



OFFICE OF CITY ATTORNEY  
11 MAR '22 AM 10:13

March 7, 2022

City Clerk – City of Milwaukee  
Attn: Claims  
200 E. Wells St, Room 205  
Milwaukee, WI 53202-3567

Attn: City Clerk:

Pursuant to Wis. Stat 893.80(1), Catholic Financial Life is notifying the city of Milwaukee of its claim for damages to concrete paved walkways adjacent to its building caused by a city water main break on November 16, 2021.

Attached is a damage estimate which documents \$44,980 in damage to our walkways. Please note the charge for \$12,000 is not related to the water main break and is, therefore, not part of Catholic Financial Life's claim.

As you requested, we have obtained a second damage report which estimates the repair cost to be \$79,500.

Please contact me at 414-278-6511 or [Kerry.Riemer@catholicfinanciallife.org](mailto:Kerry.Riemer@catholicfinanciallife.org) regarding the status of this claim.

Sincerely,

Kerry Riemer

Controller

CITY OF MILWAUKEE  
2022 MAR -9 PM 12:40  
CITY CLERK'S OFFICE

March 7, 2022

Mr. Anthony Leonardelli  
Wiss, Janey, Elstner Associates, Inc.  
342 North Water Street, Suite 626  
Milwaukee, Wisconsin 53202  
[aleonardelli@wje.com](mailto:aleonardelli@wje.com)

RE: Catholic Financial Life  
1100 West Wells Street  
Milwaukee, Wisconsin 53233  
"Sidewalk Repairs"

Dear Mr. Leonardelli,

Berglund Construction proposes to provide all labor, material, and equipment to perform the following scope of work as outlined below. The following is based upon your email request dated March 4, 2022.

**Scope of Work**

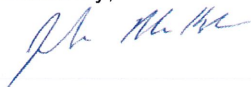
1. Provide necessary site barricades and signage. Barricades to consist of chain link fencing.
2. Saw cut and remove 760 SF of 4" concrete topping slab.
3. Sound and demo 60 SF of 12" concrete structural slab as identified by WJE
  - a. Existing reinforcing to be mechanically cleaned and painted.
4. Frame and pour 60 SF of 12" concrete structural slab
  - a. High early concrete or bag mix to be used to allow for placement of waterproofing
5. Install new hot applied waterproofing system and drainage mat over existing and newly placed waterproofing system.
6. Place new 4" concrete topping slab where previously removed.
  - a. Control joints to match existing.
7. Demobilize and properly dispose of all Berglund Construction debris.

**Lump Sum Cost: \$79,500**

**Clarifications**

1. Premium time is excluded.
2. Permit fees are not included. If required add allowance of \$1,500
3. Concrete testing fees are not included. If required add allowance of \$500
4. Waterproofing testing fees are no included. If required add allowance of \$2,000
5. Relocation or supporting of piping, ducts or conduit is not included.
6. Pricing assumes structural slab does not contain embedded conduit.
7. All work to be completed with union labor.

Sincerely,



John McHugh  
Chief Estimator

Illinois  
Indiana  
Florida  
Ohio  
Wisconsin

January 5, 2022

Attn: Bob Radewahn  
**Catholic Financial Life**  
1100 W. Wells Street  
Milwaukee, WI 53233

[Bob.Radewahn@catholicfinanciallife.org](mailto:Bob.Radewahn@catholicfinanciallife.org)

Dear Bob,

Thank you for the opportunity to provide a proposal for the sidewalk and structural concrete repair at Catholic Financial Life in Milwaukee, WI. Structurewerks will provide the following scope of work:

**Scope of Work**

**1. SIDEWALK TOPPING/WATERPROOFING REMOVAL AND ENGINEERING EVALUATION (760 SF)**

- Saw cut and remove identified sections of sidewalk topping slab
- Remove existing waterproofing membrane for access to structural slab
- Survey, sound out structural slab for any potential repairs required, mark with paint
- Engineer to verify structural slab and potential need to repair any areas in work zone

**The above work scope shall be performed for the sum of \$18,510.**

**2. STRUCTURAL CONCRETE REPAIR ( 60 SF of partial/full depth allowance)**

- Areas to be cleared in basement by owner for access to concrete ceiling. If desired, we can complete removal of items at a T & M cost.
- Mobilize scaffold access into basement, erect dust partition walls in work zone
- Sound out and identify unsound areas of concrete for removal, including underside and topside repairs.
- Engineer to verify survey for removal
- Saw cut perimeter of each location requiring removal, remove unsound concrete to a minimum depth of 3" for further evaluation and review of reinforcement.
- If sound concrete is encountered, clean and treat reinforcement with a zinc rich coating. If additional concrete needs to be removed to encounter sound areas, we will do so at engineer's direction and monetize in unit costs.
- When fully prepared, forms shall be installed as needed for casting back full depth, or hand applied repair mortar will be installed per manufacturer's specifications.
- Upon completion, all equipment and dust partitions shall be removed and area swept of debris
- Engineer to review in-progress and completed structural repairs

**The above work scope has an allowance of \$12,000.**



### **3. SIDEWALK REPLACEMENT**

- Structural slab surfaces shall be prepared for waterproofing
- Tremco PUMA waterproofing shall be installed and tied into existing waterproofing per manufacturer details and review by engineer/manufacturer's rep
- Formwork shall be set to cast back sidewalk topping and cast back using redi mix concrete per city of Milwaukee standards. Cold weather precautions shall be taken during installation.

**The above work scope shall be performed for the sum of \$26,470.**

#### **Notes/Clarifications**

- 1. We have included 1 mobilization**
- 2. We have anticipated normal weekday hours for operations.**
- 3. Owner to remove items in the way of access to repairs in the basement.**
- 4. Owner to remove and replace metal covers below windows.**
- 5. Owner to remove planters from work zone.**
- 6. We will need access to work from city excavated area south of sidewalk (W. Wells St.) to perform concrete removal and form installation. If access is not granted by the city, we shall contact owner with options**
- 7. Anticipated waterproofing system to be removed and replaced is hot rubberized asphalt or EPDM. If coal tar pitch is encountered, additional costs will apply.**
- 8. Unit costs: Topside repair at 3" - \$150/SF, Full Depth - \$300/SF, Overhead at 3" - \$190/SF.**
- 9. No testing or removal of any asbestos or other hazardous materials included in our contract.**
- 10. Not responsible for any buried utilities or underground pipes on work area.**
- 11. If work scope exceeds expectations presently outlined above, owner shall be contacted for scope and cost changes prior to proceeding with any work.**

If you have, any questions please feel free to contact me at (262) 408-3960.

Sincerely,

Eric Johnson  
VP Sales and Operations

OFFICE OF MILWAUKEE  
2022 MAR --9 PM 12:33  
CITY CLERK'S OFFICE



1100 West Wells Street  
Milwaukee WI 53233

City Clerk  
AID Claims  
200 E. Wells Room 205  
Milwaukee WI

53202-3567

OFFICE OF MILWAUKEE  
THUR 22 MAR 10:13

Catholic values in action.

[catholicfinanciallife.org](http://catholicfinanciallife.org)





Caution