

Milwaukee City Hall Historic Building Restoration

Project Status Report thru July 31, 2007



Department of Public Works
Operations Division
Building & Fleet Services

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Oct 10, 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 seventh 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 July 2007, the following major issues have been identified:

- Spalled Concrete and Exposed Rebar on the Underside of the 13th Floor Precast Deck and New Siplast Membrane Roof System at the 13th Floor
- Replace 3 Scuppers on the West Elevation with 23 scuppers, matching the Scuppers Between Dormers W12 and W13
- Credit for Terra Cotta repairs not required

The schedule impact by these items has not yet been determined. These items being considered will have a budget impact of approximately \$(438,762). Which is within the project contingency. For further detail please refer to Schedule E1, Approved and Potential Changes.

CURRENT SCHEDULE STATUS

Construction progress to July 31st, 2007 is as follows:

- South Tower Construction - Ongoing.
- Precast at clocks – Complete
- Dormer Construction – 100% Complete.
- Gable Construction, Main Building – 40% Complete
- Steel at South Tower – 95% Complete.
- 8th Floor Gutters – 75% Complete.
- Brick Work – 30% Complete
- Production & Installation of Copper, Terra Cotta for South Tower – 50% Complete.
- Pointing – 30% Complete
- Book Tile at South Tower – Complete.
- Slate Roof – 50% Complete.
- Carpentry at dome & lantern – 75% Complete
- Windows – 25% Complete

Six month look ahead for 2007 is as follows:

- Terra cotta, brick, and mockup approvals – Ongoing.
- Steel at the South Tower – Complete.
- 8th Floor Gutters – Complete.
- Construction of South Tower – Ongoing.
- Production & Installation of Copper, Terra Cotta for the South Tower – On going.
- Slate roof construction – Ongoing.
- Conditional Brick Replacement – Ongoing.
- 4th, 5th, 8th, 9th Floor Windows – Ongoing.
- Steel for Gables – Complete.
- Gables – Complete.

CURRENT BUDGET STATUS

This report addresses all costs incurred through July 31, 2007, which totals \$46,059,154 or 62% 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 \$114,144 for architectural/engineering services remains to be expended.

Of the \$70,000,000 Phase III committed project budgeted funds, 58% or \$39,719,130 has been incurred through July 31, 2007.

Through July 31, 2007 J.P. Cullen has completed \$37,723,390 or 59% of their contract of \$64,234,322.

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

JPC approved change orders, total of **\$4,307,104.00**, 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
- Heat and Winter costs
- Slate Removal and Replacement
- Structural C Channel Replacement
- Alternate Bracing / Attachment of Scaffold at Dormers
- Steel Channels at the South Tower 11th Floor Core Location
- Steel Channels and Column Connections at the South Tower 13th Floor Core Location
- Double Stainless Steel Angle Support for the 12th Floor Terra Cotta Railing

JPC potential change orders, total credit of **\$(438,762)** follows:

- Spalled Concrete and Exposed Rebar on the Underside of the 13th Floor Precast Deck and New Siplast Membrane Roof System at the 13th Floor
- Replace 3 Scuppers on the West Elevation with 23 scuppers, matching the Scuppers Between Dormers W12 and W13
- Credit for Terra Cotta repairs not required

Balance of contingency after approved/potential changes is **\$2,131,658.00**

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 seventh Project Quarter (ended July 31, 2007), 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 Management & Marketing Services
Through July 31, 2007

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Project Participation Targets

- Residents Preference Program (RPP) Requirement: **25%** of Workforce Hours
- Emerging Business Enterprise (EBE) Requirement: **18%** of Contract Dollars
- Apprenticeship Requirement: **10,000 Hrs** in the following specified trades –
*Bricklaying/Masonry, Roofing, Carpentry**
- Initial projections/commitments at or above requirements:
 - RPP: 25.2 %
 - EBE: 24.3 %
 - Apprenticeship hours: 10,000 Hrs
 - Minorities in the workforce: 25.0 %
 - Partnership with community workforce advisory committee

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

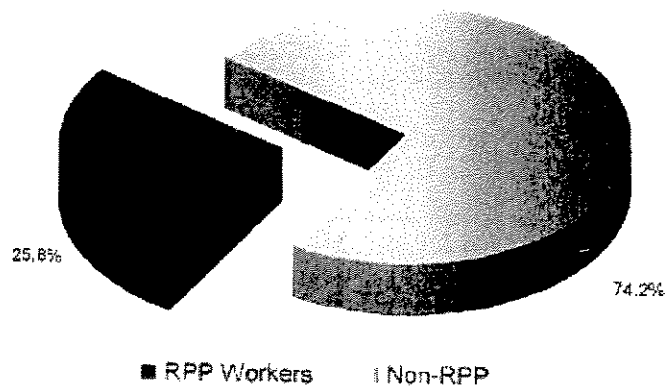
WORKFORCE REQUIREMENTS AND PERFORMANCE DATA THROUGH 7/31/07

Project Requirements, Projections and Performance	Man-Hours	Comment
Initial projected hours for project	424,186	Provided by JP Cowles
Total hours through 7/31/07	169,858	48 % of initially projected total
RPP requirement for entire project (25%)	106,047	Based upon initial projected hours
RPP hours credited through 7/31/07	46,896	25.8 % of total onsite hours
Apprenticeship target for selected trades	10,000	2.4 % of total projected hours
Apprenticeship hours in selected trades through 7/31/07	8,059	81% of project requirement
Project Performance – Voluntary Efforts		
Total hours worked by minorities (RPP and otherwise) to date	64,864	30.4 % of total onsite hours
Total hours worked by apprentices to date	12,446	6.9 % of current total
Total hours worked by minority apprentices	9,169	74 % of apprenticeship hours

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

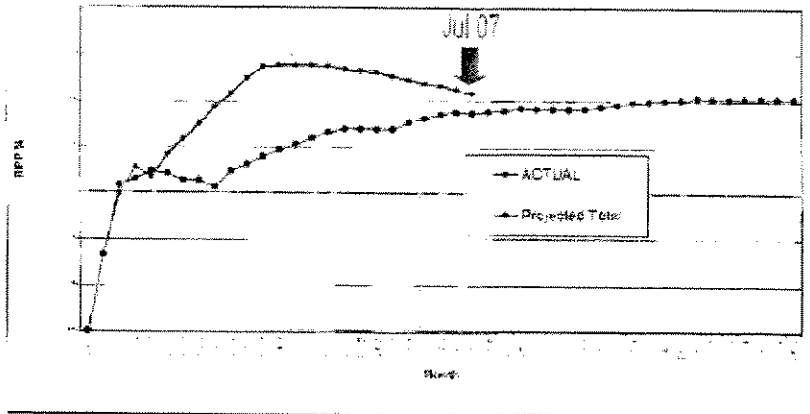
RPP Workforce through July 31, 2007



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Projected RPP Plan Summary vs. Actual Performance through July 31, 2007



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

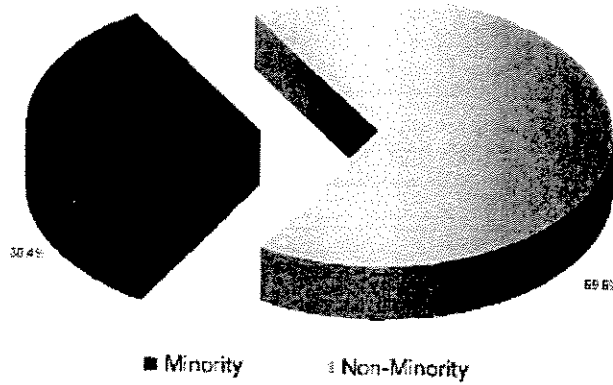
Apprentice Workforce Data through July 31, 2007

- Estimated total project hours upon completion: 424,188 hours
- Total workforce hours through 7/31/07: 148,513 hours
- Targeted Apprentice Trades:
Bricklayers/Masons, Roofers and Carpenters*
- Targeted Trades Requirements: 10,000 hours (2.4% of project total)
6 apprentices
- Targeted Trades Performance: 8,058 hrs (81% of requirement)
19 apprentices
- Total Apprentice workforce through 7/31/07: 12,446 hours (8.3% of current total hours)
35 apprentices

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Minority Workforce through July 31, 2007



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

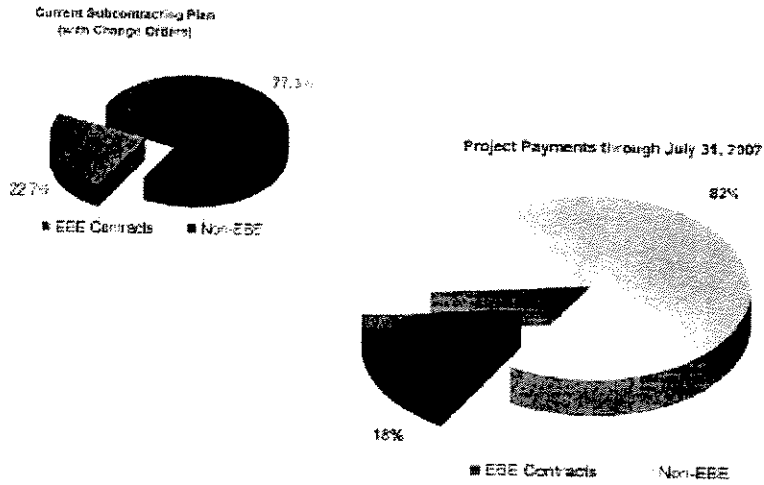
CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 7/31/07

Project Requirements, Contracts and Performance	Values	Comment
Total projected cost	\$ 64,284,322	Includes approved change orders totaling \$4,307,194
Total payments through July 31, 2007	32,802,355	61% of current projected cost
EBE (equipment) based on total projected cost	11,562,176	18% of projected cost
EBE contracts in place and coded to Project Monitor*	14,650,289	22.7% of total contract and change orders
Payments to EBE contractors	5,921,541	18% of total payments

*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



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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 ³	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 Pennebaker Enterprises ¹	Roofing

Ethnicity and Gender Codes

1-African American; 2-Asian American; 3-Caucasian; 4-Hispanic; 5-Native American; F-Female; M-Male

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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 ²	Mechanical and plumbing engineering services

Ethnicity and Gender Codes

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



Appendix A – Cost Summaries



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

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/I-F	L	M=F-L	N=I-L
Item & Schedule Reference	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (Over)/Under Total Approved Contracts to Date	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
A	General Contractor J.P. Cullen & Sons	\$59,927,218	59,927,218	4,307,104	64,234,322	(4,307,104)	(256,666)	63,977,656	(4,050,438)	59%	37,723,390	26,510,932	26,254,266
B	Architectural / Engineering Services Engberg Anderson Design Partnership Team	1,206,000	1,350,508	-	1,350,508	(144,508)	-	1,350,508	(144,508)	1%	10,477	1,340,031	1,340,031
C	Other Consultants/Other Contractors/Miscellaneous Costs	2,106,782	1,897,626	13,868	1,911,494	195,288	-	1,911,494	195,288	76%	1,447,315	464,179	464,179
D	City of Milwaukee Department of Public Works Administration and Inspection	760,000	760,000	-	760,000	-	-	760,000	-	71%	537,948	222,052	222,052
E	Construction Contingency	6,000,000	-	4,320,972	4,320,972	1,679,028	(256,666)	4,064,306	1,935,694				
	Total Phase III Project Costs (Costs Paid or Encumbered from July 1 to June 30, 2007)	\$70,000,000	63,935,352	4,320,972	68,256,324	(4,256,324)	(256,666)	67,999,658	(3,999,658)	58%	39,719,130	28,537,194	28,280,528

F	Total Phase II Project Costs (Costs Paid and Encumbered from December 9, 2002 to June 30, 2005)	\$ 4,550,025	4,162,415	387,610	4,550,025	-	-	4,550,025	-	97%	4,435,881	114,144	114,144
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)	\$76,454,168	70,001,910	4,708,582	74,710,492	(4,256,324)	(256,666)	74,453,826	(3,999,658)	62%	46,059,154	28,651,338	28,394,672

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 JULY 31, 2007)

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 (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Bid 100A - Tower	\$39,801,656	39,801,656	-	39,801,656	-	-	39,801,656	-	59%	23,656,691	16,144,965	16,144,965
2	Bid 200A - West (7th Floor Up)	5,625,845	5,625,845	-	5,625,845	-	-	5,625,845	-	85%	4,786,767	839,078	839,078
3	Bid 300A West (7th Floor Down)	2,501,225	2,501,225	-	2,501,225	-	-	2,501,225	-	40%	1,008,941	1,492,284	1,492,284
4	Bid 200B East (7th Floor Up)	4,663,132	4,663,132	-	4,663,132	-	-	4,663,132	-	78%	3,642,342	1,020,790	1,020,790
5	Bid 300B East (7th Floor Down)	2,586,299	2,586,299	-	2,586,299	-	-	2,586,299	-	40%	1,046,980	1,539,319	1,539,319
6	Bid 200C North (7th Floor Up)	2,685,911	2,685,911	-	2,685,911	-	-	2,685,911	-	67%	1,801,811	884,100	884,100
7	Bid 300C North (7th Floor Down)	1,228,580	1,228,580	-	1,228,580	-	-	1,228,580	-	40%	491,081	737,499	737,499
8	Bid 200D Roof	834,570	834,570	-	834,570	-	-	834,570	-	13%	112,002	722,568	722,568
9	Change Orders	-	-	4,307,104	4,307,104	(4,307,104)	(256,666)	4,050,438	(4,050,438)	64%	2,771,112	1,535,992	1,279,326
	Retainage	-	-	-	-	-	-	-	-		(1,594,337)	1,594,337	1,594,337
	Total	\$59,927,218	59,927,218	4,307,104	64,234,322	(4,307,104)	(256,666)	63,977,656	(4,050,438)	59%	37,723,390	26,510,932	26,254,266

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
ARCHITECTURAL / ENGINEERING SERVICES: ENGBERG ANDERSON DESIGN PARTNERSHIP TEAM
COST SUMMARY - PHASE III (JULY 1, 2005 TO JULY 31, 2007)**

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/JF	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Construction Administration	\$ 1,206,000	1,238,318	-	1,238,318	(32,318)	-	1,238,318	(32,318)	0%	-	1,238,318	1,238,318
2	Additional Services	-	112,190	-	112,190	-	-	-	-	0%	10,477	101,713	-
3	Reimbursables	-	-	-	-	-	-	-	-	0%	-	-	-
	Total	\$ 1,206,000	\$ 1,350,508	-	1,350,508	(144,508)	-	1,350,508	(144,508)	0%	10,477	1,340,031	1,340,031

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

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=I/F	L	M=F-L	N=L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Concord / Tharps	\$ 500,000	508,685	-	508,685	(8,685)	-	508,685	(8,685)	32%	164,780	343,905	343,905
2	Prism Technical Mgt.	150,000	150,000	13,868	163,868	(13,868)	-	163,868	(13,868)	70%	115,027	48,841	48,841
3	City of Milwaukee Bond Issuance Costs	115,000	150,000	-	150,000	(35,000)	-	150,000	(35,000)	85%	127,935	22,065	22,065
4	Police Antenna Relocation	100,000	65,601	-	65,601	34,399	-	65,601	34,399	100%	65,601	-	-
5	City Attorney Temporary Office Relocation	1,000,000	900,000	-	900,000	100,000	-	900,000	100,000	95%	850,632	49,368	49,368
6	Other Misc Goods & Services	241,782	123,340	-	123,340	118,442	-	123,340	118,442	100%	123,340	-	-
	Total	\$ 2,106,782	1,897,626	13,868	1,911,494	195,288	-	1,911,494	195,288	76%	1,447,315	464,179	464,179

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

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
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Investigative Work & Design Administration (0712/0713)	45,000	45,000	-	45,000	-	-	45,000	-	89%	39,979	5,021	5,021
2	Construction Administration Professional (071D)	400,000	400,000	-	400,000	-	-	400,000	-	77%	307,719	92,281	92,281
3	Construction Administration Inspection (071E)	315,000	315,000	-	315,000	-	-	315,000	-	60%	190,260	124,750	124,750
	Total	760,000	760,000	-	760,000	-	-	760,000	-	71%	537,948	222,052	222,052

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

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	4,307,104	(251,666)	-	1,944,562	-	-	-
2	Architectural/Engineer Services Engberg Anderson Design Partnership Team	-	-	-	-	-	-	-	-
3	Other Consultants, Contractors & Misc Costs	-	13,868	-	-	(13,868)	-	-	-
4	City of Milwaukee Department of Public Works	-	-	-	-	-	-	-	-
	Total	\$ 6,000,000	4,320,972	(251,666)	-	1,930,694	-	-	-

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

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 (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Architectural / Engineering Services Engberg Anderson Design Partnership Team (Base Contract)***	\$ 3,762,848	3,375,238	387,610	3,762,848	-	-	3,762,848	-	99%	3,738,435	24,413	24,413
2	Architectural / Engineering Services Engberg Anderson Design Partnership Team (Contract Extension)***	265,677	265,677	-	265,677	-	-	265,677	-	66%	175,946	89,731	89,731
3	Other Consultants/Other Contractors/Miscellaneous Costs	248,723	248,723	-	248,723	-	-	248,723	-	100%	248,723	-	-
4	City of Milwaukee Department of Public Works Design / Bid Administration	272,777	272,777	-	272,777	-	-	272,777	-	100%	272,777	-	-
	Total Phase II Project Costs	\$ 4,550,025	4,162,415	387,610	4,550,025	-	-	4,550,025	-	97%	4,435,881	114,144	114,144

*** Costs from December 9, 2002 through July 31, 2007 contracted prior to Phase III.

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
TOTAL PHASE I COSTS
(COSTS PRIOR TO DECEMBER 9, 2002)

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (Over)/Under Total Approved Contracts to Date	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Other Consultants/Other Contractors/Miscellaneous Costs	\$ 1,769,460	1,769,460	-	1,769,460	-	-	1,769,460	-	100%	1,769,460	-	-
2	City of Milwaukee Department of Public Works Investigation / Repairs Administration	134,683	134,683	-	134,683	-	-	134,683	-	100%	134,683	-	-
	Total Phase II Project Costs	\$ 1,904,143	1,904,143	-	1,904,143	-	-	1,904,143	-	100%	1,904,143	-	-

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

A 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	2			(249,137)					(249,137)		249,137
3	Issue # 10: Clock Glass Warranty	1			(4,000)					(4,000)		4,000
4	Issue # 20: Temp. Power	3			0						0	0
5	Issue #36: Light Fixtures				0		0					0
6	Issue # 39: Steel at 10th Floor	4			134,798						134,798	(134,798)
7	Issue # 47: Structure at Gables	5			1,359,974		1,359,974					(1,359,974)
8	Issue # 54: Copper Detail	7			(30,261)						(30,261)	30,261
9	Issue # 73: Ceramic Tile in Men's Bathroom	5			1,047		1,047					(1,047)
10	Issue # 79: Remove Copper/Booktile Tower	8			32,500		32,500					(32,500)
11	Issue # 107: Mastic @ Slate Roof	6			119,859		119,859					(119,859)
12	Issue # 109 R / 115: Steel Purlins @ S.T.	5			314,980		314,980					(314,980)
13	Issue # 111: CB#03 Revise Ring Beam	7			6,348						6,348	(6,348)
14	Issue # 118: Scaffolding at Dormers	11			199,717		199,717					(199,717)
15	Issue # 130: Proposed Gutter Flashing	8			(30,456)		(30,456)					30,456
16	Issue # 131: Slate Remove & Replace	9/10			1,278,086		1,278,086					(1,278,086)
17	Issue # 132: Extra Pieces @ Gabel	6			8,376		8,376					(8,376)
18	Issue # 136: Precast Tuck @ 13th Floor	7			891		891					(891)
19	Issue # 137: 2 I Beams @ ST Ring Beam	7			5,982		5,982					(5,982)
20	Issue # 139: Penetrator Qualification	7			10,399		10,399					(10,399)

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
21	Issue # 142 ST C Channels	6			192,941		192,941					(192,941)
22	Issue # 151 Terra Cotta @ Modillions	5			189,101		189,101					(189,101)
23	Issue # 152 Turret Section CB #05	8			11,260		11,260					(11,260)
24	Issue # 155 ST Balustrade Deck	11			8,591		8,591					(8,591)
25	Issue # 157 Replace Horizontal Channels @ 12 Flr	6			12,017		12,017					(12,017)
26	Issue # 158 Remove Second Roof Layer @ 12 Flr	8			2,940		2,940					(2,940)
27	Issue # 159 A325 bolts at Dormer Rake	7			17,469		17,469					(17,469)
28	Issue # 160 Remove Steel Channels @ 12 Floor ST	8			6,384		6,384					(6,384)
29	Issue # 161 Gusset Plates @ 12th Core	7			37,549		37,549					(37,549)
30	Issue # 163 12th Floor Drainage	12			4,693		0					(4,693)
31	Issue # 170 Dormers w/out tees CB #06	8			53,473		53,473					(53,473)
32	Issue # 171 Paint Fire E scape on 2nd Floor	8			1,735		1,735					(1,735)
33	Issue # 179 Roof Hatch @ North Roof	12			1,945		0					(1,945)
34	Issue # 180 Bottom Dormer Coping						32,096					(32,096)
35	Issue # 189 Copper @ Top of Lantern	11			7,563		7,563					(7,563)
36	Issue # 195 Modillions w/ Rebar Issue #200						(2,540)					2,540
37	Issue # 200 Re-route Plumbing Conductor @ North Issue # 205	13			3,926		3,926					(3,926)
38	Issue # 205 Rolled Angle @ Drum Issue # 219	12			36,328		0					(36,328)
39	Issue # 219 8th Floor Sill Anchor CB #07	11			4,679		4,679					(4,679)

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
40	Issue # 220 Lighting Revisions CB #08	13			(8,881)		0					8,881
41	Issue # 226 Door @ Dormer E16	11			7,018		7,018					(7,018)
42	Issue # 229 Precast @ 13th Floor			121,238			121,238					(121,238)
43	Issue # 230 Heat & Winter Costs	8			102,110		102,110					(102,110)
44	Issue # 245 Modification	11		20,351			20,351					(20,351)
45	Issue # 248 Brick Test Run for ST	8			14,335		14,335					(14,335)
46	Issue # 251 Brick @ Slate on S.T.	11			(3,356)		(3,356)					3,356
47	Issue # 256 Cut 3/4" Off New Brick @ 7th Fir Frieze	11			31,854		31,854					(31,854)
48	Issue # 262 11th Fir Dental Work	12			9,072		0					(9,072)
49	Issue # 263 Gutter Drains @ 8 Fir	11			23,168		23,168					(23,168)
50	Issue # 267 Winter Protect @ Slate	12			25,000		0					(25,000)
51	Issue # 268 Flashing @ North of S.T.	12			7,486		0					(7,486)
52	Issue # 270 Brick Pier @ Gutters			3,000			3,000					(3,000)
53	Issue # 271 Brick Backup Allowance			0			0					0
54	Issue # 272 Steel Survey Fix @ 11th	12			74,992		74,992					(74,992)
55	Issue # 273 Window @ 8th Floor W. Stair			8,859			8,859					(8,859)
	Issue # 280 Gutter Drain @ W8	13			1,453		1,453					(1,453)
56	Issue # 281 13th Floor Column Cap Fix	13			82,941		82,941					(82,941)
57	Issue # 284 Window Frame @ Drum			30,247			30,247					(30,247)
58	Issue # 289 12th Floor Double Angle	13			361,566		361,566					(361,566)

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
59	Issue #290 Brick @ 8th Floor Sills			5,508			5,508					(5,508)
60	Issue #291 13th Floor Column Splices	12			3,957		3,957					(3,957)
61	Issue #295 Credit for Subs OH&P	12			855		855					(855)
62	Issue # 298 Scupper Detail			220,000			220,000					(220,000)
	Issue #309 Copper Fitting Credit											
	Issue #310 Steel Channels @ Lantern	13		(4,591)			(4,591)					4,591
63	Issue #312 Terra Cotta Allowance Credit				19,837		19,837					(19,837)
64	Issue #313 Terra Cotta Cap @ North Gable			(780,000)			(780,000)					780,000
65	Issue #314 Painting Drip Edges			3,671			3,671					(3,671)
66	Issue #317 Brick Areas < 10 sq ft			(2,379)			(2,379)					2,379
	Issue #320 13th Floor Column Splice 2			2,193			2,193					(2,193)
	Issue #323 Windows 1st - 7th Floor West			(719)			(719)					719
67	Issue #330 13th Fir Column Splice			(4,663)			(4,663)					4,663
68	Issue #332 11th Floor Gusset Plates			2,884			2,884					(2,884)
69	Issue #347 11th Floor Panel Back- up			50,000			50,000					(50,000)
	TOTAL		0	(251,666)	4,307,104	0	4,309,648	10,399	0	(453,137)	110,865	(43,179)
												(4,055,438)

Appendix B – Project Schedule Gant Chart (7-31-05 thru 11-14-08)

Overall Schedule

Actual Start Date: 7/15/05
Proposed Completion Date: 11/14/08



Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
Terra Costi Step Drawings					
6783	TCSD	Final 8th Floor Sill Drawings	15	27AUG07	17SEP07
6784	TCSD	Final Northern Gable Drawings	15	27AUG07	17SEP07
6781	TCSD	Final East Center Gable Drawings	15	30NOV07	20DEC07
6782	TCSD	Final West Center Gable	15	30NOV07	20DEC07
6796	TCSD	Final 9th Floor Band Course &	15	08DEC07	28DEC07
6799	TCSD	Final Clock Gable up to Water	15	14FEB08	05MAR08
Mock-Ups					
284	MOCH	Flashing Mock-up 3rd Tier Center	10	10SEP07	21SEP07
266	MOCH	Flashing Mock-up 4th Tier Center	15	30OCT07	19NOV07
268	MOCH	4 Panels Standing-Seam Siding	10	11DEC07	26DEC07
266	MOCH	10 Ft of Hung Gutter @ North	12	28DEC07	18FEB08
320	MOCH	Complete Mock-ups	1	30OCT08	30OCT08
Terra Costi Mock-Ups					
2270	TCM	Clock Gable up to Water Table	43	23JUL07A	26OCT07
6388	TCM	2nd Tier Center Gable Coping	5	22AUG07A	31AUG07
6385	TCM	3rd Tier Center Gable Coping Dry	3	02OCT07	04OCT07
6389	TCM	3rd Tier Center Gable Coping	3	05OCT07	09OCT07
6386	TCM	4th Tier Center Gable Below	6	12OCT07	19OCT07
6381	TCM	4th Tier Center Gable Below	6	22OCT07	29OCT07
6381	TCM	4th Tier Center Gable Crest &	6	29NOV07	29NOV07
6251	TCM	9th Flr Transom Wind. Soffit Dry	10	20NOV07	05DEC07
6392	TCM	4th Tier Center Gable Crest &	6	30NOV07	07DEC07
2271	TCM	Clock Gable up to Water Table	10	31JAN08	13FEB08
3300	TCM	Clock Gable up to Water Table	10	05MAR08	19MAR08
Fabricate and Deliver Terra Costi					
6571	FDTC	Fab 8th Floor Transom Window	60	27AUG07	19NOV07
6520	FDTC	Fab Clock Gable up to Water	66	28OCT07	30JAN08
West Elevation					
5200	W	City Review of Condition Survey 7	0	12MAY06A	22JUN06A
1560	W	Install TC Soffits @ 7th Floor	0	26JUN06A	12JUL06A
5220	W	City Review of Condition Survey 6	0	23AUG06A	06APR07A
7020	W	Complete Dormers West	0	30JAN07A	30JAN07A
1590	W	Install West Copper Gutters @	30	20JUN07A	08OCT07
3590	W	Install Flashing @ Brick Backup	36	20JUN07A	16OCT07
3610	W	Install Flashing 2nd Tier West	5	20AUG07A	31AUG07
4510	W	Complete Gutters West Elevation	1	27AUG07	27AUG07
1510	W	Install TC Quoins 1st Tier West	2	27AUG07	28AUG07

Final 8th Floor Sill Drawings
 Final Northern Gable Drawings
 Final East Center Gable Drawings
 Final West Center Gable Drawings
 Final 9th Floor Band Course & Soffit Drawings
 Final Clock Gable up to Water Table Course Dwgs

Flashing Mock-up 3rd Tier Center Gable
 Flashing Mock-up 4th Tier Center Gable
 4 Panels Standing-Seam Siding Mock-up (Gable)
 10 Ft of Hung Gutter @ North Elevation Mockup
 Complete Mock-ups

Clock Gable up to Water Table Course Malleable
 2nd Tier Center Gable Coping Wet Mock-up
 3rd Tier Center Gable Coping Dry Stack
 3rd Tier Center Gable Coping Wet Mock-up
 4th Tier Center Gable Below Flashing Dry Stack
 4th Tier Center Gable Below Flashing Wet Mock-up
 4th Tier Center Gable Crest & Coping Dry Stack
 9th Flr Transom Wind. Soffit Dry Stack Mock-up
 4th Tier Center Gable Crest & Coping Wet Mock-up
 Clock Gable up to Water Table Course Dry Stack
 Clock Gable up to Water Table Course In Place

Fab 8th Floor Transom Window Soffits ST
 Fab Clock Gable up to Water Table Course ST

Install West Copper Gutters @ 8th Floor
 Install Flashing @ Brick Backup
 Install Flashing 2nd Tier West Center Gable
 Complete Gutters West Elevation
 Install TC Quoins 1st Tier West Northern Gable

Sheet 1 of 6

J. P. Cutler & Sons, Inc.
 Milwaukee City Hall Restoration

Start Date: 04JUL05
 Finish Date: 14NOV08
 Date On: 27AUG07
 Run On: 30AUG07-13:55

4881

04JUL05
 14NOV08
 27AUG07
 30AUG07-13:55

Progress Bar
 Critical Activity

04JUL05
 14NOV08
 27AUG07
 30AUG07-13:55

Approved

Checked

Revision

Date

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
1540	W	Install Flashing 1st Tier West	15	29AUG07	19SEP07
1471	W	Install TC Coping 2nd Tier West	2	04SEP07	05SEP07
3601	W	Install TC Quoins 3rd Tier West	2	06SEP07	07SEP07
2290	W	Install TC Coping 1st Tier West	5	20SEP07	28SEP07
3611	W	Install Flashing 3rd Tier West	6	24SEP07	01OCT07
1511	W	Install TC Quoins 2nd Tier West	5	27SEP07	03OCT07
5770	W	Install Flashing 2nd Tier West	12	04OCT07	16OCT07
1472	W	Install TC Coping 3rd Tier West	2	10OCT07	11OCT07
1600	W	Install Windows @ 8th & 9th	20	16OCT07	12NOV07
7450	W	Install Brick Veneer @ TC Gutters	10	16OCT07	29OCT07
4040	W	Install TC Center Gable	5	16OCT07	22OCT07
2291	W	Install TC Coping 2nd Tier West	7	22OCT07	30OCT07
7340	W	Paint Windows 8th & 9th Floor	20	23OCT07	18NOV07
1512	W	Install TC Below Flashing 3rd Tier	5	31OCT07	06NOV07
5771	W	Install Flashing 3rd Tier West	5	07NOV07	13NOV07
4240	W	Install Mechanical Louvers 7 & Up	2	13NOV07	14NOV07
2550	W	Install Ceramic Tile in 8th Fl.	2	13NOV07	14NOV07
2292	W	Install TC Crest Coping West	2	14NOV07	15NOV07
7190	W	Complete West Northern Gable	1	16NOV07	16NOV07
2000	W	Paint Mech Louvers 7 & Up	3	20NOV07	22NOV07
5760	W	Install Northern Gable TC	5	03DEC07	07DEC07
7170	W	Complete West Center Gable	1	10DEC07	10DEC07
1650	W	Final Wash Bldg 8 & Up	7	10DEC07	16DEC07
2853	W	Install New Slate Roof W Center	10	11DEC07	28DEC07
5600	W	Install Red Copper Panels @	10	27DEC07	13FEB08
1950	W	Install TC Balustrade & Railing	32	04FEB08	18MAR08
3650	W	Inspect 8 & Up West	5	14FEB08	20FEB08
3710	W	Remove & Install Sandstone	30	15FEB08	27MAR08
3670	W	Punchlist Acceptance 8 & Up	5	21FEB08	27FEB08
3690	W	Remove Scaffold @ West Elev 8	12	28FEB08	14MAR08
3340	W	Punch List Acceptance West	10	15AUG08	28AUG08
Month Evaluation					
7110	N	City Review of Condition Survey 7	0	12MAY06A	22JUN06A
7140	N	City Review of Condition Survey 6	0	23AUG06A	06APR07A
3780	N	Remove Slate Roof (includes CO	61	14SEP06A	20NOV07
3800	N	Patch & Repair Plywood @ Slate	66	15SEP06A	29NOV07
3860	N	Membrane Underlayment @ Slate	76	18SEP06A	13DEC07
3810	N	Install Flashing @ Slate Roof	85	27AUG07	27DEC07

2007
 JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV
 2008

Install Flashing 1st Tier West Northern Gable
 Install TC Coping 2nd Tier West Center Gable
 Install TC Quoins 3rd Tier West Northern Gable
 Install Flashing 3rd Tier West Northern Gable
 Install TC Coping 1st Tier West Northern Gable
 Install Flashing 3rd Tier West Center Gable
 Install TC Quoins 2nd Tier West Northern Gable
 Install Flashing 2nd Tier West Northern Gable
 Install TC Coping 3rd Tier West Center Gable
 Install Windows @ 8th & 9th West Elevation
 Install Brick Veneer @ TC Gutters
 Install TC Center Gable Balustrades
 Install TC Coping 2nd Tier West Northern Gable
 Paint Windows 8th & 9th Floor West Elevation
 Install TC Below Flashing 3rd Tier Northern Gbl
 Install Flashing 3rd Tier West Northern Gable
 Install Mechanical Louvers 7 & Up
 Install Ceramic Tile in 8th Fl. Bathrooms
 Install TC Crest Coping West Northern Gable
 Complete West Northern Gable
 Paint Mech Louvers 7 & Up
 Install Northern Gable TC Balustrades
 Complete West Center Gable
 Final Wash Bldg 8 & Up
 Install New Slate Roof W Center Gable
 Install Red Copper Panels @ Gables
 Inspect 8 & Up West
 Remove & Install Sandstone Dutchman Repairs
 Punchlist Acceptance 8 & Up
 Remove Scaffold @ West Elev 8 & Up
 Punch List Acceptance West Elevation

Sheet 2 of 6

J. P. Cullen & Sons, Inc.
 Milwaukee City Hall Restoration

Start Date: 04JUL05
 Finish Date: 14NOV08
 Data Date: 27AUG07
 Run Date: 30AUG07 13:55

Legend:
 Early Bar
 Progress Bar
 Critical Activity

Checklist: _____
 Approved: _____

Install Slate Roof (Includes CO work)
 Tuckpoint 8th & 9th Floor North Elevation
 Install TC Quoins 1st Tier North Gable
 Flashing @ TC Sill Base
 Install SS Pins @ Sill Base
 Solder Thimbels @ Sill Base
 Install Flashing 1st Tier North Gable
 Install TC Coping 1st Tier North Gable
 Install TC Sills (Including W17 - W19)
 Install TC Quoins 2nd Tier North Gable
 Install Flashing 2nd Tier North Gable
 Install TC Coping 2nd Tier North Gable
 Install Windows @ 8th & 9th North Elevation
 Install TC Below Flashing 3rd Tier North Gable
 ISills Complete North Elevation
 Install Brick Veneer above Sills
 Install North Gable TC Balustrades
 Paint Windows 8th & 9th Floor North Elevation
 Install Flashing 3rd Tier North Gable
 Install TC Crest Coping North Gable
 Complete North Gable
 Red Copper Panels @ Gable
 Install Hung Gutters @ 9th Floor
 Remove & Install Sandstone @ Dutchman
 Final Wash North Elev 8th Fir & Up
 Inspect North Elev 8th Fir & Up
 Punchlist North Elev 8th Fir & Up
 Punchlist Acceptance North Elev 8th & Up
 Remove Scaffolding North Elev 8th & Up
 Punch List Acceptance

Flashings @ TC Gutter & Sill Base
 Install SS Pins @ Gutters
 Solder Thimbels @ Gutters
 Remove Slate Roof @ East (Includes CO work)
 Repair plywood @ Slate Roof (Includes CO work)

Date	Revision	Checked	Approved

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
3790	N	Install Slate Roof (includes CO	100	27AUG07	18JAN08
7130	N	Tuckpoint 8th & 9th Floor North	20	27AUG07	24SEP07
1890	N	Install TC Quoins 1st Tier North	2	29AUG07	30AUG07
3940	N	Flashing @ TC Sill Base	20	18SEP07	16OCT07
3950	N	Install SS Pins @ Sill Base	2	20SEP07	21SEP07
3960	N	Solder Thimbels @ Sill Base	6	20SEP07	27SEP07
1700	N	Install Flashing 1st Tier North	15	20SEP07	10OCT07
4520	N	Install TC Coping 1st Tier North	5	12OCT07	18OCT07
3970	N	Install TC Sills (Including W17 -	25	18OCT07	21NOV07
1891	N	Install TC Quoins 2nd Tier North	5	18OCT07	25OCT07
1701	N	Install Flashing 2nd Tier North	12	28OCT07	12NOV07
4521	N	Install TC Coping 2nd Tier North	7	13NOV07	21NOV07
3920	N	Install Windows @ 8th & 9th	10	22NOV07	08DEC07
1892	N	Install TC Below Flashing 3rd Tier	5	22NOV07	29NOV07
6300	N	Sills Complete North Elevation	1	22NOV07	22NOV07
6210	N	Install Brick Veneer above Sills	5	22NOV07	29NOV07
3880	N	Install North Gable TC	5	23NOV07	30NOV07
7980	N	Paint Windows 8th & 9th Floor	5	30NOV07	08DEC07
1702	N	Install Flashing 3rd Tier North	5	30NOV07	08DEC07
4522	N	Install TC Crest Coping North	2	07DEC07	10DEC07
4260	N	Complete North Gable	1	11DEC07	11DEC07
3870	N	Red Copper Panels @ Gable	8	12DEC07	21DEC07
3792	N	Install Hung Gutters @ 9th Floor	30	19FEB08	31MAR08
4270	N	Remove & Install Sandstone @	10	28MAR08	10APR08
4060	N	Final Wash North Elev 8th Fir &	6	01APR08	08APR08
4070	N	Inspect North Elev 8th Fir & Up	2	09APR08	10APR08
4080	N	Punchlist North Elev 8th Fir & Up	4	11APR08	16APR08
4090	N	Punchlist Acceptance North Elev	4	17APR08	22APR08
4110	N	Remove Scaffolding North Elev 8th	12	23APR08	08MAY08
3890	N	Punch List Acceptance	7	19AUG08	27AUG08
East Elevation					
3740	E	City Review of Condition Survey 7	0	12MAY06A	22JUN06A
3750	E	City Review of Condition Survey 6	0	21NOV06A	30MAR07A
4450	E	Flashing @ TC Gutter & Sill Base	10	31MAY07A	18SEP07
4460	E	Install SS Pins @ Gutters	12	04JUN07A	12SEP07
4470	E	Solder Thimbels @ Gutters	12	04JUN07A	12SEP07
4310	E	Remove Slate Roof @ East	15	25JUN07A	17SEP07
4330	E	Repair plywood @ Slate Roof	15	26JUN07A	17SEP07

Start Date: 04JUL06
 Finish Date: 14NOV08
 Data Date: 27AUG07
 Run Date: 30AUG07 13:55

4861

Early Bar
 Progress Bar
 Critical Activity

J. P. Cullen & Sons, Inc.
 Milwaukee City Hall Restoration

Sheet 3 of 6

@ Primavera Systems, Inc.

Activity ID	AREA	Activity Description	Room Dur	Early Start	Early Finish
4372	E	Install Scuppers Between	10	05JUL07A	10SEP07
4340	E	Membrane Underlayment @ State	26	06JUL07A	01OCT07
4350	E	Flashing @ Slate Roof (includes CO work)	45	06JUL07A	29OCT07
4370	E	Install New Slate Roof (includes CO work)	66	09JUL07A	28NOV07
7030	E	Complete East Dormers	0	23JUL07A	23JUL07A
4480	E	Install TC Gutter	28	28AUG07	05OCT07
2290	E	Brick Backup @ Gutter	7	31AUG07	11SEP07
2120	E	Install TC Quoins 1st Tier East	2	31AUG07	04SEP07
4490	E	Install East Copper Gutters @ 8th	23	05SEP07	05OCT07
4500	E	Install Flashing @ Brick Backup	10	05SEP07	18SEP07
7470	E	Install TC Sills East Elev.	30	05SEP07	16OCT07
2100	E	Install Scuppers & Flashing 1st	15	11SEP07	01OCT07
7460	E	Install Brick Veneer @ Gutters	20	19SEP07	16OCT07
6540	E	Install Flashing 1st Tier East	15	20SEP07	10OCT07
7000	E	Install TC Coping 1st Tier East	4	02OCT07	05OCT07
2141	E	Install TC Quoins 2nd Tier East	2	08OCT07	08OCT07
7010	E	Install Flashing 2nd Tier East	12	10OCT07	25OCT07
6550	E	Install TC Coping 1st Tier East	5	11OCT07	17OCT07
6330	E	Complete Gutter East Elevation	1	17OCT07	24OCT07
2121	E	Install TC Quoins 2nd Tier East	5	18OCT07	17OCT07
6041	E	Install Flashing 2nd Tier East	12	25OCT07	08NOV07
7001	E	Install TC Coping 2nd Tier East	4	26OCT07	31OCT07
2142	E	Install TC Quoins 3rd Tier East	2	01NOV07	02NOV07
7011	E	Install Flashing 3rd Tier East	12	05NOV07	20NOV07
6551	E	Install TC Coping 2nd Tier East	7	12NOV07	20NOV07
7002	E	Install TC Coping 3rd Tier East	4	21NOV07	27NOV07
2122	E	Install TC Below Flashing 3rd Tier	5	21NOV07	28NOV07
2143	E	Install TC Below Flashing 4th Tier	8	28NOV07	07DEC07
6542	E	Install Flashing 3rd Tier East	5	29NOV07	05DEC07
6552	E	Install TC Crest Coping East	2	06DEC07	07DEC07
4550	E	Install Windows 8th & 9th Floor	20	07DEC07	11FEB08
7012	E	Install Flashing 4th Tier East	12	10DEC07	27DEC07
7240	E	Complete East Northern Gable	1	10DEC07	10DEC07
7390	E	Paint Windows 8th & 9th Floor	20	14DEC07	18FEB08
7003	E	Install TC Coping & Crest 4th Tier	8	28DEC07	12FEB08
2330	E	Install Mech Louvers 7 & Up	2	12FEB08	13FEB08
4410	E	Complete East Center Gable	1	13FEB08	13FEB08
4374	E	Install New Slate Roof E Center	10	14FEB08	27FEB08

Start Date: 04JUL05
 Finish Date: 14NOV08
 Data Date: 27AUG07
 Run Date: 30AUG07 13:55

Legend:
 ■ Early Bar
 ■ Progress Bar
 ■ Critical Activity

J. P. Cullen & Sons, Inc.
 Milwaukee City Hall Restoration

Sheet 4 of 6

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Approved: _____
 Checked: _____
 Date: _____
 Revision: _____

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
2340	E	Paint Mech Louvers 7 & Up	5	19FEB08	25FEB08
4580	E	Final Wash 8th Fir & Up	7	20FEB08	05MAR08
7180	E	Install Red Copper Panels @ Gables	10	28FEB08	12MAR08
4371	E	Complete Slate Roof East Elevation	1	28FEB08	28FEB08
4590	E	Inspect 8th Fir & Up	3	13MAR08	17MAR08
4600	E	Punchlist East Elev 8th Fir & Up	5	18MAR08	24MAR08
4610	E	Punchlist Acceptance East 8th Fir	5	25MAR08	31MAR08
4630	E	Remove Scaffold @ East Elev 8th	12	01APR08	16APR08
4750	E	Remove & Install Sandstone @	20	11APR08	08MAY08
3430	E	Punch List Acceptance	10	29AUG08	12SEP08

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
660	S-UP	Remove Copper @ Spike	0	15MAY06A	07JUN06A
7320	S-UP	City Review of Condition Survey	0	05MAR07A	06APR07A
3060	S-UP	Install W Large Lion Heads	2	27DEC07	28DEC07
2630	S-UP	Install TC @ W Clock Gable	5	20MAR08	26MAR08
2680	S-UP	Flashing @ W Clock Gable Lower	3	27MAR08	31MAR08
2834	S-UP	Install TC @ W Clock Gable	15	01APR08	21APR08
2835	S-UP	Install TC @ N Clock Gable Crest	15	22APR08	12MAY08
2836	S-UP	Install TC @ E Clock Gable Crest	15	13MAY08	03JUN08
2837	S-UP	Install TC @ S Clock Gable Crest	15	04JUN08	24JUN08
1093	S-UP	Final Cleaning @ S South Tower	5	25JUN08	01JUL08
1043	S-UP	Install Clock South Elevation	7	02JUL08	11JUL08
1060	S-UP	Seal @ Clock	4	14JUL08	17JUL08
1060	S-UP	Lighting @ Clock	5	18JUL08	24JUL08
1130	S-UP	Inspect South Tower	3	25JUL08	29JUL08
1140	S-UP	Punch List @ South Tower Upper	10	30JUL08	12AUG08
1150	S-UP	Punch List Acceptance	5	13AUG08	19AUG08
1180	S-UP	Remove Exterior Scaffold 10th	25	20AUG08	24SEP08
1190	S-UP	Remove Interior Scaffold @	14	20AUG08	06SEP08
7430	S-UP	Remove Roof @ 11th & 12th Fir	4	10SEP08	15SEP08
7440	S-UP	Roof & Flash @ 11th & 12th Fir	15	16SEP08	08OCT08
1210	S-UP	Remove 10th Fir Roof	2	07OCT08	08OCT08
1230	S-UP	Replace Shed Siding & Drs &	5	09OCT08	15OCT08
1220	S-UP	Roof & Flash 10th Floor	15	16OCT08	05NOV08
1270	S-UP	Paint Shed @ 10th Fir Roof	3	06NOV08	10NOV08

South Tower Above 10th Floor
 South Tower Below 10th Floor

Start Date: 04JUL05
 Finish Date: 14NOV08
 Call Date: 27AUG07
 Run Date: 30AUG07 13:55

Early Bar
 Progress Bar
 Critical Activity

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 Milwaukee City Hall Restoration

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Date	Revision	Checked	Approved

Appendix C – Budget Evolution / Funding History



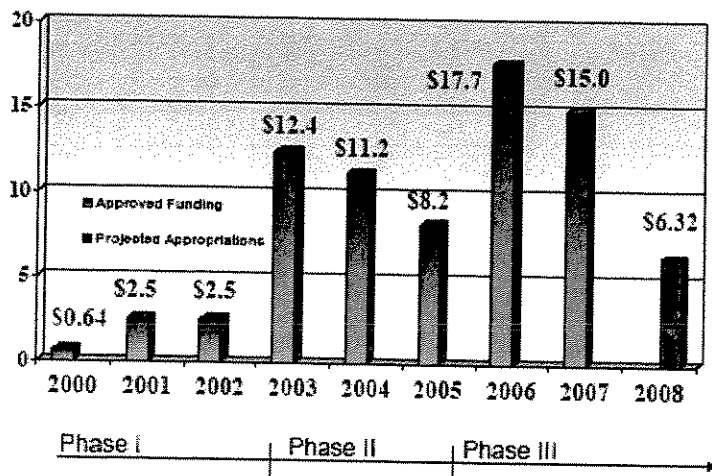
BUDGET EVOLUTION/FUNDING HISTORY

The development of the total approved project budget of \$76,454,169 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 \$76,454,169 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 \$15.0 Million in 2007 and \$6.32 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 D – 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.

