

WEIDNER APARTMENT HOMES

c/o Risk Management – 8527
9757 NE Juanita Dr. Ste. #300
Kirkland, WA 98034

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

DOL: 02/14/21 at 10:30am
Location: Kenilworth Pl and Farwell Ave

At the above time and location a city water main broke and caused flooding to commercial suites in our Latitude Apartments building. We incurred the following expenses totaling: \$20,746.88. Copies of invoices/ quotes are attached.

- Ice removal - \$920.00
- Water mitigation/ drying - \$1,438.46
- Flooring - \$2,469.69
- Flooring - \$1,547.41
- Drywall - \$975.00
- Drywall/ Paint - \$13,396.32

RECEIVED
OFFICE OF CITY ATTORNEY

MAY 18 2021

7:25 AM/PM

Thank you for your time and attention. Please advise on the next steps to move forward with reimbursement.



Chris Eldridge
Sr. Claims Manager
206-578-2789
chrise@weidner.com

CITY OF MILWAUKEE
2021 MAY 17 PM 2:59
CITY CLERK'S OFFICE

Precision Landscape Services
 2001 W Mount Vernon Ave.
 Milwaukee, WI 53233



Invoice 7489

BILL TO	SHIP TO	DATE	PLEASE PAY	DUE DATE
Latitude Apartments c/o Weidner Apartment Homes 130 Cheshire Lane Ste 175 Minnetonka, MN 55305	Latitude Apartments 1857 E Kenilworth Place Milwaukee, WI 53202	02/22/2021	\$920.00	03/24/2021

WORK PERFORMED AT
 Latitude Apts

DATE	DESCRIPTION	QTY	RATE	AMOUNT
02/15/2021	Per John Hyde request. Main city water break - 12 inches of ice to try to clean up in front and corner of building. 2 guys @ \$55/hr for 4 hrs each to lay bulk salt and bagged salt plus chip away ice.	8	55.00	440.00
02/15/2021	Calcium Chloride: 10 bags @ \$28/bag	10	28.00	280.00
02/15/2021	Rock Salt: 9 five gallon buckets - treated bulk salt	1	200.00	200.00

MAKE CHECK PAYABLE AND REMIT TO:
 Precision Landscape Services
 2001 W Mount Vernon Ave.
 Milwaukee, WI 53233
 accounting@precision-landscape.net

TOTAL DUE	\$920.00
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THANK YOU.

Chris Eldridge 3/9/21
 Job: 465-21-c
 Category: 00-73-16-00
 ice removal - \$920.00
 Latitude - WI
 RM incident #8527



RESPOND. RESTORE. RENEW.

Chris Eldridge 3/9/21
Job: 465-21-c
Category: 00-73-16-00
mitigation - \$1,438.46
Latitude - WI
RM incident #8527

Sid Grinker Restoration, Inc.
1719 Vel R. Phillips Ave.
Milwaukee, WI 53212
(414) 264-7470
(414) 263-1316 Fax

Date: 03/02/21

Invoice #: SI-17775

INVOICE

Care of:
Weidner Apartment Homes
9757 NE Juanita Drive, Ste 300
Kirkland, WA 98034

Bill To:
Latitude Apts Verizon/Ubreakifix/Suite B
1857 E Kenilworth Pl
Verizon/Ubreakifix/SuiteB
Milwaukee, WI 53202

PM	Job #	File/Claim #	Terms
David Szeklinski	6804MIT-NONINS		Due Upon Receipt
Description			Total

Emergency water mitigation after hour response

- Water extraction
- Content manipulation
- Cove base removal
- Core holes in walls to promote drying
- Install, monitor, and remove drying equipment
- General cleaning
- Supervision

Drying equipment heavily discounted

Total Sum for above

\$1,438.46

<p><i>Thank you for using Sid Grinker Restoration, Inc.</i></p> <p><i>Tax Id #39-0983766</i></p>	Subtotal	\$1,438.46
	NO TAX	\$0.00
	Total:	\$1,438.46
		Amount Due: \$1,438.46



2091 E Norwood Dr
Oak Creek, WI 53154
Phone 414-399-9727
Email GoldenHammerServicesLLC@gmail.com

Chris Eldridge 3/24/21
Job: 465-21-c
Category: 00-73-16-00
flooring - \$2,469.69
Latitude -WI
RM incident #8527

INVOICE

INVOICE: UBreakiFix
DATE 03/13/2021

TO
Name
WI Latitude Apartments LLC
1857 E Kenilworth Pl
Milwaukee, WI 53212

FOR Floor removal and installation
P.O. # N/A

Description	Amount
Floor removal 595 sq ft @ \$1.60/sq ft	\$897.50
Floor installation 595 sq ft @ \$2.60/ sq ft	\$1,547.00
Quarter round Trim: Receipt #4941-00003-03551 (attached)	\$25.19

Total **\$2,469.69**

Make all checks payable to **GHSLLC or Golden Hammer Services LLC**
Payment due upon completion of job and after receipt of invoice.
If you have any questions concerning this invoice, contact:
Gilbert Rodriguez | 414-399-9727 | Goldenhammerservicesllc@gmail.com

THANK YOU FOR YOUR BUSINESS!

INVOICE

Pflupez Development LLC
Vendor: v0015079

Chris Eldridge 3/12/21
Job: 465-21-c
Category: 00-73-16-00
flooring - \$1,547.41
Latitude - WI
RM incident #8527

To: WI Latitude Apartments LLC
C/O Weidner Apartment Homes
9757 NE Juanita Drive Ste. 300
Kirkland, WA 98034

Date	3/11/21
Invoice No.	8527
Tenant ID	N/A
Unit	UBIF - Suite C

Billing Information:

Date	Description	Amount				
3.10.21	TRQ UL Grizzly Bay Oak Flooring - Lumber Liquidators	\$1,547.41				
Grand Total:		\$1,547.41				
Current Owed	0-30 Days Owed	31-60 Days Owed	61-90 Days Owed	Over 90 Days Owed	Prepayments	Total Owed
1,547.41						
Notes						
Please remit payment to: Pflupez Development, LLC C/O Shannon Lopez 11419 Haleco Lane Hales Corners, WI 53130						



Lumber Liquidators, Inc.
 West Allis, WI 1248
 6740 West Greenfield Ave.
 WEST ALLIS WI 53214

Phone: (414) 386-0425
 Fax: (414) 386-0427
 Email: Store248@lumberliquidators.com

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Invoice

Sold-To Party	Information
UBREAKIFIX 200 S. ORANGE AVENUE #200 ORLANDO FL 32801 Phone: (407) 984-5211 E.FLORES@UBREAKIFIX.COM	Sales Order No 135167375 PO reference 702998264 Document Date 03/10/2021 Customer No. 1397025 Contact Person Mooney Joshua
Ship-To Party	Order Comments
UBREAKIFIX-Katie Pluer 1857 E. Kenilworth Place MILWAUKEE WI 53202 Phone: 414-213-3855 E.FLORES@UBREAKIFIX.COM	 Gross weight: 1,395.862 LB

PRODUCT	QUANTITY	QTY OPEN	QTY SHIPPED	PRICE	AMOUNT
10044277/5GB-T/1248/10/03-10-2021	659.67	659.67	0.00 FT2	1.99 USD	1,312.74 USD

TRQ UL Grizzly Bay Oak 5mm Click
 Lifetime Warranty

Protect carton corners from damage. Temperature can affect PVC products. For best product performance, ensure the temperature in the home is between 50° and 100° before, during, and after installation, and for the life of the flooring. Acclimation time is not required when the product and worksite are within the above temperatures. Products must acclimate for 24 hours, however, when temperatures exceed these recommendations. Product should be stored flat, horizontally and stacked no more than six cartons high at all times. Planks must be installed over a smooth, flat, clean, dry, dust free subfloor. Surface contaminates such as sealers, waxes, chemical cleaners, and paint residue can adversely affect the adhesion. Do not install over carpet. Planks are waterproof, but flood mopping and abrasive cleaners with soap based detergents are not recommended. Pull from Multiple boxes when installing to mix patterns. Refer to product warranty and installation instructions for details.

FLATDEL75/FLATDEL75/1248/20/03-10-202	1.00	1.00	0.00 EA	129.00 USD	129.00 USD
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Flat Rate Curbside 0-75mi 500 SQ FT
 CURBSIDE FLAT RATE DELIVERY: 500 SQ. FT. or less delivery between 0-75 miles from shipper to customer. Carrier will deliver fully palletized products with a lift gate and pallet jack to an accessible flat



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 West Allis, WI 1248
 6740 West Greenfield Ave.
 WEST ALLIS WI 53214

Phone: (414) 386-0425
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Invoice

Sales Order No: 135167375

PRODUCT	QUANTITY	QTY OPEN	QTY SHIPPED	PRICE	AMOUNT
driveway or sidewalk close to the customer's home outside. This service does not include pallet breakdown, carrying product into the home or debris removal. Customer will be responsible for bringing the product inside the home.					

FLATDELADD/FLATDELADD/1248/30/03-10	1.00	1.00	0.00 EA	25.00 USD	25.00 USD
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Flat Rate CURB/GARAGE Add 500 SQ FT

FLAT RATE DELIVERY ADDITION: An additional 500 SQ. FT. or less of product delivered between 0-75 miles from the shipper to the customer. Carrier will deliver fully palletized product with a lift gate and pallet jack to the customer's home either curbside into the garage or under a carport matching base delivery type specified.

PAYMENTS

	AMOUNT
Visa Card Method: KEYED Authorized: 03/10/2021 09:19:34 Auth #: 07858G	1,547.41 USD

Items Total:	1,466.74 USD
Subtotal:	1,466.74 USD
Tax (5.500%) on 1,466.74 USD	80.67 USD
Order Total:	1,547.41 USD
Payments:	1,547.41 USD
Balance Due:	0.00 USD

For a copy of your applicable limited warranty; our returns/exchanges and refunds policy; and other terms of sale, please inquire at our store; visit www.lumberliquidators.com, or call Customer Care at (800)366-4204.

A&B Contractors, LLC.

SPECIALIZING IN PAINTING, DRYWALL AND FLOORING
W143N10729 WOODDED HILLS DR.
GERMANTOWN, WI 53022
PHONE @ 262-751-7093
EMAIL- brianabcontractors@gmail.com

PROPOSAL DATE :

April 26, 2021

PROJECT NAME AND LOCATION :

Verizon Store
1857 E Kenilworth Pl
Suite D
Milwaukee, WI 53202

RE: Drywall damage and baseboard install

PROJECT DESCRIPTION :

- Remove and replace damaged drywall as needed.
- Repair damaged drywall where cove base removed.
- Paint walls to match existing.
- Supply and install new cove base.
- Colors to match existing.

APPLICATION:

- ALL PRODUCTS WILL BE APPLIED USING STRICT INTERPRETATION OF MANUFACTURERS RECOMMENDATIONS.

QUALITY ASSURANCE AND GUARANTEE :

PROPER NUMBER OF SKILLED WORKERS TO BE ON JOB SITE AT ALL TIMES TO ENSURE TIMELY PROJECT. ALL WORK TO BE DONE BY SKILLED WORKERS. CREW LEADER WILL BE ON SITE AT ALL TIMES.

FINISHED PRODUCTS TO BE UNIFORM IN APPEARANCE, COMPLETE AND FREE OF ANY VISUAL DEFECTS.

ALL WORKMANSHIP AND MATERIALS HAVE ONE (1) YEAR WARRANTY FROM COMPLETION DATE.

JOB CONDITIONS :

PAINTS AND OR PRIMERS WILL NOT BE APPLIED DURING CONDITIONS WHERE HUMIDITY OR MOISTURE LEVELS ARE TO HIGH. APPLICATION DURING THOSE CONDITIONS WILL NOT ALLOW FINISHES TO PROPERLY CURE, WHICH MAY RESULT IN YOUR PROJECT FAILING.

INSURANCE:

CONTRACTOR AGREES TO CARRY SUFFICIENT INSURANCE TO PROTECT ALL PARTIES

INVOLVED AND SAVE OWNER FROM SUITS AGAINST CONTRACTOR.

CLEAN UP :

UPON COMPLETION OF PROJECT, ALL MATERIALS, TOOLS AND WORKERS DEBRIS TO BE REMOVED FROM SITE.

PROJECTED START DATE AND TIMING:

ASAO

COST AND TERMS :

THE FOLLOWING PRICES INCLUDE ALL PREP WORK AND MATERIALS NOT TO EXCEED -

↓ \$975.00

WE SINCERELY THANK YOU FOR THE OPPORTUNITY TO BID THIS PROJECT AND ALSO FOR YOUR TIME AND CONSIDERATION. IF YOU HAVE ANY QUESTIONS, PLEASE ME AT (262) 751-7093.

RESPECTFULLY SUBMITTED BY:

BRIAN GOULD

A&B CONTRACTORS LLC.

April 26, 2021

Proposal Accepted By : _____ Date : _____



Sid Grinker Restoration Inc.

Sid Grinker Restoration Inc.
1719 Vel R. Phillips Avenue
Milwaukee, Wisconsin
53212
Tax ID 39-0983766

Insured: Latitude Apartments C/O Weidner Apartment Homes Business: (414) 273-8466
Property: 1857 E Kenilworth Place
Milwaukee, WI 53202

Estimator: Dave Szeklinski Business: (414) 264-7470
Company: Sid Grinker Restoration
Business: 1719 N Vel R. Phillips Ave
Milwaukee, WI 53212

Claim Number:	Policy Number:	Type of Loss: Water Damage
Date of Loss: 2/14/2021	Date Received: 2/14/2021	
Date Inspected: 2/14/2021	Date Entered: 2/18/2021 12:26 PM	
Price List: WIMW8X_FEB20 Restoration/Service/Remodel		
Estimate: 6804MIT		

We would like to thank you for the opportunity to provide you with this estimate. The total cost for the Repairs detailed in the following estimate is **\$13,396.32**.

The attached estimate details the specific work to be completed. Additional work outside of that specified in this estimate will be through separate proposal(s) and/or change order(s) detailing the additional/changed scope of work as well as the terms and pricing of those changes. Repairs will be scheduled after a signed copy of this estimate is received.

Change orders will be billed as completed and credits will be applied to the final contract billing.

Unless noted otherwise, the customer is required to provide heat, water and electricity on-site for the duration of this project. The customer is responsible for providing continuous access to the project area during normal business hours, Monday - Friday, 8:00 am - 5:00 pm. Where an item is being replaced, we will be matching the existing item's quality, color, finish, texture or material as close as possible where applicable unless noted otherwise, there is no guaranty either specified or implied on exact matches. This estimate does not include hazardous material testing or abatement unless specifically detailed in the following estimate.

This estimate is valid for 30 days from 03/02/21. If you have any questions about this estimate, please contact Dave Szeklinski to discuss those questions.



Sid Grinker Restoration Inc.

Sid Grinker Restoration Inc.
1719 Vel R. Phillips Avenue
Milwaukee, Wisconsin
53212
Tax ID 39-0983766

6804MIT

Street Level

Verizon store

Height: 10'

DESCRIPTION

QTY

PREP ITEMS

1. Contents - move out then reset - Extra large room 1.00 EA

WALLS, CEILING, CABINETS & TRIM

2. Mask per square foot for drywall work 200.00 SF

3. Fill holes created by wall cavity drying 55.00 EA

4. Cove base molding - rubber or vinyl, 4" high 78.25 LF

5. Drywall patch / small repair, ready for paint 2.00 EA

6. Drywall tape joint/repair - per LF 12.00 LF

FINISHES & HARDWARE

7. Mask and prep for paint - plastic, paper, tape (per LF) 78.25 LF

8. Painter - per hour 6.00 HR

Touch up painting at wall patching

FLOORS & CLEANING

9. Clean and deodorize carpet 1,190.02 SF

10. Final cleaning - construction - Commercial 1,190.02 SF

Office

Height: 10'

DESCRIPTION

QTY

No repairs in this room

Bathroom

Height: 10'

DESCRIPTION

QTY

No repairs in this room

UbreakIFix storefront

Height: 10'



Sid Grinker Restoration Inc.

Sid Grinker Restoration Inc.
 1719 Vel R. Phillips Avenue
 Milwaukee, Wisconsin
 53212
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DESCRIPTION	QTY
PREP ITEMS	
11. Contents - move out then reset - Extra large room	1.00 EA
WALLS, CEILING, CABINETS & TRIM	
12. Detach & Reset Baseboard - 3 1/4"	131.77 LF
13. Detach & Reset Base shoe	131.77 LF
FINISHES & HARDWARE	
14. Mask and prep for paint - plastic, paper, tape (per LF)	153.44 LF
15. Paint the walls - one coat	1,389.94 SF
Touch up painting at wall patching	
16. Seal & paint baseboard w/cap &/or shoe, oversized- 2 coats	131.77 LF
FLOORS & CLEANING	
17. R&R Vapor barrier - visqueen - 6mil	589.97 SF
18. Remove Laminate - simulated wood flooring	589.97 SF
19. Laminate - simulated wood flooring	707.96 SF
20. Final cleaning - construction - Commercial	589.97 SF

Warehouse	Height: 10'
DESCRIPTION	QTY
No repairs in this room	

General Conditions	QTY
DESCRIPTION	QTY
21. General Demolition - per hour	4.00 HR
1. Haul debris from store unit to truck	
2. Load truck	
3. Drive to off site dumpster	
4. Unload debris	
22. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA
23. Commercial Supervision / Project Management - per hour	8.00 HR

Labor Minimums Applied	QTY
DESCRIPTION	QTY
24. Drywall labor minimum	1.00 EA



Sid Grinker Restoration Inc.

Sid Grinker Restoration Inc.
 1719 Vel R. Phillips Avenue
 Milwaukee, Wisconsin
 53212
 Tax ID 39-0983766

CONTINUED - Labor Minimums Applied

DESCRIPTION	QTY
25. Vinyl floor covering labor minimum	1.00 EA

Grand Total \$13,396.32

 Dave Szeklinski

Grand Total Areas:

4,993.83 SF Walls	3,086.77 SF Ceiling	8,080.60 SF Walls and Ceiling
3,086.77 SF Floor	342.97 SY Flooring	484.94 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	528.27 LF Ceil. Perimeter
3,086.77 Floor Area	3,231.61 Total Area	5,489.03 Interior Wall Area
3,733.59 Exterior Wall Area	339.42 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	

