



A Community Presence

December 7, 2022

City Clerk
ATTN: CLAIMS
200 E. Wells St., Room 205
Milwaukee, WI 53202-3567

To Whom It May Concern:

Please accept this letter from **Gallun Tannery Row: 1818 Condominium Owners Association, Inc. located at 1818 N. Water St. and 818 – 824 E. Hamilton St., Milwaukee, WI 53202** as formal notice that the City of Milwaukee has yet to repair the Association's fire suppression system that is compromised as a result of work that previously occurred in the area.

The request for the city to promptly act on this claim was reported to Milwaukee Water Works on July 21, 2022 - July 24, 2022. The city's work caused rocks and debris to enter the Association's fire suppression system, which could result in the fire suppression system failing in the event of an emergency. As it stands, this is a liability for the city that the Association wants resolved immediately.

Please review the attached documentation and proposals from FP Solutions, Secure Fire & Safety, and Heiden Plumbing, and let us know how soon a payment will be issued, so that we can proceed in getting the work completed. The claim amount is currently estimated at \$6,000+/- . This amount may change if the 'scope of work' needs to expand due to any additional damage to the fire suppression system.

If you have any questions, please contact me at mlandre@huntmanagement.com or 262-238-1480, ext. 126.

Sincerely,

Michael Landre
Hunt Management Inc., AAMC
On behalf of Gallun Tannery Row: 1818 Condominium Owners Association, Inc.

CITY OF MILWAUKEE
2022 DEC 12 AM 10:16
CITY CLERK'S OFFICE

2022 DEC 12 10:16 AM
CITY CLERK'S OFFICE

10520 N. Baehr Road, Suite Q
Mequon, WI 53092

huntmanagement.com
888-305-1071

Phone: (262)238-1480
Fax: (262)238-1485



FPSOLUTIONS

Fire Sprinkler System Inspection and Testing Report

Name of Property: Gallun Tannery Row Condos Date: 5-25-2022

Street/City: 818 E. Hamilton St, Milwaukee, WI 53202

Inspector: Michael Gungas FPS Inspection # 600697 Interval: Annual Quarterly

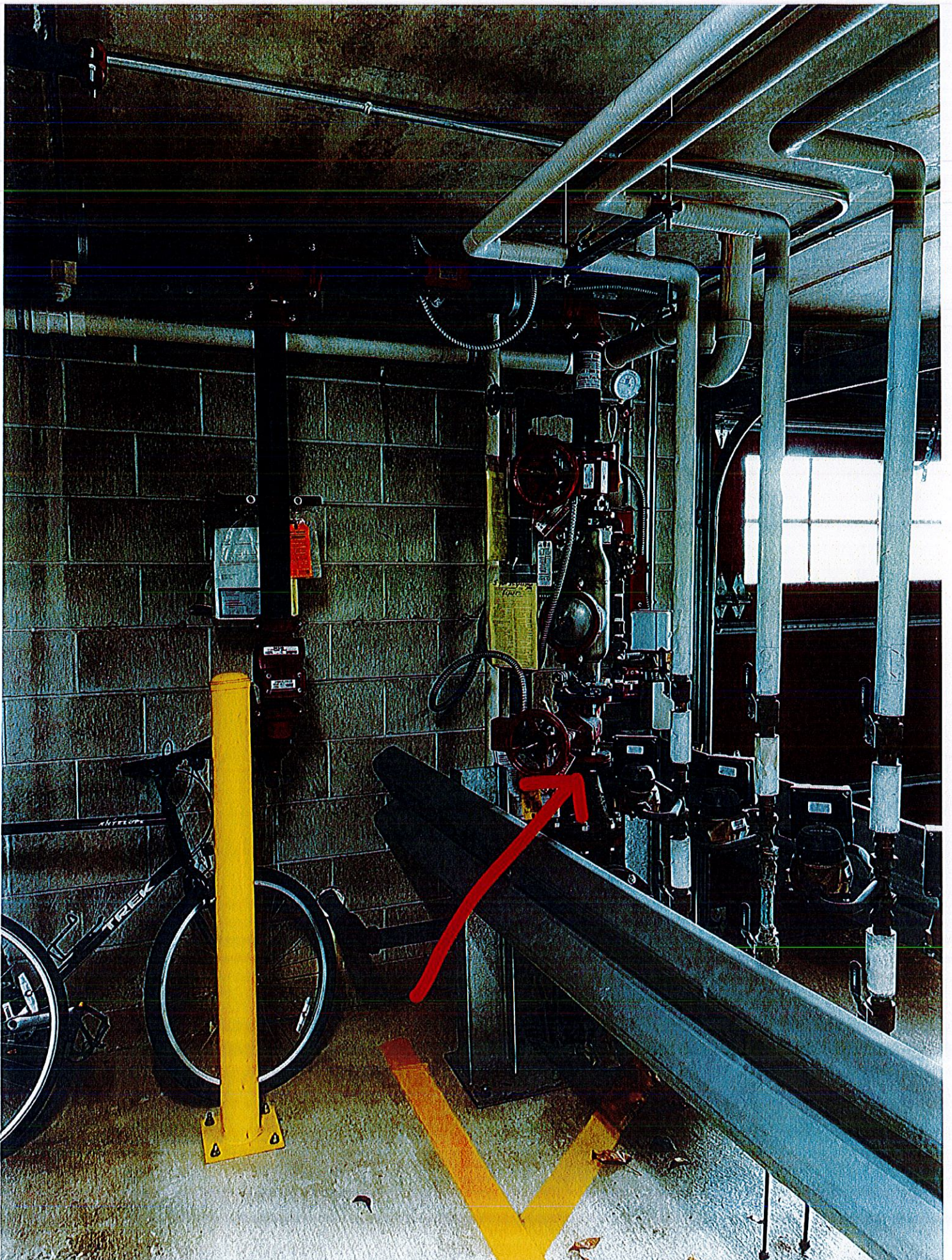
Quarterly/Annual Inspection	Yes	No	NA
A. System in service on arrival	X		
B. Building Occupied	X		
C. Hazard/Occupancy unchanged since last inspection	X		
D. Hydraulic nameplate attached	X		
E. Gauges in good condition and showing normal static pressure	X		
F. Alarm devices show no sign of physical damage	X		
G. Control valves tampered or secured	X		
H. Valve exercised and left in normal open/closed position (annual only)			X
I. FDC Inspection			
Visible, Accessible, Identified	X		
Couplings rotate / caps in place/secure	X		
Check valve not leaking	X		
Automatic drain valve in place	X		
J. Inspected areas protected by wet system have adequate heat.	X		
Annual (only) Inspection			
K. Sprinkler Heads			
Free of corrosion, loading, overspray, physical damage			
Proper orientation			
18" clearance to storage (standard) / 36" clearance storage (storage heads)			Year
SR heads less than 50 years old			Year
QR / ESFR heads less than 20 years old			Year
Dry heads less than 10 years old			Year
Proper number/type of spare stock (including wrench)			
L. Piping and Hangers			
Free from visible damage, leaking, corrosion			
All hangers attached and no foreign objects hanging from system			

Quarterly/Annual Testing	Yes	No	NA
M. Main Drain Test with <u>2</u> inch valve open	X		
Record Static (psi)	<u>62</u>		
Record Residual (psi)	<u>55</u>		
N. Water Flow Alarm Test - See attached for multiple systems			
Alarm panel clear prior to testing	X		
Inspector's Test Opened	X		
Alarm Actuated/Operated Properly	X		
Time to ring alarm (sec)	<u>32</u>		
Alarm panel reset properly	X		
Alarm panel clear after testing	X		
O. Central station received supervisory and flow signal	X		
Annual (only) Testing			
P. BF device tested (see attached)			
Q. Antifreeze freeze point / # of gallons	Temp	Gallons	
Due date (year) of 5 year testing			
System in Service on Departure after valve status check (write yes or no)	<u>Yes</u>		

Comments (address any "no" responses, use additional pages as required): Could not get main drain valve to close after testing. Main drain valve is filling with rocks/debris when testing. Had to drain the system, then partially open control valve to flush the rocks/debris from main drain valve, then main drain valve will close. Can hear rocks/debris going through the pipes when filling the system.

Inspector's Signature: Michael Gungas

Occupant or Owner Signature: Paul Symon



From: [Theresa](#)
To: [Ryan Krueger](#)
Subject: RE: Gallun Tannery Discusslon
Date: Monday, August 8, 2022 10:29:33 AM
Attachments: [image007.jpg](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.jpg](#)
[image012.png](#)
[image013.png](#)
[image014.jpg](#)
[image015.jpg](#)

Good Morning Ryan,
I will discuss with the supervisor and follow back up.
Thank you,
Theresa Willer



Heiden Plumbing Co. Inc.
1100 W. Bruce Street
Milwaukee, WI 53204
414-937-8420 Office
414-937-8425 Fax

From: Ryan Krueger [mailto:ryan@huntmanagement.com]
Sent: Friday, August 5, 2022 8:05 PM
To: info@heidenplumbing.com
Subject: Fwd: Gallun Tannery Discussion

Hello,

Can you direct me to correct person regarding a plumbing issue for an Underground Water Supply Line issue.

Long story short of this email thread: Rocks/debris were found in the fire suppression system which shares a line with the water supply line. The underground line needs to be flushed and I have been going in circles trying to find someone to quote this job out. This would need to be coordinated with our Fire Inspection contractor.

Are you able to help?

Property is on the East Side of Milwaukee. 818-824 E Hamilton Ave. Gallun Tannery Row.

Thank you,



Ryan Krueger
Portfolio Manager
Hunt Management Incorporated, AAMC
10520 N. Baehr Road, Suite Q.
Mequon, Wisconsin 53092

262-238-1480 / 262-238-1485 Fax

888-305-1071 Toll-Free

If you are reporting an emergency maintenance situation please **call** 262-238-1480. Emails are **not** monitored 24/7.

****PLEASE NOTE THAT OUR OFFICES CLOSE AT NOON ON FRIDAYS****

2017 CAI-WI BUSINESS PARTNER OF THE YEAR

CONFIDENTIALITY NOTICE: This electronic mail transmission and any attachments are confidential and may be privileged. They should be read or retained only by the intended recipient. If you have received this transmission in error, please notify the sender immediately and delete the transmission from your system.

From: Andy Schlater <andy.schlater@securefireandsafety.com>

Sent: Thursday, May 26, 2022 11:24 AM

To: Ryan Krueger <ryan@huntmanagement.com>

Cc: Jim Schlater <jim.schlater@securefireandsafety.com>; Scott Schilz (scott@fpswis.com)

<scott@fpswis.com>; Mike Gingras (gingras@fpswis.com) <gingras@fpswis.com>

Subject: FW: Gallun Tannery Discussion

Importance: High

Good Morning Ryan,

As you are probably aware, our sprinkler partner FP Solution was on-site yesterday at Gallun Tannery performing the quarterly sprinkler inspection. During the inspection they noticed debris had entered the sprinkler system.

Below are the next steps in the process to make sure we verify the system is fully operational.

Please review and let us know how we can assist.

Thanks,

Andy

Andy Schlater, Account Manager

Secure Fire & Safety LLC

Office: 414-257-4222

Cell: 262-408-8191

andy.schlater@securefireandsafety.com

CELEBRATING 10 YEARS!



From: Scott Schilz <scott@fpswis.com>

Sent: Thursday, May 26, 2022 10:37 AM

To: Andy Schlater <andy.schlater@securefireandsafety.com>; Jim Schlater

<jim.schlater@securefireandsafety.com>

Cc: Tammy Roslowski <tammy.roslowski@securefireandsafety.com>; Michael Gingras

<gingras@fpswis.com>

Subject: RE: Gallun Tannery Discussion

Andy,

Good morning. At this point the city should be contacted again to see what work has been done in the area or any known issues. Also a plumber will need to be contacted to flush the underground line and review with the board member that is having issues with his domestic water. We cannot flush the underground line due to licensing laws because this is a combination fire and water line. FP Solutions should be onsite the day of the underground flushing because we will need to disconnect the riser at the flange below our #1 control valve (red arrow in picture) and remove the entire backflow assembly so that the plumber can hook up and flush. While the plumber is flushing the underground, we will perform an obstruction investigation on the sprinkler system piping, checking in the areas outlined in the code, paying special attention to the areas near the riser to verify any damage to the system or system components. Once the plumber is done flushing, we will need to reinstall the backflow and run a main drain test to verify the sprinkler system is back online. This would all be completed on T&M due to the unknown process and time needed by the plumber. I anticipate that this will be one long day (8-10 hours) so that the fire sprinkler system can remain in service when we leave for the day.

NFPA 25, 14.3.2.2, listed below.

Internal examination shall be performed at the following minimum four points:

- (1) System valve
- (2) Riser
- (3) Cross main
- (4) Branch line

Please let me know if you have any questions.

Thanks

Scott Schilz Sales Representative

FP Solutions, LLC

P (262) 229-2250 C (262) 347-7677 F (414) 301-7501

A 2000 Pewaukee Rd, Ste R, Waukesha, WI 53188 W www.fpswis.com



From: Andy Schlater <andy.schlater@securefireandsafety.com>

Sent: Thursday, May 26, 2022 4:44 AM

To: Michael Gingras <gingras@fpswis.com>; Jim Schlater <jim.schlater@securefireandsafety.com>

Cc: Scott Schilz <scott@fpswis.com>; Tammy Roslowski <tammy.rosowski@securefireandsafety.com>

Subject: RE: Gallun Tannery Discussion

Good Morning Guys,

Want to follow up with Ryan today. What would next steps be? Would we need to perform a 5-year/internal pipe inspection to determine damage/sediment build up/rocks in the pipes?

Thanks,

Andy

Andy Schlater, Account Manager

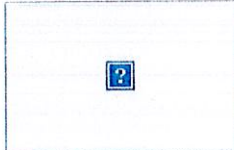
Secure Fire & Safety LLC

Office: 414-257-4222

Cell: 262-408-8191

andy.schlater@securefireandsafety.com

CELEBRATING 10 YEARS!



From: Michael Gingras <gingras@fpswis.com>

Sent: Wednesday, May 25, 2022 6:08 PM

To: Jim Schlater <jim.schlater@securefireandsafety.com>

Cc: Scott Schilz <scott@fpswis.com>; Andy Schlater <andy.schlater@securefireandsafety.com>;

Tammy Roslowski <tammy.roslowski@securefireandsafety.com>

Subject: Re: Gallun Tannery Discussion

Hi Jim,

It appears that some rocks are getting into the system, not sure how much, but you can hear them going through the pipe when filling the system. The main drain valve is also getting plugged up with rocks and debris to a point where it won't shut. The condo board members, Paul and Grant, were onsite when I was testing and saw the problems with the system. Paul and Grant are concerned about this issue and would like to know what to do next. Grant also mentioned that they are having problems with the water in their condos. I left a message for Ryan, the new property manager, to tell him know about these issues, but I haven't heard back from him yet. If you have any questions, please give me a call. I have included all the info for the contacts, please see below.

Thanks,

Mike

New Property Manager:

Ryan Krueger 262-238-1480 ryan@huntmanagement.com

Board Member:

Paul Symons 262-949-1751

passap2000@yahoo.com

Board Member:

Grant Wilson 414-899-5333

gwilson.gallun@outlook.com

From: Jim Schlater <jim.schlater@securefireandsafety.com>

Sent: Wednesday, May 25, 2022, 4:33 PM

To: Michael Gingras <gingras@fpswis.com>

Cc: Scott Schilz <scott@fpswis.com>; Andy Schlater <andy.schlater@securefireandsafety.com>;

Tammy Roslowski <tammy.roslowski@securefireandsafety.com>

Subject: Gallun Tannery Discussion

Mike,

Good talking with you earlier and thanks for the call.

Per our conversation, you pointed out that it appears that there are rocks in the system and this will

have to be addressed with Hunt Management.

Look forward to getting the Reports and I'm sure we will be talking more about a solution. Andy Schlater will lead this from our end.

Thanks again for your follow-up and the call earlier.

Sincerely,

Jim

Jim Schlater, Managing Partner

Secure Fire & Safety LLC

11905 W. Ripley Avenue

Wauwatosa, WI 53226

Office: 414-257-4222

Cell: 262-408-8127

jim.schlater@securefireandsafety.com



HEIDEN

Plumbing, Heating & Cooling -Since 1925-

Heiden Plumbing Co., Inc.

1100 West Bruce Street, Milwaukee, WI 53204 (414) 937-8420 - FAX (414) 937-8425

PROPOSAL

Date: 9/14/2022

Proposal Submitted To:

Gallun Tannery Row
c/o Hunt Management
10520 N. Baehr Rd. Ste. Q
Mequon, WI 53092
Phone: 262-238-1480

Job Location:

1818 N. Water St
Milwaukee, WI 53202

We propose to furnish labor, materials and equipment to complete the following:

- Disassemble 6" x 2" flange at 6" tee.
- Flush out combination main with a full size flush.
- Remove meters and check screens.
- Reassemble flange and connections as needed.

ALL FOR THE TOTAL SUM OF \$2,994.00 (TWO THOUSAND NINE HUNDRED NINETY-FOUR DOLLARS)

Please Note:

- Owner to have fire protection company check fire protection side of system.

Terms: Signed proposal with 50% down payment to start job; Balance due upon completion.

Please Note: Any changes and or additions not listed above could result in extra charges.

Please return with your signature below AND on the TERMS & CONDITIONS page.

Authorized Signature _____

Andy Wysocka (tw)

Customer Signature _____

PLEASE PRINT & SIGN NAME

This proposal may be withdrawn by us if not accepted within 15 days.

"AS REQUIRED BY THE WISCONSIN LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDING IF NOT PAID, THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY DAYS (60) AFTER THEY FIRST FURNISHED LABOR OR MATERIALS FOR THE CONSTRUCTION, ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS/HER MORTGAGE LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID"

(OVER FOR OTHER GENERAL CONTRACT CONDITIONS & TERMS)

THANK YOU FOR THIS OPPORTUNITY TO QUOTE YOU!!

TERMS AND CONDITIONS

Acceptance: Upon completion of work, the Company's final bill shall be notice of completion of terms of the contract.
Property Transfers: In case the real estate on which plumbing has been installed is not owned by Customer, or is sold or conveyed, Customer agrees to immediately notify Heiden of owner's name and address. If proper notification is not given to Heiden any unpaid balance shall fall due immediately, and this contract may be declared null and void at option of Heiden.

Impairment Of Credit: If owner becomes insolvent, or unable to pay his debts as they mature, or has filed against him a bankruptcy, insolvency, or similar petition, or fails to pay any debt arising hereunder to Heiden on time, or if Heiden in good faith doubts the ability of owner to pay, Heiden may, at it's option, either (1) terminate the work at any time thereafter, and owner shall thereupon pay for all work performed on a pro rata basis, plus all lost profit, or (2) discontinue work until such time the owner has paid Heiden in full for work performed, has agreed to pay Heiden for any additional costs incurred because of such discontinuance, and upon such other terms or conditions as may be imposed by Heiden to insure payment of work.

Contract Terms: The terms and conditions stated herein shall constitute the complete and exclusive statement of the terms here of and shall supersede all prior oral and written statements of any kind whatsoever made by the parties or their representatives concerning the terms hereof. No statement (except for extra work) or writing subsequent to the date hereof which purports to modify or add to the terms and conditions hereof shall be binding unless consented to in writing and signed by the party against which enforcement there of is sought.

Interest And Collection Costs: It is agreed, in the event the Owner fails to pay the amounts due under the terms of this Agreement when due, interest may be charged by Heiden on the unpaid balance outstanding at the end of any calendar month at the rate of 1-1/2 % per month. Owner further agrees to pay all costs and expenses incurred by Heiden in collecting or attempting to collect amounts due hereunder, including reasonable attorneys' fees.

Warranty: Limited material warranty shall be as warranted by Manufacturer ONLY but in NO case shall it be longer than One Year from the date of substantial Completion.

Note - Exceptions to above:

Cleaning of drains and sewers are warranted for a maximum of thirty days from original date of service UNLESS stoppage is caused by broken pipes or introduction into drains or sewers of rags, paper or any material not normally found in piping, in which case there is NO warranty at all.

Insurance: Owner to carry fire, tornado, windstorm, lightning and other necessary insurance including vandalism and theft of installed material for protection of Heiden during construction project. Our workers are fully covered by Workman's Compensation.

Code Changes: Any change in local or state codes, effective after the date of this proposal, will be charged as an extra or credited as the case may be.

Specific Exclusions: This bid does not include labor or materials to pump water from basement or other excavations, or for frost breaking where required. Also excluded are sidewalk repairs or other unforeseen problems.

Underground Work: If there are any changes in the length of the sewer or water service or both as specified in contract and the depth of either or both is in excess of twelve feet, adjustment is to be made on the contract sum for whatever additional costs for materials, services and labor are incurred. Hauling of ground away from trenches is not included in quotation unless specified. Any utilities not marked could result in excavating alteration which could result in extra charges.

Unusual Conditions Of Earth: If any of the following conditions exist: (1) Underground water, quicksand etc. (2) Rock formation and/or hardpan; (3) Dump or refuse; (4) Buried foreign objects; (5) Unstable soll conditions, the contract sum is to be adjusted in the amount of any additional costs for materials, services, or labor incurred by reason of such unusual conditions.

Any And All Deviations: From this estimate which shall require additional labor and materials, shall be treated as extras and will become an extra charge over the sum in this contract.

Lateral And Depth Differences: There will be an extra charge for depths and locations of connection other than those specified by the city engineer or other responsible public authority. There will be an extra charge for depths and location of connection in excess of twelve feet.

Delays: Any scheduled completion date is approximate and subject to delays caused by fire, strike or other labor disturbance. Acts of God, shortages of materials or failure of suppliers or subcontractors to satisfactorily meet scheduled deliveries or any other factor or event beyond Heiden's control, none of which factors or events shall give rise to any liability on the part of Heiden, but shall extend the completion date for a period equivalent to the time lost by reason of all such factors or events.

Authorized signature of acceptance: _____ Dated _____



FPSOLUTIONS^{LLC}

September 21, 2022

Attn: Julie Peterson

RE: Fire Sprinkler System Recommendations

Gallun Tannery Row Condos
818 East Hamilton Street
Milwaukee, Wisconsin 53202

Dear Julie,

We are pleased to offer the following recommendations based on your request.

Scope

- Disconnect the riser at the flange below the #1 control valve and remove the entire backflow assembly so plumber can hook up and flush the underground piping.
- While the underground is getting flushed, perform a visual internal inspection of the sprinkler system piping from the riser to FDC check valve to inspect for any damage to the system or system components.
 - Further recommendations may be required based on these observations.
- After the underground piping has been flushed by plumber, reinstall the backflow prevention device and run a main drain and forward flow test to verify the sprinkler system is back online.
- Perform an Alarm test to verify the flow switch is working properly.
- Certify the Backflow Prevention Device after reinstalling the backflow prevention device.

Clarifications

Inclusions

- Material
- Labor (normal business hours)
- Tax
- Net 15 Payment Terms
- Permit

Exclusions

- Drywall Removal or Repair
- As-built or any Design Drawings
- State or City Plan Review
- Lift Rental
- Electrical Wiring
- Fees charged by the city for water Shutdown
- Repairs resulting from flushing
- Impairment Procedures
- Assisting Plumber



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Assumptions

- Main water shut off including domestic water supply is required to perform the scope of work. This will need to be coordinated by others with the city of Milwaukee in order to complete the repairs. Any fees charged by the city of Milwaukee are not included in this proposal.
- Annual Inspections (or any other inspection) are not included in this proposal and will be billed separately.
- Control valves operate properly so the system can be drained.
- Work can be performed in an efficient manner and there are not unreasonable ground obstructions or other disruptions that adversely affect our work.
- The existing fitting(s) and piping can be reused.
- Customer's authorized representative acknowledges and warrants that they have read, understood, and agreed to be bound by FPS general terms and conditions dated 1/20/17. <http://fpswis.com/terms/>

Price

- The estimated price for the work noted above is **\$2,850**. Actual time and material used to be invoiced at the rates listed below.

Price Breakdown

- Labor: \$135/hour (2 techs for 10 hours each)
- Permit: \$150

Please call or email me with questions, 262-229-2250, ex 4 or scott@fpswis.com.

Sincerely,

Scott Schilz
Sales Representative

Authorization:

Signature & Date

Print Name