

4/10/2023

Re: Clarification and Justification of the \$36,000 Claim against the City of Milwaukee.

Note: All supporting materials will be emailed via Hightail

Dear Alderman Stamper and Judiciary and Legislation Committee Members,

I feel it is necessary for me to justify and explain how I calculated the \$36,001.36.

I do understand that a contractor with a crew could have done the job in a few weeks but I didn't have \$54,300 lying around to pay them. I was forced to perform most of the work myself with the help of some people I hired, managed, and worked with daily to get the job done with the insurance I received. The project covered seven months. Seven months of my salary at the time of retirement would be \$60,000 so \$36,001.36 is a reasonable amount to ask for.

To Restore my property:

1. I received a quote from Peter Stadler of Dry Source LLC Property Restoration (Mold Mitigation) of \$10,500.
2. I received a quote from Lemel Homes, Inc. to Re-construct my home after Mold Mitigation \$43,800
3. The actual cost to restore my basement was \$18,298.64. Seven months of my personal labor is not included in this price.
4. $\$10,500 + \$43,800 = \$54,300$ Minus my cost for repairs $\$54,300 - \$18,298.64 = \$36,001.36$, the exact claim I filed against the City of Milwaukee.

I indicated in a letter to Alderman Stamper on August 1, 2021 that I did not have the quote I received from Dry Source as they took the quote when they were informed I wouldn't be using their service. I do have the quote from Lemel builders as it was emailed to me.

I also have all the receipt for the repairs of my basement and I will attempt to show parallelism between the scope of work to be done from both Dry Source and Lemel and the work I actually performed in accordance with their "SCOPE OF WORK". All the documents I have are too large to send through email but I will provide them through via the service "Hightail", used for sending large files over the internet. So use the Hightail mailing in conjunction with this letter for a complete explanation.

Scope of work, Dry Source (See pdf document entitled " Peter Stadler Dry Source Protocol for 1826 N 19th St"

I had to follow this Protocol Specifically to ensure all mold found in the Environmental testing would be removed BEFORE the re-construction of my basement.

See Environmental Testing Clearance letter(Item 06 under Basement Repair Pics 2020) This letter proves that I performed all the work items in the Remediation Protocol.

Remediation Protocol

Water restoration activities with professional mold remediation are advised. They should be conducted by an experienced restoration contractor following S520 Mold remediation standards and guidelines, Including but not limited to setting up plastic containment between the main floor and the basement, protecting and securing the basement content with plastic during remediation work, shutting down the HVAC system to prevent dissemination of spores to other areas of the home, using air scrubbing and negative air pressure to exhaust contaminants outdoors, etc..

SEE DOCUMENTATION ITEMS 01, 02, 03, AND 06 UNDER "Basement Repair Pics 2020)

- Remove baseboard on areas indicated above in Red. Baseboards may be saved if no decay has occurred but they should be HEPA-vacuumed and sanitized.
- Remove and discard bottom 4 feet of drywall on RED walls in audio room, lab room, bathroom, East hallway, electrical closet, exercise room, sump pump room, west hallway, and any storage closet located on red walls.
- Remove and discard bottom 4 feet of fiberglass insulation from exposed wall cavities.
- Remove mold growth from now-exposed framing. Continue removing drywall until no visible mold is observed then go at least 1 foot beyond.
- HEPA-vacuum now exposed surfaces including studs, base plates, masonry walls, electrical and plumbing surfaces.
- Sanitize surfaces and dry thoroughly.
- If any framing is decayed, it should be removed rather than just HEPA vacuumed. For wall bearing items with remaining structural integrity, encapsulating of surfaces is acceptable.
- Remove laminate flooring followed by HEPA vacuuming and sanitizing of floor surfaces.
- HEPA vacuum and/or damp wipe all other surfaces, including plastic containment and plastic covers used to protect content.
- Operate air scrubbers for 24 to 48 hours on the north and south side of the basement.
- HEPA-vacuum the main floor area that was used to enter and exit.
- Perform post-remediation testing to confirm the area is adequately cleaned and safe for re-occupancy.

Scope of work, Lemel (See pdf document entitled "Lewis Proposal 08/28/2020"

SEE DOCUMENTATION ITEMS 04, 05, and 07-12 UNDER "Basement Repair Pics 2020

Proposal for the building remodel is \$43,800. Proposal includes the following:

- ☑ Includes all needed building permits, cleanup for included scope of work, site management and debris removal
- ☑ New BATT insulation at all needed walls in basement
- ☑ New drywall at all needed walls in basement, finish to match
- ☑ Prime and paint all needed walls in basement to match existing
- ☑ New laminate floor allowance of \$8,400, final selection will determine final value
- ☑ Rough and finish electrical at switch and outlet locations in newly drywalled walls, covers only
- ☑ Finish plumbing of sink fixture install at reused sink install

- ☑ New millwork, base and casing as needed in basement to match existing with 4 new doors, finish trim to match existing
- ☑ Reinstall previously removed countertop

Under "Rebuild Receipts", Open the "Spreadsheet 2020 Basement Project" pdf file.

Each Basement project item in the spreadsheet is correlated to an Item# for the payment receipt. You will see in the spreadsheet all the materials purchased to accomplish the "SCOPE OF WORK" from Lemel Homes.

There are also photos to corroborate the work I performed. You will also be able to see the finished project photos.

I trust this letter will remove any doubt that the work I performed mirrored the "SCOPE OR WORK" provided by both Dry Source LLC Restoration and Lemel Homes.

Remember, all the supporting Documentation will be in the Hightail email.

If there are any additional questions you can reach me by email or phone.

Regards

George E Lewis

414-839-5790