810	N	Install Flashing @ Slate Roof (includes CO work)	ROBR	70	02FEB07	10MAY07
3890	N	Window Removal & Temp Enclosure @ 8th Flr	COOK	10	05MAR07	16MAR07
3900	N	Remove, Repair & Replace Copper Spire & Dome	FJA	44	05MAR07	03MAY07
6240	N	Remove Brick Veneer above Sills	ART	3	05MAR07	07MAR07
2760	N	Install TC Modillion Caps	JPC	15	15MAR07	04APR07
4020	N	Repair Concrete Modillions Below 7th Flr	JPC	14	19MAR07	05APR07
1770	N	Install TC Sill Base North Elev.	JPC	8	13APR07	24APR07
3940	N	Flashing @ TC Sill Base	ROBR	6	17APR07	24APR07
3950	N	Install SS Pins @ Sill Base	JPC	2	19APR07	20APR07

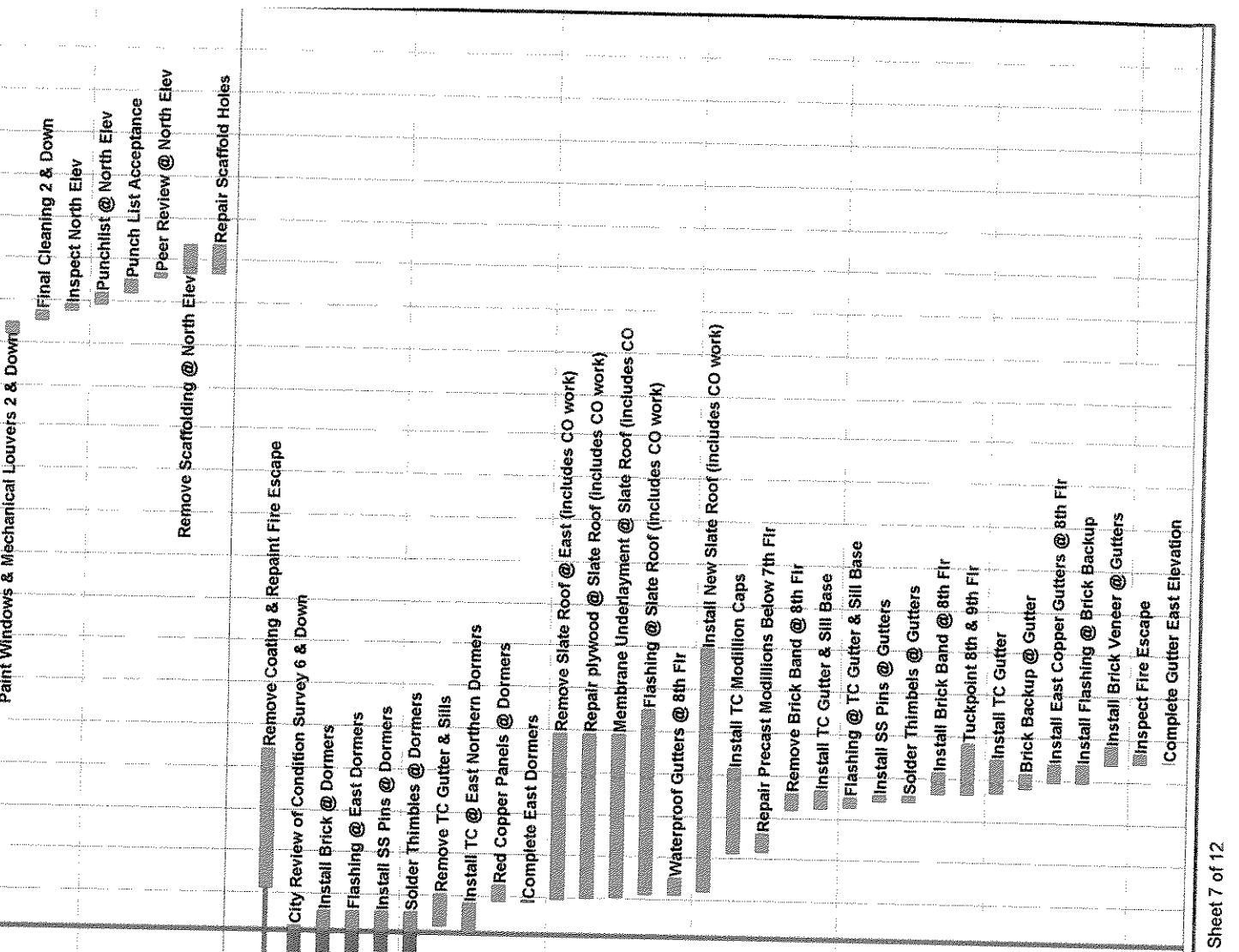


Activity ID	AREA	Activity Description	RESP	Rem Dur	Early Start	Early Finish
3960	N	Solder Thimbels @ Sill Base	ROBR	6	19APR07	26APR07
1730	N	Remove Brick Band @ 8th Fir	ART	8	25APR07	04MAY07
3930	N	Waterproof Brick Band @ 8th Fir	ROBR	8	25APR07	04MAY07
3970	N	Install TC Sills	JPC	8	25APR07	04MAY07
1760	N	Install Brick Band @ 8th Fir	ART	10	07MAY07	18MAY07
3920	N	Install Window 7th & Up	COOK	8	07MAY07	16MAY07
6210	N	Install Brick Veneer above Sills	ART	5	07MAY07	11MAY07
6300	N	Sills Complete North Elevation	JPC	1	07MAY07	07MAY07
7130	N	Tuckpoint 7 & Up	RC	10	07MAY07	18MAY07
7380	N	Paint Windows 7th & Up	MASO	8	08MAY07	17MAY07
4150	N	Remove Stained Glass & Store	COOK	20	09MAY07	06JUN07
4160	N	Temp Enclosure @ Stained Glass	COOK	20	09MAY07	06JUN07
1820	N	Remove TC Mullions @ Stained Glass	JPC	20	07JUN07	05JUL07
1890	N	Install TC @ North Gable	JPC	10	12JUL07	25JUL07
1700	N	Flashing @ North Gable	ROBR	4	16JUL07	19JUL07
4520	N	Install SS Pins @ North Gable	JPC	4	17JUL07	20JUL07
6530	N	Solder Thimbels @ North Gable	ROBR	4	17JUL07	20JUL07
3870	N	Red Copper Panels @ Gable	ROBR	8	26JUL07	06AUG07
4250	N	Complete North Gable	JPC	1	26JUL07	26JUL07
3880	N	Install North Gable TC Balustrades	JPC	8	27JUL07	07AUG07
4190	N	Install TC Mullions @ Stained Glass	JPC	16	14AUG07	05SEP07
4060	N	Final Wash North Elev 7th Fir & Up	MASO	6	24AUG07	31AUG07
3980	N	Tuckpoint North Elev 6th to 3rd Fir	RC	12	04SEP07	19SEP07
4070	N	Inspect North Elev 7th Fir & Up	E/A	2	04SEP07	05SEP07
4080	N	Punchlist North Elev 7th Fir & Up	JPC	4	06SEP07	11SEP07
4170	N	Install TC Balustrade & Cap @ 3rd Fir	JPC	8	06SEP07	17SEP07
4180	N	Reinstall Stained Glass	COOK	20	06SEP07	03OCT07
4090	N	Punchlist Acceptance North Elev 7th & Up	E/A	4	12SEP07	17SEP07
4100	N	Peer Review North Elev 7th Fir & Up	E/A	2	18SEP07	19SEP07
4110	N	Remove Scaffold North Elev 7th & Up	SAFW	12	20SEP07	05OCT07
7350	N	Window Removal & Temp Enclosure 6 &	COOK	10	20SEP07	03OCT07
7360	N	Install Windows 3rd - 6th Fir	COOK	10	27SEP07	10OCT07
7370	N	Paint Windows 3rd - 6th Fir	MASO	10	28SEP07	11OCT07
4200	N	Final Cleaning 6th - 3rd Fir	MASO	4	12OCT07	17OCT07
4210	N	Wash Sandstone 2 & Down	MASO	8	05MAR08	14MAR08
1640	N	Remove Sandstone @ Dutchman Repair	JPC	10	17MAR08	28MAR08
1670	N	Retool Sandstone @ North	JPC	10	17MAR08	28MAR08
4220	N	Tuckpoint Sandstone @ North Elev	RC	3	21MAR08	25MAR08
1830	N	Rebuild Windows Sash & IGU @	COOK	6	26MAR08	02APR08
4260	N	Install SS Pins @ Sandstone	JPC	1	31MAR08	31MAR08
4280	N	Repair Cracked Sandstone Lintels	JPC	10	31MAR08	11APR08
4270	N	Install Sandstone @ Dutchman	JPC	12	01APR08	16APR08

Solder Thimbels @ Sill Base
 Remove Brick Band @ 8th Fir
 Waterproof Brick Band @ 8th Fir
 Install TC Sills
 Install Brick Band @ 8th Fir
 Install Window 7th & Up
 Install Brick Veneer above Sills
 Sills Complete North Elevation
 Tuckpoint 7 & Up
 Paint Windows 7th & Up
 Remove Stained Glass & Store
 Temp Enclosure @ Stained Glass
 Remove TC Mullions @ Stained Glass
 Install TC @ North Gable
 Flashing @ North Gable
 Install SS Pins @ North Gable
 Solder Thimbels @ North Gable
 Red Copper Panels @ Gable
 Complete North Gable
 Install North Gable TC Balustrades
 Install TC Mullions @ Stained Glass
 Final Wash North Elev 7th Fir & Up
 Tuckpoint North Elev 6th to 3rd Fir
 Inspect North Elev 7th Fir & Up
 Punchlist North Elev 7th Fir & Up
 Install TC Balustrade & Cap @ 3rd Fir
 Reinstall Stained Glass
 Punchlist Acceptance North Elev 7th & Up
 Peer Review North Elev 7th Fir & Up
 Remove Scaffold North Elev 7th & Up
 Window Removal & Temp Enclosure 6 & Down
 Install Windows 3rd - 6th Fir
 Paint Windows 3rd - 6th Fir
 Final Cleaning 6th - 3rd Fir
 Wash Sandstone 2 & Down
 Remove Sandstone @ Dutchman Repair
 Retool Sandstone @ North
 Tuckpoint Sandstone @ North Elev
 Rebuild Windows Sash & IGU @ Sandstone
 Install SS Pins @ Sandstone
 Repair Cracked Sandstone Lintels
 Install Sandstone @ Dutchman

Activity ID	AREA	Activity Description	RESP	Rem Dur	Early Start	Early Finish
4730	N	Install Mechanical Louvers 2 & Down	ART	2	03APR08	04APR08
7200	N	Paint Windows & Mechanical Louvers 2 & Down	MASO	6	07APR08	14APR08
1900	N	Final Cleaning 2 & Down	MASO	5	17APR08	23APR08
1920	N	Inspect North Elev	E/A	3	24APR08	28APR08
3380	N	Punchlist @ North Elev	JPC	7	29APR08	07MAY08
3390	N	Punch List Acceptance	E/A	7	08MAY08	16MAY08
3400	N	Peer Review @ North Elev	E/A	3	19MAY08	21MAY08
1930	N	Remove Scaffolding @ North Elev	SAFW	15	22MAY08	12JUN08
2950	N	Repair Scaffold Holes	ART	15	22MAY08	12JUN08
East Elevation						
4650	E	Remove Coating & Repaint Fire Escape	MASO	72	25SEP06A	13JUN07
3750	E	City Review of Condition Survey 6 & Down	CITY	2	21NOV06A	05FEB07
2090	E	Install Brick @ Dormers	JPC	11	30NOV06A	16FEB07
2110	E	Flashing @ East Dormers	ROBR	11	06DEC06A	16FEB07
4380	E	Install SS Pins @ Dormers	JPC	11	06DEC06A	16FEB07
4390	E	Solder Thimbles @ Dormers	ROBR	11	07DEC06A	16FEB07
2160	E	Remove TC Gutter & Sills	JPC	20	07FEB07A	01MAR07
2150	E	Install TC @ East Northern Dormers	JPC	16	02FEB07	23FEB07
4360	E	Red Copper Panels @ Dormers	ROBR	10	26FEB07	09MAR07
7030	E	Complete East Dormers	JPC	1	26FEB07	26FEB07
4310	E	Remove Slate Roof @ East (includes CO work)	ROBR	86	28FEB07	28JUN07
4330	E	Repair plywood @ Slate Roof (includes CO work)	ROBR	85	01MAR07	28JUN07
4340	E	Membrane Underlayment @ Slate Roof	ROBR	84	02MAR07	28JUN07
4350	E	Flashing @ Slate Roof (includes CO work)	ROBR	95	05MAR07	17JUL07
4430	E	Waterproof Gutters @ 8th Fir	ROBR	10	05MAR07	16MAR07
4370	E	Install New Slate Roof (includes CO work)	ROBR	125	07MAR07	30AUG07
2770	E	Install TC Modillion Caps	JPC	43	05APR07	05JUN07
2700	E	Repair Precast Modillions Below 7th Fir	JPC	10	06APR07	19APR07
2220	E	Remove Brick Band @ 8th Fir	ART	10	07MAY07	18MAY07
4440	E	Install TC Gutter & Sill Base	JPC	10	08MAY07	21MAY07
4450	E	Flashing @ TC Gutter & Sill Base	ROBR	5	10MAY07	16MAY07
4460	E	Install SS Pins @ Gutters	JPC	5	14MAY07	18MAY07
4470	E	Solder Thimbels @ Gutters	ROBR	5	14MAY07	18MAY07
2200	E	Install Brick Band @ 8th Fir	ART	10	21MAY07	04JUN07
4320	E	Tuckpoint 8th & 9th Fir	RC	25	21MAY07	25JUN07
4480	E	Install TC Gutter	JPC	17	22MAY07	14JUN07
2230	E	Brick Backup @ Gutter	ART	7	25MAY07	05JUN07
4490	E	Install East Copper Gutters @ 8th Fir	ROBR	10	30MAY07	12JUN07
4500	E	Install Flashing @ Brick Backup	ROBR	10	30MAY07	12JUN07
7460	E	Install Brick Veneer @ Gutters	ART	10	13JUN07	26JUN07
4660	E	Inspect Fire Escape	E/A	5	14JUN07	20JUN07
6330	E	Complete Gutter East Elevation	JPC	1	15JUN07	15JUN07

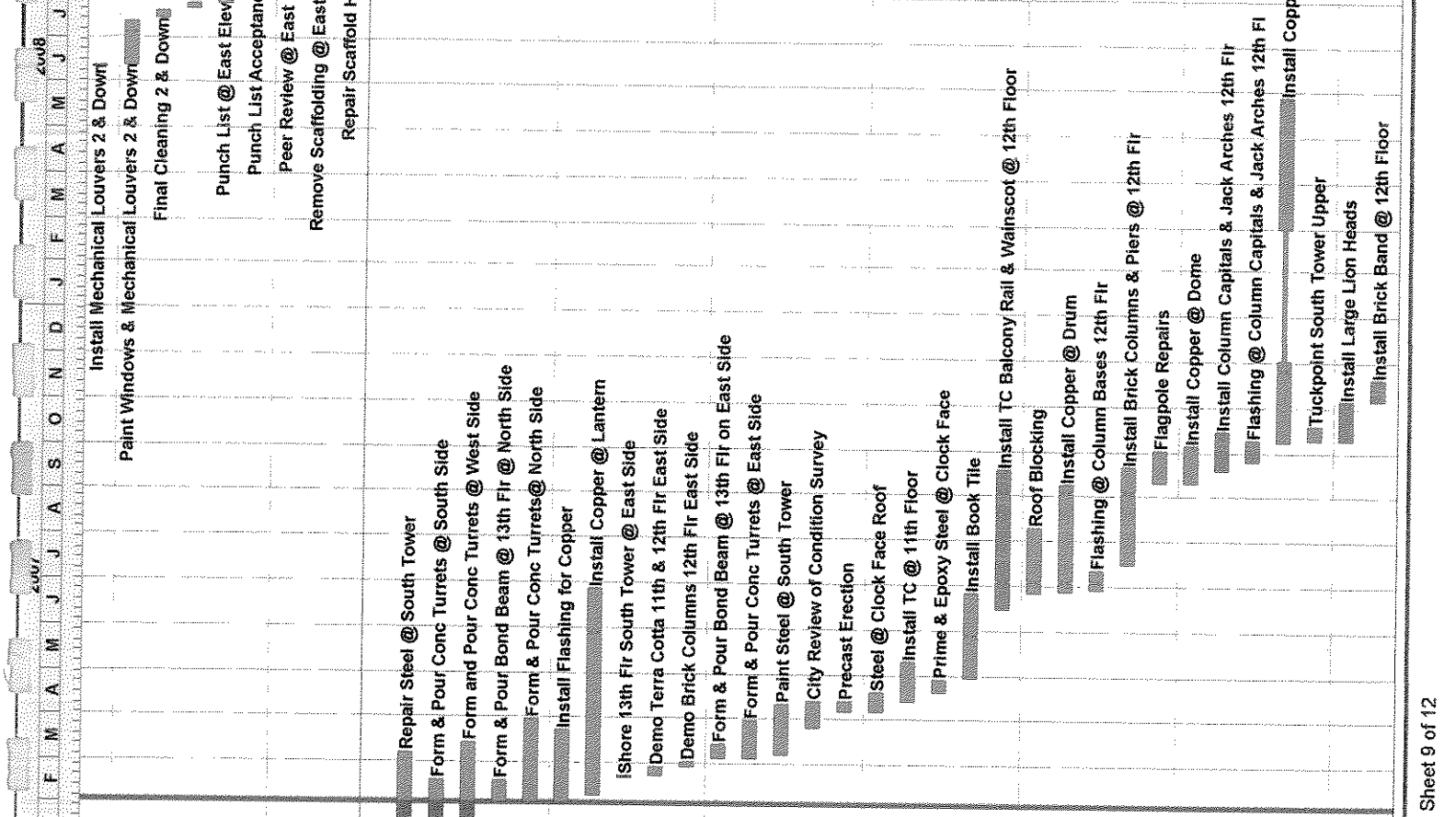
2007
 J F M A M J J A S O N D J F M A M J J A S O N
 2008
 J F M A M J J A S O N D J F M A M J J A S O N



Activity ID	AREA	Activity Description	RESP	Rem Dur	Early Start	Early Finish
7470	E	Install TC Sills East Elev.	JPC	8	18JUN07	27JUN07
2140	E	Install TC @ East Center Gable	JPC	11	19JUN07	03JUL07
2100	E	Flashing @ East Center Gable	ROBR	5	21JUN07	27JUN07
7000	E	Install SS Pins @ Center Gable	JPC	5	22JUN07	28JUN07
7010	E	Solder Thimbles @ Center Gable	ROBR	5	22JUN07	28JUN07
4400	E	Window Removal & Temp Enclosure 7 &	COOK	20	26JUN07	24JUL07
7480	E	Install Brick Veneer @ Sills	ART	4	28JUN07	03JUL07
4410	E	Complete East Center Gable	JPC	1	05JUL07	05JUL07
4990	E	Install TC Center Gable Balustrades	JPC	13	06JUL07	24JUL07
4550	E	Install Windows 7th & up	COOK	26	25JUL07	29AUG07
7390	E	Paint Windows 7th & Up	MASO	26	26JUL07	30AUG07
2120	E	Install TC @ East Northern Gable	JPC	10	27JUL07	09AUG07
6540	E	Flashing @ East Northern Gable	ROBR	4	01AUG07	06AUG07
6550	E	Install SS Pins @ East Northern Gable	JPC	4	01AUG07	06AUG07
6950	E	Solder Thimbles @ East Northern Gable	ROBR	4	01AUG07	06AUG07
7160	E	Install Red Copper Panels @ Gables	ROBR	10	10AUG07	23AUG07
7240	E	Complete East Northern Gable	JPC	1	10AUG07	10AUG07
4540	E	Install Northern Gable TC Balustrades	JPC	8	13AUG07	22AUG07
2330	E	Install Mech Louvers 7 & Up	ART	2	30AUG07	31AUG07
2340	E	Paint Mech Louvers 7 & Up	MASO	5	04SEP07	10SEP07
4580	E	Final Wash 7th Fir & Up	MASO	7	11SEP07	19SEP07
4690	E	Install TC Balustrades & Railing	JPC	32	18SEP07	31OCT07
4590	E	Inspect 7th Fir & Up	E/A	3	20SEP07	24SEP07
4670	E	Tuckpoint 3rd - 6th Fir	RC	13	20SEP07	08OCT07
4600	E	Punchlist East Elev 7th Fir & Up	JPC	5	25SEP07	01OCT07
4610	E	Punchlist Acceptance East 7th Fir & up	E/A	5	02OCT07	08OCT07
4620	E	Peer Review East Elev 7th Fir & Up	E/A	2	09OCT07	10OCT07
4710	E	Window Removal & Temp Enclosure 6 &	COOK	20	09OCT07	05NOV07
4630	E	Remove Scaffold @ East Elev 7th & Up	SAFW	12	11OCT07	26OCT07
4830	E	Remove & Install Mullion Bases @ 3, 4, 5	JPC	1	02NOV07	02NOV07
4680	E	Install Windows 3rd - 6th Fir	COOK	30	06NOV07	18MAR08
7400	E	Paint Windows 3rd - 6th Fir	MASO	30	07NOV07	19MAR08
7270	E	Install Mechanical Louvers 3 - 6	ART	2	19MAR08	20MAR08
7280	E	Paint Mechanical Louvers 3 - 6	MASO	3	21MAR08	25MAR08
4700	E	Final Cleaning 6th - 3rd	MASO	10	26MAR08	08APR08
2310	E	Wash Sandstone 2 & Down	MASO	12	09APR08	24APR08
2320	E	Tuckpoint Sandstone 2 & Down	RC	12	25APR08	12MAY08
2350	E	Remove Sandstone for Dutchman	JPC	12	25APR08	12MAY08
2360	E	Retool Sandstone @ East Elev	JPC	40	25APR08	20JUN08
2370	E	Window Sash & IGU @ Sandstone	COOK	20	13MAY08	10JUN08
4740	E	Install SS Pins @ Sandstone	JPC	2	13MAY08	14MAY08
4750	E	Install Sandstone @ Dutchman	JPC	15	14MAY08	04JUN08

Install TC Sills East Elev.
 Install TC @ East Center Gable
 Flashing @ East Center Gable
 Install SS Pins @ Center Gable
 Solder Thimbles @ Center Gable
 Window Removal & Temp Enclosure 7 & Up
 Install Brick Veneer @ Sills
 Complete East Center Gable
 Install TC Center Gable Balustrades
 Install Windows 7th & up
 Paint Windows 7th & Up
 Install TC @ East Northern Gable
 Flashing @ East Northern Gable
 Install SS Pins @ East Northern Gable
 Solder Thimbles @ East Northern Gable
 Install Red Copper Panels @ Gables
 Complete East Northern Gable
 Install Northern Gable TC Balustrades
 Install Mech Louvers 7 & Up
 Paint Mech Louvers 7 & Up
 Final Wash 7th Fir & Up
 Install TC Balustrades & Railing
 Inspect 7th Fir & Up
 Tuckpoint 3rd - 6th Fir
 Punchlist East Elev 7th Fir & Up
 Punchlist Acceptance East 7th Fir & up
 Peer Review East Elev 7th Fir & Up
 Window Removal & Temp Enclosure 6 & Down
 Remove Scaffold @ East Elev 7th & Up
 Remove & Install Mullion Bases @ 3, 4, 5 Firs
 Install Windows 3rd - 6th Fir
 Paint Windows 3rd - 6th Fir
 Install Mechanical Louvers 3 - 6
 Paint Mechanical Louvers 3 - 6
 Final Cleaning 6th - 3rd
 Wash Sandstone 2 & Down
 Tuckpoint Sandstone 2 & Down
 Remove Sandstone for Dutchman
 Retool Sandstone @ East Elev
 Window Sash & IGU @ Sandstone
 Install SS Pins @ Sandstone
 Install Sandstone @ Dutchman

Activity ID	AREA	Activity Description	RESP	Rem Dur	Early Start	Early Finish
7290	E	Install Mechanical Louvers 2 & Down	ART	2	11JUN08	12JUN08
7300	E	Paint Windows & Mechanical Louvers 2 &	MASO	20	13JUN08	11JUL08
2380	E	Final Cleaning 2 & Down	MASO	5	14JUL08	18JUL08
3410	E	Inspect East Elevation	E/A	3	21JUL08	23JUL08
3420	E	Punch List @ East Elev	JPC	10	24JUL08	06AUG08
3430	E	Punch List Acceptance	E/A	10	07AUG08	20AUG08
3440	E	Peer Review @ East Elev	E/A	3	21AUG08	25AUG08
3450	E	Remove Scaffolding @ East Elev	SAFW	15	26AUG08	16SEP08
3470	E	Repair Scaffold Holes	ART	15	26AUG08	16SEP08
South Tower Above 10th Floor						
3280	S-UP	Repair Steel @ South Tower	JPC	23	01NOV06A	06MAR07
850	S-UP	Form & Pour Conc Turrets @ South Side	JPC	11	28DEC06A	16FEB07
5920	S-UP	Form and Pour Conc Turrets @ West Side	JPC	29	10JAN07A	14MAR07
5960	S-UP	Form & Pour Bond Beam @ 13th Fir @	JPC	11	02FEB07A	16FEB07
5970	S-UP	Form & Pour Conc Turrets @ North Side	JPC	41	02FEB07A	30MAR07
950	S-UP	Install Flashing for Copper	FJA	35	02FEB07*	22MAR07
1000	S-UP	Install Copper @ Lantern	FJA	100	07FEB07	27JUN07
5990	S-UP	Shore 13th Fir South Tower @ East Side	SAFW	2	19FEB07	20FEB07
6020	S-UP	Demo Terra Cotta 11th & 12th Fir East Side	EUGM	4	21FEB07	26FEB07
6010	S-UP	Demo Brick Columns 12th Fir East Side	ART	4	27FEB07	02MAR07
6030	S-UP	Form & Pour Bond Beam @ 13th Fir on	JPC	8	05MAR07	14MAR07
6040	S-UP	Form & Pour Conc Turrets @ East Side	JPC	20	05MAR07	30MAR07
3290	S-UP	Paint Steel @ South Tower	MASO	25	07MAR07	10APR07
7320	S-UP	City Review of Condition Survey	CITY	15	26MAR07	13APR07
930	S-UP	Precast Erection	JPC	6	06APR07	13APR07
940	S-UP	Steel @ Clock Face Roof	GERM	10	06APR07	19APR07
2640	S-UP	Install TC @ 11th Floor	EUGM	20	13APR07	10MAY07
2610	S-UP	Prime & Epoxy Steel @ Clock Face	MASO	6	20APR07	27APR07
910	S-UP	Install Book Tile	WSTR	40	30APR07	25JUN07
2670	S-UP	Install TC Balcony Rail & Wainscot @ 12th	EUGM	65	15JUN07	17SEP07
920	S-UP	Roof Blocking	JPC	32	26JUN07	09AUG07
990	S-UP	Install Copper @ Drum	FJA	50	28JUN07	07SEP07
5870	S-UP	Flashing @ Column Bases 12th Fir	FJA	8	29JUN07	11JUL07
2650	S-UP	Install Brick Columns & Piers @ 12th Fir	ART	48	16JUL07	20SEP07
1030	S-UP	Flagpole Repairs	FJA	16	10SEP07	01OCT07
2630	S-UP	Install Copper @ Dome	FJA	20	10SEP07	05OCT07
3000	S-UP	Install Column Capitals & Jack Arches 12th	EUGM	20	18SEP07	15OCT07
5980	S-UP	Flashing @ Column Capitals & Jack Arches	FJA	10	25SEP07	08OCT07
960	S-UP	Install Copper @ Spire	FJA	100	08OCT07	27MAY08
680	S-UP	Tuckpoint South Tower Upper	RC	8	09OCT07	18OCT07
3060	S-UP	Install Large Lion Heads	EUGM	20	09OCT07	05NOV07
2740	S-UP	Install Brick Band @ 12th Floor	ART	10	06NOV07	19NOV07



Install TC Small Lion Head Cornice @ 13th Floor

Activity ID	AREA	Activity Description	RESP	Rem Dur	Early Start	Early Finish
980	S-UP	Install TC Small Lion Head Cornice @ 13th	EUGM	20	20NOV07	19MAR08
970	S-UP	Flashing @ Small Lion Head Cornice	FJA	10	05MAR08	18MAR08
2830	S-UP	Install TC @ Clock Gables	EUGM	60	19MAR08	11JUN08
2840	S-UP	Install Brick @ Clock Gables	ART	20	19MAR08	15APR08
7310	S-UP	Install Brick @ Turrets 13th Fir	ART	8	19MAR08	28MAR08
2660	S-UP	Flashing @ Clock Gable	FJA	30	25MAR08	05MAY08
6050	S-UP	Flashing @ Turrets 13th Fir	FJA	5	31MAR08	04APR08
2690	S-UP	Install Terra Cotta Turrets	EUGM	15	07APR08	25APR08
2620	S-UP	Install Copper Turrets	FJA	20	28APR08	23MAY08
1090	S-UP	Final Cleaning @ South Tower	MASO	5	12JUN08	18JUN08
1040	S-UP	Install Clock	LEE	25	19JUN08	24JUL08
1050	S-UP	Seal @ Clock	LEE	4	25JUL08	30JUL08
1060	S-UP	Lighting @ Clock	PEER	5	31JUL08	06AUG08
1080	S-UP	Lighting @ Clock	BEEB	2	31JUL08	08AUG08
1060	S-UP	Lighting @ Clock	PEER	5	31JUL08	06AUG08
1080	S-UP	Lighting @ Clock	BEEB	2	31JUL08	08AUG08
1080	S-UP	Lighting @ Clock	PEER	5	31JUL08	08AUG08
1080	S-UP	Lighting @ Clock	BEEB	2	31JUL08	08AUG08
1000	S-UP	Lighting @ Clock	PEER	5	31JUL08	08AUG08
1000	S-UP	Lighting @ Clock	BEEB	2	31JUL08	08AUG08
1888	S-UP	Lighting @ Clock	PEER	5	31JUL08	08AUG08
1888	S-UP	Lighting @ Clock	BEEB	2	31JUL08	08AUG08
1130	S-UP	Inspect South Tower	FJA	3	11AUG08	11AUG08
1140	S-UP	Punch List @ South Tower Upper	JPC	10	12AUG08	25AUG08
1150	S-UP	Punch List Acceptance	E/A	5	26AUG08	02SEP08
1160	S-UP	Peer Review @ South Tower Upper	E/A	3	03SEP08	05SEP08
1180	S-UP	Remove Exterior Scaffold 10th Floor & Up	SAFW	25	06SEP08	10OCT08
1190	S-UP	Remove Interior Scaffold @ South Tower	SAFW	14	08SEP08	25SEP08
2940	S-UP	Repair Scaffold Holes	ART	25	08SEP08	10OCT08
7430	S-UP	Remove Roof @ 11th & 12th Fir	FJA	4	26SEP08	01OCT08
7440	S-UP	Roof & Flash @ 11th & 12th Fir	FJA	15	02OCT08	22OCT08
1200	S-UP	Remove 10th Floor Steel	JPC	6	13OCT08	20OCT08
1210	S-UP	Remove 10th Fir Roof	FJA	2	23OCT08	24OCT08
1230	S-UP	Replace Shed Siding & Drs & Roof @ 10th	JPC	5	27OCT08	31OCT08
1220	S-UP	Roof & Flash 10th Floor	FJA	6	03NOV08	10NOV08
1270	S-UP	Paint Shed @ 10th Fir Roof	MASO	3	11NOV08	13NOV08

Punch List @ South Tower Upper

Punch List Acceptance

Peer Review @ South Tower Upper

Remove Exterior Scaffold 10th Floor & Up
 Remove Interior Scaffold @ South Tower

Repair Scaffold Holes
 Remove Roof @ 11th & 12th Fir
 Roof & Flash @ 11th & 12th Fir

Remove 10th Floor Steel
 Remove 10th Fir Roof

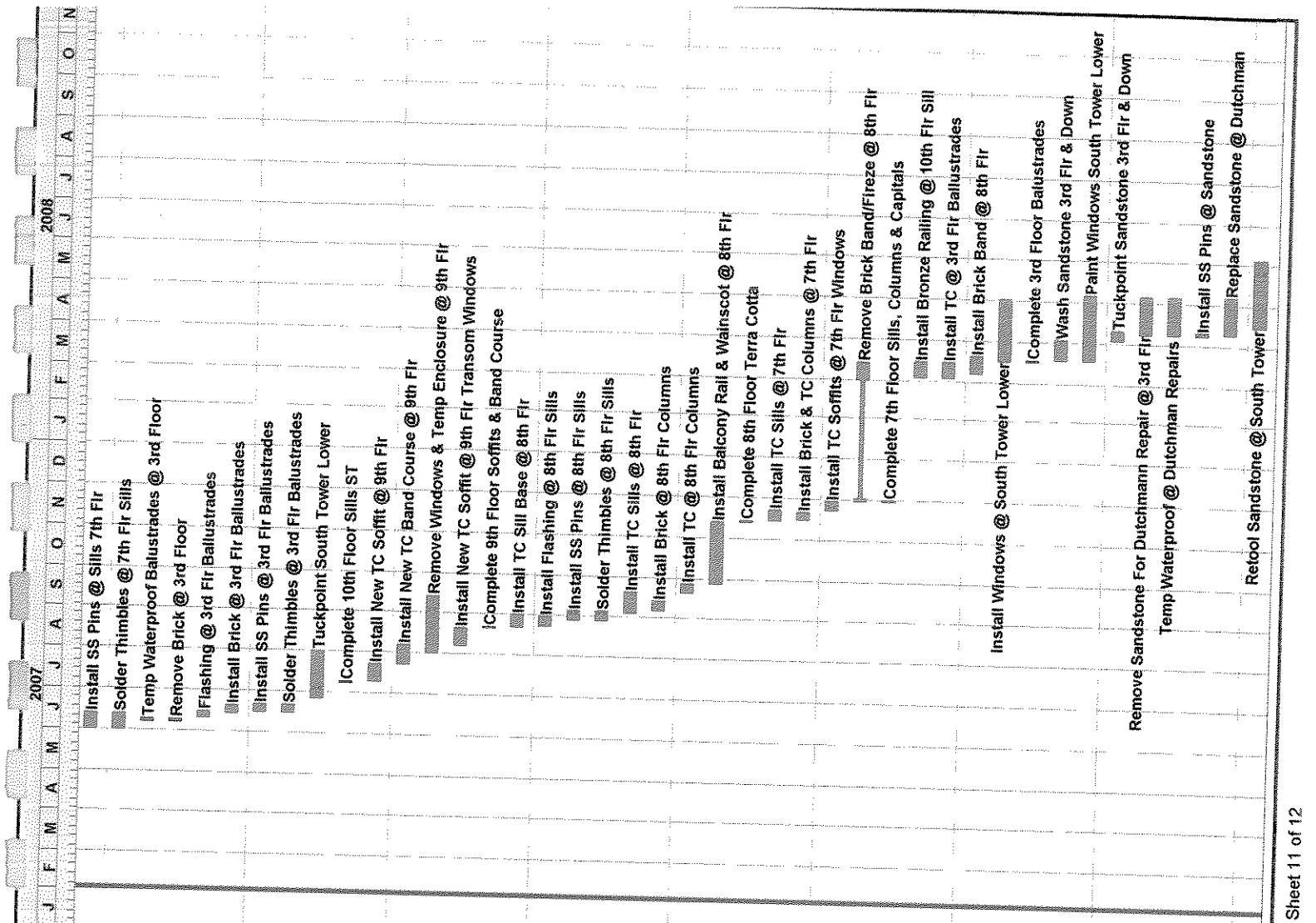
Replace Shed Siding & Drs & Roof @ 10th Fir
 Roof & Flash 10th Floor

Paint Shed @ 10th Fir Roof

South Tower Below 10th Floor

4760	S-LW	Temp Waterproof Sills @ 10th Fir	ROBR	5	05MAR07	09MAR07
7410	S-LW	Temp Waterproof Sills @ 10th Fir	ROBR	4	05MAR07	09MAR07

Temp Waterproof Sills @ 10th Fir
 City Division of Condition Control



Activity ID	AREA	Activity Description	RESP	Rem Dur	Early Start	Early Finish
3150	S-LW	Install Mechanical Louvers @ South Tower Lower	ART	6	05MAY08	12MAY08
5230	S-LW	Clean Sandstone Arches @ Porte Crochere	MASO	5	07MAY08	13MAY08
5050	S-LW	Paint Mech Louvers @ South Tower Lower	MASO	6	13MAY08	20MAY08
5240	S-LW	Clean Granite Columns @ Porte Crochere	MASO	3	14MAY08	16MAY08
5260	S-LW	Tuckpoint Granite Joints	RC	3	19MAY08	21MAY08
5250	S-LW	Clean Granite Base	MASO	3	22MAY08	27MAY08
3200	S-LW	Final Cleaning @ South Tower Lower	MASO	10	05JUN08	18JUN08
1100	S-LW	Window Washing	JPC	5	19JUN08	25JUN08
3210	S-LW	Inspect South Tower Lower	E/A	3	26JUN08	30JUN08
3220	S-LW	Punch List @ South Tower Lower	E/A	10	01JUL08	15JUL08
3230	S-LW	Punch List Acceptance @ South Tower	E/A	10	16JUL08	29JUL08
3240	S-LW	Peer Review @ South Tower Lower	E/A	3	30JUL08	01AUG08
3280	S-LW	Repair Scaffold Holes	ART	23	04AUG08	04SEP08
3290	S-LW	Repair Scaffold Holes	ART	23	04AUG08	04SEP08
3480	S-LW	Remove Scaffold Except Hoist Bay @	SAFW	23	04AUG08	04SEP08
3250	S-LW	Remove Hoist Scaffold @ South Tower	SAFW	3	21OCT08	23OCT08
3490	S-LW	Repair Scaffold Holes @ Hoist	SAFW	3	21OCT08	23OCT08

Activity ID	AREA	Activity Description	RESP	Rem Dur	Early Start	Early Finish
5110	ROOF	Remove Main Flat Roof @ 9th Fir	ROBR	10	09OCT07	22OCT07
5130	ROOF	Install Scaffold @ 9th Fir Attic	SAFW	10	09OCT07	22OCT07
5320	ROOF	Temp Waterproof @ Flat Roof	ROBR	20	09OCT07	05NOV07
5140	ROOF	Remove Book Tile @ Flat Roof	WSTR	10	23OCT07	05NOV07
5310	ROOF	Install Steel Repairs @ Flat Roof	JPC	10	06NOV07	19NOV07
5150	ROOF	Rough in Plumbing @ Flat Roof	GRUN	5	20NOV07	27NOV07
5350	ROOF	Install New Cresting	FJA	20	20NOV07	18MAR08
5160	ROOF	Rough in HVAC @ Flat Roof	ART	5	28NOV07	04MAR08
5340	ROOF	Install New Book Tile @ Flat Roof	WSTR	10	19MAR08	01APR08
5330	ROOF	Install New Flat Roof & Flashing	ROBR	15	30JUN08	21JUL08
5370	ROOF	Punchlist @ Roof	E/A	5	22JUL08	28JUL08
6000	ROOF	Final Closeout	JPC	1	14NOV08	14NOV08

2007: J F M A M J J A S O N D J F M A M J J A S O N

2008: J F M A M J J A S O N D J F M A M J J A S O N

Appendix D – Budget Evolution / Funding History



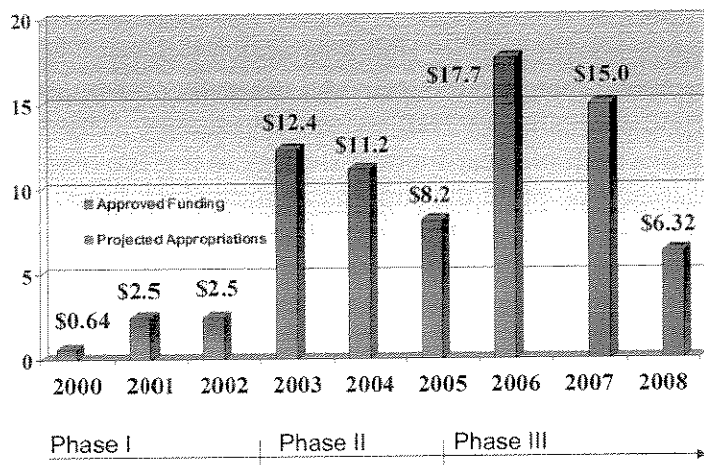
BUDGET EVOLUTION/FUNDING HISTORY

The development of the total approved project budget of \$76,459,607 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 \$76,459,607, 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 \$18.0 Million in 2007 and \$3.32 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 E – 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.

