

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

**A
Progress Report
to the
Public Works
Committee
July 16, 2008**



Construction Progress to April 30th, 2008



Boarder of small lion heads installed on
clock precast.

- South Tower Terra Cotta Installation - 65% Complete.
- Precast at Clocks – 100 % Complete.
- Dormer Construction – 100% Complete.
- Gable Construction, Main Building – 100% Complete.
- Steel at South Tower – 95% Complete.
- 8th Floor Gutters – 100% Complete.

Construction Progress to April 30th, 2008

- Brick Work – 85% Complete.
- Installation of Copper for South Tower – 65% Complete.
- Pointing – 50% Complete.
- Slate Roof – 78% Complete.
- Carpentry at Dome & Lantern – 90% Complete.
- Windows – 99% Complete



Repaired windowsill.

Rebuilt Dormers and Gables



Rebuilt Small Dormers.



Rebuilt Gable on Main Building.

New 8th Floor Rain Gutters on the West Side of City Hall



Installation of Copper on the South Tower



Installation of copper course on south tower drum.



Raise copper panels on the south tower drum.

Tuck-Pointed Sandstone Mortar Joint with Raised Bead.



One of Eight Large Lion Heads Installed on the South Tower.



Terra Cotta Dry Stack Mock-up Approval.



Six Month Look Ahead for 2008

- Terra cotta and brick mock-up approvals – Complete.
- Steel at the South Tower – Complete.
- Construction of South Tower Terra Cotta – Complete.
- Installation of Copper for the South Tower – Complete.
- Slate roof construction - Complete.



Continued brick work on the south tower.

Six Month Look Ahead for 2008

- Conditional Brick Replacement - Complete.
- 2nd & 1st Floor Windows - Complete.
- Pointing - Complete.
- Sandstone Work - Complete.



Installation of new wood decks on the lantern of the south tower.

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



Participation Performance Report
from Project Monitor

Prism Technical Management & Marketing Services, LLC

Through April 30, 2008

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Project Participation Targets

Residents Preference Program (RPP) Requirement:

25% of Workforce Hours

Emerging Business Enterprise (EBE) Requirement:

18% of Contract Dollars

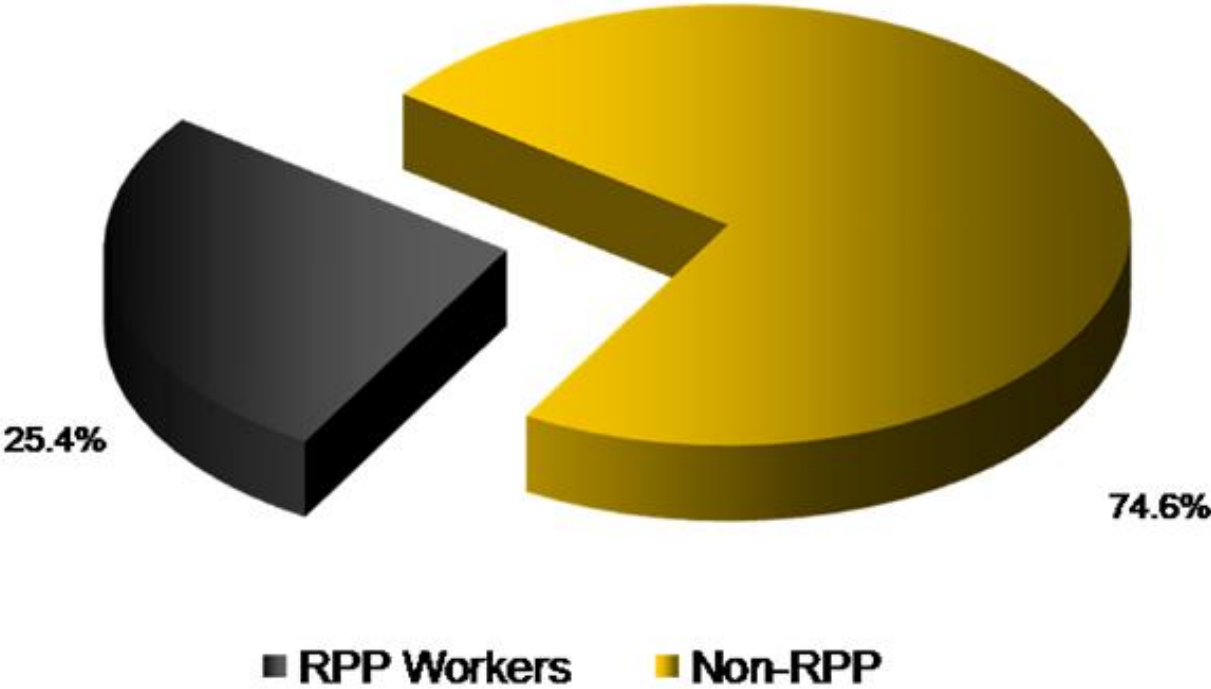
Apprenticeship Requirement:

10,000 Hrs *in specified trades:*

Bricklaying/Masonry, Roofing, Carpentry

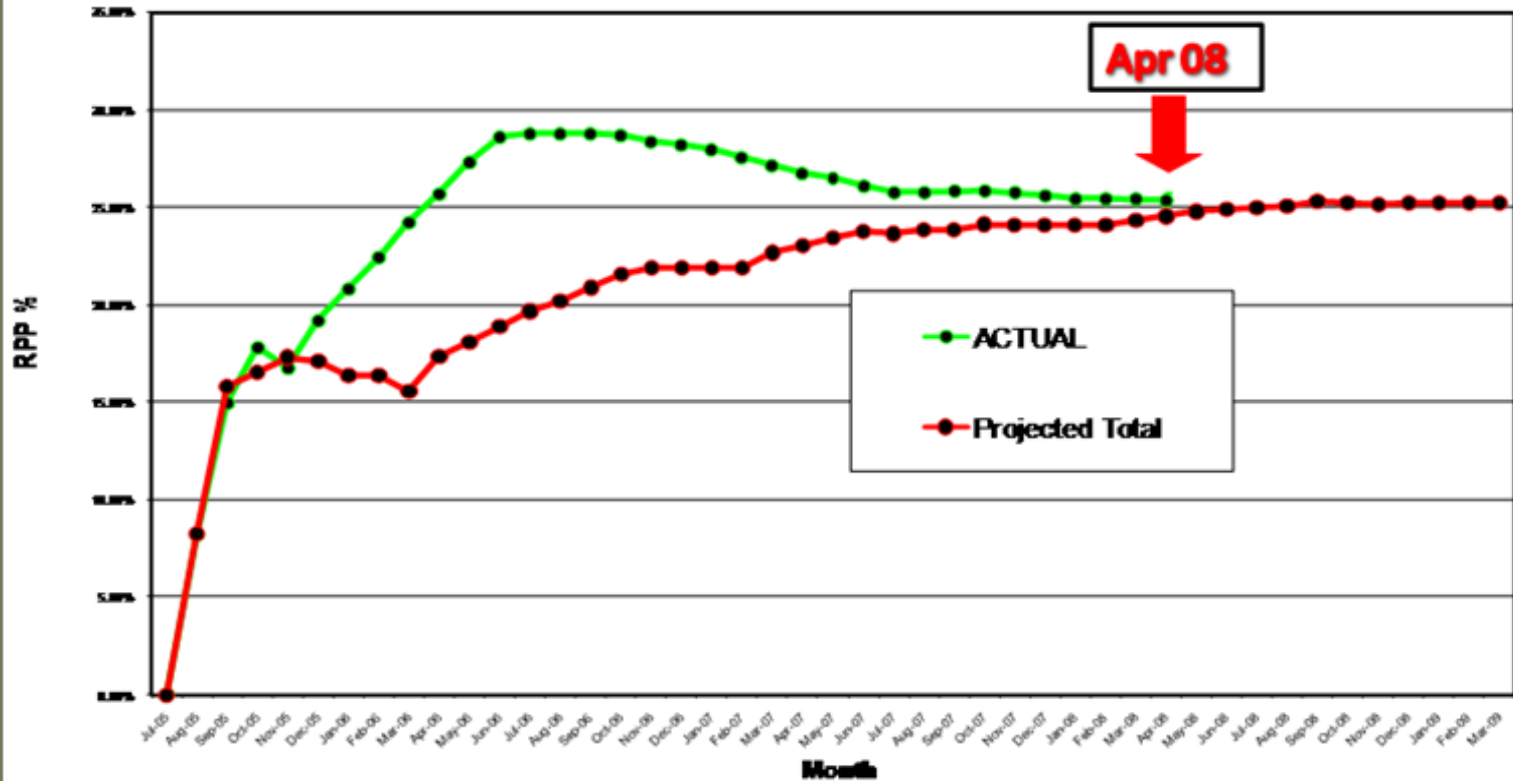
MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

RPP Workforce through April 30, 2008



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Projected RPP Plan vs. Actual Performance through April 30, 2008



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Apprentice Workforce Data through April 30, 2008

Targeted Apprentice Trades:

Bricklayers/Masons, Roofers and Carpenters

Targeted Trades Requirements:

10,000 hours & 6 apprentices

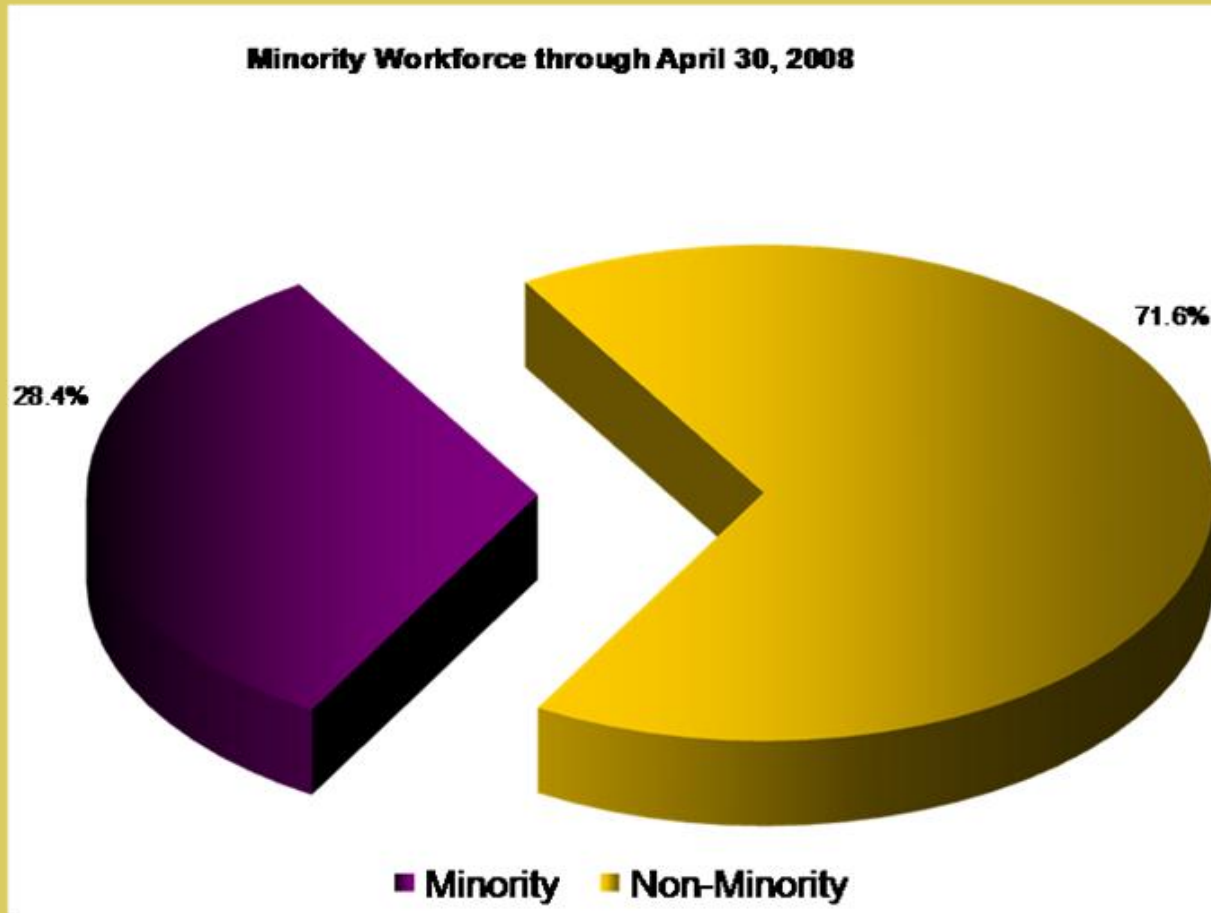
Targeted Trades Performance through 4/30/08:

10,774 hrs & 21 apprentices

Total Apprentice Workforce through 4/30/08:

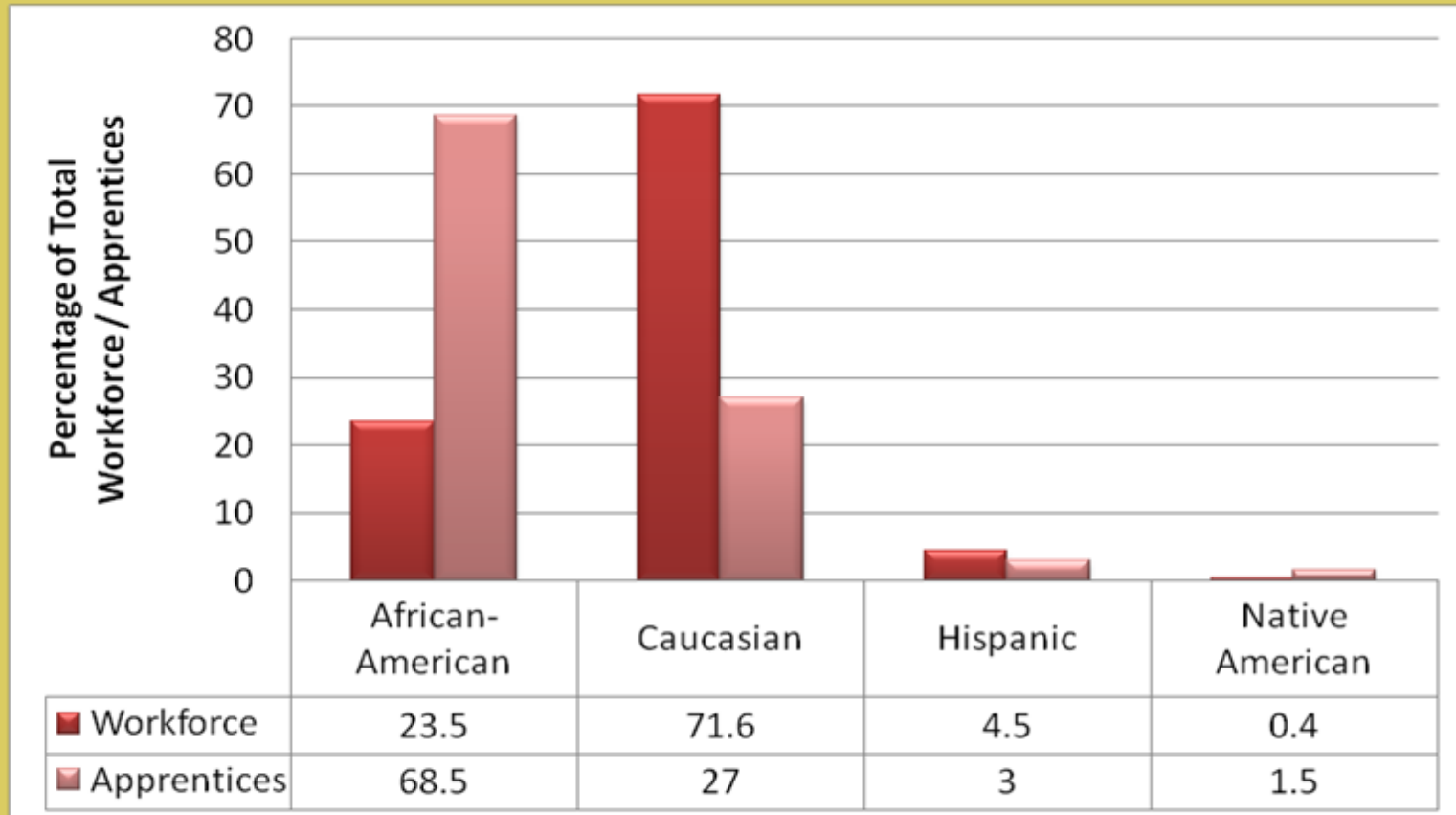
16,849 hours & 38 apprentices

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

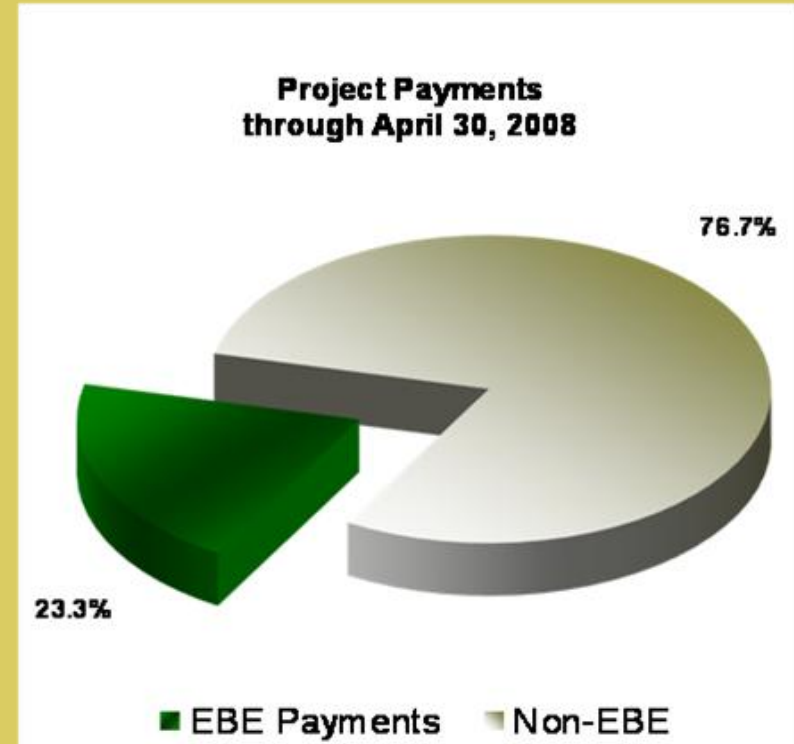
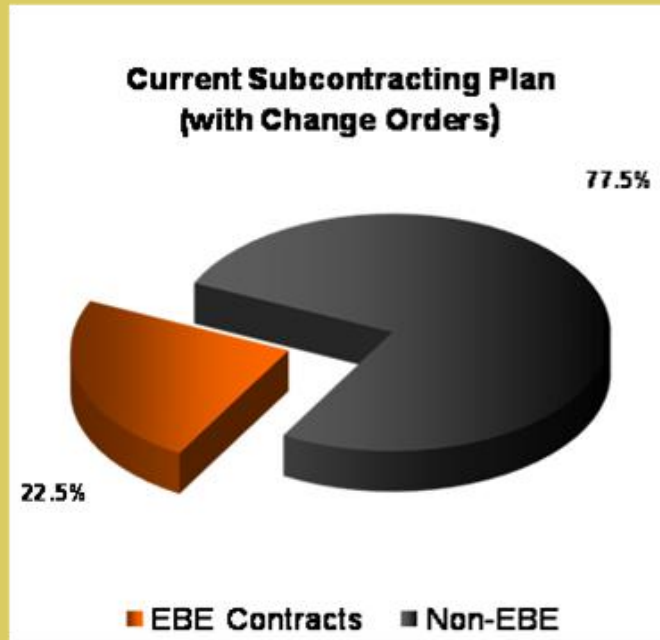


MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Workforce and Apprentice Percentages by Race through April 30, 2008



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT



MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

WORKFORCE REQUIREMENTS AND PERFORMANCE DATA THROUGH 4/30/08

Project Requirements, Projections and Performance	Man-Hours	Comment
Initial projected hours for project	424,188	<i>Provided by JP Cullen</i>
Total hours through 4/30/08	278,238	<i>66 % of initially projected total</i>
RPP requirement for entire project (25%)	106,047	<i>Based upon initial projected hours</i>
RPP hours credited through 4/30/08	70,710	25.4 % of total onsite hours
Apprenticeship target for selected trades	10,000	<i>2.4 % of total projected hours</i>
Apprenticeship hours in <u>selected</u> trades through 4/30/08	10,774	<i>108 % of project requirement</i>
Project Performance – Voluntary Efforts		
Total hours worked by minorities (RPP and otherwise) to date	78,994	28.4 % of total onsite hours
Total hours worked by apprentices to date	16,849	<i>6.1 % of current total</i>
Total hours worked by minority apprentices	12,288	<i>73 % of apprenticeship hours</i>

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 4/30/08

Project Requirements, Contracts and Performance	Values	Comment
Total projected cost	\$ 64,712,432	<i>Includes approved change orders totaling \$4,785,214</i>
Total payments through April 30, 2008	49,761,792	<i>77 % of current projected total</i>
EBE <u>requirement</u> based on total projected cost	11,648,238	<i>18 % of projected cost</i>
EBE contracts in place and copied to Project Monitor*	14,580,289	<i>22.5 % of total contract and change orders</i>
Payments to EBE contractors	11,597,810	<i>23.3 % 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 Construction Vendors

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

Ethnicity and Gender Codes

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

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

EBE Professional Service Providers

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

Ethnicity and Gender Codes

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

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
COST SUMMARY AS OF APRIL 30, 2008**

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 & 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 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
A	General Contractor J.P. Cullen & Sons	\$ 59,927,218	59,927,218	4,785,214	64,712,432	(4,785,214)	219,664	64,932,096	(5,004,878)	83%	53,715,208	10,997,224	11,216,888
B	Architectural / Engineering Services Engberg Anderson Design Partnership Team	1,206,000	1,503,995	53,175	1,557,170	(351,170)	-	1,557,170	(351,170)	40%	617,954	939,216	939,216
C	Other Consultants/Other Contractors/Miscellaneous Costs	2,106,782	1,894,845	13,868	1,908,713	198,069	(35,000)	1,873,713	233,069	84%	1,600,901	307,812	272,812
D	City of Milwaukee Department of Public Works Administration and Inspection	760,000	760,000	-	760,000	-	140,000	900,000	(140,000)	93%	709,539	50,461	190,461
E	Construction Contingency	6,000,000	-	4,852,257	4,852,257	1,147,743	324,664	5,176,921	823,079	-	-	-	-
	Total Phase III Project Costs (Costs Paid or Encumbered from July 1, 2005 to April 30, 2008)	\$ 70,000,000	64,086,058	4,852,257	68,938,315	1,061,685	324,664	69,262,979	737,021	82%	56,643,602	12,294,713	12,619,377
F	Total Phase II Project Costs (Costs Paid and Encumbered from December 9, 2002 to June 30, 2005)	\$ 4,550,025	4,262,415	287,610	4,550,025	-	-	4,550,025	-	100%	4,550,025	-	-
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	70,252,616	5,139,867	75,392,483	1,061,685	324,664	75,717,147	737,021	84%	63,097,770	12,294,713	12,619,377
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 APRIL 30, 2008)

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Bid 100A - Tower	\$39,801,656	39,801,656	-	39,801,656	-	-	39,801,656	-	84%	33,263,318	6,538,338	6,538,338
2	Bid 200A - West (7th Floor Up)	5,625,845	5,625,845	-	5,625,845	-	-	5,625,845	-	98%	5,495,185	130,660	130,660
3	Bid 300A West (7th Floor Down)	2,501,225	2,501,225	-	2,501,225	-	-	2,501,225	-	80%	1,999,346	501,879	501,879
4	Bid 200B East (7th Floor Up)	4,663,132	4,663,132	-	4,663,132	-	-	4,663,132	-	94%	4,378,651	284,481	284,481
5	Bid 300B East (7th Floor Down)	2,586,299	2,586,299	-	2,586,299	-	-	2,586,299	-	82%	2,132,791	453,508	453,508
6	Bid 200C North (7th Floor Up)	2,685,911	2,685,911	-	2,685,911	-	-	2,685,911	-	89%	2,379,894	306,017	306,017
7	Bid 300C North (7th Floor Down)	1,228,580	1,228,580	-	1,228,580	-	-	1,228,580	-	89%	1,091,920	136,660	136,660
8	Bid 200D Roof	834,570	834,570	-	834,570	-	-	834,570	-	30%	249,621	584,949	584,949
9	Change Orders	-	-	4,785,214	4,785,214	(4,785,214)	219,664	5,004,878	(5,004,878)	91%	4,349,035	436,179	655,843
	Retainage	-	-	-	-	-	-	-	-		(1,624,553)	1,624,553	1,624,553
	Total	\$59,927,218	59,927,218	4,785,214	64,712,432	(4,785,214)	219,664	64,932,096	(5,004,878)	83%	53,715,208	10,997,224	11,216,888

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
ARCHITECTURAL / ENGINEERING SERVICES: ENGBERG ANDERSON DESIGN PARTNERSHIP TEAM
COST SUMMARY - PHASE III (JULY 1, 2005 TO APRIL 30, 2008)**

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Construction Administration	\$ 1,206,000	1,422,245	-	1,422,245	(216,245)	-	1,422,245	(216,245)	47%	664,358	757,887	757,887
2	Additional Services	-	-	363,640	363,640	(363,640)	-	363,640	(363,640)	65%	235,950	127,690	127,690
3	Reimbursables	-	81,750	-	81,750	(81,750)	-	81,750	(81,750)	34%	28,111	53,639	53,639
4	Credit for Phase II Overage	-	-	(310,465)	(310,465)	310,465	-	(310,465)	310,465	100%	(310,465)	-	-
	Total	\$ 1,206,000	1,503,995	53,175	1,557,170	(351,170)	-	1,557,170	(351,170)	40%	617,954	939,216	939,216

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
OTHER CONSULTANTS, CONTRACTORS & MISCELLANEOUS
COSTS SUMMARY - PHASE III (JULY 1, 2005 TO APRIL 30, 2008)**

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Concord / Tharps	\$ 500,000	508,685	-	508,685	(8,685)	(100,000)	408,685	91,315	48%	245,309	263,376	163,376
2	Prism Technical Mgt.	150,000	150,000	13,868	163,868	(13,868)	-	163,868	(13,868)	86%	141,497	22,371	22,371
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	850,974	-	850,974	149,026	-	850,974	149,026	100%	850,974	-	-
6	Other Misc Goods & Services	241,782	169,585	-	169,585	72,197	65,000	234,585	7,197	100%	169,585	-	65,000
	Total	\$ 2,106,782	1,894,845	13,868	1,908,713	198,069	(35,000)	1,873,713	233,069	84%	1,600,901	307,812	272,812

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
CITY OF MILWAUKEE DPW ADMINISTRATION & INSPECTION
COST SUMMARY - PHASE III (JULY 1, 2005 TO APRIL 30, 2008)**

A	B	C	D	E	F=D+E	G=C-F	H	I=F+H	J=C-I	K=L/F	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Investigative Work & Design Administration (0712/0713)	45,000	45,000	-	45,000	-	-	45,000	-	94%	42,369	2,631	2,631
2	Construction Administration Professional (071D)	400,000	400,000	-	400,000	-	110,000	510,000		99%	396,531	3,469	113,469
3	Construction Administration Inspection (071E)	315,000	315,000	-	315,000	-	30,000	345,000		86%	270,639	44,361	74,361
	Total	760,000	760,000	-	760,000	-	140,000	900,000	-	93%	709,539	50,461	190,461

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

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	4,785,214	219,664	-	995,122	-	-	-
2	Architectural/Engineer Services Engberg Anderson Design Partnership Team	-	53,175	-	-	(53,175)	-	-	-
3	Other Consultants, Contractors & Misc Costs	-	13,868	(35,000)	-	21,132	-	-	-
4	City of Milwaukee Department of Public Works	-	-	140,000	-	(140,000)	-	-	-
	Total	\$ 6,000,000	4,852,257	324,664	-	823,079	-	-	-

**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/F	L	M=F-L	N=I-L
Item	Task Description	Approved Budget	Approved Contracts / Scheduled Values	Approved Change Orders	Total Approved Contracts / Scheduled Values	Budget (Over)/Under Total Approved Contracts to Date Deviation	Potential Change Orders and Additional Contracts	Total Approved and Potential Contracts	Budget (Over)/Under Total Approved and Potential Contracts	Percent Expended	Costs Incurred to Date	Balance to Complete Approved Contracts	Balance to Complete Approved and Potential Contracts
1	Architectural / Engineering Services Engberg Anderson Design Partnership Team (Base Contract)***	\$ 3,762,848	3,430,450	287,610	3,718,060	44,788	-	3,718,060	44,788	100%	3,718,060	-	-
2	Architectural / Engineering Services Engberg Anderson Design Partnership Team (Contract Extension)***	265,677	310,465	-	310,465	(44,788)	-	310,465	-	100%	310,465	-	-
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	4,262,415	287,610	4,550,025	-	-	4,550,025	44,788	100%	4,550,025	-	-
***	Costs from December 9, 2002 though August 31, 2007 contracted prior to Phase III.												

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

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

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

A	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: Modify Mock-up Specification	1			(200,000)					(200,000)		200,000
2	Issue # 8: Modify Salvage Requirements	2			(249,137)					(249,137)		249,137
3	Issue # 10: Clock Glass Warranty	1			(4,000)					(4,000)		4,000
4	Issue # 20: Temp. Power	3			0						0	0
5	Issue #36 Light Fixtures	15			4,152		4,152					(4,152)
6	Issue # 39: Steel at 10th Floor	4			134,798						134,798	(134,798)
7	Issue # 47: Structure at Gables	5			1,359,974		1,359,974					(1,359,974)
8	Issue # 54: Copper Detail	7			(30,261)						(30,261)	30,261
9	Issue # 73: Ceramic Tile in Men's Bathroom	5			1,047		1,047					(1,047)
10	Issue # 79 Remove Copper/Booktile Tower	8			32,500		32,500					(32,500)
11	Issue # 107: Mastic @ Slate Roof	6			119,859		119,859					(119,859)
12	Issue # 109 R / 115 Steel Purlins @ S.T.	5			314,980		314,980					(314,980)
13	Issue # 111: CB#03 Revise Ring Beam	7			6,348						6,348	(6,348)
14	Issue # 118 Scaffolding at Dormers	11			199,717		199,717					(199,717)
15	Issue # 130 Proposed Gutter Flashing	8			(30,456)		(30,456)					30,456
16	Issue # 131 Slate Remove & Replace	9/10			1,278,086		1,278,086					(1,278,086)
17	Issue # 132 Extra Pieces @ Gabel	6			8,376		8,376					(8,376)
18	Issue # 136 Precast Tuck @ 13th Floor	7			891		891					(891)

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

A	B	C	C	D	E	F	G	H	J	K	L	M
Item No.	Item Description	CO #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency
19	Issue # 137 Beams @ ST Ring Beam	21 7			5,982		5,982					(5,982)
20	Issue # 139 Penebaker Qualification	7			10,399			10,399				(10,399)
21	Issue # 142 C Channels	ST 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 Balustrade Deck	ST 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 Floor Drainage	12th 12			4,693		4,693					(4,693)
31	Issue # 170 Dormers w/out tees CB #06	8			53,473		53,473					(53,473)
32	Issue # 171 Fire E scape on 2nd Floor	Paint 8			1,735		1,735					(1,735)

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

GENERAL CONTRACTOR: J.P. CULLEN & SONS

APPROVED CHANGES & POTENTIAL CHANGES

A	B	C	C	D	E	F	G	H	J	K	L	M
Item No.	Item Description	CO #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency
33	Issue # 179 Roof Hatch @ North Roof	12			1,945		1,945					(1,945)
34	Issue # 189 Copper @ Top of Lantern	11			7,563		7,563					(7,563)
35	Issue # 195 Modillions w/ Rebar	14			(9,000)		(9,000)					9,000
36	Issue #200 Re-route Plumbing Conductor @ North	13			3,926		3,926					(3,926)
37	Issue # 205 Rolled Angle @ Drum	12			38,328		38,328					(38,328)
38	Issue # 219 8th Floor Sill Anchor CB #07	11			4,679		4,679					(4,679)
39	Issue # 220 Lighting Revisions CB #08	13			(8,881)		(8,881)					8,881
40	Issue # 226 Door @ Dormer E16	11			7,018		7,018					(7,018)
41	Issue # 229 Precast @ 13th Floor	16			57,853		57,853					(57,853)
42	Issue # 230 Heat & Winter Costs	8			102,110		102,110					(102,110)
43	Issue # 237 8th Floor North Steel	16			241,757		241,757					(241,757)
44	Issue # 245 Modillion Modification	14			10,358		10,358					(10,358)
45	Issue #248 Brick Test 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 Flr Frieze	11			31,854		31,854					(31,854)
48	Issue # 262 11th Flr Dental Work	12			9,072		9,072					(9,072)
49	Issue # 263 Gutter Drains @ 8 Flr	11			23,168		23,168					(23,168)
50	Issue # 267 Winter Protect @ Slate	12			25,000		25,000					(25,000)
51	Issue # 268 Flashing @ North of ST	12			7,486		7,486					(7,486)
52	Issue # 270 Brick Pier @ Gutters	14			3,000		3,000					(3,000)

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

A	B	C	C	D	E	F	G	H	J	K	L	M
Item No.	Item Description	CO #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency
53	Issue #271 Brick Backup Allowance			66,531			66,531					(66,531)
54	Issue #272 Steel Survey Fix @ 11th	12			74,992		74,992					(74,992)
55	Issue #280 Gutter Drain @W8	13			1,453		1,453					(1,453)
56	Issue #281 13th Floor Column Cap Fix	13			82,941		82,941					(82,941)
57	Issue #285 Revised Clock Hands			37,302			37,302					(37,302)
58	Issue #289 12th Floor Double Angle	13			361,566		361,566					(361,566)
59	Issue #291 13th Floor Column Splices	12			3,957		3,957					(3,957)
60	Issue #295 Cretit for Subs DH&P	12			855		855					(855)
61	Issue #295 Correction on CO #12 - Credit Due	15			(1,710)		(1,710)					1,710
62	Issue # 298 Scupper Detail	14			220,000		220,000					(220,000)
63	Issue #298 Credit on Overtime from Original # 298	16			(42,880)		(42,880)					42,880
64	Issue #309 Copper Fitting Credit	15			(5,931)		(5,931)					5,931
65	Issue #310 Steel Channels @ Lantern	13			19,837		19,837					(19,837)
66	Issue #312 Terra Cotta Allowance Credit	14			(780,000)		(780,000)					780,000
67	Issue #314 Painting Drip Edges	16			(7,000)		(7,000)					7,000
68	Issue #317 Brick Areas < 10 sq ft	14			2,193		2,193					(2,193)
69	Issue #320 13th Floor Column Splice 2	15			(1,350)		(1,350)					1,350

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

A	B	C	C	D	E	F	G	H	J	K	L	M
Item No.	Item Description	CO #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency
70	Issue #323 Windows 1st - 7th Floor West	15			(8,775)		(8,775)					8,775
71	Issue #330 13th Flr Column Splice 2	14			2,884		2,884					(2,884)
72	Issue #332 11th Floor Gusset Plates	14			42,174		42,174					(42,174)
73	Issue # 344 North Tower Copper	17			578,563		578,563					(578,563)
74	Issue #347 11th Floor Panel Back-up	15			26,529		26,529					(26,529)
75	Issue #352 Glazer Apprenticeship Hours	15			0		0					0
76	Issue #354 Spiral Stairs @ South Tower	15			14,250		14,250					(14,250)
77	Issue #357 Snow Fence Install	15			15,470		15,470					(15,470)
78	Issue #358 Extra Sandstone Cornice	15			34,800		34,800					(34,800)
79	Issue #359 Wood Blocking @ Lantern	15			11,943		11,943					(11,943)
80	Issue #363 5th Floor Sill Mockup	16			55,250		55,250					(55,250)
81	Issue #370 Re-Scaffolding for Allowances	16			10,038		10,038					(10,038)
82	Issue #374 8th Floor Gutter E12-E14	17			4,075		4,075					(4,075)
83	Issue # 377 City Trip to GMcB	15			3,934		3,934					(3,934)
84	Issue #384 Cross Gable Copper Panel	17			27,616		27,616					(27,616)
85	Issue #385 Concrete @ ST Light Wells	16			6,566		6,566					(6,566)
86	Issue #386 Stringers 10th to 13th	16			44,107		44,107					(44,107)

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

A	B	C	C	D	E	F	G	H	J	K	L	M
Item No.	Item Description	CO #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	A/E Design Error	VE Item	Other	Contingency
87	Issue #388 Profit Compounding	16			(36,079)		(36,079)					36,079
88	Issue #389 07/08 Winter Heat	16			142,880		142,880					(142,880)
89	Issue #390 Builders Risk TC	16			15,157		15,157					(15,157)
90	Issue #391 North Gable Copper	17			18,501		18,501					(18,501)
91	Issue #397 Soffit Steel Above Lantern	17			5,765		5,765					(5,765)
92	Issue #404 9th Floor Gutter Conductor			9,968			9,968					(9,968)
93	Issue #405 Lighting @ Spiral Stairs			15,477			15,477					(15,477)
94	Issue #406 Credit for Sandstone Work	18			(367,082)		(367,082)					367,082
95	Issue #413 North Tower Copper Substrate	17			31,018		31,018					(31,018)
96	Issue #417 Clips @ Conductor Boxes	17			4,778		4,778					(4,778)
97	Issue #420 Stop Work 2nd Floor Cornice	18			25,937		25,937					(25,937)
98	Issue #424 Main Roof Parapet Credit	18			(10,636)		(10,636)					10,636
99	Issue #426 Extra Sand Cornice @ ST	18			64,414		64,414					(64,414)
100	Issue #431 City Trip to GMcB 2	17			4,847		4,847					(4,847)
101	Issue # 432 North Elevation I & W Shield	18			5,994		5,994					(5,994)
102	Issue #434 9th Floor Gutter Sump	18			11,750		11,750					(11,750)
103	Issue #436 13th Floor Lion Anchorage			19,589			19,589					(19,589)
104	Issue #442 Additional Roof Removal			70,797			70,797					(70,797)
	TOTAL		0	219,664	4,785,214	0	5,336,731	10,399	0	(453,137)	110,895	(5,004,878)