

Brew City Contractors

428 E Bruce Street Commercial and Residential
Milwaukee, WI 53204 Fire and Water Restoration
414.213.7223 www.brewcitycontractors.com

Client: 2249 N Humboldt LLC
Property: 2249 N Humboldt
Milwaukee, WI 53212

Operator: CMORSE

Estimator: Clarence Morse
Company: Brew City Contractors
Business: 428 E Bruce Street
Milwaukee, WI 53204

Business: (414) 213-7223
E-mail: cmorse@brewcitycontractors.
com

Type of Estimate: Water Damage
Date Entered: 1/17/2020 Date Assigned: 1/17/2020
Date Est. Completed: 1/17/2020 Date Job Completed:

Price List: WIMW8X_JAN20
Labor Efficiency: Restoration/Service/Remodel
Estimate: 2249_N_HUMBOLDT_2020

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2249_N_HUMBOLDT_2020

Tower and Torchelles

Conical Roof Tower and Torchelles

Height: 8'

DESCRIPTION

QTY

1. Recreate the conical roof, per historical photos/rendering	1.00 EA
2. Recreate Parapet Walls and Spires, per historical photos/rendering	1.00 EA

3rd Floor

Conference Room

Height: 11'

DESCRIPTION

QTY

3. Batt insulation - 6" - R19 - unfaced batt	364.73 SF
4. Batt insulation - 4" - R13 - unfaced batt	861.67 SF
5. 5/8" drywall - hung, taped, floated, ready for paint	1,226.40 SF
6. Paint the walls and ceiling - two coats	1,226.40 SF
7. R&R Pre-finished solid wood flooring	364.73 SF
8. Casing - 4" - hardwood	20.00 LF
9. Stain & finish casing	20.00 LF
10. Baseboard - 4" w/ cap and shoe - stain grade	78.33 LF
11. Stain & finish door/window trim & jamb (per side)	9.00 EA

Open Office Area

Height: 11'

DESCRIPTION

QTY

12. Batt insulation - 6" - R19 - unfaced batt	733.44 SF
13. Batt insulation - 4" - R13 - unfaced batt	1,174.72 SF
14. 5/8" drywall - hung, taped, floated, ready for paint	1,908.17 SF
15. Paint the walls and ceiling - two coats	1,908.17 SF
16. R&R Pre-finished solid wood flooring	733.44 SF
17. Casing - 4" - hardwood	20.00 LF
18. Stain & finish casing	20.00 LF
19. Baseboard - 4" w/ cap and shoe - stain grade	105.25 LF
20. Stain & finish door/window trim & jamb (per side)	9.00 EA

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Office

Height: 11'

DESCRIPTION

QTY

21. Batt insulation - 6" - R19 - unfaced batt	178.13 SF
22. Batt insulation - 4" - R13 - unfaced batt	588.50 SF
23. 5/8" drywall - hung, taped, floated, ready for paint	766.63 SF
24. Paint the walls and ceiling - two coats	766.63 SF
25. R&R Pre-finished solid wood flooring	178.13 SF
26. Casing - 4" - hardwood	20.00 LF
27. Stain & finish casing	20.00 LF
28. Baseboard - 4" w/ cap and shoe - stain grade	53.50 LF
29. Stain & finish baseboard w/cap &/or shoe	53.50 LF
30. Interior door - oak veneer - pre-hung unit	1.00 EA
31. Stain & finish door slab only (per side)	2.00 EA
32. Stain & finish door/window trim & jamb (per side)	1.00 EA
33. Stain & finish door/window trim & jamb (per side)	1.00 EA

Bathroom

Height: 11'

DESCRIPTION

QTY

34. Batt insulation - 6" - R19 - unfaced batt	62.50 SF
35. Batt insulation - 4" - R13 - unfaced batt	385.00 SF
36. 5/8" drywall - hung, taped, floated, ready for paint	447.50 SF
37. Paint the walls and ceiling - two coats	447.50 SF
38. Tile floor covering	62.50 SF
39. Casing - 4" - hardwood	20.00 LF
40. Stain & finish casing	20.00 LF
41. Baseboard - 4" w/ cap and shoe - stain grade	35.00 LF
42. Stain & finish baseboard w/cap &/or shoe	35.00 LF
43. Interior door - oak veneer - pre-hung unit	1.00 EA
44. Stain & finish door slab only (per side)	2.00 EA

Mechanical

Height: 11'

DESCRIPTION

QTY

45. Batt insulation - 6" - R19 - unfaced batt	37.13 SF
46. Batt insulation - 4" - R13 - unfaced batt	273.35 SF
47. 5/8" drywall - hung, taped, floated, ready for paint	310.48 SF
48. Paint the walls and ceiling - two coats	310.48 SF
49. R&R Pre-finished solid wood flooring	37.13 SF
50. Casing - 4" - hardwood	20.00 LF
51. Stain & finish casing	20.00 LF
52. Baseboard - 4" w/ cap and shoe - stain grade	24.85 LF
53. Stain & finish baseboard w/cap &/or shoe	24.85 LF

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CONTINUED - Mechanical

DESCRIPTION	QTY
54. Interior door - oak veneer - pre-hung unit	1.00 EA
55. Stain & finish door slab only (per side)	2.00 EA
56. Stain & finish door/window trim & jamb (per side)	1.00 EA

Hallway

Height: 11'

DESCRIPTION	QTY
57. Batt insulation - 6" - R19 - unfaced batt	50.00 SF
58. Batt insulation - 4" - R13 - unfaced batt	336.89 SF
59. 5/8" drywall - hung, taped, floated, ready for paint	386.89 SF
60. Paint the walls and ceiling - two coats	386.89 SF
61. R&R Pre-finished solid wood flooring	50.00 SF
62. Casing - 4" - hardwood	20.00 LF
63. Stain & finish casing	20.00 LF
64. Baseboard - 4" w/ cap and shoe - stain grade	29.08 LF
65. Stain & finish baseboard w/cap &/or shoe	29.08 LF
66. Interior door - oak veneer - pre-hung unit	1.00 EA
67. Stain & finish door slab only (per side)	2.00 EA
68. Stain & finish door/window trim & jamb (per side)	1.00 EA

3rd floor hallway

Height: 11'

DESCRIPTION	QTY
69. Batt insulation - 6" - R19 - unfaced batt	137.98 SF
70. Batt insulation - 4" - R13 - unfaced batt	572.19 SF
71. 5/8" drywall - hung, taped, floated, ready for paint	710.17 SF
72. Paneling & Wood Wall Finishes (recreate existing historic damaged wall system)	1.00 EA
73. Paint the ceiling - two coats	137.98 SF
74. R&R Pre-finished solid wood flooring	137.98 SF
75. Casing - 4" - hardwood	20.00 LF
76. Stain & finish casing	20.00 LF
77. Baseboard - 4" w/ cap and shoe - stain grade	52.02 LF
78. Stain & finish baseboard w/cap &/or shoe	52.02 LF
79. Stain & finish door/window trim & jamb (per side)	1.00 EA

Fire escape / balcony

Height: 3'

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DESCRIPTION	QTY
80. Steel fire escape and balcony per renderings incl planters	1.00 EA

2nd Floor

Open Office	Height: 11'
DESCRIPTION	QTY
81. Batt insulation - 6" - R19 - unfaced batt	681.77 SF
82. Batt insulation - 4" - R13 - unfaced batt	1,265.33 SF
83. 5/8" drywall - hung, taped, floated, ready for paint	1,947.10 SF
84. Paint the walls and ceiling - two coats	1,947.10 SF
85. R&R Pre-finished solid wood flooring	681.77 SF
86. Casing - 4" - hardwood	20.00 LF
87. Stain & finish casing	20.00 LF
88. Baseboard - 4" w/ cap and shoe - stain grade	112.67 LF
89. Stain & finish door/window trim & jamb (per side)	4.00 EA

Office 1	Height: 11'
DESCRIPTION	QTY
90. Batt insulation - 6" - R19 - unfaced batt	94.67 SF
91. Batt insulation - 4" - R13 - unfaced batt	436.33 SF
92. 5/8" drywall - hung, taped, floated, ready for paint	531.00 SF
93. Paint the walls and ceiling - two coats	531.00 SF
94. R&R Pre-finished solid wood flooring	94.67 SF
95. Casing - 4" - hardwood	20.00 LF
96. Stain & finish casing	20.00 LF
97. Baseboard - 4" w/ cap and shoe - stain grade	39.67 LF
98. Stain & finish baseboard w/cap &/or shoe	39.67 LF
99. Interior door - oak veneer - pre-hung unit	1.00 EA
100. Stain & finish door slab only (per side)	2.00 EA
101. Stain & finish door/window trim & jamb (per side)	1.00 EA
102. Stain & finish door/window trim & jamb (per side)	1.00 EA

CST	Height: 11'
DESCRIPTION	QTY
103. Batt insulation - 6" - R19 - unfaced batt	22.67 SF
104. Batt insulation - 4" - R13 - unfaced batt	238.33 SF

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CONTINUED - CST

DESCRIPTION	QTY
105. 5/8" drywall - hung, taped, floated, ready for paint	261.00 SF
106. Paint the walls and ceiling - two coats	261.00 SF
107. R&R Pre-finished solid wood flooring	22.67 SF
108. Casing - 4" - hardwood	20.00 LF
109. Stain & finish casing	20.00 LF
110. Baseboard - 4" w/ cap and shoe - stain grade	21.67 LF
111. Stain & finish baseboard w/cap &/or shoe	21.67 LF
112. Interior door - oak veneer - pre-hung unit	1.00 EA
113. Stain & finish door slab only (per side)	2.00 EA
114. Stain & finish door/window trim & jamb (per side)	1.00 EA
115. Stain & finish door/window trim & jamb (per side)	1.00 EA

Conference Room

Height: 11'

DESCRIPTION	QTY
116. Batt insulation - 6" - R19 - unfaced batt	233.75 SF
117. Batt insulation - 4" - R13 - unfaced batt	632.83 SF
118. 5/8" drywall - hung, taped, floated, ready for paint	866.58 SF
119. Paint the walls and ceiling - two coats	866.58 SF
120. R&R Pre-finished solid wood flooring	233.75 SF
121. Casing - 4" - hardwood	20.00 LF
122. Stain & finish casing	20.00 LF
123. Baseboard - 4" w/ cap and shoe - stain grade	55.17 LF
124. Stain & finish baseboard w/cap &/or shoe	55.17 LF
125. Interior door - oak veneer - pre-hung unit	1.00 EA
126. Stain & finish door slab only (per side)	2.00 EA
127. Stain & finish door/window trim & jamb (per side)	1.00 EA
128. Stain & finish door/window trim & jamb (per side)	1.00 EA

Office 2

Height: 11'

DESCRIPTION	QTY
129. Batt insulation - 6" - R19 - unfaced batt	126.00 SF
130. Batt insulation - 4" - R13 - unfaced batt	522.50 SF
131. 5/8" drywall - hung, taped, floated, ready for paint	648.50 SF
132. Paint the walls and ceiling - two coats	648.50 SF
133. R&R Pre-finished solid wood flooring	126.00 SF
134. Casing - 4" - hardwood	20.00 LF
135. Stain & finish casing	20.00 LF

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CONTINUED - Office 2

DESCRIPTION	QTY
136. Baseboard - 4" w/ cap and shoe - stain grade	47.50 LF
137. Stain & finish baseboard w/cap &/or shoe	47.50 LF
138. Interior door - oak veneer - pre-hung unit	1.00 EA
139. Stain & finish door slab only (per side)	2.00 EA
140. Stain & finish door/window trim & jamb (per side)	1.00 EA
141. Stain & finish door/window trim & jamb (per side)	1.00 EA

Office 3

Height: 11'

DESCRIPTION	QTY
142. Batt insulation - 6" - R19 - unfaced batt	120.00 SF
143. Batt insulation - 4" - R13 - unfaced batt	506.00 SF
144. 5/8" drywall - hung, taped, floated, ready for paint	626.00 SF
145. Paint the walls and ceiling - two coats	626.00 SF
146. R&R Pre-finished solid wood flooring	120.00 SF
147. Casing - 4" - hardwood	20.00 LF
148. Stain & finish casing	20.00 LF
149. Baseboard - 4" w/ cap and shoe - stain grade	46.00 LF
150. Stain & finish door/window trim & jamb (per side)	9.00 EA

Bath

Height: 11'

DESCRIPTION	QTY
151. Batt insulation - 6" - R19 - unfaced batt	48.00 SF
152. Batt insulation - 4" - R13 - unfaced batt	308.00 SF
153. 5/8" drywall - hung, taped, floated, ready for paint	356.00 SF
154. Paint the walls and ceiling - two coats	356.00 SF
155. Tile floor covering	48.00 SF
156. Casing - 4" - hardwood	20.00 LF
157. Stain & finish casing	20.00 LF
158. Baseboard - 4" w/ cap and shoe - stain grade	28.00 LF
159. Stain & finish baseboard w/cap &/or shoe	28.00 LF
160. Interior door - oak veneer - pre-hung unit	1.00 EA
161. Stain & finish door slab only (per side)	2.00 EA

Mech

Height: 11'

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DESCRIPTION	QTY
162. Batt insulation - 6" - R19 - unfaced batt	48.00 SF
163. Batt insulation - 4" - R13 - unfaced batt	308.00 SF
164. 5/8" drywall - hung, taped, floated, ready for paint	356.00 SF
165. Paint the walls and ceiling - two coats	356.00 SF
166. R&R Pre-finished solid wood flooring	48.00 SF
167. Casing - 4" - hardwood	20.00 LF
168. Stain & finish casing	20.00 LF
169. Baseboard - 4" w/ cap and shoe - stain grade	28.00 LF
170. Stain & finish baseboard w/cap &/or shoe	28.00 LF
171. Interior door - oak veneer - pre-hung unit	1.00 EA
172. Stain & finish door slab only (per side)	2.00 EA
173. Stain & finish door/window trim & jamb (per side)	1.00 EA
174. Stain & finish door/window trim & jamb (per side)	1.00 EA

2nd floor hallway

Height: 11'

DESCRIPTION	QTY
175. Batt insulation - 6" - R19 - unfaced batt	177.38 SF
176. Batt insulation - 4" - R13 - unfaced batt	689.33 SF
177. 5/8" drywall - hung, taped, floated, ready for paint	866.72 SF
178. Paneling & Wood Wall Finishes (recreate existing historic damaged wall system)	1.00 EA
179. Paint the ceiling - two coats	177.38 SF
180. R&R Pre-finished solid wood flooring	177.38 SF
181. Casing - 4" - hardwood	20.00 LF
182. Stain & finish casing	20.00 LF
183. Baseboard - 4" w/ cap and shoe - stain grade	62.67 LF
184. Stain & finish baseboard w/cap &/or shoe	62.67 LF
185. Stain & finish door/window trim & jamb (per side)	1.00 EA

Fire exit / balcony

Height: 3'

DESCRIPTION	QTY
186. Steel fire escape and balcony per renderings incl planters	1.00 EA

Main Level

Restaurant

Height: 14'

DESCRIPTION	QTY
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CONTINUED - Restaurant

DESCRIPTION	QTY
187. Batt insulation - 6" - R19 - unfaced batt	876.31 SF
188. Batt insulation - 4" - R13 - unfaced batt	1,754.67 SF
189. 5/8" drywall - hung, taped, floated, ready for paint	2,630.97 SF
190. Paint the walls and ceiling - two coats	2,630.97 SF
191. Ceramic/porcelain tile	876.31 SF
192. 1/4" Cement board	876.31 SF
193. Casing - 4" - hardwood	20.00 LF
194. Stain & finish casing	20.00 LF
195. Baseboard - 4" w/ cap and shoe - stain grade	125.33 LF
196. Stain & finish door/window trim & jamb (per side)	4.00 EA

Elevator / restrooms

Height: 12'

DESCRIPTION	QTY
197. Batt insulation - 6" - R19 - unfaced batt	96.24 SF
198. Batt insulation - 4" - R13 - unfaced batt	502.00 SF
199. 5/8" drywall - hung, taped, floated, ready for paint	598.24 SF
200. Paint the walls and ceiling - two coats	598.24 SF
201. Ceramic/porcelain tile	96.24 SF
202. 1/4" Cement board	96.24 SF
203. Casing - 4" - hardwood	20.00 LF
204. Stain & finish casing	20.00 LF
205. Baseboard - 4" w/ cap and shoe - stain grade	41.83 LF
206. Stain & finish door/window trim & jamb (per side)	4.00 EA
207. R&R Elevator - Commercial - 4 stop - hydlic - Standard grade	1.00 EA

Restrooms/Kitchen

Height: 14'

DESCRIPTION	QTY
208. Batt insulation - 6" - R19 - unfaced batt	486.00 SF
209. Batt insulation - 4" - R13 - unfaced batt	1,239.00 SF
210. 5/8" drywall - hung, taped, floated, ready for paint	1,725.00 SF
211. Paint the walls and ceiling - two coats	1,725.00 SF
212. Ceramic/porcelain tile	486.00 SF
213. 1/4" Cement board	486.00 SF
214. Casing - 4" - hardwood	20.00 LF
215. Stain & finish casing	20.00 LF
216. Baseboard - 4" w/ cap and shoe - stain grade	88.50 LF
217. Stain & finish door/window trim & jamb (per side)	4.00 EA

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Entry

Height: 14'

DESCRIPTION

QTY

218. Batt insulation - 6" - R19 - unfaced batt	46.72 SF
219. Batt insulation - 4" - R13 - unfaced batt	408.40 SF
220. 5/8" drywall - hung, taped, floated, ready for paint	455.12 SF
221. Paint the walls and ceiling - two coats	455.12 SF
222. Ceramic/porcelain tile	46.72 SF
223. 1/4" Cement board	46.72 SF
224. Casing - 4" - hardwood	20.00 LF
225. Stain & finish casing	20.00 LF
226. Baseboard - 4" w/ cap and shoe - stain grade	29.17 LF
227. Stain & finish door/window trim & jamb (per side)	4.00 EA

Hallway

Height: 14'

DESCRIPTION

QTY

228. Batt insulation - 6" - R19 - unfaced batt	178.00 SF
229. Batt insulation - 4" - R13 - unfaced batt	879.67 SF
230. 5/8" drywall - hung, taped, floated, ready for paint	1,057.67 SF
231. Paneling & Wood Wall Finishes (recreate existing historic damaged wall system)	1.00 EA
232. Paint the ceiling - two coats	178.00 SF
233. Ceramic/porcelain tile	178.00 SF
234. 1/4" Cement board	178.00 SF
235. Casing - 4" - hardwood	20.00 LF
236. Stain & finish casing	20.00 LF
237. Baseboard - 4" w/ cap and shoe - stain grade	62.83 LF
238. Stain & finish baseboard w/cap &/or shoe	62.83 LF
239. Stain & finish door/window trim & jamb (per side)	1.00 EA

Food Court / Dining

Height: 8'

DESCRIPTION

QTY

240. Concrete slab on grade - 4" - finished in place	5,180.67 SF
241. Period Correct Ornamental Iron fence wth brick pilasters	1.00 EA
242. 220V / 110V for food vendors	7.00 EA

Basement

Basement

Height: 8'

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DESCRIPTION	QTY
243. Epoxy finish - two coats over concrete floor	1,605.68 SF
244. Waterproof concrete & masonry paint	1,456.00 SF

Demolition

DESCRIPTION	QTY
245. Dumpster load - Approx. 30 yards, 5-7 tons of debris	10.00 EA
246. GENERAL DEMOLITION - Remove all drywall, insulation, floor coverings, plumbing, electrical, debris	1.00 EA

Exterior Building

DESCRIPTION	QTY
247. Repoint walls and rebuild parapet per historical photos/renderings	1.00 EA
248. Exterior - paint two coats	8,000.00 SF

Windows / Doors

DESCRIPTION	QTY
249. Specialty wood window unit, historic correct frame/sash, energy star rated, custom size 15-32 sf	44.00 EA
250. Specialty wood window unit, historic correct frame/sash, energy star rated, custom size 3-11 sf	16.00 EA
251. commercial accordian door system, south wall	2.00 EA

Electrical

DESCRIPTION	QTY
252. Update electrical to current code on Basement, First Floor, Second Floor, Third Floor	1.00 EA
253. Install Electrical per restaurant plan	1.00 EA
254. Service Upgrade - Restaurant - 400-600 Amp	1.00 EA

Plumbing

DESCRIPTION	QTY
255. Replace all supply lines - Pex - All floors	1.00 EA
256. Replace all damaged drains - code update if needed	1.00 EA

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HVAC

DESCRIPTION	QTY
257. R&R Furnace - Restaurant - horizontal - forced air - high effic.135,000 BTU	2.00 EA
258. R&R Central air - Restaurant - condenser unit - 5 ton - 14-15 SEER	2.00 EA
259. R&R Furnace - forced air - 60 - 75,000 BTU	3.00 EA
260. R&R Central air conditioning system - 3.5 ton - 14-15 SEER	3.00 EA

Roof

DESCRIPTION	QTY
261. R&R Rubber roofing - Fully adhered system - 75 mil	36.77 SQ
262. R&R Sheathing - OSB - 5/8"	53.00 SF
263. Install GREEN roof system - Storm Water Management	1.00 EA

Landscaping

DESCRIPTION	QTY
264. Landscaping - around East and North walls, period correct metal fence with brick pilasters	1.00 EA

Grand Total \$619,662.62

Clarence Morse

Grand Total Areas:

20,175.58 SF Walls	13,276.33 SF Ceiling	33,451.91 SF Walls and Ceiling
13,276.33 SF Floor	1,475.15 SY Flooring	2,197.83 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	1,978.41 LF Ceil. Perimeter
13,276.33 Floor Area	13,791.72 Total Area	20,175.58 Interior Wall Area
11,623.75 Exterior Wall Area	1,006.86 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	









