

# **MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT**



**A  
Report  
to the  
Public Works  
Committee  
February 14, 2007**

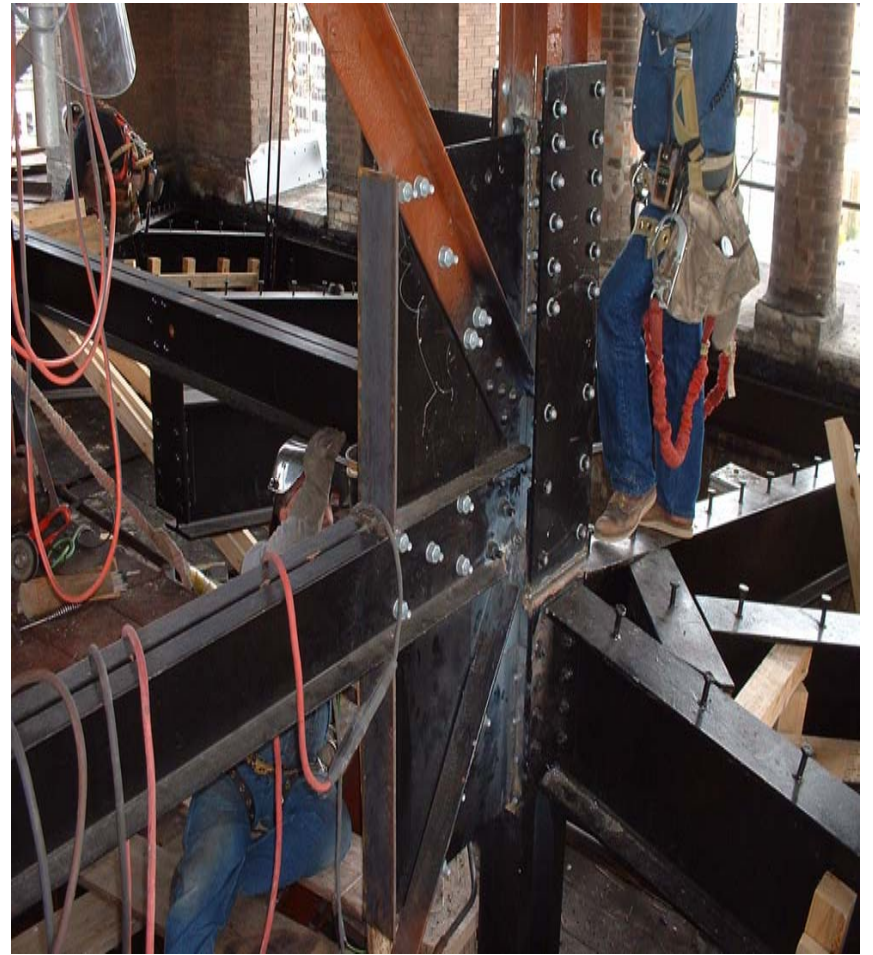
# Construction Progress to Date

- Terra cotta, brick, and mock-up approvals
- Masonry cleaning approximately 100% complete
- Deconstruction / Construction of South Tower
- Dormer Construction – ongoing
- 12th floor Reconstruction
- Demolition of brick columns on the 12th floor south tower
- Demolition and removal of Slate Roofing





# Installing 12th Floor Structural Steel





# Replacement of Deteriorated Roof Beam in South Tower





# Reforming Back-up Brick to Install New Terra Cotta on Gables





# Slate Roofing Removal





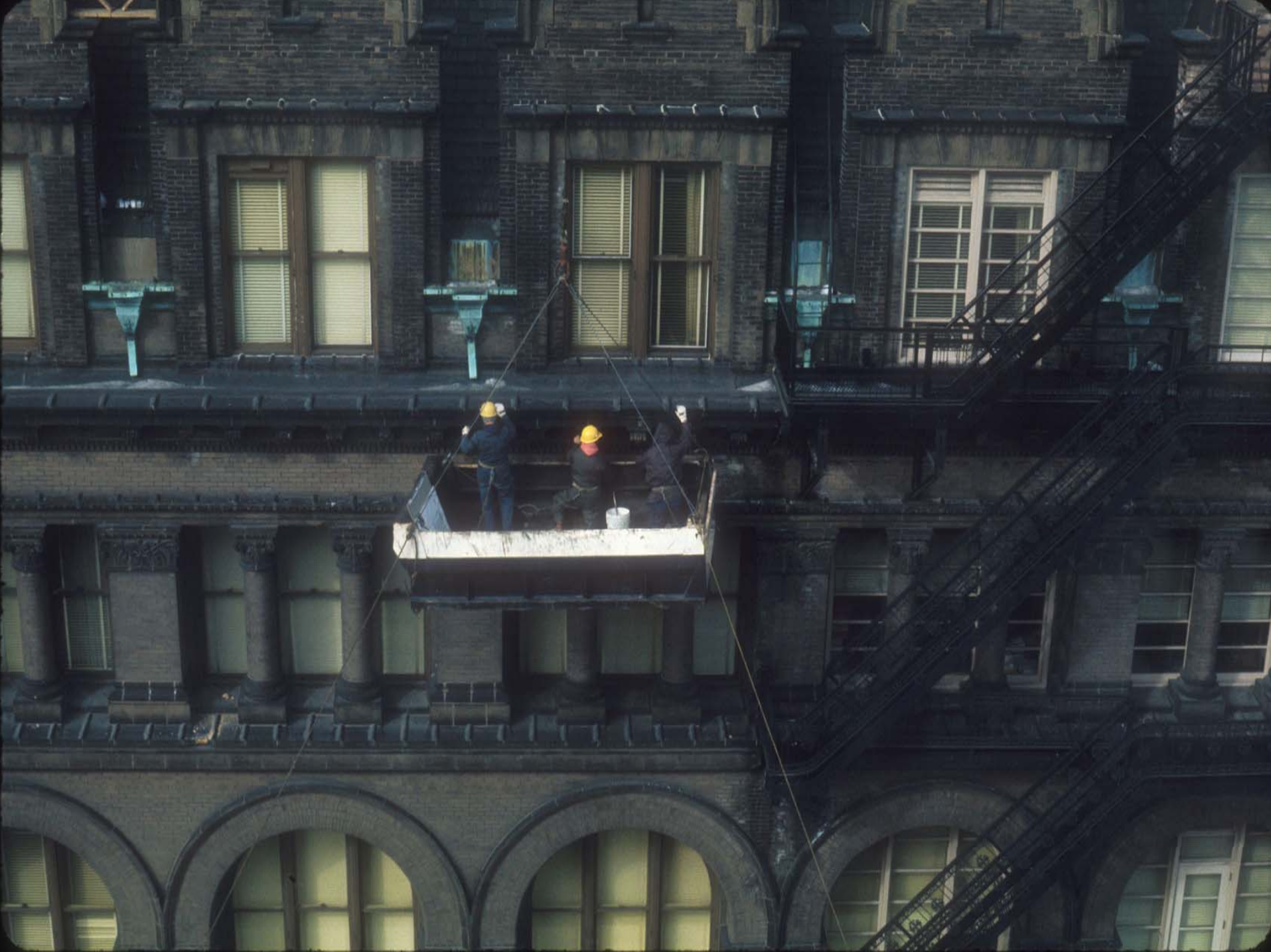
# Dormer Reconstruction



# Dormer Reconstruction









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# Three Month Look Ahead

- Terra cotta, brick, and mock-up approvals
- Steel at the South Tower – On Going
- Pouring of The Ring Beam
- 8th floor Gutters Installation
- Dormer Construction - ongoing
- Pour new 12th floor slab
- Demolition of brick columns on the 12th floor south tower
- Decorative Copper Fabrication



# 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

- Residents 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/Masonry, Glazing, Roofing*
- J. P. Cullen & Sons, Inc. commitments at or above requirements:
  - RPP: 25.2 %
  - EBE: 24.3 %
  - Apprenticeship hours: 10,000 Hrs
  - Minorities in the workforce: 25.0 %
  - Committed to work with a voluntary community workforce advisory committee

# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

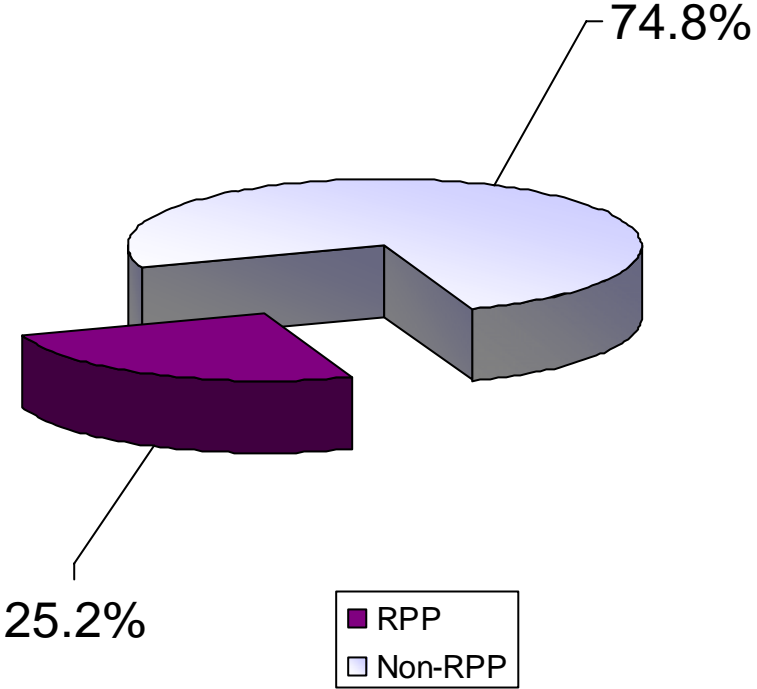
## WORKFORCE REQUIREMENTS AND PERFORMANCE DATA THROUGH 7/31/06

| 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 <u>Requirement</u> 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 <u>Requirements</u> 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>           |
| <b>Project Performance – Voluntary Efforts</b>                |           |   |
| 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>              |

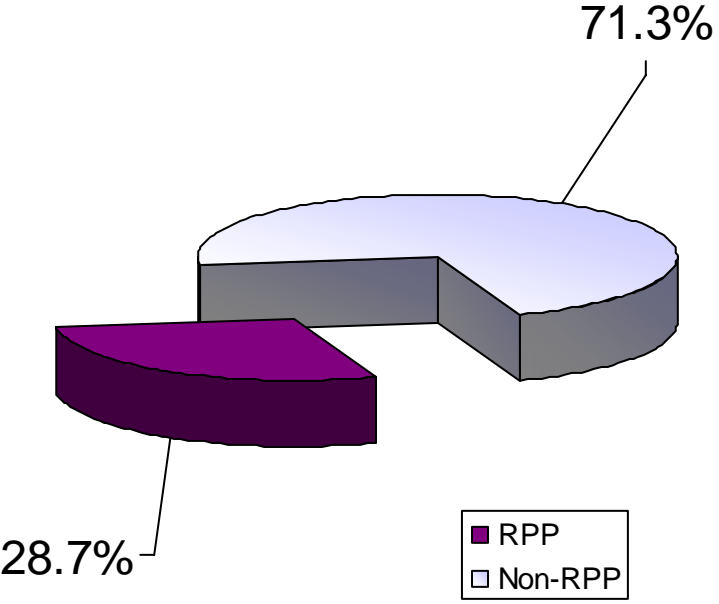


# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

RPP Commitment for Project

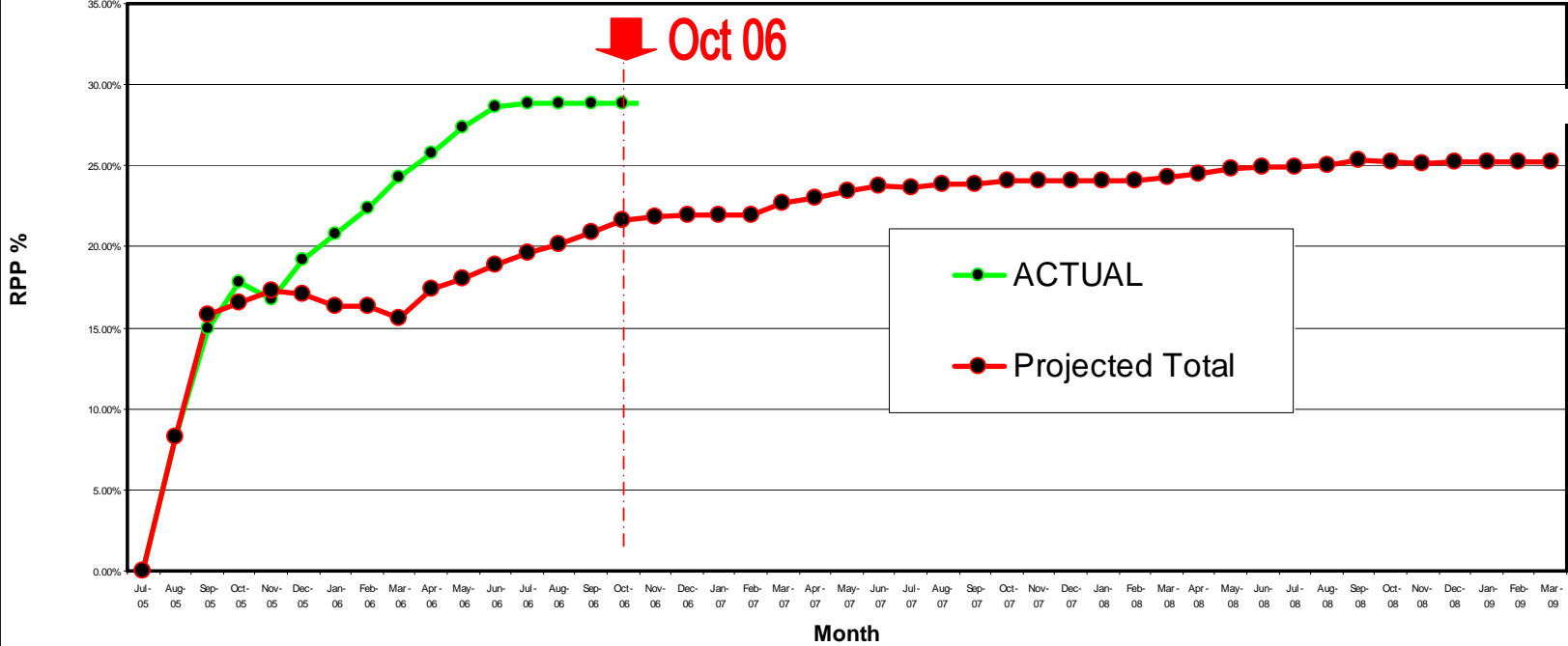


RPP Participation Through 10/31/06



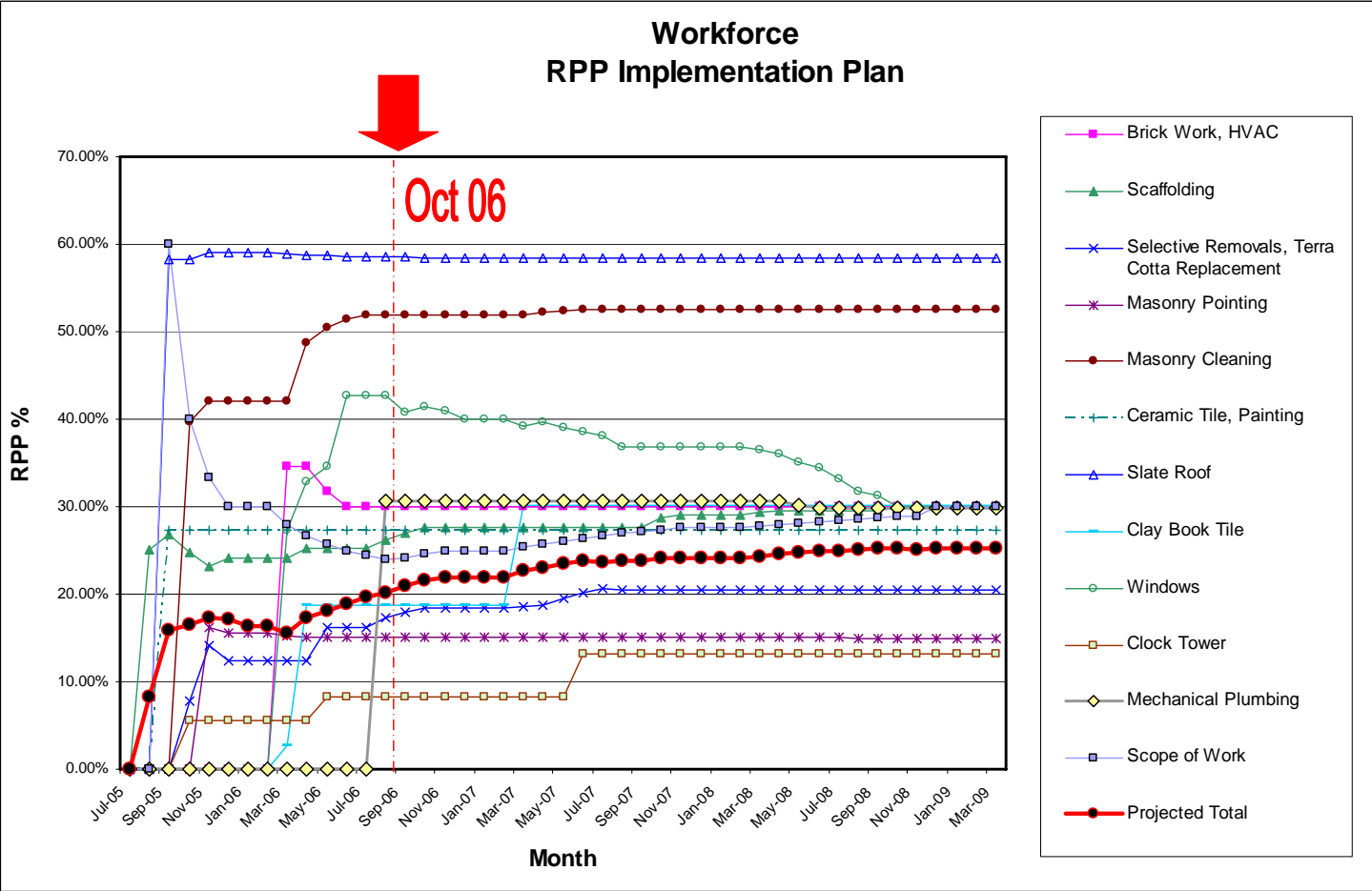
# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Projected RPP Plan Summary vs. Actual Performance through 10/31/06





# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

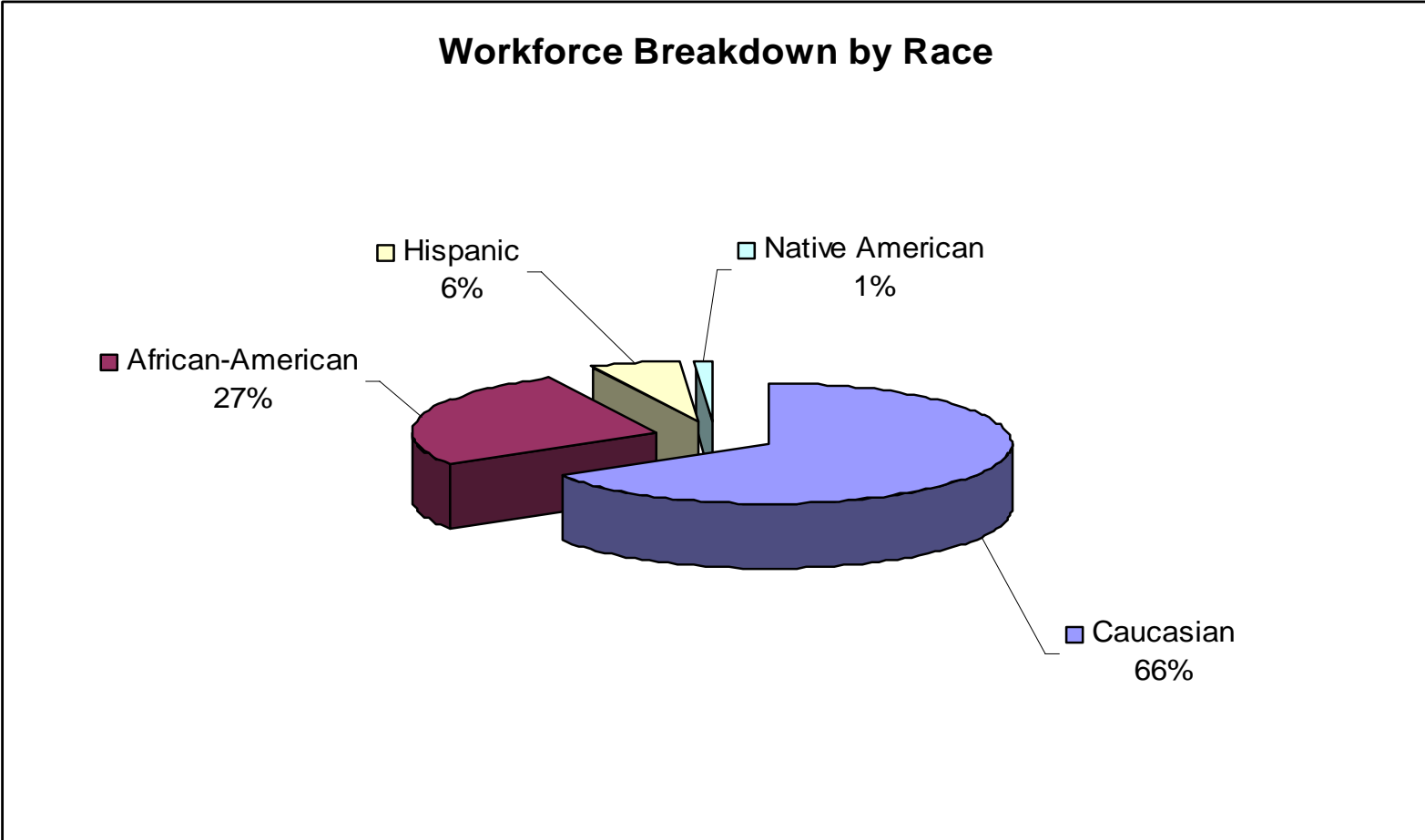


# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

## 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

# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT





# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

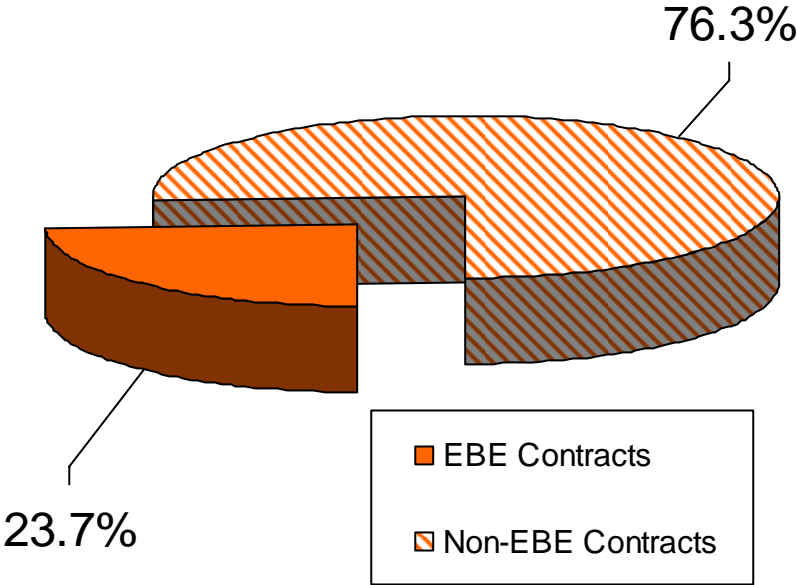
## CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 10/31/06

| 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>32.9% 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>  |

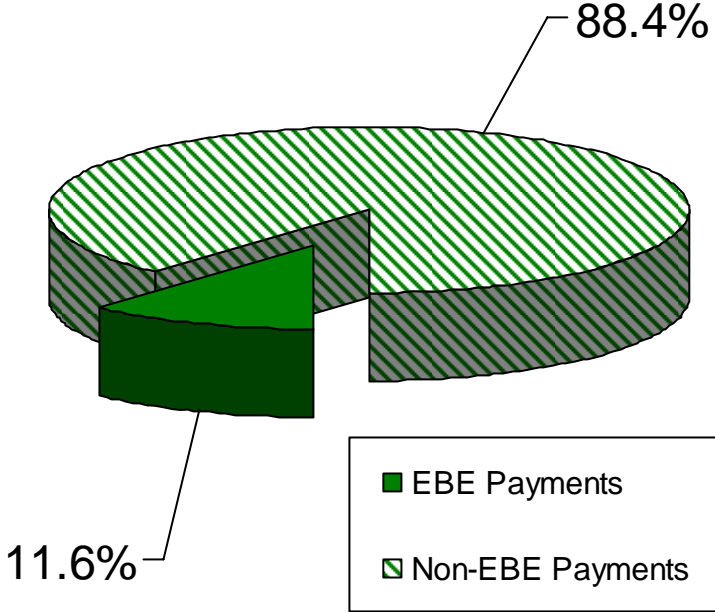
\*EBE to EBE subcontracting - not counted above - increases total EBE involvement by \$704,000 to \$15,288,129

# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

**EBE Participation  
Construction Contracts / Change Orders**



**EBE Participation  
Payments Through 10/31/06**



# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

## EBE Construction Vendors

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

### Ethnicity and Gender Codes

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



# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

## EBE Professional Service Providers

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

### Ethnicity and Gender Codes

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

# MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



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**M.L. Tharps &  
Associates**

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Construction Audit and Advisory Services

**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/F            | L                      | M=F-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 |
| A                         | General Contractor<br>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                             |
| B                         | Architectural / Engineering Services<br>Engberg Anderson Design Partnership Team                             | 1,206,000            | -                                     | -                      | -   | 1,206,000   | 1,206,000  | 1,206,000                              | -   | 0%               | -                      | -                                      |
| 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                                |
| D                         | City of Milwaukee<br>Department of Public Works<br>Administration and Inspection                             | 760,000              | 760,000                               | -                      | 760,000                                     | -   | -  | 760,000                                | -   | 47%              | 355,001                | 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   | -                | -                      | -                                      |
|                           | <b>Total Phase III Project Costs<br/>(Costs Paid or Encumbered<br/>from July 1 to December 31,<br/>2005)</b> | <b>\$ 70,000,000</b> | <b>62,365,497</b>                     | <b>1,560,763</b>       | <b>63,926,260</b>                           | <b>73,740</b>   | <b>3,126,500</b>                                 | <b>67,052,760</b>                      | <b>(3,052,760)</b>  | <b>36%</b>       | <b>23,316,234</b>      | <b>40,610,026</b>                      |
| F                         | Total Phase II Project Costs<br>(Costs Paid and Encumbered from<br>December 9, 2002 to June 30,<br>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                                |
| G                         | Total Phase I Project Costs<br>(Costs Incurred Prior to<br>December 9, 2002)                                 | 1,904,143            | 1,904,143                             | -                      | 1,904,143                                   | -   | -  | 1,904,143                              | -   | 100%             | 1,904,143              | -                                      |
|                           | <b>Grand Total Project Costs<br/>(Phase I, II &amp; III)</b>   | <b>\$ 76,454,169</b> | <b>68,432,056</b>                     | <b>2,115,915</b>       | <b>70,547,971</b>                           | <b>(93,802)</b>                                       | <b>3,126,500</b>                                 | <b>73,674,471</b>                      | <b>(3,220,302)</b>  | <b>41%</b>       | <b>29,163,597</b>      | <b>41,384,374</b>                      |



**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/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    | 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)   | -                | -                      | -                                      | -  |
|      | <b>Total</b>                    | <b>\$ 59,927,218</b> | 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/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    | Construction Administration | \$ 1,206,000        | -                                     | -                      | -   | 1,206,000   | 1,206,000  | 1,206,000                              | -   | 0%               | -                      | -                                      | 1,206,000  |
| 2    | Reimbursables               | -                   | -                                     | -                      | -   | -   | -  | -                                      | -   | 0%               | -                      | -                                      | -  |
|      | <b>Total</b>                | <b>\$ 1,206,000</b> | <b>\$ -</b>                           | <b>-</b>               | <b>-</b>                                    | <b>1,206,000</b>                                      | <b>1,206,000</b>                                 | <b>1,206,000</b>                       | <b>-</b>  | <b>0%</b>        | <b>-</b>               | <b>-</b>                               | <b>1,206,000</b>                                     |

**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=L/F            | L                      | M=F-L                                  | N=I-L  |
|------|---|---------------------|---------------------------------------|------------------------|---|---|--|--|---|------------------|------------------------|--|--|
| Item | Task Description                          | Approved Budget     | Approved Contracts / Scheduled Values | Approved Change Orders | Total Approved Contracts / Scheduled Values | Budget 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                 | -                                      | -  |
|      | <b>Total</b>                              | <b>\$ 2,106,782</b> | <b>1,678,279</b>                      | <b>14,000</b>          | <b>1,692,279</b>                            | <b>414,503</b>  | <b>-</b>   | <b>1,692,279</b>                       | <b>414,503</b>  | <b>75%</b>       | <b>1,265,487</b>       | <b>426,792</b>                         | <b>426,792</b>                                       |



**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=L/F            | L                      | M=F-L                                  | N=I-L  |
|------|--|-----------------|---------------------------------------|------------------------|---|---|--|--|---|------------------|------------------------|--|--|
| Item | Task Description                                       | Approved Budget | Approved Contracts / Scheduled Values | Approved Change Orders | Total Approved Contracts / Scheduled Values | Budget 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  |
|      | <b>Total</b>   | <b>760,000</b>  | <b>760,000</b>                        | <b>-</b>               | <b>760,000</b>                              | <b>-</b>  | <b>-</b>   | <b>760,000</b>                         | <b>-</b>  | <b>47%</b>       | <b>355,001</b>         | <b>404,999</b>                         | <b>404,999</b>                                       |

**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<br>J.P. Cullen & Sons                                       | \$ 6,000,000        | 1,546,763              | 1,920,500               | -                           | 2,532,737           | -                      | -                       | -        |
| 2    | Architectural/Engineer Services<br>Engberg Anderson Design<br>Partnership Team | -                   | -                      | -                       | -                           | -                   | -                      | -                       | -        |
| 3    | Other Consultants, Contractors &<br>Misc Costs                                 | -                   | 14,000                 | -                       | -                           | (14,000)            | -                      | -                       | -        |
| 4    | City of Milwaukee<br>Department of Public Works                                | -                   | -                      | -                       | -                           | -                   | -                      | -                       | -        |
|      | <b>Total</b>   | <b>\$ 6,000,000</b> | <b>1,560,763</b>       | <b>1,920,500</b>        | <b>-</b>                    | <b>2,518,737</b>    | <b>-</b>               | <b>-</b>                | <b>-</b> |

**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=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    | Architectural / Engineering Services<br>Engberg Anderson Design<br>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<br>Contractors/Miscellaneous Costs                              | 248,723            | 248,723                               | -                      | 248,723                                     | -   | -  | 248,723                                | -   | 100%             | 248,723                | -                                      | -  |
| 3    | City of Milwaukee<br>Department of Public Works<br>Design / Bid Administration          | 272,777            | 272,777                               | -                      | 272,777                                     | -   | -  | 272,777                                | -   | 100%             | 272,777                | -                                      | -  |
|      | <b>Total Phase II Project Costs</b>   | <b>\$4,550,026</b> | <b>4,162,416</b>                      | <b>555,152</b>         | <b>4,717,568</b>                            | <b>(167,542)</b>                                      | <b>-</b>   | <b>4,717,568</b>                       | <b>(167,542)</b>  | <b>84%</b>       | <b>3,943,219</b>       | <b>774,348</b>                         | <b>774,348</b>                                       |
| ***  | Costs from December 9, 2002 though 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=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    | 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 | 134,683             | 134,683                               | -                      | 134,683                                     | -   | -  | 134,683                                | -   | 100%             | 134,683                | -                                      | -  |
|      | <b>Total Phase II Project Costs</b>                                  | <b>\$ 1,904,143</b> | <b>1,904,143</b>                      | <b>-</b>               | <b>1,904,143</b>                            | <b>-</b>  | <b>-</b>   | <b>1,904,143</b>                       | <b>-</b>  | <b>100%</b>      | <b>1,904,143</b>       | <b>-</b>                               | <b>-</b>   |

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

| A        | B  | C    | C                | D                | E               | F               | G                  | H               | J                | K         | L        | M                      |
|----------|--|------|------------------|------------------|-----------------|-----------------|--------------------|-----------------|------------------|-----------|----------|------------------------|
| Item No. | Item Description                                 | CO # | Estimated Amount | Submitted Amount | Approved Amount | Rejected Amount | Existing Condition | Owner's Request | A/E Design Error | VE Item   | Other    | Contingency Adjustment |
| 1        | Issue # 7:<br>Modify Mock-up<br>Specification    | 1    |                  |                  | (200,000)       |                 |                    |                 |                  | (200,000) |          | 200,000                |
| 2        | Issue # 8:<br>Modify Salvage<br>Requirements     | 2    |                  |                  | (249,137)       |                 |                    |                 |                  | (249,137) |          | 249,137                |
| 3        | Issue # 10:<br>Clock Glass Warranty              | 1    |                  |                  | (4,000)         |                 |                    |                 |                  | (4,000)   |          | 4,000                  |
| 4        | Issue # 20:<br>Temp. Power                       | 3    |                  | 0                |                 |                 |                    |                 |                  |           | 0        | 0                      |
| 5        | Issue # 39:<br>Steel at 10th Floor               | 4    |                  |                  | 134,798         |                 |                    |                 |                  |           | 134,798  | (134,798)              |
| 6        | Issue # 47:<br>Structure at Gables               | 5    |                  |                  | 1,359,974       |                 | 1,359,974          |                 |                  |           |          | (1,359,974)            |
| 7        | Issue # 54:<br>Copper Detail                     |      |                  | (30,000)         |                 |                 |                    |                 |                  |           | (30,000) | 30,000                 |
| 8        | Issue # 73:<br>Ceramic Tile in Men's<br>Bathroom | 5    |                  |                  | 1,047           |                 | 1,047              |                 |                  |           |          | (1,047)                |
| 9        | Issue # 107:<br>Mastic @ Slate Roof              |      |                  | 120,000          |                 |                 | 120,000            |                 |                  |           |          | (120,000)              |
| 10       | Issue # 109 R / 115<br>Steel Purlins @ S.T.      | 5    |                  |                  | 314,980         |                 | 314,980            |                 |                  |           |          | (314,980)              |
| 11       | Issue # 111:<br>CB#03 Revise Ring<br>Beam        |      |                  | 6,000            |                 |                 |                    |                 |                  |           | 6,000    | (6,000)                |
| 12       | Issue # 118<br>Scaffolding at Dormers            |      |                  | 200,000          |                 |                 |                    |                 |                  |           | 200,000  | (200,000)              |
| 13       | Issue # 131<br>Slate Remove &<br>Replace         |      |                  | 1,184,000        |                 |                 | 1,184,000          |                 |                  |           |          | (1,184,000)            |



**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT  
ARCHITECTURAL / ENGINEERING S**

| A        | B                               | C    | D                | E                | F               | G               | H                  | I               | J                | K       | L     | M                      |
|----------|---------------------------------|------|------------------|------------------|-----------------|-----------------|--------------------|-----------------|------------------|---------|-------|------------------------|
| Item No. | Item Description                | CO # | Estimated Amount | Submitted Amount | Approved Amount | Rejected Amount | Existing Condition | Owner's Request | A/E Design Error | VE Item | Other | Contingency Adjustment |
| 1        | Pile Load & Length Test         | 1    |                  | 24,155           |                 |                 |                    |                 |                  |         |       |                        |
| 2        | Scope Modification & WJE Report | 2    |                  | 280,320          |                 |                 |                    |                 |                  |         |       |                        |
| 3        | 8th Floor Cornice Flashing      | 3    |                  | 42,900           |                 |                 |                    |                 |                  |         |       |                        |
| 4        | Exterior Light Mock Up          | 4    |                  | 20,160           |                 |                 |                    |                 |                  |         |       |                        |
| 5        | Partnering                      | 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          |                 |                 |                    |                 |                  |         |       |                        |