



Grotefeld Hoffmann

311 South Wacker Dr., Suite 4500
Chicago, Illinois 60606
312.551.0200

City Clerk
200 E. Wells St., Room 205
Milwaukee, WI 53202-3567

Attn: Claims

December 4, 2014

RECEIVED

DEC 9 - 2014

OFFICE OF
CITY ATTORNEY

Re: Cincinnati Insured: Widowson #1 (Prince Hall Masonic Temple)
Cincinnati Claim No.: 2290869
Date of Loss: August 9, 2014
Loss Location: 1218 W North Ave.
Milwaukee, WI 53205
Our File No.: 63.001793

Dear Sir or Madam:

Please be advised that this firm represents the subrogation interests of Cincinnati Insurance Company with regard to property damage that resulted from a water loss that occurred at the above location on the above date. Based upon the results of our initial investigation, it appears that water flooded into the basement of Cincinnati's insured's property as a result of a broken City of Milwaukee water main.

The purpose of this letter is to present the City of Milwaukee with a formal claim for the subject damage, pursuant to Section 893.80(1), Wis. Stats.

On or about August 9, 2014, a City of Milwaukee water main broke and/or failed and caused water to leak into the basement of the Prince Hall Masonic Temple, which caused damage to flooring and walls. Prince Hall then submitted a claim to Cincinnati Insurance and was paid pursuant to their policy. Cincinnati now seeks to recover the amount it paid its insured from the City of Milwaukee. The amount paid by Cincinnati was \$51,147.74. We have enclosed supporting damage documents, as well as photos of the damage.

At this time, Cincinnati makes a formal claim for the amount of \$51,147.74 for damage associated with this matter. Upon receipt of this correspondence, please contact the undersigned to advise of the City's position relative to this claim.

Sincerely,

Kevin S. Mosley
Direct Dial: 312.601.2380
E-Mail: kmosley@ghlaw-llp.com

KSM:dh
Enclosures



Paul Davis Restoration and Remodeling

2000 S 4th St Milwaukee WI 53204
PH: (414) 383-3131
PH: (800) 954-2215
Fax: (414) 383-3353
Fed ID #39-1662830

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**OFFICE OF
CITY ATTORNEY**

Insured: Prince Hall Masonic Temple - Charles Nunnery Home: (414) 517-9650
Property: 1218 W North Ave
Milwaukee, WI 53205

Claim Rep.: Jeffery O'Leary Business: (262) 513-9890
Position: Adjuster
Company: Cincinnati Insurance

Estimator: Tom Vanden Boom Business: (414) 383-3131
Company: Paul Davis Restoration SEWI E-mail: tvandenboom@pdr-usa.net
Business: 2000 S. 4th Street
Milwaukee, WI 53204

Contractor: Business: (414) 383-3131
Company: Paul Davis Restoration
Business: 2000 S. 4th Street
Milwaukee, WI 53204

Claim Number: 0 Policy Number: 0 Type of Loss: Water

Coverage	Deductible	Policy Limit
Dwelling	\$0.00	\$0.00

Date Contacted: 9/2/2014
Date of Loss: 8/8/2014 Date Received: 9/2/2014
Date Inspected: 9/2/2014 Date Entered: 9/22/2014 3:46 PM

Price List: WIMW8X_SEP14 Depreciate Material: Yes Depreciate O&P: No
Restoration/Service/Remodel Depreciate Non-material: Yes Depreciate Taxes: Yes
Estimate: 16705K Depreciate Removal: No

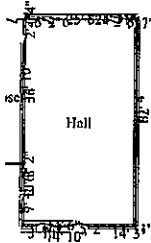
The following is our estimate for repairs to the above referenced property. It is assumed work will be done at normal working hours unless otherwise discussed.



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16705K Basement



Hall

Height: 10' 5"

1977.43 SF Walls
 4037.21 SF Walls & Ceiling
 228.86 SY Flooring
 189.83 LF Ceil. Perimeter

2059.78 SF Ceiling
 2059.78 SF Floor
 189.83 LF Floor Perimeter

CAT	SEL	ACT DESCRIPTION	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY					
Ceiling:							
4. PLA	LAB	+ Plasterer - per hour					
	6	6.00 HR	0.00+	47.62 =	0.00	57.14	342.86
To patch in the areas where the wall was removed and repair the cracking							
6. PNT	SP	+ Seal/prime then paint the ceiling (2 coats)					
	C	2059.78 SF	0.00+	0.64 =	17.30	267.12	1,602.68
Walls:							
8. PNL	AV	+ Paneling					
	(8*PF)*.75	1139.00 SF	0.00+	1.96 =	40.18	454.52	2,727.14
23. DRY	1/2H	+ 1/2" drywall - hung only (no tape or finish)					
	8*43+10,5*27	625.25 SF	0.00+	0.86 =	13.31	110.20	661.23
There was drywall behind the paneling							
13. FNC	CM	+ Cove molding - 3/4"					
	PF	189.83 LF	0.00+	1.16 =	5.63	45.16	270.99
10. PNT	SP	+ Seal/prime then paint the walls (2 coats)					
	W	1977.43 SF	0.00+	0.64 =	16.61	256.44	1,538.61
11. FNC	C>	+ Casing - oversized - 3 1/4"					
	20+20+17	57.00 LF	0.00+	2.56 =	5.81	30.34	182.07
14. FNC	B3	+ Baseboard - 3 1/4"					
	PF	189.83 LF	0.00+	2.44 =	10.84	94.80	568.83
15. PNT	DORT>	+ Paint door/window trim & jamb - Large - 2 coats (per side)					
	4	4.00 EA	0.00+	22.21 =	0.96	17.96	107.76
16. PNT	DORT	+ Paint door/window trim & jamb - 2 coats (per side)					
	3	3.00 EA	0.00+	18.87 =	0.61	11.44	68.66
17. PNT	B2	+ Paint baseboard - two coats					
	PF	189.83 LF	0.00+	0.85 =	1.17	32.52	195.05
18. FNC	SHOE	+ Base shoe					
	PF	189.83 LF	0.00+	1.07 =	4.68	41.56	249.36
19. PNT	SHOE	+ Seal & paint base shoe or quarter round					
	PF	189.83 LF	0.00+	0.49 =	0.96	18.80	112.78

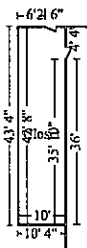


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CONTINUED - Hall

CAT	SEL	ACT DESCRIPTION	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY					
20. PNT	DORS1	+ Finish door slab only - 1 coat urethane (per side)					
	5*2	10.00 EA	0.00+	14.21 =	3.03	29.02	174.15
21. DOR	DOR-RS	+ Interior door - Detach & reset - slab only					
	7	7.00 EA	0.00+	14.33 =	0.00	20.06	120.37
22. PLA	LAB	+ Plasterer - per hour					
	6	6.00 HR	0.00+	47.62 =	0.00	57.14	342.86
To plaster the columns and other areas where it was removed							
Floor:							
25. FCW	AVPF	+ Pre-finished solid wood flooring					
	F	2059.78 SF	0.00+	8.33 =	649.41	3,561.48	21,368.86
27. FCW	BARR	+ Vapor barrier - 15# felt					
	F	2059.78 SF	0.00+	0.24 =	6.92	100.26	601.53
28. FCW	LAMT	+ T- molding - for wood flooring					
	6+6+6+3*4	30.00 LF	0.00+	5.65 =	8.52	35.60	213.62
29. CON	ROOM>>	+ Contents - move out then reset - Extra large room					
	1	1.00 EA	0.00+	129.31 =	0.00	25.86	155.17
Totals: Hall					785.94	5,267.42	31,604.58



Closet

Height: 10' 5"

1097.19 SF Walls	426.65 SF Ceiling
1523.84 SF Walls & Ceiling	426.65 SF Floor
47.41 SY Flooring	105.33 LF Floor Perimeter
105.33 LF Ceil. Perimeter	

CAT	SEL	ACT DESCRIPTION	REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY					
Walls:							
36. PNT	SP	+ Seal/prime then paint the walls (2 coats)					
	W	1097.19 SF	0.00+	0.64 =	9.22	142.28	853.70
42. FNC	SHOE	+ Base shoe					
	PF	105.33 LF	0.00+	1.07 =	2.60	23.06	138.36
43. PNT	SHOE	+ Seal & paint base shoe or quarter round					
	PF	105.33 LF	0.00+	0.49 =	0.53	10.42	62.56
16705K						11/19/2014	Page: 3



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CONTINUED - Closet

CAT	SEL	ACT DESCRIPTION		REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY						
Floor:								
47. FCW	AVPF		+ Pre-finished solid wood flooring					
	F	426.65 SF		0.00+	8.33 =	134.51	737.70	4,426.20
48. FCW	BARR		+ Vapor barrier - 15# felt					
	F	426.65 SF		0.00+	0.24 =	1.43	20.76	124.59
49. FCW	LAMT		+ T- molding - for wood flooring					
	3	3.00 LF		0.00+	5.65 =	0.85	3.58	21.38
50. CON	ROOM>>		+ Contents - move out then reset - Extra large room					
	1	1.00 EA		0.00+	129.31 =	0.00	25.86	155.17
Totals: Closet						149.14	963.66	5,781.96
Total: Basement						935.08	6,231.08	37,386.54

Miscellaneous

CAT	SEL	ACT DESCRIPTION		REMOVE	REPLACE	TAX	O&P	TOTAL
	CALC	QTY						
1. DMO	DUMP		- Dumpster load - Approx. 20 yards, 4 tons of debris					
	2	2.00 EA		434.53+	0.00 =	0.00	173.82	1,042.88
Two twenty yard dumpsters used due to amount of debris that was removed at different times.								
2. CLN	LABM		+ Cleaning Technician - incl. cleaning agent - per hour					
	10	10.00 HR		0.00+	28.94 =	20.16	58.02	367.58
Final clean								
51. FRM	BIDITM		+ Framing & Rough Carpentry (Bid Item) - See CF Weimer bid					
	1	1.00 EA		0.00+	9,486.28 =	217.80	1,940.82	11,644.90
52. ELE	BIDITM		+ Electrical (Bid Item) - See Precision Electrical bid					
	1	1.00 EA		0.00+	575.00 =	13.20	117.64	705.84
Totals: Miscellaneous						251.16	2,290.30	13,761.20
Line Item Totals: 16705K						1,186.24	8,521.38	51,147.74



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Grand Total Areas:

3,074.62 SF Walls	2,486.43 SF Ceiling	5,561.04 SF Walls and Ceiling
2,486.43 SF Floor	276.27 SY Flooring	295.16 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	295.16 LF Ceil. Perimeter
2,486.43 Floor Area	2,571.26 Total Area	3,074.62 Interior Wall Area
2,433.65 Exterior Wall Area	213.17 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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Summary for Dwelling

Line Item Total	41,440.12
Material Sales Tax	1,166.08
Services Mat'l Tax	0.67
<hr/>	
Subtotal	42,606.87
Overhead	4,260.69
Profit	4,260.69
Service Sales Tax	19.49
<hr/>	
Replacement Cost Value	\$51,147.74
Net Claim	\$51,147.74
<hr/> <hr/>	

Tom Vanden Boom

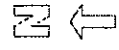
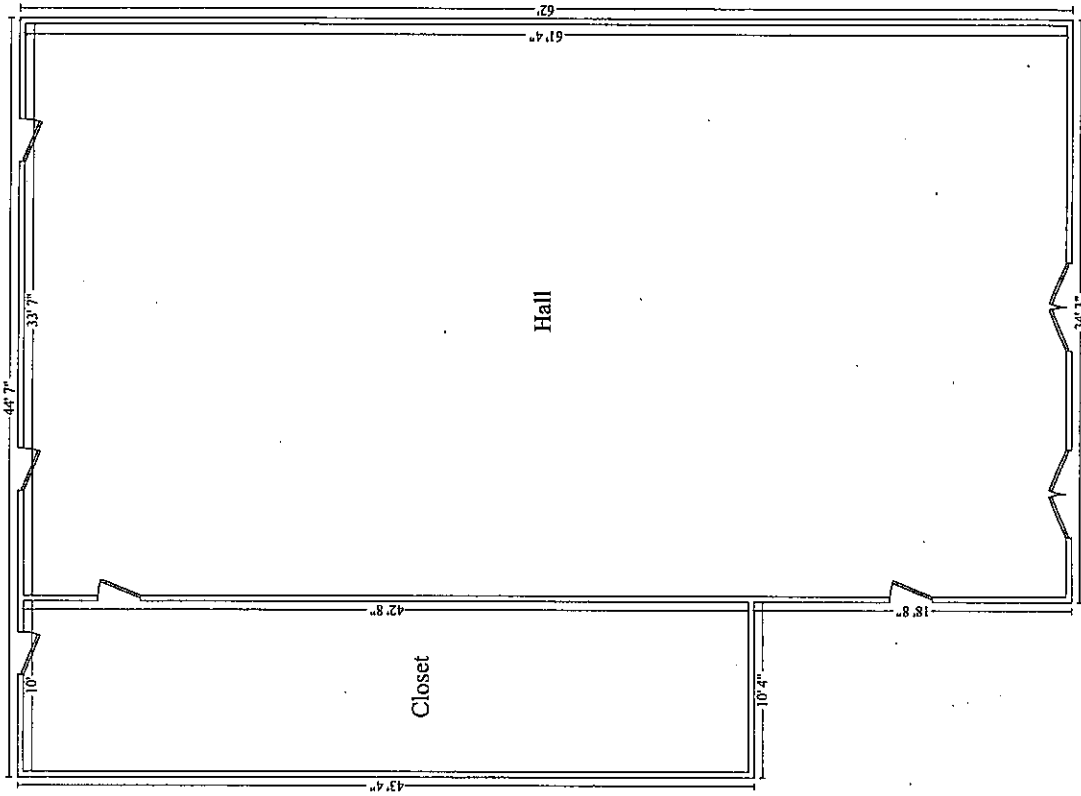


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Recap by Category

O&P Items	Total	%
CLEANING	289.40	0.57%
CONTENT MANIPULATION	258.62	0.51%
GENERAL DEMOLITION	869.06	1.70%
DOORS	100.31	0.20%
DRYWALL	537.72	1.05%
ELECTRICAL	575.00	1.12%
FLOOR COVERING - WOOD	21,495.16	42.03%
FINISH CARPENTRY / TRIMWORK	1,145.13	2.24%
FRAMING & ROUGH CARPENTRY	9,486.28	18.55%
INTERIOR LATH & PLASTER	571.44	1.12%
PANELING & WOOD WALL FINISHES	2,232.44	4.36%
PAINTING	3,879.56	7.59%
O&P Items Subtotal	41,440.12	81.02%
Material Sales Tax	1,166.08	2.28%
Services Mat'l Tax	0.67	0.00%
Overhead	4,260.69	8.33%
Profit	4,260.69	8.33%
Service Sales Tax	19.49	0.04%
Total	51,147.74	100.00%





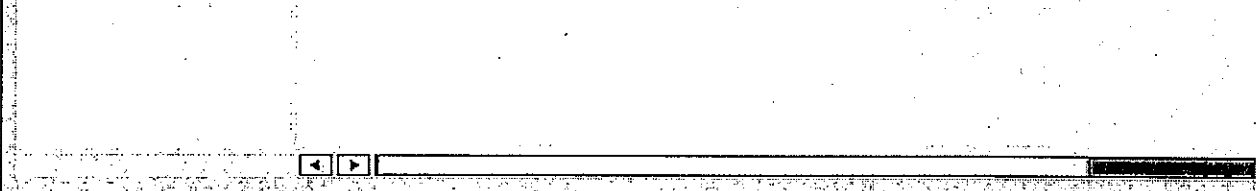
Change Claim 2290869 / 435 WIDOWSON #1 BLAZ (Open): P



Reserve Payment

Payments Overview

Payment Record Ty	Clm/Subcl	Pay	Status	Payee Descriptn	A	Amount
Disbursement	435 WIDO...	2	Posted	WIDOWSON #1 BLAZIN...		16,408.92
Disbursement	435 WIDO...	1	Posted	WIDOWSON #1 BLAZIN...	X	34,238.82



Payment Details

Payment Number	1	Payment Status	Posted
Created On	10/24/2014 10:36:04	Created By	JOLEARY
Changed On	10/24/2014 10:36:21	Changed By	JOLEARY
Transfer Date	10/24/2014 10:36:08	Doc. Ref.	000010482162
Net Due Date	10/24/2014	Posting Date	10/24/2014

Pa	Belongs To	Amount C.	Amount	Benefit Type	Benef.Type N	Pay	Payment R
1	001 435 WI... Excludi...		34,238.82	ZP06	Building		Z002 Building/



Payment Amount: 34,238.82 USD Partial Payment
 Payment Method: 2 Field-PC Printed Already Paid
 Payee: 3261788 WIDOWSO... 9919836 1218 W NORTH ...

S.	Addl Payee	Tax Role	Participant	Addl Payee
1	Z0190000047644 Contractor PAUL DAVIS ...		47644	PAUL DAVI



To Be Sent To: 3261788 WIDOWSON #1 ...



Change Claim 2290869 / 435 WIDOWSON #1 BLAZ (Open): Pay

Notes Open/Close Coverages Correspondence Financial History

Reserve Payment

Payments Overview

Payment Record Ty	Cln/Subcl	Pay	Status	Payee Descriptn	A	Amount	Al
Disbursement	435 WIDO...	2	Posted	WIDOWSON #1 BLAZIN...		16,408.92	
Disbursement	435 WIDO...	1	Posted	WIDOWSON #1 BLAZIN...	X	34,238.82	

Payment Details

Payment Number	2	Payment Status	Posted
Created On	11/25/2014 15:03:15	Created By	JOLEARY
Changed On	11/25/2014 15:03:19	Changed By	JOLEARY
Transfer Date	11/25/2014 15:03:17	Doc Ref	000010583631
Net Due Date	11/25/2014	Posting Date	11/25/2014

Pa	Belongs To	Amount C	Amount	Benefit Type	Benef.Type N	Pay	Payment R
1	001 435 WI... Excludi...		16,908.92	ZP06	Building	Z002	Building/
2	001 435 WI... 2 Deduc...		500.00	ZP06	Building	Z002	Building/

Payment Amount	16,408.92	USD	<input type="checkbox"/> Partial Payment
Payment Method	2 Field-PC Printed	<input type="checkbox"/> Already Paid	
Payee	3261788 WIDOWSO...		9919836 1218 W NORTH...
Addl Payee			
To Be Sent To	3261788 WIDOWSON #1...		

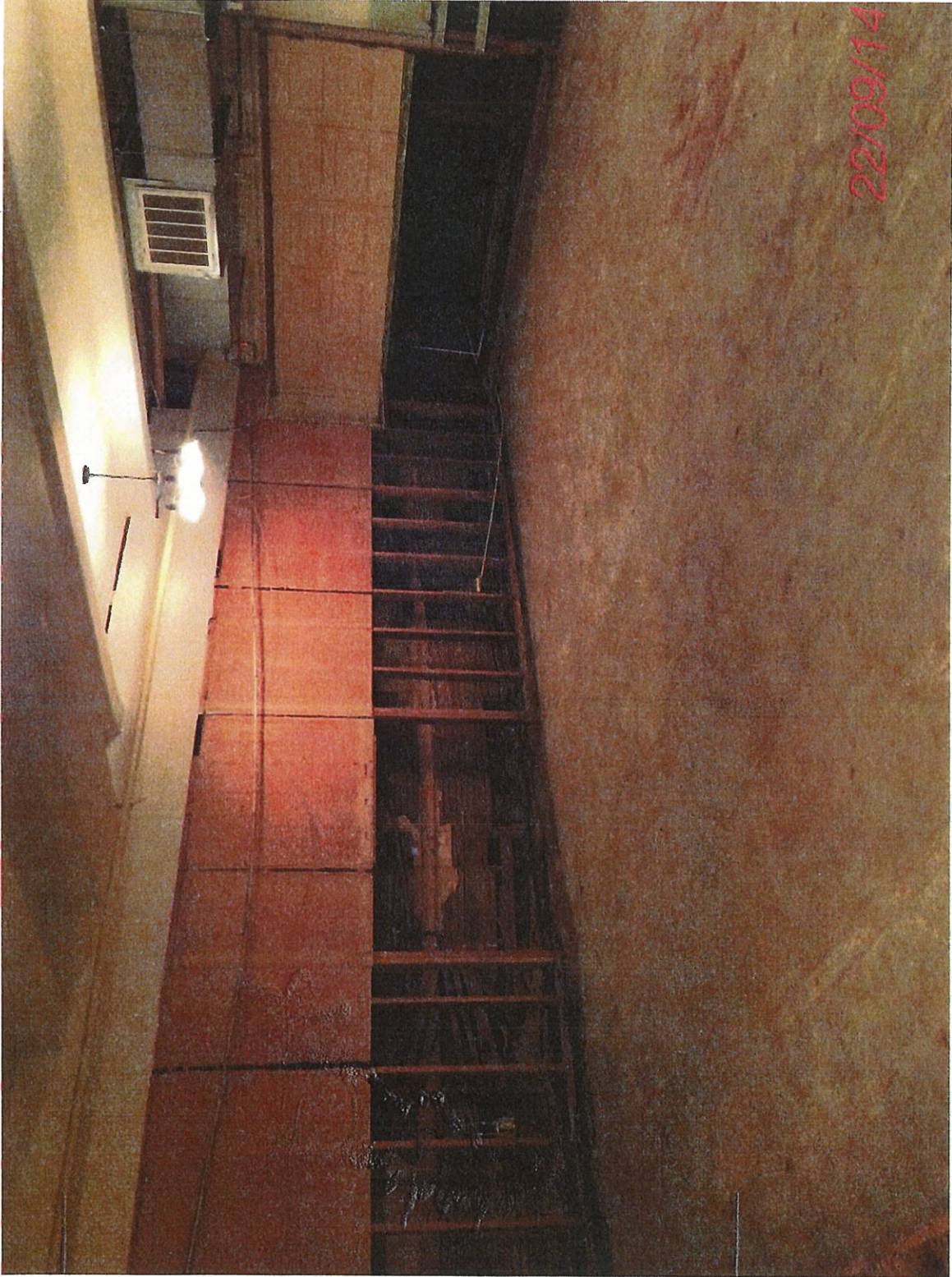
Additional Info for Payments

Purpose	Replacement Cost Holdback Payment w/ Supplement
Legal Lang. Payee	
Invoice No	
ACWRC Status	2 RC Paid





INSD Building



INSD Basement



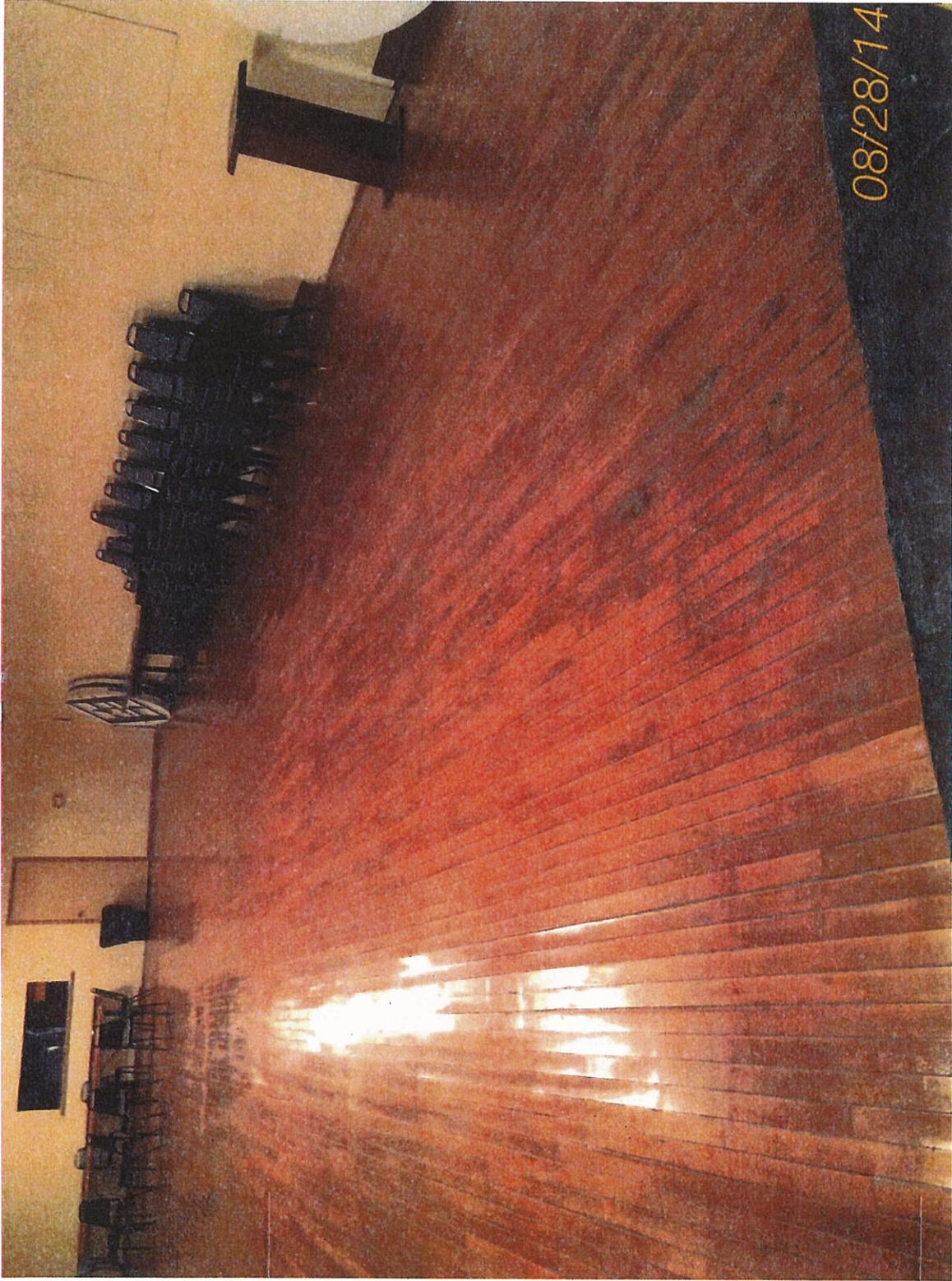
INSD Basement



INSD Basement



INSD Basement



INSD Building



INSD Building



INSD Basement