

WATER DAMAGE DONE AT 8409 W. MORGAN AVE. MILWAUKEE, DONE ON 7-24-2020 BY THE CITY OF MILWAUKEE

8-5-2022

The city of Milwaukee mandated that the water meter be changed at 8409 W. Morgan Ave (12 family) Milwaukee. The city wrote letters suggesting that they had tried to contact us multiple times (not true) to change the water meter. They eventually just picked up the phone and called us. They made arrangements to bring a crew to change out the water meter in the basement of the property on 6-24-2022. The city crew entered the building and changed out the water meter in basement. Upon the request of the owner, Tom Sowinski, the city crew John Olson-Water Field Supervisor 414-286-5037 was supposed to notify Tom Sowinski when work was completed. They finished the new meter installation and left without notification. An hour later a tenant in the building closest to the basement door heard a loud explosion that came from the basement. The tenant's name is Scott Aschauer located at 8409 W. Morgan apartment #105 (414-546-3337). After the explosion Mr. Aschauer heard water blasting from the basement. He left his apartment to investigate the sound of the explosion and water running. When he opened the basement door he observed the floor was flooded. He returned to his apartment and called Tom Sowinski to report the flooding. At just about the same time two other tenants discovered the flooding and sound of water blasting coming from the basement. Mary Gername at 8409 W. Morgan (414-321-5493) apartment #206 and George Viljevac 8409 W. Morgan Ave (414-702-1569). They all contacted Tom Sowinski to report the emergency and flooding. Tom Sowinski called John Olsen the Supervisor of the water meter installation crew to report the flooding and explosion. John Olsen the Supervisor of the valve replacement installation crew suggested that they were busy and would come later. Tom Sowinski realizing the severity of the issue, but could not come to the location. Tom Sowinski called Jose Machuca (Building management team member) who lives in Burlington WI to address the emergency issue. An hour after contacting Jose he arrived at the building to find that the basement had filled in areas roughly 4"-6" of water caused by the defective installation of the new water meter. Jose found the water main and closed the main feeder side, of the main water supply valve. He immediately reported to the Tom Sowinski his observations and discussed the flooding. He was instructed to remove the water from the basement and clean up the damages. He spent hours cleaning up the mess and throwing out damaged items from the basement. The

OFFICE OF CITY ATTORNEY  
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CITY OF MILWAUKEE  
2022 AUG 11 PM 2:53  
CITY CLERK'S OFFICE

owner Tom Sowinski arrived a few hours later and finally the City of Milwaukee Supervision John Olsen arrived to witness the remains of the water and damage. The city worked to correct the poorly installed original water valve as it was apparent that the installer did not have the rubber gaskets installed properly causing the rupture of the valve and flooding. There was a significant amount of items (building materials and tenant items) along with structural items like drywall anchored to walls in the basement, that needed to be discarded because of water damage caused by the City of Milwaukee water meter installation team.

John Olsen the Supervisor of the City of Milwaukee witnessed some of the damage and admitted it was clearly the city's fault. John gave Tom Sowinski the business card of Lori J. Sheeley (Water Claims Specialist) 414-286-2928 to recover damages caused by the city. Tom Sowinski contacted Lori Sheeley to initiate a resolution and recovery of damages. Lori Sheeley suggested that she would mail out forms that needed to be filled out and filed with the city. Tom Sowinski waited for the forms to arrive in the mail but did not receive them. Two weeks later Tom Sowinski contacted Lori Sheeley again to gain access to the forms and work on a resolution. Lori Sheeley suggested that she could bring the proper forms to the damaged property and also observe the damage. Tom Sowinski met Lori Sheeley at the property at 8409 W. Morgan to review the damages. It was arranged that "ServPro" company would also meet Tom Sowinski and Lori Sheeley at the same time. It was suggested by the city, that ServPro is a professional organization that specializes in restoration of basement flooding, that the city has successfully worked with in the past. ServPro examined the building to return the building to prior flooding restoration and to make the building healthy again. They made suggestions and examined mold growing on existing drywall. Solutions were agreed upon by all three parties (City of Milwaukee-Water Claims Specialist/Lori Sheeley, Tom Sowinski/owner of building and ServPro). See Attached Quote. During same meeting Lori Sheeley-Water Claims Specialist interviewed Mary Gename (tenant)-414-321-5493, who had witnessed to the flooding. Mary Gename informed Lori Sheeley that only since the flooding that she is having trouble breathing. Mary Gename informed Lori that she has COPD and that the flooding a few weeks earlier was causing mold in the basement which is affecting her breathing.

Because of the Cities failure to properly install and water replacement valve there is a significant amount of damage done to the building and materials stored in the

basement. The owner Tom Sowinski has suffered financial losses in which he had to pay his employees to come and turn off the water and cleaned up the damage caused by the city. The basement also had a significant amount of building supplies (drywall, plywood, insulation, miscellaneous building materials) as the basement was used to store.

To return the building to a clean and healthy environment and replace the owner's belongings we are requesting damages in the amount of:

- |  |            |
|--|------------|
| 1) ServPro Quote:                                      | \$5,513.14 |
| 2) Jose-Manager who turned off water and cleaned up:   | \$2,733.00 |
| 3) Damage Building Material (discarded and remaining). | \$2,545.00 |
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Damage caused by city and witness by two city employees: \$10,791.14

Respectfully,



Tom Sowinski  
579 W15907 Aud Mar Drive  
Muskego, WI 53150  
262-366-4472



## Servpro of Southeast Milwaukee County

Fulcrum Restoration, LLC  
DBA SERVPRO of Southeast Milwaukee County  
2430 10th Ave.  
South Milwaukee, WI 53172  
414-421-3500  
TAX ID 84-5073093

Insured: Tom Sowinski  
Property: 8409 W Morgan Ave  
Milwaukee, WI 53228

Claim Rep.: Libby Baucom  
Company: SERVPRO

Estimator: Libby Baucom  
Company: SERVPRO

**Claim Number:**

**Policy Number:**

**Type of Loss:**

Date Contacted: 7/26/2022 12:25 PM  
Date of Loss: 6/24/2022 12:00 AM  
Date Inspected: 7/26/2022 2:00 PM

Date Received: 7/26/2022 12:25 PM  
Date Entered: 7/28/2022 12:48 PM

Price List: WIMW8X\_JUL22  
Restoration/Service/Remodel  
Estimate: TOMSOWINSKI



**Servpro of Southeast Milwaukee County**

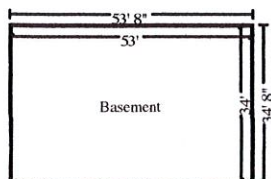
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**TOMSOWINSKI**

**TOMSOWINSKI**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
15. Equipment setup, take down, and monitoring (hourly charge)	4.50 HR	0.00	55.41	13.71	263.06
5. Content Manipulation charge - per hour 3 crew, 1 hour each	3.00 HR	0.00	46.40	7.66	146.86
3. Power distribution box - below 100 amp (per day)	3.00 DA	0.00	59.42	9.80	188.06
4. Haul debris - per pickup truck load - including dump fees	3.00 EA	173.64	0.00	28.65	549.57
<b>Total: TOMSOWINSKI</b>				<b>59.82</b>	<b>1,147.55</b>

**Main Level**



**Basement**

**Height: 8'**

1,392.00 SF Walls	1,802.00 SF Ceiling
3,194.00 SF Walls & Ceiling	1,802.00 SF Floor
200.22 SY Flooring	174.00 LF Floor Perimeter
174.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
7. Dehumidifier (per 24 hour period) - XLarge - No monitoring	3.00 EA	0.00	119.50	19.72	378.22
8. Air mover (per 24 hour period) - No monitoring	66.00 EA	0.00	26.50	96.20	1,845.20
9. Clean with pressure/chemical spray	2,150.00 SF	0.00	0.38	44.94	861.94
11. Water extraction from hard surface floor	1,802.00 SF	0.00	0.24	23.79	456.27
13. Apply anti-microbial agent to more than the floor	2,200.00 SF	0.00	0.27	32.67	626.67
14. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	50.00 LF	3.74	0.00	10.29	197.29
<b>Totals: Basement</b>				<b>227.61</b>	<b>4,365.59</b>
<b>Total: Main Level</b>				<b>227.61</b>	<b>4,365.59</b>
<b>Line Item Totals: TOMSOWINSKI</b>				<b>287.43</b>	<b>5,513.14</b>



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### Grand Total Areas:

1,392.00	SF Walls	1,802.00	SF Ceiling	3,194.00	SF Walls and Ceiling
1,802.00	SF Floor	200.22	SY Flooring	174.00	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	174.00	LF Ceil. Perimeter
1,802.00	Floor Area	1,860.44	Total Area	1,392.00	Interior Wall Area
1,590.00	Exterior Wall Area	176.67	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	5,225.71
Service Tax	287.43
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<b>Replacement Cost Value</b>	<b>\$5,513.14</b>
<b>Net Claim</b>	<b>\$5,513.14</b>
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Libby Baucom



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### Recap of Taxes

	Service Tax (5.5%)	Manuf. Home Tax (5.5%)	Storage Tax (5.5%)
Line Items	287.43	0.00	0.00
<b>Total</b>	<b>287.43</b>	<b>0.00</b>	<b>0.00</b>





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### Recap by Room

<b>Estimate: TOMSOWINSKI</b>	<b>1,087.73</b>	<b>20.81%</b>
<b>Area: Main Level</b>		
<b>Basement</b>	<b>4,137.98</b>	<b>79.19%</b>
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<b>Area Subtotal: Main Level</b>	<b>4,137.98</b>	<b>79.19%</b>
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<b>Subtotal of Areas</b>	<b>5,225.71</b>	<b>100.00%</b>
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<b>Total</b>	<b>5,225.71</b>	<b>100.00%</b>



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### Recap by Category

<b>Items</b>	<b>Total</b>	<b>%</b>
CLEANING	817.00	14.82%
CONTENT MANIPULATION	139.20	2.52%
GENERAL DEMOLITION	707.92	12.84%
WATER EXTRACTION & REMEDIATION	3,561.59	64.60%
<b>Subtotal</b>	<b>5,225.71</b>	<b>94.79%</b>
<b>Service Tax</b>	<b>287.43</b>	<b>5.21%</b>
<b>Total</b>	<b>5,513.14</b>	<b>100.00%</b>