RECEIVED
OCT 2 2025
City of Milwaukee
City Attorney's Office
By 200 E. Wells Street, Rm. 800
Milwaukee, WI 53202-3551

Kinn Guesthouse

City Clerk - City of Milwaukee
200 E. Wells Street, Room 205
Milwaukee, WI 53202

Re: Claim for Damages Due to Water Main Break – 608 N. Broadway

Dear City Clerk's Department:

I am submitting this letter to formally file a claim regarding damages sustained at **Kinn Guesthouse, 600 N. Broadway, Milwaukee,** due to a water main break on **July 10–11, 2025.**

On **Thursday, July 10 at approximately 11:55 p.m.,** flooding began in our basement caused by a water main break in the line servicing **608 N. Broadway** (the building immediately north of our property). The water main break resulted in an estimated **12+ inches of water throughout our entire basement**, including with significant flooding in our elevator pit, laundry room, mechanical room, laundry room, bathrooms, stairwells, prep kitchen, gym, and our basement storage areas.

Despite emergency response measures, our **elevator was out of service for 36 hours (July 10, 12:55 a.m. – July 12, 10:55 a.m.),** directly impacting guest services and requiring us to close our fitness facility. We incurred costs for **emergency water mitigation (ServePro)** and **elevator repairs (Schindler Elevator),** sewage pumps and floats (Southport Plumbing) with same-day emergency repair costs totaling, in addition to further cleaning and restoration expenses.

The incident timeline has been thoroughly documented, including:

- Notifications to Milwaukee Fire Department and Milwaukee Water Works at 12:18 a.m. (July 11)
- On-site assessment by Milwaukee Water Department confirming the break at 608 N. Broadway (July 11-12)
- Water mitigation services beginning at 4:00 a.m. (July 11)
- Elevator service disruptions, repair attempts, and restoration by Schindler Elevator (July 11–12)

We continued to operate the hotel without closure, communicating transparently with guests and providing alternative amenities during the disruption. We incurred significant **out-of-pocket expenses** and loss of daily revenue directly attributable to this water main break. For your review, I have enclosed:

- Incident report and timeline (detailed notes attached)
- Invoice from ServPro for water and mold mitigation ($80,592.12)
- Estimate from Pepper Construction for basement reconstruction ($125,366.00)
- Invoices & estimate from Schindler Elevator for elevator repairs ($16,577.81)
- Full list and accounting of all products and services lost ($149,122.84)
- Photographs of the flooding and affected areas

RECEIVED

All totaled, we've incurred $371,658.77 in property damages, losses, and repairs. Not to mention the loss of business attributed to this incident. I respectfully request reimbursement for the damages and repair expenses incurred due to this incident. Please confirm receipt of this claim and advise on next steps in the review process.

Please contact me with any questions or to discuss next steps. Thank you for your time and attention to this claim.

Sincerely,

Peter Weber
General Manager, Kinn Guesthouse
600 N Broadway | Milwaukee, WI 53202 | 414-552-2202

KINN GUESTHOUSE INCIDENT REPORT

RE: Water Main Break – 608 N Broadway

Team:

Listed below is my incident report relating to a water main break at 608 N Broadway (building just north of Kinn Guesthouse), that resulted in 12" of water flooding in our basement. The flooding went into our elevator pit and shut the elevator down from Friday morning at 12:55am to Saturday morning 10:55am (36 hours). The hotel did not shut down and operated business as usual, however, we did close the property to any additional reservations for the entire weekend. We did have running water and messaged guests about the elevator being shut down and the gym being closed.

To date, we did not have any written complaints about the disruption.

Thursday July 10
11:53pm: A guest sent a message to front desk staff that they were in the elevator and it sounded like rushing water while they went to the second floor.
11:55pm: Lily Borrego (Front Desk Agent) called Peter Weber to inform him there was water pouring into the baseboards of the west basement stairwell. There was already water throughout the basement (estimated 1"). Peter talked with Lily for 10 minutes and had her assess the areas of concern and determine if guest floors or lobby areas were affected. It was confirmed that flooding was confined to basement. Peter informed Lily he was on his way down to the hotel and would call the proper emergency services.

Friday July 11
12:18am: Peter called Milwaukee Fire Department and informed them of the issue. Peter also confirmed there was flooding coming out of the main street line connected to 608 N Broadway building, and water was rushing down Broadway Street towards (south) towards the hotel and Michigan Street. Fire Department confirmed they were sending a team to assess the situation.
12:24am: Per Peter's direction, Lily Facetimed Peter when the Fire Department arrived. They assessed the flooding in the basement and immediately confirmed that there was a water main break at the water line connected to 608 N Broadway. Fire Department confirmed they were calling the Milwaukee Water Department to get their mitigation team on site.
12:28am: While enroute to the hotel, Peter contacted Edwin, Charles and Whitney McCallister (Uncle Wolfie's) about the water main break. Peter reached Edwin and informed him of the situation. Edwin headed to the hotel, as well.
12:42am: Peter arrived at the hotel to see Milwaukee Police on site and Water Department shutting off the water main. Peter talked with Kenny from the Department of Water, who explained the water main that connects to 608 N Broadway burst and they were shutting off the water. They didn't know if the burst happened from the line to the curb (City of Milwaukee's responsibility) or from the curb to the building at 608 N Broadway (building owner responsibility).
1:15am: Water was finally shut off but rushing water did not cease.
1:45am: Edwin & Peter shut down the elevator and Lily put signs up on all guest floors about elevator being out of order. Edwin called Servepro to set up emergency water mitigation visit. We were informed Servepro would be on site by 4am.
1:55am: Water finally stopped rushing into Kinn from west basement. Peter and Edwin went into basement and assessed damage, took photos, and video of all affected areas. Peter confirmed the water was not sewage although it did have a brown sandy/sooty layer to it.
2:15am: Peter set up guest message to be sent at 7am alerting guests of the neighbor's water main break, elevator being out of order, and gym being closed. Peter and Edwin both decided to stay at hotel. Michael (Supervisror from Water Department arrived and toured the basement. Michael confirmed the water main break was the line that runs to 608 N Broadway but they wouldn't know where the break was until they ripped up the sidewalk and street to assess the damage.

4:00am: Servepro arrived and began water mitigation strategies.
6:05am: Charles contacted Peter and was briefed on the situation. Charles was on site at 7am. By 7am, most of the water was pumped out besides laundry room and elevator pit, which has 4-5 feet of standing water.
7:00am: Peter, Charles, and Edwin assisted Servepro with squeeging basement and laundry room to enable housekeeping to arrive and start their cleaning duties by 9am.
7:15am: Water Department crew was on site with the team that would break the sidewalk and street to determine where the break happened. After several discussions it was determined that they would wait until Sunday to start the investigation and digging. Charles contacted the owner of 608 N Broadway, Don Arenson, to inform him of the issue and that the Water Department was on site.
8:30am: Don Arenson, owner of 608 N Broadway, finally came downstairs (he lives at the top of the building), after another call from Charles that the Water Department had to get into his building to assess the damage.
8:45am: Peter created a housekeeping plan and Peter/Edwin/Lola brought vacuums, linens, and terry to all floors so housekeeping could start cleaning rooms.
9:37am: Peter contacted Tony Matera from Ansay Insurance and informed him of the situation. Tony informed Peter he was free to work with Servepro and would receive a damage report from them when they were done with water mitigation and clean-up.
11:00am: Servepro water cleanup was mostly complete and water from elevator was removed.
11:24am: Peter & Charles tried to turn on elevator to see if it was functional. It was not.
12:03pm: Peter called Mike (technician) from Schindler Elevator. He requested we set up an appointment and he would visit later in the afternoon.
12:54pm: Schindler Elevator called back and set appointment for 4pm.
4:00pm: Brandon & Mike from Schindler arrived and they determined several items had to be repaired (Pit Ladder, Governor Tail Sheave Switch, and Governor Rope) before elevator would work. Same day cost would be $3986.00.
4:30pm: Servepro left for the day and stated they would be back Sunday at 9am.
9:00pm: Schindler arrived and fixed the elevator issues by 9:47pm elevator stopped working again.
11:45pm: Schindler confirmed a new elevator appointment for 9am.

Saturday July 12
7:00am: Another message went out to guests about elevator and gym. At 9am Charles brought in donuts, pastries, and mimosas to guest floors and greeted guests.
9:45am: Schindler Elevator arrived and fixed the issue by 10:55am. Elevator worked all day and continues to function until it broke down again on Friday July 18. Schindler quoted additional repairs to fix further water damage.

Sunday July 13
6:00pm: Department of Water and their vendor dug up the water main area on Broadway and discovered a 4" hole in the water main line. They repaired the affected area and did not have to dig up the sidewalk, noting the break falls under the city's responsibility.

Please review and let me know if you have any questions. Thank you.

Peter Weber

Fulcrum Restoration LLC dba SERVPRO of Southeast Milwaukee Co., Southeast Waukesha Co./W Franklin

2430 10th Ave
South Milwaukee, WI 53172 US
+1 4144213500
lbaucom@servprosemc.com
www.servprosemc.com

SERVPRO
Cleaning. Restoration. Construction.

INVOICE

BILL TO
Kinn Guesthouse
Kinn Guesthouse
600 N Broadway
Milwaukee, WI 53202

INVOICE	2423
DATE	08/07/2025
TERMS	Net 30
DUE DATE	09/06/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
08/07/2025	Equipment Rental	Equipment Rental-dumpster	1	1,169.28	1,169.28
08/07/2025	Plumbing	Plumbing subcontracted.	1	5,846.40	5,846.40
08/07/2025	Electrical	Electrical subcontracted.	1	919.31	919.31
08/11/2025	Water Remed	Water Restoration	1	67,491.91	67,491.91T
08/11/2025	Other	Subcontracted work - other.	1	1,183.20	1,183.20

Contact Fulcrum Restoration LLC dba SERVPRO of Southeast Milwaukee Co., Southeast Waukesha Co./W Franklin to pay.
Thank you for choosing SERVPRO,
we appreciate your business.

**3 % processing fee for credit card payments.

SUBTOTAL	76,610.10
TAX	3,982.02
TOTAL	80,592.12
BALANCE DUE	**$80,592.12**

Kinn Guesthouse Basement Repairs
Friday, August 29, 2025
Milwaukee, WI

Pepper Construction Wisconsin

ESTIMATE BREAKDOWN

5,600

ITEM	CONTRACT PACKAGE		TOTAL		$/SF
0150	TEMPORARY PROTECTION	$	2,000	$	0.36
0200	SELECTIVE DEMOLITION	$	4,575	$	0.82
0620	ROUGH CARPENTRY	$	6,000	$	1.07
0640	CABINETRY	$	1,435	$	0.26
0920	DRYWALL SYSTEMS	$	21,464	$	3.83
0960	CARPETING/RESILIENT & HARD TILE	$	21,990	$	3.93
0990	PAINTING	$	5,400	$	0.96
11000	APPLIANCES	$	975	$	0.17
2200	SCOPE, ROUTE AND CLEAN PLUMBING LINES AND SUMPS	$	23,564	$	4.21
26000	ELECTRICAL	$	953	$	0.17
9910	DUMPSTERS	$	2,500	$	0.45
9920	FINAL CLEAN	$	3,000	$	0.54
9930	GENERAL CONDITIONS	$	14,078	$	2.51
	CONSTRUCTION SUBTOTAL	**$**	**107,934**	**$**	**19.27**
0.0%	**CONTINGENCY**	**$**	**-**	**$**	**-**
1.00%	**INSURANCE**	**$**	**1,079**	**$**	**0.19**
	BUILDERS RISK BY OWNER				
15.0%	**OH&P**	**$**	**16,352**	**$**	**2.92**
	TOTAL	**$**	**125,366**	**$**	**22.39**

Pepper
Construction Wisconsin

Kinn Basement Water Damage Repairs

Scope of Work

General Clarifications

- We have excluded any Builder's Risk Insurance and assume that is by Owner.
- This is based on a total schedule of 4.5 weeks after approvals/permitting and commencement of work.
- This is based off of normal working hours between 7:00am and 3:30pm. Does not include overtime or off hours work.
- Includes dumpsters for haul off of debris
- Includes final clean of the space once work is completed.

0150 Temporary Protection

- Includes temporary conditions to protect existing facilities to bring in material to the building and protect adjacent existing finishes from damage during the work.
    - Includes ramp board and poly for walls and floors and protecting electrical equipment and finished surfaces.

0240 Selective Demolition

- Cut and trim uneven drywall and tile locations to prep for new drywall and tile substrate.
- Cut and remove warped, bowed, or welled wood studs to prep for new.

0620 Rough Carpentry

- Reframing of warped, bowed, swelled or other damaged wood stud framing from the water damage.

0640 Finish Carpentry and Cabinetry

- Repair/replace damaged cabinetry in Laundry room.
- Installation of wood base throughout basement.

Pepper
Construction Wisconsin

0920 Drywall Systems

- Includes reinstallation of all basement in-wall batt insulation, drywall, taping, and finishing from 2 feet up, down to floor slab, where previously cut by remediation contractor.
    - Includes tile backer at bathroom walls to receive tile
    - Includes patching three (3) ceiling and wall openings that were cut into the drywall on the first floor corridor in front of the bathrooms by remediation contractor for vacuum pump tubing.

0960 Flooring (Tile, Stair Carpet, Gym Flooring and Base)

- Includes new painted wood base (see carpentry section) and rubber base.
- Includes new rubber gym floor. No existing floor was salvaged.
- Includes ceramic tiles (by concrete collaborative) in both bathrooms includes new ceramic tile.
- Includes replacement carpet at stairs.

0990 Painting

- Includes one prime coat and two top coats of paint on all new drywall wall patches and blending in or recoating of walls.
    - Includes painting of ceiling cut outs from vacuum tubes from remediation contractor.

1100 Appliances

- Repair/clean water appliance in gym
- Replace laundry drain lines

2200 Plumbing

- Includes scoping, routing, and cleaning out of plumbing lines due to sewerage backup from flood.
- Includes new sump pumps at existing sump pump locations and cleaning out of any blockages.

2600 Electrical

- Remove and reinstall two outlets and wiring damaged near floor level.

INVOICE

Local Office	Schindler Elevator Corporation W136N4863 CAMPBELL DR STE 8 MENOMONEE FALLS WI 53051-7027	**Invoice Number** **Invoice Date** **Customer Billing ID** **Purchase Order No**	7100609460 07/11/2025 5000237669
		Sales Contact **Field Contact**	Theresa Pulvermacher Brandon Feist
Bill to	KINN MKE GUESTHOUSE ACCOUNTS PAYABLE 600 N BROADWAY MILWAUKEE WI 53202	**Telephone** **Fax**	262 317 4170 262 317 4190
		Federal Tax ID **DUNS Number**	34 127 0056 09 480 9993
Service Location	KINN GUESTHOUSE 600 N BROADWAY MILWAUKEE WI 53202	**Order Type** **Order No** **Contract**	Z1FP 5100494742 4100125725

Description:

IN ACCORDANCE WITH ESTIMATE TPUR-DJGSHY DATED 07/11/2025
SCHINDLER WILL FURNISH AND INSTALL THE FOLLOWING WITH RESPECT TO EQUIPMENT LOCATED AT THE ABOVE BUILDING:

WATER DAMAGE - REPLACE PIT LADDER SWITCH AND GOVERNOT TAIL SHEAVE SWITCH (OVERTIME)

WORK AUTHORIZED BY CHARLES BAILEY - OWNER
THIS INVOICE REPRESENTS THE FINAL BILL

	Subtotal	*3,986.00*
Terms: NET PAYABLE UPON RECEIPT	***Total Invoice Amount***	***$3,986.00***

REMITTANCE

Please return this portion with your payment

Payer	KINN MKE GUESTHOUSE 600 N BROADWAY MILWAUKEE WI 53202	**Invoice Number** **Invoice Date** **Customer Billing ID** **Order Type** **Order Number**	7100609460 07/11/2025 5000237669 Z1FP 5100494742
Remit to	Schindler Elevator Corporation P.O.Box 93050 Chicago, IL 60673-3050	***Use this address for payments only. Direct calls and correspondence to our Local Office above.***	

INVOICE AMOUNT $3,986.00

Invoices not paid within 30 days are subject to a service charge of 1.5% per month, or the maximum permitted by law.
Seller represents that with respect to the production of the articles and/or the performance of the services covered by this invoice, it has fully complied with the Fair Labor Standards Act of 1938, as amended.

Local Office	Schindler Elevator Corporation W136N4863 CAMPBELL DR STE 8 MENOMONEE FALLS WI 53051-7027	**Invoice Number** **Invoice Date** **Billing ID** **Purchase Order No**	7154221116 07/17/2025 5000237669
		Sales Contact **Field Contact**	Theresa Pulvermache Brandon Feist
Bill to	KINN MKE GUESTHOUSE ACCOUNTS PAYABLE 600 N BROADWAY MILWAUKEE WI 53202	**Telephone** **Fax**	262 317 4170 262 317 4190
		Federal Tax ID **DUNS Number**	34 127 0056 09 480 9993
Service Location	KINN GUESTHOUSE 600 N BROADWAY MILWAUKEE WI 53202	**Order Type** **Order No** **Contract**	Z1TM 5155882835 4100125725

Description		***Price***
Service Date: 7.11.2025 Water flooded the basement and went up about 8 inches up the frame on the bottom floor. Survey Water Damage and position fan in the pit. Elevator is not running at this time, left shut down for needed repairs.	*Labor*	*610.04*
	Expenses	*143.52*
	Subtotal	*753.56*
	Invoice Fee	*39.99*
Applied unless an exemption certificate is on file	*Tax*	*0.00*
Terms: NET PAYABLE UPON RECEIPT	***Total Invoice Amount***	***$793.55***

As part of Schindler's ongoing commitment to sustainability, we're transitioning from printed to digital communications. All mailed invoices will now reflect a $39.99 fee per T&M invoice. If you would like to switch to digital billing and have this invoice fee waived, please contact your local Sales Representative listed at top of this invoice.

REMITTANCE

Please return this portion with your payment

Payer	KINN MKE GUESTHOUSE 600 N BROADWAY MILWAUKEE WI 53202	**Invoice Number** **Invoice Date** **Billing ID** **Order Type** **Order Number**	7154221116 07/17/2025 5000237669 Z1TM 5155882835
Remit to	Schindler Elevator Corporation P.O.Box 93050 Chicago, IL 60673-3050	***Use this address for payments only. Direct calls and correspondence to our Local Office above.***	
		INVOICE AMOUNT $793.55	

Invoices not paid within 30 days are subject to a service charge of 1.5% per month, or the maximum permitted by law.
Seller represents that with respect to the production of the articles and/or the performance of the services covered by this invoice, it has fully complied with the Fair Labor Standards Act of 1938, as amended.

Local Office	Schindler Elevator Corporation W136N4863 CAMPBELL DR STE 8 MENOMONEE FALLS WI 53051-7027	Invoice Number Invoice Date Billing ID Purchase Order No	7154221117 07/19/2025 5000237669
		Sales Contact Field Contact	Theresa Pulvermache Brandon Feist
Bill to	KINN MKE GUESTHOUSE ACCOUNTS PAYABLE 600 N BROADWAY MILWAUKEE WI 53202	Telephone Fax	262 317 4170 262 317 4190
		Federal Tax ID DUNS Number	34 127 0056 09 480 9993
Service Location	KINN GUESTHOUSE 600 N BROADWAY MILWAUKEE WI 53202	Order Type Order No Contract	Z1TM 5155884702 4100125725

Description	*Price*
07/19/2025 SERVICE CALL ON ELEVATOR 01 WAS REQUESTED BY ADS, EDMAND LOPEZ - CHIEF ENGINEER CUSTOMER REPORTED: HOISTWAY END DETECTOR FAULTY. WATER DAMAGE REPAIR FOLLOW UP TECHNICIAN REPORTED: 4201, 2138, HOISTWAY END DETECTION FAILURE. CLEANED BANNER SENSORS, CHECKED FOR PROPER ENGAGEMENT OF VANES, VERIFIED PROPER INPUTS ARE CHANGING STATE, PERFORMED LEARN TRIP. ELEVATOR STILL IN FAULTED STATE WHEN LEAVING BOTTOM LANDING. LEFT OUT OF SERVICE. PLEASE REFER TO OUR NOTIFICATION 000077497869	

REMITTANCE

Please return this portion with your payment

Payer	KINN MKE GUESTHOUSE 600 N BROADWAY MILWAUKEE WI 53202		Invoice Number Invoice Date Billing ID Order Type Order Number	7154221117 07/19/2025 5000237669 Z1TM 5155884702
Remit to	Schindler Elevator Corporation P.O.Box 93050 Chicago, IL 60673-3050	***Use this address for payments only. Direct calls and correspondence to our Local Office above.***	***INVOICE AMOUNT $3,064.26***	

Invoices not paid within 30 days are subject to a service charge of 1.5% per month, or the maximum permitted by law.

Seller represents that with respect to the production of the articles and/or the performance of the services covered by this invoice, it has fully complied with the Fair Labor Standards Act of 1938, as amended.

Docusign Envelope ID: 8366C7A3-C09E-417A-9998-5535EA9A6F8C

Schindler

Schindler Elevator Corporation
W136 N4863 Campbell Drive
Suite 8
Menomonee Falls, WI 53051
Phone: 2623174181
Fax: 262-317-4190

UPGRADE ORDER AGREEMENT

Date: 07/11/2025

Estimate Number: TPUR-DJGPNQ (2025.1.1)

To:
Kinn Guest House
600 N Broadway
Milwaukee, WI 53202

Customer:
Kinn Guesthouse
600 N Broadway
Milwaukee, WI 53202

Attn: Charles Bailey

Equipment: S1032660

Pit Flood Repairs
Schindler service tech was called and advised the elevator pit is/was filled with water up to and over the sill, Elevator is not working. The following components have been exposed to the water: Governor Rope, Governor Tail Sheave, Buffers, Pit Structure, Switches. Repairs due to damage from water in the pit, are not considered normal wear and tear, and therefore are not covered under the terms of your maintenance agreement.

Exposure can result in corrosion and oxidation of any metal material leading to electrical grounds, poor electrical connections, or equipment deemed by governing authorities as unsafe. Equipment that is exposed to water will eventually malfunction and fail if the necessary clean up is not completed. The end result to you will be inconvenience to tenants due to increased calls for service, reduced reliability, and additional unplanned cost for repair. The purpose of this letter is to provide you with information concerning the future ramifications if you do not complete the proposed clean up as outlined below.

Also, the Elevator Safety Code requires that the Owners of elevating devices ensure that the elevator pit be kept clean and dry at all times. As such, we request that measures be taken to eliminate the leakage of water into the pit in order to prevent future damage and a hazardous work situation.

Schindler Elevator Corporation is proposing to provide all labor, material, and supervision required to perform the following scope of work during the regular working hours of the elevator trade:

- Provide a new 3/8" governor cable.
- Clean & paint all pit steel, including channels, buffer stands, and buffers.
- Test operation of all devices and return the elevator back into service.

*Additional damage may be present and if identified, we will provide you a separate proposal.

** Tail Sheave Switch and Pit Ladder Switch to be replaced under separate proposal.

Schindler

Price: $8,714.00, plus applicable taxes. (Quotations valid for 30 days; price based upon work during regular working hours of regular working days.)

Payment: 100% of the price is due upon acceptance of this proposal and issuance of invoice by Schindler.

Schindler reserves the right not to source material or schedule labor for the above quoted work until payment in full has been received.

Payable in full within 30 days of invoice. Schindler retains title to any equipment furnished hereunder until final payment is made. Late or non-payment will result in assessment of interest charged at a rate of 1 1/2% per month or the highest legal rate available, and any attorneys' fees, expenses, and costs of collection. The customer understands that this is a fixed price proposal. Supporting documentation for materials and/or labor shall not be a condition precedent for payment in full to be made to Schindler.

Schindler

TERMS AND CONDITIONS

1. Any changes to the building to meet local or state codes are to be made by Purchaser. Any changes in the Work required due to building conditions discovered in the performance of the Work will be paid by Purchaser.
2. No work, service materials or equipment other than as specified hereunder is included or intended. This proposal is based upon performing the work described above in accordance with the requirements of the authorities having jurisdiction. This proposal does not include any work other than that specifically enumerated herein, or repair or replacement of retained apparatus other than as described above. If any additional repairs or replacements are required after further examination of conditions encountered in the performance of the work, or by the authorities having jurisdiction, we will provide a supplemental proposal at that time.
3. Purchaser retains its normal responsibilities as Owner of the equipment which is subject of this Agreement.
4. Schindler will not be liable for damages of any kind, in excess of the Price of this Agreement, nor in any event for special, indirect, consequential or liquidated damages.
5. Any cutting and patching is by others and not included in this work.
6. Neither party shall be responsible for any loss, damage, detention or delay caused by labor trouble or disputes, strikes, lockouts, fire, explosion, theft, lightning, wind storm, earthquake, floods, epidemics, pandemics, storms, riot, civil commotion, malicious mischief, embargoes, shortages of materials or workmen, unavailability of material from usual sources, government priorities or requests or demands of the National Defense Program, civil or military authority, war, insurrection, failure to act on the part of either party's suppliers or subcontractors, orders or instructions of any federal, state, or municipal government or any department or agency thereof, acts of God, or by any other cause beyond the reasonable control of either party. Dates for the performance or completion of the work shall be extended by such delay of time as may be reasonably necessary to compensate for the delay.
7. We warrant that the work will comply with the specifications and that there will be no defects in materials or workmanship for one year after completion of the work or acceptance thereof by beneficial use, whichever is earlier. Our duty under this warranty is to correct nonconformance or defect at our expense within a reasonable time after the receipt of notice. THE EXPRESS WARRANTIES CONTAINED HEREIN ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Purchaser's remedies hereunder are exclusive.
8. Purchaser agrees to defend, indemnify and hold Schindler harmless from and against any claims, lawsuits, demands, judgments, damages, costs and expenses arising out of this Agreement except to the extent caused by or resulting from the sole and direct fault of Schindler.
9. For non-maintenance contract customers, Customer hereby agrees, without limitation, to defend, indemnify, release and hold harmless Schindler and its employees, affiliates, divisions, parent entities, predecessors and successors, representatives and agents from and against all claims, liabilities, losses, injuries, death, damages, fines, penalties, payments, costs, and expenses (including reasonable attorneys' fees and expenses) arising out of or relating to the Work performed by Schindler under this Agreement.
   INSURANCE: At a minimum, Customer shall provide to Schindler, insurance coverages as set forth within, and a certificate of insurance evidencing such coverage: Comprehensive General Liability (including Products Liability, Completed Operations, Broad Form Property damage, and Blanket Contractual Liability) in the amounts of $2M per occurrence, $5M aggregate. Schindler Holding, Ltd., Schindler Elevator Corporation, and Schindler Enterprises, Inc. shall be named as additional insureds on the above referenced policies, pursuant to ISO Form CG 2010 11/85, and shall appear as such on the Certificate of Insurance. Insurance shall provide a waiver of subrogation in favor of the entities named as additional insureds. Insurance shall be primary over any other valid and collectible insurance. Any deductible / retention is the responsibility of the Named Insured.
10. Any proprietary material, information, data or devices contained in the equipment or work provided hereunder, or any component or feature thereof, remains our property. This includes, but is not limited to, any tools, devices, manuals, software, modems, source/ access/ object codes, passwords. In the event Schindler's maintenance obligation is terminated, the Schindler Ahead features ("SA") (if applicable) will be deactivated and Schindler reserves the right to remove the Schindler Ahead hardware. If Schindler is no longer the maintenance provider, Customer is responsible for obtaining alternative telephone service for the elevator phones.
11. In the event of governmental changes to applicable tariffs, tax rates, including but not limited to sales tax, use tax, excise tax, privilege tax, transaction tax and similar changes, or loss of tax exempt status, Schindler reserves the rights to adjust the contract price accordingly to account for all additional cost impacts.
12. We reserve the right to modify price and schedule without penalty due to material or component shortages, increases in inflation and/or material price increases based upon the S&P Material Price Index (MPI).

Schindler

The attached terms and conditions are incorporated herein by reference.

Acceptance by you as owner's agent or authorized representative and subsequent approval by our authorized representative will be required to validate this agreement.

Proposed:

DocuSigned by:
Theresa Pulvermacher
31AC0F452EA74FB...

By: Theresa Pulvermacher

For: Schindler Elevator Corporation

Title: Sales Representative

Date: 7/11/2025

Accepted:

By: Peter Weber

For: Kinn Guest House

Title: General Manager

Date: 08/26/25

Approved:

Signed by:
Robert Lowery
183F53516A654BF...

By: Robert Lowery

Title: General Manager

Date: 9/9/2025

Item #	Original Item Description Brand and/or Model if known	Quantity	Original Cost (per item)	Estimate of Cost to Replace (per item)	Place of Purchase	Room
1	Luxe Flat Sheet (Queen, White) Brooklinen	24	$50.00	$1,200.00	Brooklinen	Laundry room
2	Luxe Fitted Sheet (Queen, White) Brooklinen	27	$50.00	$1,350.00	Brooklinen	Laundry room
3	Luxe Flat Sheet (King / Cali King, White) Brooklinen	21	$55.00	$1,155.00	Brooklinen	Laundry room
4	Luxe Fitted Sheet (King, White) Brooklinen	18	$55.00	$990.00	Brooklinen	Laundry room
5	Perfect Support Pillow, Firm Density, Standard Size Mayfair Hospitality	28	$41.46	$1,160.91	Mayfair Hospitality	Laundry room
6	Perfect Support Pillow, Firm Density, King Size Mayfair Hospitality	10	$67.56	$675.62	Mayfair Hospitality	Laundry room
7	Luxe Pillowcases (White, Standard) Brooklinen	68	$17.50	$1,190.00	Brooklinen	Laundry room
8	Luxe Pillowcases (White, King) Brooklinen	30	$20.00	$600.00	Brooklinen	Laundry room
9	Martex Five Star Hotel Collection 16x30 Hand Towel - White Mayfair Hospitality	62	$7.39	$458.28	Mayfair Hospitality	Laundry room
10	Martex Five Star Hotel Collection 30x56 Bath Towel - White Mayfair Hospitality	88	$15.63	$1,375.00	Mayfair Hospitality	Laundry room
11	Super-Plush Washcloths (Graphite) WASHCLOTH Brooklinen	62	$7.50	$465.00	Brooklinen	Laundry room
12	Martex Five Star Hotel Collection 20x34 Bath Mat - White Mayfair Hospitality	31	$8.47	$262.49	Mayfair Hospitality	Laundry room
13	Down Alternative Comforter (All-Season, King) Brooklinen	18	$175.00	$3,150.00	Brooklinen	Laundry room
14	Luxe Duvet Cover (Cream, Full/Queen) Brooklinen	36	$90.00	$3,240.00	Brooklinen	Laundry room
15	Luxe Duvet Cover (Cream, King/CaliKing) Brooklinen	62	$100.00	$6,200.00	Brooklinen	Laundry room
16	Luxe Duvet Cover (Cream, King/CaliKing) Brooklinen	62	$100.00	$6,200.00	Brooklinen	Laundry room
17	Eco Lab-Low Temp Landry Solid Clearly Soft Plus(green)	4	$84.55	$338.20	Ecolabs	Laundry room
18	Eco Lab-Low Temp Landry Solid Detergent (red)	2	$90.14	$180.29	Ecolabs	Laundry room
19	Solid Color Safe Bleach (yello)	4	$190.00	$760.00	Ecolabs	Laundry room
20	Eco Lab-Power Pack	3	$147.10	$441.30	Ecolabs	Laundry room
21	Eco-Windex	3	$151.87	$455.61	Ecolabs	Laundry room
22	Peroxide Multi Surface Cleaner and Disinfectant	2	$151.87	$303.74	Ecolabs	Laundry room
23	Eco lab-Clean Escape	4	$274.90	$1,099.60	Ecolabs	Laundry room
24	Ecolab- 73 Disinfectant Acid Bathroom Cleaner	4	$151.87	$607.48	Ecolabs	Laundry room
25	No Alkaline Floor Cleanser	2	$143.31	$286.62	Ecolabs	Laundry room
26	Utopia Home Premium Velvet Hangers 50 Pack - Non-Slip & Durable Clothes Hangers - Black Hangers with 360 Degree	4	$30.69	$122.76	Amazon	Laundry room
27	Glad® ForceFlex Tall Kitchen Drawstring Trash Bags, 13 Gallon, Unscented, 120 Count.	8	$19.78	$158.24	Amazon	Laundry room
28	Reli. 33 Gallon Trash Bags Heavy Duty (250 Count Bulk), Made in USA | Black Garbage Bags 30 Gallon - 32 Gallon -	2	$46.99	$93.98	Amazon	Laundry room
29	Kleenex Professional Facial Tissue, Bulk (21270), 2-Ply, White, Upright Cube Boxed Format, Designed for Business	8	$70.49	$563.92	Amazon	Laundry room
30	Cottonelle Professional Standard Roll Bulk Toilet Paper (17713), 2-Ply, White (60 Rolls of 451 Sheets, 27,060 Sheet	6	$47.99	$287.94	Amazon	Laundry room
31	Inspire Medical Gloves Exam Gloves | Powder Free Stretch Vinyl Gloves | Disposable Gloves Disposable Latex Free	2	$56.51	$113.02	Amazon	Laundry room
32	Bounty Quick Size Paper Towels, White, 8 Family Rolls = 20 Regular Rolls	2	$24.42	$48.84	Amazon	Laundry room
33	Pavilion Gift Company 72197 Come in Door Stopper, 5 x 6 , Black	18	$12.75	$229.50	Amazon	Laundry room
34	12'x16' Ironing Board-Grey	12	$59.00	$708.00	Amazon	Laundry room
35	APQ Pack of 1000 Hotel Laundry Gusset Bags 18 x 19 + 4G. Ultra Thin Poly Bags 18x19 with Draw Tape Closure. 0.9 Mil.	1	$211.69	$211.69	Amazon	Laundry room
36	HIGOOD Basket Trucks Blue 12 Bushel Knock Down Truck, 15.0 cu. ft, 600 lb, 36" L X 26" W X 34" H Capacity	4	$315.00	$1,260.00	Amazon	Laundry room
37	HIGOOD Basket Trucks,Service Carts Yellow 12 Bushel Knock Down Truck,Carts, 15.0 cu. ft, 600 lb, 36" L X 26" W X	6	$315.00	$1,890.00	Amazon	Laundry room
38	DOROBEEN Compressed Air Duster, Cordless Handheld Air Blower, Stepless Speed, 41000RPM, Portable Rechargeable	4	$62.99	$251.96	Amazon	Laundry room
39	Winsome Scarlett Cappuccino Luggage Rack	2	$31.98	$63.96	Amazon	Laundry room
40	Post-it Super Sticky Easel Pad, 25 x 30 Inches, 30 Sheets/Pad, 6 Pads, Large White Premium Self Stick Flip	1	$122.18	$122.18	Amazon	Laundry room
41	Dream On Me Nest Portable Play Yard With Carry Bag And Shoulder Strap, Grey	8	$45.97	$367.76	Amazon	Laundry room
42	Laundry Room Bottom cabinets	1		$0.00	Amazon	Laundry room
43	riginal Tubstr Heavy Duty 32 x 18 inches - Shelf Utility Cart/Service Cart - Supports up to 500 lbs - Tub Carts &	3	$210.99	$632.97	Amazon	Laundry room
44	12 Pack Acacia Wood Drink Coasters, 3.74 Inch Round Wooden Cup Coasters	3	$16.14	$48.42	Amazon	Laundry room
45	Upstreman 3.2 Cu.Ft Mini Fridge with Freezer, Single Door Mini Fridge, Dorm Fridge, Adjustable Thermostat, Mini	2	$154.84	$309.68	Best buy	Laundry room
46	OdorStop Professional Grade Ozone Generators (3500 Sq Ft)	6	$194.45	$1,166.70	Amazon	Laundry room
47	Nike Air Jordan 1 Mid SE	1	$135.00	$135.00	Gift	Laundry room
48	60 (5ft) Round Plywood Table W / Folding Legs	18	$350.00	$6,300.00	MITYLITE	Storage
49	8 Ft Banquet Tables-Plywood w/folding legs	14	$299.00	$4,186.00	MITYLITE	Storage
50	48 in Round Plywood Table w/folding legs	16	$300.00	$4,800.00	MITYLITE	Storage
51	RACETOP 9 oz Clear Plastic Cups [200 Pack], Disposable Plastic Cups, Plastic Wine Glasses, Disposable Cups,	1	$24.98	$24.98	Amazon	Storage
52	Coffee Station Organizer for Countertop, Wood Coffee Bar Organizer with Removable Dividers for Pods, Syrup, Cups,	2	$23.74	$47.48	Amazon	Coat Closet
53	Cylinder Lock Product 20-001-6622 1 1/4	45	$68.51	$3,082.95	Grainger	Mechanical room
54	Pleated Air Filter MERV 7	12	$20.30	$243.60	Grainger	Storage
55	Kinn Umbrellas	24	$20.76	$498.24	Ontime Promo Apparel	Storage

56	Yale Locks Part # 50-M605-100-014	28	$358.84	$10,047.52	Grainger	Storage
57	Barska 200 Position Combination Key Lock Box	6	$194.00	$1,164.00	amazon	Mechanical room
58	Kahrs Luxury Tiles-Taiga DBW 229	2	$72.99	$145.98	kahrs	Mechanical room
59	RH Door SO#:S00138528-1	27	$950.00	$25,650.00	RH Doors	Mechanical room
60	Luxury Mirror-Costum made	1	$620.00	$620.00		
61	Everly Quinn Modern 2-Light Globe Table Lamp	26	$189.00	$4,914.00	Wayfair	Storage room
62	Shark NV501 Rotator Professional Lift-Away Upright Vacuum with HEPA Filter, Swivel Steering, LED Headlights, Wide	6	$235.00	$1,410.00	Amazon	Storage room
63	ONE+ 18V Cordless Performance Hand Vacuum Kit with 2.0 Ah Battery and Charger	4	$105.00	$420.00	Home Depot	Laundry room
64	Libman Precision Angle Broom with Dustpan Combo Set for Sweeping Indoor and Outdoor Floors	4	$10.32	$41.28	amazon	Outisde laundry room
65	Paint Cans Sherman WIlliams	28	$53.00	$1,484.00	Sherman Williams	Under west staircase
66	3 Tier Nespresso Coffee Holder	3	$94.49	$283.47	Nespresso	Storage room
67	Art Pictures	5	$350.00	$1,750.00		
68	Amberleaf Home LM-01 Base Cabinet (Formica 5788-NG Hazelnut Walnut plastic laminate)	1	$379.36	$379.36	Formic	Mechanical room
69	Nespresso Coffee Machine	3	$3,200.00	$9,600.00	Nespresso Professional	Storage Room
72	XPOWER P-230AT Mini Mighty 1/4 HP 925 CFM Centrifugal Air Mover, Carpet Dryer, Floor Fan, Blower, Stackable, Daisy	2	$145.00	$290.00	Amazon	storage room
73	Samsung 4.5 cu. ft. High-Efficiency Front Load Washer with Self-Clean+ in Brushed Black	1	$999.00	$999.00	Home Depot	Storage room
74	Samsung 7.5 cu. ft. Vented Gas Dryer with Sensor Dry	1	$1,099.00	$1,099.00	Home Depot	storage room
75	Dewalt Brushless Flex Bolt	1	$329.00	$329.00	Home Depot	mechanical room
76	Dewalt battery	1	$239.00	$239.00	Home depot	mechanical room
77	Ryoby 2,000 PSI POwer Washer	1	$330.00	$330.00	Home Depot	mechanical room
78	True Performance 300 Treadmill	1	$4,700.00	$4,700.00	360 Fitness Superstore	Gym
79	Avalon A13 Self Cleaning Electric Bottleless Water Cooler Dispenser, 2 Stage Filter, Silver	1	$420.00	$420.00	Global Industrial	Gym
80	Connect EX-7s Stationary Bike	1	$3,500.00	$3,500.00	Echeclon Fit	Gym
81	Playsafer Genaflex Lite Rubber 8mm Interlocking Tiles for Gym Flooring, Exercise Equipment, Exercise Areas - 20" X	3	$948.00	$2,844.00	amazon	gym
82	Trideer Extra Thick Yoga Ball Exercise Ball, 5 Sizes Ball Chair, Heavy Duty Swiss Ball for Balance, Stability,	1	$26.96	$26.96	amazon	gym
83	Champion Sports MBR1 Medicine Ball Tree Black, 14 Inch L X 11 Inch W X 52 Inch H	1	$72.04	$72.04	amazon	gym
84	ProsourceFit Tri-Fold Folding Exercise Mat - Black	2	$39.99	$79.98	amazon	gym
85	WOD Nation Speed Jump Rope - Blazing Fast Jumping Ropes - Endurance Workout forCrossfit, Boxing, MMA,	2	$18.99	$37.98	amazon	gym
86	TechStone Resistance Bands Set for Men and Women, Pack of 5 Different Resistance Levels Elastic Band for Home Gym	1	$7.99	$7.99	amazon	gym
87	CanDo Rubber Medicine Balls, Set of five, 2, 4, 7, 11 and 15 lbs	1	$159.24	$159.24	amazon	gym
89	Black Yoga mats	18	$12.58	$226.44	amazon	under east stairwell
90	RISHI Turmeric Ginger Organic	3	$25.00	$75.00	RISHI	Dry Storage room
91	RISHI Earl Grey	3	$25.00	$75.00	RISHI	Dry Storage room
92	RISHI Lavender Mint	3	$25.00	$75.00	RISHI	Dry Storage room
93	RISHI Blueberry Hibiscus	3	$25.00	$75.00	RISHI	Dry Storage room
94	Frito Lay Classic Mix, 1 oz, Variety Pack, 54-count	1	$20.33	$20.33	Costco	Dry Storage room
95	PuriCare Dehumidifier	1	$425.00	$425.00	Home Depot	Dry Storage room
96	Nespresso Odassio	15	$14.00	$210.00	Nespresso	Dry Storage room
97	Nespresso Stromio	10	$14.00	$140.00	Nespresso	Dry Storage room
	GRAND TOTAL			**$136,480.48**		