

Danielle E. Bradley

8001 W. Norwich Street ♦ Milwaukee, WI 53220 ♦ (414) 881-4698 ♦ dani.bradley@outlook.com

CITY OF MILWAUKEE
2020 DEC 15 P 3:13

CITY CLERK'S OFFICE

City of Milwaukee
200 E Wells St.
Milwaukee, WI 53202

To whom it may concern (City Of Milwaukee),

I am writing to request payment for damages that happened to our family property at 8001 W. Norwich St. Milwaukee, WI 53220 on August 2, 2020. This is the second time in the last three years that we have had significant flooding in our basement due to the city improperly handling the city sewer overflow. Restoration specialists working the neighborhood told us that the city of Milwaukee again choose not to open the sewer gates to Lake Michigan to alleviate the heavy rain and that resulted in every house on the block flooding and this time the damages were far worse than the previous time, requiring hours of labor and expenses. This happened just days after the entire basement was remodeled so the house could be sold. Carpet, pad, framing, drywall, paint, etc. was up for less than ten days and all needed to be torn out and started over. We worked rapidly to cure the situation in order to move forward with the sale of the home.

I am requesting we be paid by the city of Milwaukee an amount equal to the cleanup recommended by A&J Restoration. The bid is included with this letter. I am not asking for any reimbursement for damaged furniture, equipment or belongings that were stored in the basement, service to the furnace, reimbursement for new framing, hanging new drywall, painting a second time, new carpet and pad, new paneling, etc.

I realize the city has a tough job managing the sewer gates and hopefully the request for payment on cleanup only is a fair request. However if the city ignores this request we will file a civil claim for the full amount. We've been contacted by an attorney who seems to specialize in flood claims against the city of Milwaukee. Thank you in advance for your attention to this matter.

Respectfully,



Danielle E. Bradley (POA for Jason Bradley)

21860 Watertown Road, Suite 1C
Waukesha, WI 53186-1824
(262) 754-6855

Client: Danielle Bradley
Home: 8001 West Norwich ST
Milwaukee, WI 53220

Home: (414) 881-4698

Operator: JAROD

Estimator: Chris Severson

Type of Estimate: Water Damage

Date Entered: 8/4/2020

Date Assigned: 8/4/2020

Price List: WIMW8X_MAR20

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2020-08-04-1701

A&J Property Restoration job # 20-1526 WTR Bradley

Thank You for choosing A&J Property Restoration for Emergency Mitigation needs. Listed below you will find a detailed breakdown of the services provided at the above referenced property. This includes the work necessary to preserve and protect the above mentioned property from further damage. Any subsequent repair or cleaning work that is necessary as a result of the damage incurred will be included in a separate estimate.

SCOPE OF WORK: Water Damage restoration activities required to complete the requested work to the current Standard of Care. There may be changes and modifications to this Scope and Estimate. Drying and removal of affected material will include proper containment, HEPA filtration device(s) and PPE. Extraction of category 3 water. Removal and disposal of: carpet, pad, base, wood paneling, drywall up to 24", door and frame. Detachment of sink and toilet. Wire brush and HEPA Vacuum areas that have microbial growth. An application of MMR stain remover. Two applications of Fiberlock Shockwave, an anti-microbial agent would be applied before and after removal of affected material. We will then place drying equipment to dry the stud framing and lower the humidity in the basement, monitoring of equipment every 24 hours to ensure the drying process.

Mold remediation activities required to complete the requested work to the current Standards of Care. A&J Property Restoration abides by the industry standards & guidelines as detailed in the ANSI/IICRC S520 Standards and Reference Guide for Professional Mold Remediation. There may be changes and modifications to this Scope and Estimate. This estimate is based on our understanding of the required work. We arrived at this estimate by considering industry standards and our professional judgment.

A&J Property Restoration does not conduct causation or forensic investigation regarding mold or moisture issues. A&J Property Restoration strongly suggests retaining a consultant if the client has concerns relating to health or verification of the adequacy of the completed work before the project begins. If you desire a complete assessment with testing prior to or following our work, please retain a water damage consultant or microbiologist prior to us starting your project, so we can work together in the remediation process. The consultant will be contracted directly with the client and is not a subcontractor for A&J Property Restoration. This proposal may change based upon the findings of the assessment by the consultant.



A&J Property Restoration

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DESCRIPTION

QTY

A & J Property Restoration was called to inspect/estimate for the drying/restoration of the basement of 8001 West Norwich Street, Milwaukee, WI 53220. Upon performing an on-site, visual inspection of the basement on 8-4-2020, there was found to be water throughout affecting the wood paneling, carpet/pad, drywall and base/shoe.

Drying and removal of affected material will include proper containment, HEPA filtration device(s) and PPE. Extraction of category 3 water. Removal and disposal of: carpet, pad, base, wood paneling, drywall up to 24", door and frame. Detachment of sink and toilet. Wire brush and HEPA Vacuum areas that have microbial growth. An application of MMR stain remover. Two applications of Fiberlock Shockwave, an anti-microbial agent would be applied before and after removal of affected material. We will then place drying equipment to dry the stud framing and lower the humidity in the basement, monitoring of equipment every 24 hours to ensure the drying process.

Add for personal protective equipment	3.00 EA
Negative air fan/Air scrubber	1.00 EA
Water extraction from floor - Weight-assisted	403.00 SF
Tear out wet paneling, bag for disposal	30.00 SF
Tear out baseboard	25.00 LF
Tear out wet carpet pad and bag for disposal	403.00 SF
Tear out wet drywall, cleanup, bag - Cat 3	60.00 SF
Tear out wet non-salvageable carpet, cut/bag - Cat 3 water	433.00 SF
Tear out tackless strip and bag for disposal - Category 3	92.00 LF
Remove Interior door unit	1.00 EA
Material Only Toilet/Sink Detach	2.00 EA
Air mover fan (per 72 hour period) - No monitoring	10.00 EA
Dehumidifier (per 72 hour period) - XLarge - No monitoring	1.00 EA
Equipment setup, take down, and monitoring (hourly charge)	15.00 HR
HEPA Vacuuming - Detailed - (PER SF)	25.00 SF
Apply Anti-Microbial Agent - Heavy - all	1,612.00 SF

Fiberlock Shockwave is an EPA registered disinfectant, sanitizer, fungicide, virucide, bactericide and cleaner for use on porous and nonporous surfaces. It is designed for use on various surfaces subject to microbial contamination, including use in a hospital or medical environment.

Apply mold/mildew stain remover to the surface area 25.00 SF

MMR is a commercial-grade mold and mildew stain remover formulated to immediately remove mold and mildew stains present on wood and other hard surfaces. MMR penetrates soiled areas almost instantly, leaving surfaces clean and free from mold stains. MMR is biodegradable and non-flammable. MMR is preferable to bleach. Bleach is recommended for hard, non-porous surfaces such as tile, while MMR is specifically designed for the porous nature of wood and similar building materials.

Dumpster - Remove Debris	1.00 EA
Cleaning Remediation Equipment	4.00 HR

Grand Total

\$5,495.40

Chris Severson