

Milwaukee City Hall Historic Building Restoration

Project Status Report thru January 31, 2008



**Department of Public Works
Operations Division
Building & Fleet Services**

**841 NORTH BROADWAY
MILWAUKEE, WISCONSIN 53202**



**THE CONCORD GROUP
241 N. Broadway
Suite 302
Milwaukee, WI. 53202**

**M.L. THARPS & ASSOCIATES, LLC.
1845 N. Farwell Avenue
Suite 109
Milwaukee, WI. 53202**

**PRISM TECHNICAL MANAGEMENT
& MARKETING SERVICES, LLC
6114 W. Capital Drive
Suite 200
Milwaukee, WI. 53216**

May 7, 2008

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 eighth 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 substantially complete November 14, 2008. Through the end of January 2008, the following major issues have been identified:

- North Elevation Investigations, Repairing the Steel per EADP's Design, and Reinstalling Back-up Brick and Terra Cotta on Columns 39, 40, 41, & 42.
- Replacement of the North Tower Copper Lantern.
- Replacing the Remaining Terra Cotta Balustrades and Rails at the 3rd Floor. This Includes Bays E4-E8, E12-E16, W4-W8 & W12-W16. *

The schedule impact by these items has not yet been determined. These items being considered will have a budget impact of approximately \$1,200,527, which is within the project contingency. For further detail please refer to Schedule E1, Approved and Potential Changes.

* This issue was discussed outside this quarterly review by the Public Works Committee on March 26, 2008.

CURRENT SCHEDULE STATUS

Construction progress to January 31st, 2008 is as follows:

- South Tower Terra Cotta Installation – 35% 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.
- Brick Work – 60% Complete
- Installation of Copper for South Tower – 50% Complete.
- Pointing – 50% Complete
- Slate Roof – 75% Complete.
- Carpentry at dome & lantern – 90% Complete
- Windows – 80% Complete

Six month look ahead for 2008 is as follows:

- Terra cotta, brick, and mockup approvals – Complete.
- Steel at the South Tower – Complete.
- Construction of South Tower Terra Cotta – Ongoing.
- Installation of Copper for the South Tower – On going.
- Slate roof construction – Complete.
- Conditional Brick Replacement – Complete.
- 2nd & 1st Floor Windows – Complete.
- Pointing – Ongoing.
- Sandstone Work – Complete.

CURRENT BUDGET STATUS

This report addresses all costs incurred through January 31, 2008, which totals \$58,906,333 or 79% of the project budget of \$76,454,169.

Of the \$70,000,000 Phase III committed project budgeted funds, 77% or \$52,452,165 has been incurred through January 31, 2008.

Through January 31, 2008 J.P. Cullen has completed \$49,887,852 or 78% of their contract of \$63,815,309.

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

JPC approved change orders, total of **\$3,892,025.00**, 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
- Installation of 23 New Scuppers on West and East Side of Main Building.
- Credit for Omitting 895 Terra Cotta Pieces from the Terra Cotta Allowance.

JPC major potential change orders, total of **\$1,200,527.00** follows:

- North Elevation Investigations, Repairing the Steel per EADP's Design, and Reinstalling Back-up Brick and Terra Cotta on Columns 39, 40, 41, & 42.
- Replacement of the North Tower Copper Lantern.
- Replacing the Remaining Terra Cotta Balustrades and Rails at the 3rd Floor. This Includes Bays E4-E8, E12-E16, W4-W8 & W12-W16.

Balance of contingency after approved/potential changes is **\$907,448.00**

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 ninth Project Quarter (ended January 31, 2008), 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 January 31, 2008

MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Project Participation Targets

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

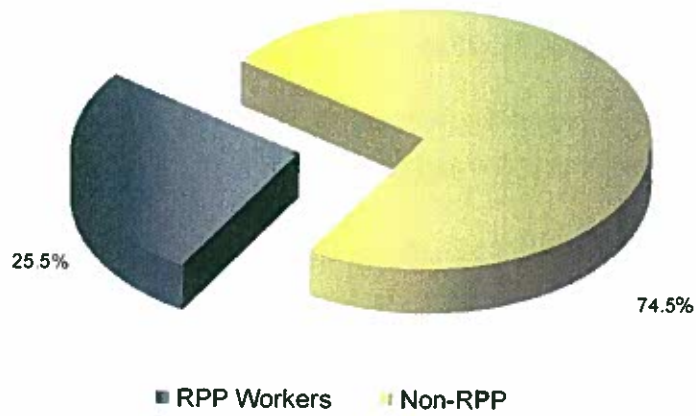
Emerging Business Enterprise (EBE) Requirement:
18% of Contract Dollars

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

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

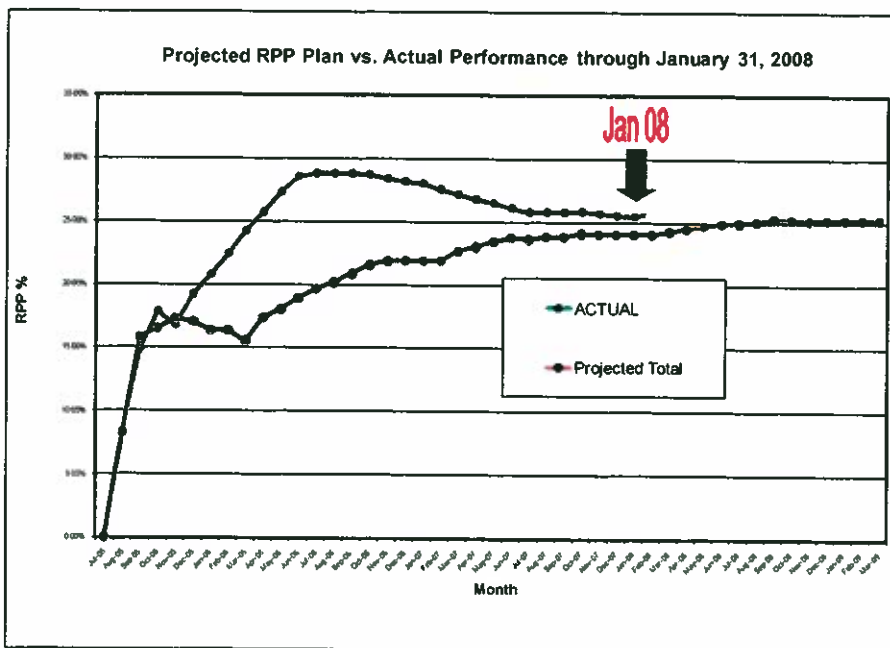
RPP Workforce through January 31, 2008



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Projected RPP Plan vs. Actual Performance through January 31, 2008



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

Apprentice Workforce Data through January 31, 2008

**Targeted Apprentice Trades:
Bricklayers/Masons, Roofers and Carpenters**

**Targeted Trades Requirements:
10,000 hours & 6 apprentices**

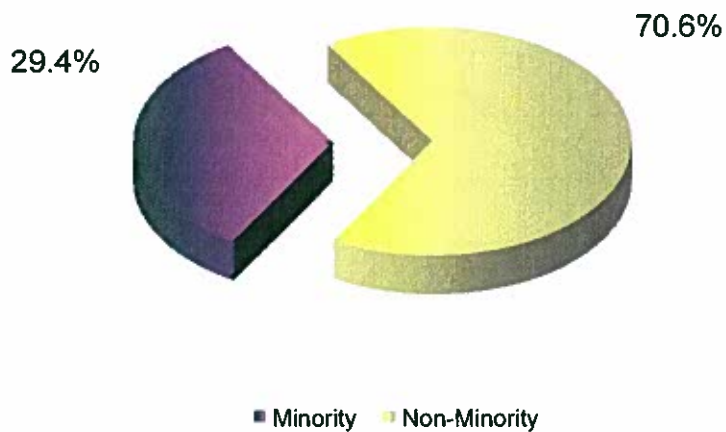
**Targeted Trades Performance through 1/31/08:
9,953 hrs & 19 apprentices**

**Total Apprentice workforce through 1/31/08:
15,291 hours & 34 apprentices**

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

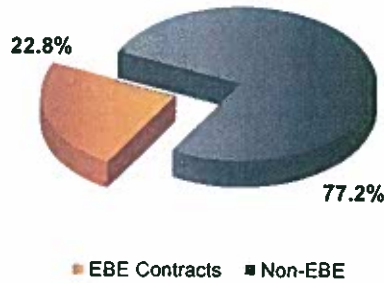
Minority Workforce through January 31, 2008



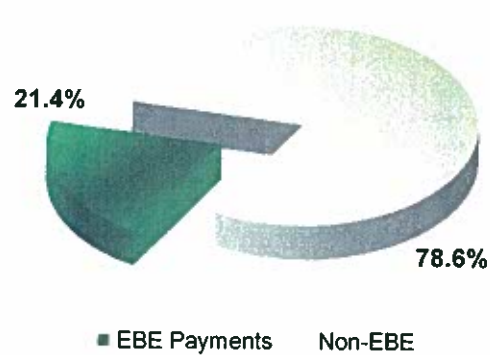
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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

**Current Subcontracting Plan
(with Change Orders)**



**Project Payments
through January 31, 2008**



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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

WORKFORCE REQUIREMENTS AND PERFORMANCE DATA THROUGH 1/31/08

Project Requirements, Projections and Performance	Man-Hours	Comment
Initial projected hours for project	424,188	Provided by JP Cullen
Total hours through 1/31/08	241,778	57 % of initially projected total
RPP requirement for entire project (25%)	106,047	Based upon initial projected hours
RPP hours credited through 1/31/08	61,560	25.5 % of total onsite hours
Apprenticeship target for selected trades	10,000	2.4 % of total projected hours
Apprenticeship hours in <u>selected</u> trades through 1/31/08	9,953	99.5 % of project requirement
Project Performance – Voluntary Efforts		
Total hours worked by minorities (RPP and otherwise) to date	70,964	29.4 % of total onsite hours
Total hours worked by apprentices to date	15,291	6.3 % of current total
Total hours worked by minority apprentices	11,023	72 % of apprenticeship hours

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

CONSTRUCTION CONTRACTING REQUIREMENTS AND PERFORMANCE DATA THROUGH 1/31/08

Project Requirements, Contracts and Performance	Values	Comment
Total projected cost	\$ 63,815,309	Includes approved change orders totaling \$3,888,091
Total payments through January 31, 2008	44,999,867	74 % of current projected total
EBE <u>requirement</u> based on total projected cost	11,486,755	18 % of projected cost
EBE contracts in place and copied to Project Monitor*	14,580,289	22.8 % of total contract and change orders
Payments to EBE contractors	10,068,669	21.4 % 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

EBE Construction Vendors

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

Ethnicity and Gender Codes

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

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MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT

EBE Professional Service Providers

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

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Appendix A – Cost Summaries

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
COST SUMMARY AS OF JANUARY 31, 2008**

A	B	C	D	E	F=D+E	G=C-F	H	I=H+G	J=C-I	K=L/J	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	3,882,025	63,819,243	(3,892,025)	1,606,757	65,426,000	(5,498,782)	78%	49,887,852	13,931,391	15,538,148
B	Architectural / Engineering Services Engberg Anderson Design Partnership Team	1,206,000	1,503,995	(77,275)	1,426,720	(220,720)	-	1,426,720	(220,720)	25%	363,679	1,063,041	1,063,041
C	Other Consultants/Other Contractors/Miscellaneous Costs	2,106,782	1,925,242	13,868	1,939,110	167,672	-	1,939,110	167,672	80%	1,549,471	389,639	389,639
D	City of Milwaukee Department of Public Works Administration and Inspection	780,000	780,000	-	780,000	-	-	780,000	-	86%	651,163	108,837	108,837
E	Construction Contingency	6,000,000	-	3,828,618	3,828,618	2,171,382	1,606,757	5,435,375	564,625	-	-	-	-
	Total Phase III Project Costs (Costs Paid or Encumbered from July 1, 2005 to January 31, 2008)	\$ 70,000,000	64,116,455	3,828,618	67,945,073	2,054,927	1,606,757	69,551,830	448,170	77%	52,452,165	15,492,908	17,099,665

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	70,283,013	4,116,228	74,399,241	2,054,927	1,606,757	76,005,998	448,170	79%	58,906,333	15,492,908	17,099,665

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 JANUARY 31, 2008)**

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=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	-	78%	31,005,476	8,796,180	8,796,180
2	Bid 200A - West (7th Floor Up)	5,625,845	5,625,845	-	5,625,845	-	-	5,625,845	-	95%	5,341,837	284,008	284,008
3	Bid 300A West (7th Floor Down)	2,501,225	2,501,225	-	2,501,225	-	-	2,501,225	-	78%	1,938,624	562,601	562,601
4	Bid 200B East (7th Floor Up)	4,663,132	4,663,132	-	4,663,132	-	-	4,663,132	-	90%	4,195,697	467,435	467,435
5	Bid 300B East (7th Floor Down)	2,586,299	2,586,299	-	2,586,299	-	-	2,586,299	-	78%	2,026,822	559,477	559,477
6	Bid 200C North (7th Floor Up)	2,685,911	2,685,911	-	2,685,911	-	-	2,685,911	-	82%	2,192,510	493,401	493,401
7	Bid 300C North (7th Floor Down)	1,228,580	1,228,580	-	1,228,580	-	-	1,228,580	-	67%	820,406	408,174	408,174
8	Bid 200D Roof	834,570	834,570	-	834,570	-	-	834,570	-	15%	121,302	713,268	713,268
9	Change Orders	-	-	3,892,025	3,892,025	(3,892,025)	1,606,757	5,498,782	(5,498,782)	99%	3,852,851	39,174	1,645,931
	Retainage	-	-	-	-	-	-	-	-		(1,607,673)	1,607,673	1,607,673
	Total	\$ 59,927,218	59,927,218	3,892,025	63,819,243	(3,892,025)	1,606,757	65,425,000	(5,498,782)	78%	49,887,852	13,931,391	15,538,148

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
ARCHITECTURAL / ENGINEERING SERVICES: ENGBERG ANDERSON DESIGN PARTNERSHIP TEAM
COST SUMMARY - PHASE III (JULY 1, 2005 TO JANUARY 31, 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)	34%	481,124	941,121	941,121
2	Additional Services	-	-	233,190	233,190	(233,190)	-	233,190	(233,190)	74%	171,573	61,617	61,617
3	Reimbursables	-	61,750	-	61,750	(61,750)	-	61,750	(61,750)	26%	21,447	60,303	60,303
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	(77,275)	1,426,720	(220,720)	-	1,426,720	(220,720)	25%	363,679	1,063,041	1,063,041

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
OTHER CONSULTANTS, CONTRACTORS & MISCELLANEOUS
COSTS SUMMARY - PHASE III (JULY 1, 2005 TO JANUARY 31, 2008)**

A	B	C	D	E	F=D+E	G=C-F	H	I=H+G	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 Potential Contracts
1	Concord / Tharps	\$ 500,000	508,685	-	508,685	(8,685)	-	508,685	(8,685)	43%	217,653	291,032	291,032
2	Prism Technical Mgt.	150,000	150,000	13,868	163,868	(13,868)	-	163,868	(13,868)	83%	136,519	27,349	27,349
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%	850,807	49,193	49,193
6	Other Misc Goods & Services	241,782	150,956	-	150,956	90,826	-	150,956	90,828	100%	150,956	-	-
	Total	\$ 2,106,782	1,925,242	13,868	1,939,110	167,672	-	1,939,110	167,672	80%	1,549,471	389,639	389,639

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
CITY OF MILWAUKEE DPW ADMINISTRATION & INSPECTION
COST SUMMARY - PHASE III (JULY 1, 2005 TO JANUARY 31, 2008)**

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	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	-	90%	359,323	40,677	40,677
3	Construction Administration Inspection (071E)	315,000	315,000	-	315,000	-	-	315,000	-	80%	251,861	63,139	63,139
	Total	760,000	760,000	-	760,000	-	-	760,000	-	86%	651,163	108,837	108,837

**MILWAUKEE CITY HALL HISTORIC BUILDING RESTORATION PROJECT
CONSTRUCTION CONTINGENCY SUMMARY
PHASE III (JULY 1, 2005 TO JANUARY 31, 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	3,892,025	1,606,757	-	501,218	-	-	-
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	3,905,893	1,606,757	-	487,350	-	-	-

**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	3,430,450	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 through 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/J	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	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	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			1200,000					(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/Booklike Tower	8			32,500		32,500					(32,500)
11	Issue # 107: Mastic @ Slate Roof	6			119,859		119,859					(119,859)
12	Issue # 109 R7 115 Steel Purfins @ 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)
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)

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
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					117,469
28	Issue # 160 Remove Steel Channels @ 12 Floor ST	6			6,384		6,384					16,384
29	Issue # 161 Gusset Plates @ 12th Core	7			37,549		37,549					(37,549)
30	Issue # 163 12th Floor Drainage	12			4,693		4,693					(4,693)
31	Issue # 170 Dormers w/out tees CB #06	8			53,473		53,473					153,473
32	Issue # 171 Paint Fire E scape on 2nd Floor	8			1,735		1,735					(1,735)
33	Issue # 179 Roof Hatch @ North Roof	12			1,945		1,945					(1,945)
34	Issue # 180 Bottom Dormer Coping			32,096			32,096					(32,096)
35	Issue # 189 Copper @ Top of Lantern	11			7,563		7,563					17,563
36	Issue # 195 Modifions w/ Rebar	14			(9,000)		(9,000)					9,000
37	Issue # 200 Re-route Plumbing Conductor @ North	13			3,926		3,926					(3,926)
38	Issue # 205 Rolled Angle @ Drum	12			38,328		38,328					138,328
39	Issue # 219 8th Floor Sill Anchor CB #07	11			4,679		4,679					(4,679)
40	Issue # 220 Lighting Revisions CB #08	13			(8,881)		(8,881)					8,881
41	Issue # 226 Door @ Dormer E16	11			7,018		7,018					(7,018)
42	Issue # 229 Precast @ 13th Floor			57,853			57,853					(57,853)
43	Issue # 230 Heat & Winter Costs	8			102,110		102,110					(102,110)
44	Issue # 237 8th Floor North Steel			241,550			241,550					(241,550)
45	Issue # 245 Modifion Modification	14			10,358		10,358					(10,358)
46	Issue # 248 Brick Test Run for ST	8			14,335		14,335					(14,335)
47	Issue # 251 Brick @ Slate on S.T.				(3,356)		(3,356)					3,356
48	Issue # 256 Cut 3/4" Off New Brick @ 7th Flr Frieze	11			31,854		31,854					(31,854)

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
49	Issue # 262 11th Flr Dental Work	12			9,072		9,072					19,072
50	Issue # 263 Gutter Drains @ 8 Flr	11			23,188		23,188					(23,188)
51	Issue # 267 Winter Protect @ Siale	12			25,000		25,000					25,000
52	Issue # 268 Flashing @ North of ST	12			7,486		7,486					(7,486)
53	Issue # 270 Brick Pier @ Gutters	14			3,000		3,000					(3,000)
54	Issue #271 Brick Backup Allowance			66,150			66,150					(66,150)
55	Issue #272 Steel Survey Fix @ 11th	12			74,992		74,992					(74,992)
56	Issue #280 Gutter Drain @W8	13			1,453		1,453					(1,453)
57	Issue #281 13th Floor Column Cap Fix	13			82,941		82,941					(82,941)
58	Issue #289 12th Floor Double Angle	13			361,566		361,566					(361,566)
59	Issue #291 13th Floor Column Splices	12			3,957		3,957					(3,957)
60	Issue #295 Credit for Subs OH&P	12			855		855					1855
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 #309 Copper Fitting Credit	15			(5,931)		(5,931)					5,931
64	Issue #310 Steel Channels @ Lantern	13			19,837		19,837					(19,837)
65	Issue #312 Terra Cotta Allowance Credit	14			(780,000)		(780,000)					780,000
66	Issue #314 Painting Drip Edges			(7,000)			(7,000)					7,000
67	Issue #317 Brick Areas < 10 sq ft	14			2,193		2,193					(2,193)
68	Issue #320 13th Floor Column Splice 2	15			(1,350)		(1,350)					1,350
69	Issue #323 Windows 1st - 7th Floor West	15			(8,775)		(8,775)					8,775
70	Issue #330 13th Flr Column Splice 2	14			2,884		2,884					(2,884)
71	Issue #332 11th Floor Gusset Plates	14			42,174		42,174					(42,174)
72	Issue # 344 North Tower Copper			571,296			571,296					(571,296)

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	CD #	Estimated Amount	Submitted Amount	Approved Amount	Rejected Amount	Existing Condition	Owner's Request	AE Design Error	VE Item	Other	Contingency Adjustment
73	Issue #347 11th Floor Panel Back-up	15			26,529		26,529					(26,529)
74	Issue #352 Glazer Apprenticeship Hours	15			0		0					0
75	Issue #354 Spiral Stairs @ South Tower	15			14,250		14,250					(14,250)
76	Issue #357 Snow Fence Install	15			15,470		15,470					(15,470)
77	Issue #358 Extra Sandstone Cornice	15			34,800		34,800					(34,800)
78	Issue #359 Wood Blocking @ Lantern	15			11,943		11,943					(11,943)
79	Issue #363 5th Floor Sill Mockup			55,250			55,250					(55,250)
80	Issue #370 Re-Scaffolding for Allowances			10,038			10,038					(10,038)
81	Issue #374 8th Floor Gutter E12-E14			25,000			25,000					(25,000)
82	Issue # 377 City Trip to GMcB	15			3,934		3,934					(3,934)
83	Total Belustrade Replacement			387,681			387,681					(387,681)
84	Issue #384 Cross Gable Copper Panel			27,616			27,616					(27,616)
85	Issue #385 Concrete @ ST Light Wells			7,000			7,000					(7,000)
86	Issue #386 Stringers 10th to 13th			44,107			44,107					(44,107)
87	Issue #388 Profit Compounding			(36,079)			(36,079)					36,079
88	Issue #390 Builders Risk TC			15,157			15,157					(15,157)
89	Issue #391 North Gable Copper			18,501			18,501					(18,501)
90	Issue #392 NT Copper Shop Drawings			84,776			84,776					(84,776)
91	Issue #397 Soffit Steel Above Lantern			5,765			5,765					(5,765)
	TOTAL		0	1,606,757	3,692,025	0	5,830,635	10,399	0	(453,137)	110,885	(5,765)
												(5,765)

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

Overall Schedule

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

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
Project Submittals					
5715	SUB	Lower Sandstone Shop Drawings	15	18JAN08	08FEB08
6075	SUB	Submittals Completed	1	11FEB08	11FEB08
Terra Cotta Shop Drawings					
6784	TCSD	Final Northern Gable Drawings	15	18JAN08	08FEB08
6781	TCSD	Final East Center Gable Drawings	15	28JAN08	15FEB08
6789	TCSD	Final Clock Gable up to Water	15	21MAR08	10APR08
6801	TCSD	Final Clock Gable Top Drawings	15	04APR08	24APR08
Mock-Ups					
275	MOCK	Cladding Replacement on North	5	18JAN08	24JAN08
276	MOCK	Cladding Repair on North Tower	5	18JAN08	24JAN08
266	MOCK	10 If of Hung Gutter @ North	12	16MAY08	03JUN08
320	MOCK	Complete Mock-ups	1	31OCT08	31OCT08
Terra Cotta Mock-ups					
6381	TCM	4th Tier Center Gable Crest &	6	18JAN08	25JAN08
6392	TCM	4th Tier Center Gable Crest &	6	28JAN08	05FEB08
2271	TCM	Clock Gable up to Water Table	10	07MAR08	20APR08
5831	TCM	Clock Gable Top Dry Stack	10	21MAR08	03APR08
3300	TCM	Clock Gable up to Water Table	10	21MAR08	03APR08
5840	TCM	Clock Gable Top in Place	10	04APR08	17APR08
Fabricate and Deliver Terra Cotta					
6590	FDTC	Fab Clock Gable Top ST	45	12NOV07A	20MAR08
6520	FDTC	Fab Clock Gable up to Water	35	12NOV07A	06MAR08
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 @	0	23AUG06A	06APR07A
7020	W	Complete Dormers West	0	30JAN07A	30JAN07A
1970	W	Remove & Install Sandstone	40	05JUL07A	13MAR08
4510	W	Complete Gutters West Elevation	0	30AUG07A	31AUG07A
3850	W	Red Copper Panels @ Dormers	35	08OCT07A	08MAR08
4040	W	Install TC Center Gable	0	12OCT07A	28OCT07A
1600	W	Install Windows @ 8th & 9th	20	02JAN08A	14FEB08
7340	W	Paint Windows 8th & 9th Floor	20	16JAN08	14FEB08
1980	W	Install TC Ballustrade & Railing	32	14FEB08	26MAR08
4240	W	Install Mechanical Louvers 7 & Up	2	15FEB08	18FEB08
2550	W	Install Ceramic Tile in 8th Fl.	2	15FEB08	18FEB08
7190	W	Complete West Northern Gable	1	15FEB08	15FEB08

Start Date: 04JUL05
 Finish Date: 14NOV08
 Data Date: 18JAN08
 Run Date: 18JAN08 11:58

Legend:
 Early Bar (Green)
 Progress Bar (Blue)
 Critical Activity (Red)

4881

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

Sheet 1 of 5

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

Primavera Systems, Inc.

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
7170	W	Complete West Center Gable	1	18FEB08	18FEB08
2000	W	Paint Mech Louvers 7 & Up	3	19FEB08	21FEB08
5780	W	Install Northern Gable TC	5	09APR08	15APR08
1650	W	Final Wash Bldg 8 & Up	7	16APR08	24APR08
3670	W	Punchlist Acceptance 8 & Up	5	02MAY08	08MAY08
3710	W	Remove & Install Sandstone	1	16JUN08	16JUN08
1685	W	Tuckpoint 2nd Floor West	5	17JUN08	23JUN08
1606	W	Remove & Install Windows @	5	24JUN08	30JUN08
7335	W	Paint Windows 2nd Floor West	5	01JUL08	08JUL08
1666	W	Tuckpoint 1st Floor West	5	16JUL08	22JUL08
1607	W	Remove & Install Windows @ 1st	5	23JUL08	29JUL08
7336	W	Paint Windows 1st Floor West	5	30JUL08	05AUG08
3340	W	Punch List Acceptance West	10	02SEP08	15SEP08

Complete West Center Gable
 Paint Mech Louvers 7 & Up
 Install Northern Gable TC Balustrades
 Final Wash Bldg 8 & Up
 Punchlist Acceptance 8 & Up
 Remove & Install Sandstone Dutchman Repairs
 Tuckpoint 2nd Floor West Elevation
 Remove & Install Windows @ 2nd West Elevation
 Paint Windows 2nd Floor West Elevation
 Tuckpoint 1st Floor West Elevation
 Remove & Install Windows @ 1st West Elevation
 Paint Windows 1st Floor West Elevation
 Punch List Acceptance West Elevation

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
7110	N	City Review of Condition Survey 7	0	12MAY06A	22JUN06A
7140	N	City Review of Condition Survey 8	0	23AUG06A	06APR07A
3940	N	Flashing @ TC Sill Base	20	07JAN08A	14FEB08
7130	N	Tuckpoint 8th & 9th Floor North	10	07JAN08A	31JAN08
3810	N	Install Flashing @ Slate Roof	85	18JAN08	15MAY08
3780	N	Install Slate Roof (includes CO)	100	18JAN08	08JUN08
1700	N	Install Flashing 1st Tier North	15	18JAN08	07FEB08
3950	N	Install SS Pins @ Sill Base	2	18JAN08	21JAN08
3980	N	Solder Thimbels @ Sill Base	6	18JAN08	25JAN08
3900	N	Remove, Repair & Replace	44	25JAN08	27MAR08
4520	N	Install TC Coping 1st Tier North	5	11FEB08	15FEB08
1891	N	Install TC Quoins 2nd Tier North	5	18FEB08	22FEB08
1701	N	Install Flashing 2nd Tier North	12	25FEB08	11MAR08
3970	N	Install TC Sills (including W17 - W19)	20	04MAR08	31MAR08
4521	N	Install TC Coping 2nd Tier North	7	12MAR08	20MAR08
1640	N	Remove & Install Sandstone	20	14MAR08	10APR08
1882	N	Install TC Below Flashing 3rd Tier	5	21MAR08	27MAR08
1702	N	Install Flashing 3rd Tier North	5	28MAR08	03APR08
3920	N	Install Windows @ 8th & 9th	10	01APR08	14APR08
6300	N	Sills Complete North Elevation	1	01APR08	01APR08
6210	N	Install Brick Veneer above Sills	5	01APR08	07APR08
3880	N	Install North Gable TC	5	02APR08	08APR08
4522	N	Install TC Crest Coping North	2	04APR08	07APR08
7380	N	Paint Windows 8th & 9th Floor	5	08APR08	14APR08

Flashing @ TC Sill Base
 Tuckpoint 8th & 9th Floor North Elevation
 Install Flashing @ Slate Roof (includes CO work)
 Install Slate Roof (includes CO work)
 Install Flashing 1st Tier North Gable
 Install SS Pins @ Sill Base
 Solder Thimbels @ Sill Base
 Remove, Repair & Replace Copper Spire & Dome
 Install TC Coping 1st Tier North Gable
 Install TC Quoins 2nd Tier North Gable
 Install Flashing 2nd Tier North Gable
 Install TC Sills (including W17 - W19)
 Install TC Coping 2nd Tier North Gable
 Remove & Install Sandstone Cornice @ 2nd Floor
 Install TC Below Flashing 3rd Tier North Gable
 Install Flashing 3rd Tier North Gable
 Install Windows @ 8th & 9th North Elevation
 Sills Complete North Elevation
 Install Brick Veneer above Sills
 Install North Gable TC Balustrades
 Install TC Crest Coping North Gable
 Paint Windows 8th & 9th Floor North Elevation

Sheet 2 of 5
 J. P. Cullen & Sons, Inc.
 Milwaukee City Hall Restoration
 Start Date: 04JUL06
 Finish Date: 14NOV08
 Data Date: 18JAN08
 Run Date: 18JAN08 11:58
 Legend:
 - Early Bar (Green)
 - Progress Bar (Blue)
 - Critical Activity (Red)
 Date: _____ Revision: _____
 Checked: _____ Approved: _____

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
4250	N	Complete North Gable	1	08APR08	08APR08
3870	N	Red Copper Panels @ Gable	8	09APR08	18APR08
3792	N	Install Hung Gutters @ 9th Floor	30	04JUN08	16JUL08
4270	N	Remove & Install Sandstone @	1	17JUN08	17JUN08
7136	N	Tuckpoint 2nd Floor North	5	24JUN08	30JUN08
3926	N	Remove & Install Windows @	5	01JUL08	08JUL08
7386	N	Paint Windows 2nd Floor North	5	09JUL08	15JUL08
4060	N	Final Wash North Elev 8th Fir &	6	17JUL08	24JUL08
7137	N	Tuckpoint 1st Floor North	5	23JUL08	29JUL08
3927	N	Remove & Install Windows @ 1st	5	30JUL08	05AUG08
4090	N	Punchlist Acceptance North Elev	4	04AUG08	07AUG08
7387	N	Paint Windows 1st Floor North	5	06AUG08	12AUG08
3390	N	Punch List Acceptance	7	04SEP08	12SEP08

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
3740	E	City Review of Condition Survey 7	0	12MAY06A	22JUN06A
3750	E	City Review of Condition Survey 8	0	21NOV06A	30MAR07A
7030	E	Complete East Dormers	0	23JUL07A	23JUL07A
4490	E	Install East Copper Gutters @ 8th	5	08AUG07A	24JAN08
4500	E	Install Flashing @ Brick Backup	10	19SEP07A	31JAN08
7470	E	Install TC Sills East Elev.	5	28SEP07A	24JAN08
7012	E	Install Flashing 4th Tier East	12	18JAN08	05FEB08
2330	E	Install Mech Louvers 7 & Up	2	18JAN08	21JAN08
4540	E	Install Northern Gable TC	5	18JAN08	24JAN08
7480	E	Install Brick Veneer @ Sills	4	25JAN08	30JAN08
7480	E	Install Brick Veneer @ Gutters	20	04FEB08	29FEB08
7003	E	Install TC Coping & Crest 4th Tier	8	06FEB08	15FEB08
4410	E	Complete East Center Gable	1	18FEB08	18FEB08
6330	E	Complete Gutter East Elevation	1	03MAR08	03MAR08
4360	E	Red Copper Panels @ Dormers	10	07MAR08	20MAR08
7240	E	Complete East Northern Gable	1	01APR08	01APR08
2350	E	Remove & Install Sandstone	15	11APR08	01MAY08
7390	E	Paint Windows 8th & 9th Floor	20	15APR08	12MAY08
2340	E	Paint Mech Louvers 7 & Up	5	13MAY08	18MAY08
4590	E	Final Wash 8th Fir & Up	7	20MAY08	29MAY08
4810	E	Punchlist Acceptance East 8th Fir	5	11JUN08	17JUN08
4750	E	Remove & Install Sandstone @	1	18JUN08	18JUN08
4326	E	Tuckpoint 2nd Floor East	5	01JUL08	08JUL08
4556	E	Remove & Install Windows @	5	08JUL08	15JUL08

200
 24,31,7 1,10,17,24,31,7 10,17,24,31,7 10,17,24,31,7 10,17,24,31,7 10,17,24,31,7 10,17,24,31,7 10,17,24,31,7 10,17,24,31,7 10,17,24,31,7

Complete North Gable
 Red Copper Panels @ Gable
 Install Hung Gutters @ 9th Floor
 Remove & Install Sandstone @
 Tuckpoint 2nd Floor North
 Remove & Install Windows @
 Paint Windows 2nd Floor North
 Final Wash North Elev 8th Fir &
 Tuckpoint 1st Floor North
 Remove & Install Windows @ 1st
 Punchlist Acceptance North Elev
 Paint Windows 1st Floor North
 Punch List Acceptance

City Review of Condition Survey 7
 City Review of Condition Survey 8
 Complete East Dormers
 Install East Copper Gutters @ 8th
 Install Flashing @ Brick Backup
 Install TC Sills East Elev.
 Install Flashing 4th Tier East
 Install Mech Louvers 7 & Up
 Install Northern Gable TC
 Install Brick Veneer @ Sills
 Install Brick Veneer @ Gutters
 Install TC Coping & Crest 4th Tier
 Complete East Center Gable
 Complete Gutter East Elevation
 Red Copper Panels @ Dormers
 Complete East Northern Gable
 Remove & Install Sandstone
 Paint Windows 8th & 9th Floor
 Paint Mech Louvers 7 & Up
 Final Wash 8th Fir & Up
 Punchlist Acceptance East 8th Fir
 Remove & Install Sandstone @
 Tuckpoint 2nd Floor East
 Remove & Install Windows @

Start Date: 04JUL06
 Finish Date: 14NOV08
 Date Date: 18JAN08
 Run Date: 18JAN08 11:56

Legend:
 Early Bar (Green)
 Progress Bar (Blue)
 Critical Activity (Red)

Sheet 3 of 5
 J. P. Cullen & Sons, Inc.
 Milwaukee City Hall Restoration

Primavera Systems, Inc.

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
7396	E	Paint Windows 2nd Floor East	5	18JUL08	22JUL08
4327	E	Tuckpoint 1st Floor East	5	30JUL08	05AUG08
4557	E	Remove & Install Windows @ 1st	5	06AUG08	12AUG08
7397	E	Paint Windows 1st Floor East	5	13AUG08	19AUG08
3430	E	Punch List Acceptance	10	16SEP08	29SEP08

2008
 JAN 18.21.28.4 FEB 11.18.25.3 MAR 10.17.24.31.7 APR 14.21.28.5 MAY 15.23.30.7 JUN 14.21.28.4 JUL 11.18.25.1 AUG 15.22.29.5 SEP 13.20.27.3 OCT 10.17.24.31.7 NOV 14.21.28.5

Paint Windows 2nd Floor East Elevation
 Tuckpoint 1st Floor East Elevation
 Remove & Install Windows @ 1st East Elevation
 Paint Windows 1st Floor East Elevation
 Punch List Acceptance

South Tower Above 12th Floor

Install W Large Lion Heads
 Install TC @ W Clock Gable Lower
 Flashing @ W Clock Gable Lower
 Install TC @ W Clock Gable
 Install TC @ N Clock Gable Crest
 Install TC @ E Clock Gable Crest
 Install TC @ S Clock Gable Crest
 Final Cleaning @ S South Tower
 Install Clock South Elevation
 Seal @ Clock
 Lighting @ Clock
 Inspect South Tower
 Punch List @ South Tower Upper
 Punch List Acceptance
 Remove Exterior Scaffold 10th Floor & Up
 Repair Scaffold Holes
 Remove Interior Scaffold @ South Tower
 Remove Roof @ 11th & 12th Fir
 Roof & Flash @ 11th & 12th Fir
 Remove 10th Floor Steel
 Remove 10th Fir Roof
 Replace Shed Sliding & Drs & Roof @ 10th Fir
 Roof & Flash 10th Floor
 Paint Shed @ 10th Fir Roof

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
660	S-UP	Remove Copper @ Spire	0	15MAY06A	07JUN06A
7320	S-UP	City Review of Condition Survey	0	05MAR07A	06APR07A
3060	S-UP	Install W Large Lion Heads	2	28FEB08	29FEB08
2630	S-UP	Install TC @ W Clock Gable	5	04APR08	10APR08
2660	S-UP	Flashing @ W Clock Gable Lower	3	11APR08	15APR08
2834	S-UP	Install TC @ W Clock Gable	15	18APR08	09MAY08
2835	S-UP	Install TC @ N Clock Gable Crest	15	09MAY08	30MAY08
2836	S-UP	Install TC @ E Clock Gable Crest	15	02JUN08	20JUN08
2837	S-UP	Install TC @ S Clock Gable Crest	15	23JUN08	14JUL08
1093	S-UP	Final Cleaning @ S South Tower	5	15JUL08	21JUL08
1043	S-UP	Install Clock South Elevation	7	22JUL08	30JUL08
1050	S-UP	Seal @ Clock	4	31JUL08	05AUG08
1060	S-UP	Lighting @ Clock	5	06AUG08	12AUG08
1130	S-UP	Inspect South Tower	3	13AUG08	15AUG08
1140	S-UP	Punch List @ South Tower Upper	10	18AUG08	29AUG08
1150	S-UP	Punch List Acceptance	5	02SEP08	08SEP08
1180	S-UP	Remove Exterior Scaffold 10th	15	09SEP08	28SEP08
2940	S-UP	Repair Scaffold Holes	15	09SEP08	29SEP08
1190	S-UP	Remove Interior Scaffold @	14	09SEP08	26SEP08
7430	S-UP	Remove Roof @ 11th & 12th Fir	4	09SEP08	12SEP08
7440	S-UP	Roof & Flash @ 11th & 12th Fir	15	15SEP08	03OCT08
1200	S-UP	Remove 10th Floor Steel	6	30SEP08	07OCT08
1210	S-UP	Remove 10th Fir Roof	2	08OCT08	09OCT08
1230	S-UP	Replace Shed Sliding & Drs &	5	10OCT08	16OCT08
1220	S-UP	Roof & Flash 10th Floor	15	17OCT08	06NOV08
1270	S-UP	Paint Shed @ 10th Fir Roof	3	07NOV08	11NOV08

South Tower Below 10th Floor

Complete 9th Floor Soffits & Band Course
 Complete 10th Floor Sills ST
 Complete 8th Floor Terra Cotta

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish
7410	S-LW	City Review of Condition Survey	0	02OCT06A	06APR07A
7060	S-LW	Complete 9th Floor Soffits &	0	18JAN08A	18JAN08A
3170	S-LW	Remove & Install Sandstone	30	02MAY08	13JUN08
5190	S-LW	Complete 10th Floor Sills ST	1	29MAY08	29MAY08
7070	S-LW	Complete 8th Floor Terra Cotta	1	19JUN08	19JUN08

Start Date: 04JUL05
 Finish Date: 14NOV08
 Date: 16JAN08
 Run Date: 18JAN08 11:56

Sheet 4 of 5

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

4881

Legend:
 Early Bar (Green)
 Progress Bar (Blue)
 Critical Activity (Red)

Revision Table:
 Date | Revision | Checked | Approved

Activity ID	AREA	Activity Description	Rem Dur	Early Start	Early Finish	D.	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
3180	S-LW	Remove & Install Sandstone @	1	19JUN08	19JUN08	24.317											
7080	S-LW	Complete 7th Floor Sills,	1	08JUL08	08JUL08												
699	S-LW	Tuckpoint 2nd Floor South Tower	5	08JUL08	15JUL08												
1078	S-LW	Remove & Install Windows @	5	16JUL08	22JUL08												
7428	S-LW	Paint Windows 2nd Floor South	5	23JUL08	29JUL08												
701	S-LW	Tuckpoint 1st Floor South Tower	5	06AUG08	12AUG08												
1079	S-LW	Remove & Install Windows @ 1st	5	13AUG08	19AUG08												
7429	S-LW	Paint Windows 1st Floor South	5	20AUG08	26AUG08												
3200	S-LW	Final Cleaning @ South Tower	10	27AUG08	10SEP08												
1100	S-LW	Window Washing	5	11SEP08	17SEP08												
3210	S-LW	Inspect South Tower Lower	3	18SEP08	22SEP08												
3220	S-LW	Punch List @ South Tower Lower	10	23SEP08	06OCT08												
3230	S-LW	Punch List Acceptance @ South	10	07OCT08	20OCT08												
3280	S-LW	Repair Scaffold Holes	18	21OCT08	13NOV08												
3480	S-LW	Remove Scaffold Except Holst	18	21OCT08	13NOV08												
6000	ROOF	Final Closeout	1	14NOV08	14NOV08												

<p>Remove & Install Windows @ 2nd Floor South Tower</p> <p>Complete 7th Floor Sills, Columns & Capitals</p> <p>Tuckpoint 2nd Floor South Tower</p> <p>Paint Windows 2nd Floor South Tower</p> <p>Tuckpoint 1st Floor South Tower</p> <p>Remove & Install Windows @ 1st Floor South Tower</p> <p>Paint Windows 1st Floor South Tower</p> <p>Final Cleaning @ South Tower Lower</p> <p>Window Washing</p> <p>Inspect South Tower Lower</p> <p>Punch List @ South Tower Lower</p> <p>Punch List Acceptance @ South Tower Lower</p> <p>Repair Scaffold Holes</p> <p>Remove Scaffold Except Holst Bay @ Lower ST</p> <p>Final Closeout</p>																	
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Start Date: 04JUL05
Finish Date: 14NOV08
Date Date: 18JAN08
Run Date: 18JAN08 11:58

4881

Legend:
█ Early Bar
█ Progress Bar
█ Critical Activity

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

Date	Revision	Checked	Approved



Appendix C – Budget Evolution / Funding History



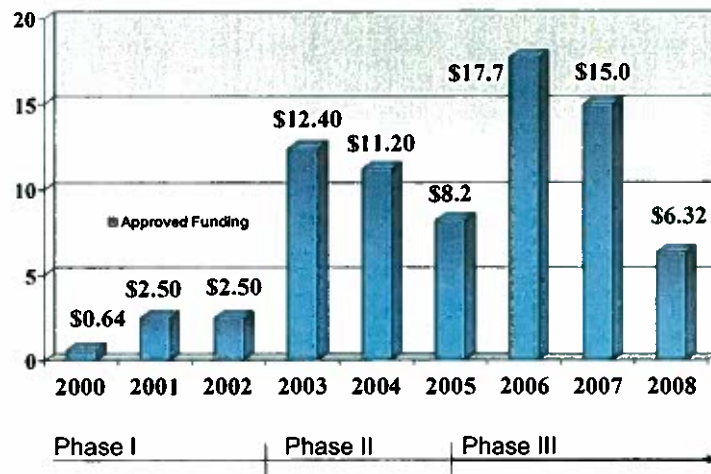
BUDGET EVOLUTION/FUNDING HISTORY

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. The approved appropriations are 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.

