



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

LIVING WITH HISTORY

**Property** 2933 W. MC KINLEY BL. COLD SPRING PARK  
**Description of work** Repairs per attached scope of work. **Carefully read all conditions on these two cover pages.**  
**Date issued** 4/21/2021 PTS ID 115120 COA: REPAIRS

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. *The following conditions apply to this certificate of appropriateness:*

## MASONRY

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

**UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.**

## WOOD

All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life the of the paint job subsequently applied to it

will be decreased. The use of a naturally decay-resistant wood species for exterior finish applications is required for porch areas. Using western white pine or Ponderosa pine is “at your own risk” because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Dean Doerrfeld of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: Dean.Doerrfeld@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center’s web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.



---

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector Peter Rafalski



12001 West Dearbourn Ave.  
Wauwatosa, WI 53226  
(P) 414-774-3799  
www.kelmann.com

Federal Tax ID #39-1415612

Client: SWITZER, CHERYL  
Property: 2933 W McKinley Blvd  
Milwaukee, WI 53208

Cellular: (414) 559-9878

Operator: DDOLDENB

Estimator: Dan Oldenburg  
Position: Estimator  
Company: Kelmann Restoration  
Business: 12001 W. Dearbourn Ave.  
Wauwatosa, WI 53226

Cellular: (414) 430-3024  
E-mail: ddoldenburg@kelmann.com

Type of Estimate: Collision

Date Entered: 1/25/2021

Date Assigned:

Price List: WIMW8X\_JAN21

Labor Efficiency: Restoration/Service/Remodel

Estimate: 21-0067-RCN-ADJ

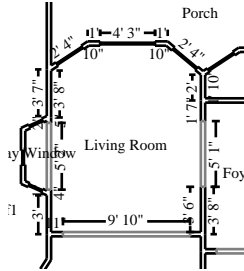
***Following is our summary of restoration services to be rendered at the subject property.***

*Effective April 22 nd , 2010, the EPA mandates that any child occupied building built before 1978 be tested for lead-based paint prior to the disturbance of building materials. Lead-Safe Certified Restorers must use lead-safe practices until it can be determined that no lead exists in painted/finished surfaces. More information about the new lead rule is available at [www.epa.gov/lead](http://www.epa.gov/lead) < <http://www.epa.gov/lead> >.*

*The State of Wisconsin is administering its own lead law with more stringent requirements. Under Wisconsin's lead rule, there is no op- out clause for the homeowner. More information about the new lead rule is available at [www.dhs.wi.gov/lead/WIInfo.htm](http://www.dhs.wi.gov/lead/WIInfo.htm) < <http://www.dhs.wi.gov/lead/WIInfo.htm> >.*

**21-0067-RCN-ADJ**

**Main Level**



**Living Room**

**Height: 9' 3"**

281.74 SF Walls	161.17 SF Ceiling
442.91 SF Walls & Ceiling	161.17 SF Floor
17.91 SY Flooring	34.31 LF Floor Perimeter
49.22 LF Ceil. Perimeter	

<b>Missing Wall - Goes to Floor</b>	<b>9' 10" X 6' 8"</b>	<b>Opens into DINING_ROOM</b>
<b>Missing Wall - Goes to Floor</b>	<b>5' 1" X 6' 8"</b>	<b>Opens into FOYER</b>
<b>Window</b>	<b>2' 4" X 5' 5"</b>	<b>Opens into PORCH</b>
<b>Window</b>	<b>4' 3" X 5' 5"</b>	<b>Opens into PORCH</b>
<b>Window</b>	<b>2' 4" X 5' 5"</b>	<b>Opens into PORCH</b>
<b>Missing Wall - Goes to neither Floor/Ceiling</b>	<b>5' 2" X 5'</b>	<b>Opens into BAY_WINDOW</b>

**DESCRIPTION**

**QTY**

**PREP WORK**

1. Contents - move out then reset	1.00 EA
2. Mask and prep for paint - plastic, paper, tape (per LF)	49.22 LF
3. Dust control barrier per square foot	48.00 SF

**Opening to foyer**

4. Floor protection - plastic and tape - 10 mil	161.17 SF
---	-----------

**FRAMING**

5. R&R Stud wall - 2x4 (per BF)	219.00 BF
---------------------------------	-----------

**Reframe new exterior wall of living room**

**CEILING**

6. 5/8" drywall - hung, taped, ready for texture	161.17 SF
7. Texture drywall - light hand texture	161.17 SF
8. Seal/prime then paint the ceiling twice (3 coats) - 2 colors	161.17 SF

**WALLS**

9. Batt insulation - 4" - R13 - unfaced batt	138.51 SF
10. Polyethylene vapor barrier, seam taping & joint caulking	138.51 SF
11. 1/2" drywall - hung, taped, ready for texture	281.74 SF
12. Texture drywall - light hand texture	281.74 SF
13. Seal/prime then paint the walls twice (3 coats) - 2 colors	281.74 SF

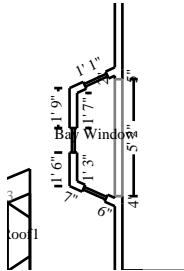
**CONTINUED - Living Room**

<b>DESCRIPTION</b>	<b>QTY</b>
<b><u>WINDOW</u></b>	
14. R&R Vinyl window - double hung, 9-12 sf - High grade	1.00 EA
15. Additional charge for a retrofit window, 3-11 sf	1.00 EA
16. Window drapery - hardware - Detach & reset	3.00 EA
17. Window trim set (casing & stop)	39.50 LF
18. R&R Window stool & apron	7.00 LF
19. Seal & paint window stool and apron	7.00 LF
20. Seal & paint window opening - Large (per side)	3.00 EA
21. Urethane foam sealant	15.50 LF
22. Seal & paint window trim & jamb - Large (per side)	3.00 EA
23. Seal & paint wood window (per side) - Large	3.00 EA
<b><u>RADIATOR</u></b>	
24. Clean radiator cover	1.00 EA
25. Prime & paint radiator unit	1.00 EA
26. Radiator cover - Large - Detach & reset	4.00 LF
<b><u>BASE</u></b>	
27. R&R Baseboard - 3 1/4" stain grade	34.31 LF
28. R&R Base shoe - stain grade	34.31 LF
29. Stain & finish base shoe or quarter round	34.31 LF
30. Stain & finish baseboard	34.31 LF
<b><u>FLOOR</u></b>	
31. Floor protection - cardboard and tape	161.17 SF
<b><i>During demo, protect hardwood flooring</i></b>	
32. Sand, stain, and finish wood floor	161.17 SF
33. Add for dustless floor sanding	161.17 SF
<b><u>ELECTRICAL</u></b>	
34. Rewire - average residence - copper wiring	161.17 SF
35. R&R Switch - 3 way	1.00 EA
36. R&R Ground fault interrupter (GFI) outlet - tamper resistant	1.00 EA
<b><u>POST-CONSTRUCTION CLEANING</u></b>	
37. Final cleaning - construction - Residential	161.17 SF

**CONTINUED - Living Room**

**DESCRIPTION** **QTY**

NOTES:



**Bay Window**

**Height: 8'**

60.21 SF Walls	7.75 SF Ceiling
67.96 SF Walls & Ceiling	7.75 SF Floor
0.86 SY Flooring	12.96 LF Floor Perimeter
12.96 LF Ceil. Perimeter	

<b>Missing Wall - Goes to neither Floor/Ceiling</b>	<b>5' 2" X 5'</b>	<b>Opens into LIVING_ROOM</b>
<b>Window</b>	<b>1' 1" X 5' 5"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>1' 1" X 5' 5"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>1' 1" X 5' 5"</b>	<b>Opens into Exterior</b>

**DESCRIPTION** **QTY**

**PREP WORK**

38. Mask and prep for paint - plastic, paper, tape (per LF)	12.96 LF
---	----------

**CEILING**

39. 5/8" drywall - hung, taped, ready for texture	7.75 SF
40. Texture drywall - light hand texture	7.75 SF
41. Seal/prime then paint the ceiling twice (3 coats)	7.75 SF

**WALLS**

42. Material Only Stud wall - 2" x 4" x 8' load bearing - 16" oc	12.96 LF
--	----------

**Materials to frame out bay window**

43. Carpenter - General Framer - per hour	8.00 HR
---	---------

**Labor to frame out bay window and retro fit new framing into existing framing**

44. 1/2" drywall - hung, taped, floated, ready for paint	30.10 SF
--	----------

12001 West Dearbourn Ave.  
Wauwatosa, WI 53226  
(P) 414-774-3799  
www.kelmann.com

Federal Tax ID #39-1415612

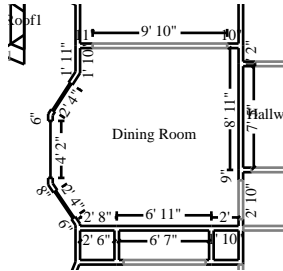
**CONTINUED - Bay Window**

<b>DESCRIPTION</b>	<b>QTY</b>
45. Texture drywall - light hand texture	30.10 SF
46. Seal/prime then paint part of the walls (2 coats)	30.10 SF
<b><u>WINDOW</u></b>	
47. Additional charge for bay and bow windows	10.83 LF
48. Add on for leaded stained glass in windows	17.61 SF
49. Install Wood window - picture (fixed), 3-11 sf	3.00 EA
<i>See quote/budget for material price</i>	
50. Storm window - wood, 12 - 24 sf	3.00 EA
51. Window trim set (casing & stop)	13.00 LF
52. Seal & paint wood window (per side)	3.00 EA
53. Paint window trim & jamb - 2 coats (per side)	3.00 EA
54. Window seat - paint grade	5.42 LF
55. Seal & paint window stool and apron	5.42 LF
<b><u>POST-CONSTRUCTION CLEANING</u></b>	
56. Final cleaning - construction - Residential	7.75 SF

NOTES:

12001 West Dearbourn Ave.  
Wauwatosa, WI 53226  
(P) 414-774-3799  
www.kelmann.com

Federal Tax ID #39-1415612



**Dining Room**

**Height: 9' 3"**

333.64 SF Walls	166.57 SF Ceiling
500.22 SF Walls & Ceiling	166.57 SF Floor
18.51 SY Flooring	37.70 LF Floor Perimeter
50.37 LF Ceil. Perimeter	

<b>Missing Wall - Goes to Floor</b>	<b>9' 10" X 6' 8"</b>	<b>Opens into LIVING_ROOM</b>
<b>Missing Wall - Goes to Floor</b>	<b>2' 10" X 6' 8"</b>	<b>Opens into ROOM4</b>
<b>Window</b>	<b>2' 4" X 5' 5"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>4' 2" X 5' 5"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' 4" X 5' 5"</b>	<b>Opens into Exterior</b>

**DESCRIPTION**

**QTY**

**PREP WORK**

57. Contents - move out then reset	1.00 EA
58. Mask and prep for paint - plastic, paper, tape (per LF)	50.37 LF
59. Mask and cover light fixture	1.00 EA
60. Dust control barrier per square foot	32.00 SF
61. Peel & seal zipper	1.00 EA

**CEILING**

62. 5/8" drywall - hung, taped, ready for texture	166.57 SF
63. Texture drywall - light hand texture	166.57 SF
64. Seal/prime then paint the ceiling twice (3 coats)	166.57 SF

**WALLS**

65. Batt insulation - 4" - R13 - unfaced batt	84.07 SF
66. Polyethylene vapor barrier, seam taping & joint caulking	84.07 SF
67. 1/2" drywall - hung, taped, ready for texture	333.64 SF
68. Texture drywall - light hand texture	333.64 SF
69. Seal/prime then paint the walls twice (3 coats)	333.64 SF

**WINDOWS**

70. Window drapery - hardware - Detach & reset	3.00 EA
71. R&R Casing - 2 1/4"	39.50 LF
72. R&R Window stool & apron	7.00 LF
73. Seal & paint window stool and apron	7.00 LF
74. Seal & paint window trim & jamb - Large (per side)	3.00 EA
75. Seal & paint wood window (per side) - Large	3.00 EA



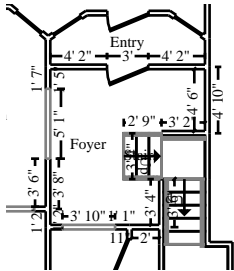
12001 West Dearbourn Ave.  
Wauwatosa, WI 53226  
(P) 414-774-3799  
www.kelmann.com

Federal Tax ID #39-1415612

**CONTINUED - Dining Room**

<b>DESCRIPTION</b>	<b>QTY</b>
<b><u>RADIATOR</u></b>	
76. Clean radiator cover	1.00 EA
77. Prime & paint radiator unit	1.00 EA
78. Radiator cover - Large - Detach & reset	4.00 LF
<b><u>BASE</u></b>	
79. R&R Baseboard - 3 1/4" stain grade	37.70 LF
80. R&R Base shoe - stain grade	37.70 LF
81. Stain & finish base shoe or quarter round	37.70 LF
82. Stain & finish baseboard	37.70 LF
<b><u>FLOOR</u></b>	
83. Floor protection - cardboard and tape	166.57 SF
<i>During demo, protect hardwood flooring</i>	
84. Sand, stain, and finish wood floor	166.57 SF
85. Add for dustless floor sanding	166.57 SF
<b><u>ELECTRICAL</u></b>	
86. Detach & Reset Chandelier	1.00 EA
87. Clean chandelier - above average detail	1.00 EA
88. Rewire - average residence - copper wiring	166.57 SF
89. R&R Dimmer switch	1.00 EA
90. R&R Switch - 3 way	1.00 EA
91. R&R Ground fault interrupter (GFI) outlet - tamper resistant	1.00 EA
<b><u>POST-CONSTRUCTION CLEANING</u></b>	
92. Final cleaning - construction - Residential	166.57 SF

NOTES:



**Foyer**

**Height: 9' 3"**

292.78 SF Walls	96.28 SF Ceiling
389.06 SF Walls & Ceiling	96.28 SF Floor
10.70 SY Flooring	29.61 LF Floor Perimeter
47.44 LF Ceil. Perimeter	

<b>Missing Wall - Goes to Floor</b>	<b>5' 1" X 6' 8"</b>	<b>Opens into LIVING_ROOM</b>
<b>Door</b>	<b>3' X 6' 8"</b>	<b>Opens into ENTRY</b>
<b>Missing Wall</b>	<b>2' 9" X 9' 3"</b>	<b>Opens into STAIRS</b>
<b>Missing Wall</b>	<b>3' 4" X 9' 3"</b>	<b>Opens into STAIRS</b>
<b>Missing Wall</b>	<b>2' 7" X 9' 3"</b>	<b>Opens into STAIRS</b>
<b>Missing Wall - Goes to Floor</b>	<b>3' 10" X 6' 8"</b>	<b>Opens into HALLWAY</b>

**DESCRIPTION**

**QTY**

**PREP WORK**

93. Contents - move out then reset - Small room	1.00 EA
94. Mask and prep for paint - plastic, paper, tape (per LF)	47.44 LF
95. Floor protection - plastic and tape - 10 mil	96.28 SF

**CEILING**

96. Plaster patch / small repair - ready for paint	1.00 EA
97. Thin coat plaster (no lath)	96.28 SF
98. Texture drywall - light hand texture	96.28 SF
99. Seal/prime then paint the ceiling twice (3 coats)	96.28 SF

**WALLS**

100. Plaster patch / small repair - ready for paint	1.00 EA
101. Thin coat plaster (no lath)	71.50 SF
<i>Affected shared wall with living room only</i>	
102. Texture drywall - light hand texture	71.50 SF
103. Seal/prime then paint the walls twice (3 coats)	292.78 SF

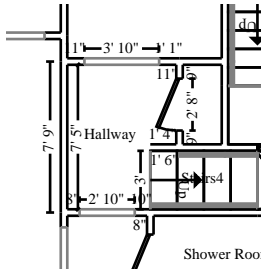
**POST-CONSTRUCTION CLEANING**

104. Final cleaning - construction - Residential	96.28 SF
--	----------

NOTES:

12001 West Dearbourn Ave.  
Wauwatosa, WI 53226  
(P) 414-774-3799  
www.kelmann.com

Federal Tax ID #39-1415612



**Hallway**

**Height: 9' 3"**

147.67 SF Walls	37.06 SF Ceiling
184.73 SF Walls & Ceiling	37.06 SF Floor
4.12 SY Flooring	13.36 LF Floor Perimeter
22.69 LF Ceil. Perimeter	

<b>Missing Wall - Goes to Floor</b>	<b>2' 10" X 6' 8"</b>	<b>Opens into ROOM4</b>
<b>Missing Wall</b>	<b>3' X 9' 3"</b>	<b>Opens into STAIRS4</b>
<b>Door</b>	<b>2' 8" X 6' 8"</b>	<b>Opens into Exterior</b>
<b>Missing Wall - Goes to Floor</b>	<b>3' 10" X 6' 8"</b>	<b>Opens into FOYER</b>

**DESCRIPTION**

**QTY**

**PREP WORK**

105. Contents - move out then reset - Small room	1.00 EA
106. Mask and prep for paint - plastic, paper, tape (per LF)	22.69 LF
107. Floor protection - plastic and tape - 10 mil	37.06 SF

**CEILING**

108. Plaster patch / small repair - ready for paint	1.00 EA
109. Thin coat plaster (no lath)	37.06 SF
110. Texture drywall - light hand texture	37.06 SF
111. Seal/prime then paint the ceiling twice (3 coats) - 2 colors	37.06 SF

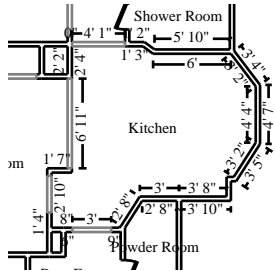
**WALLS**

112. Plaster patch / small repair - ready for paint	1.00 EA
113. Thin coat plaster (no lath)	147.67 SF
114. Texture drywall - light hand texture	147.67 SF
115. Seal/prime then paint the walls twice (3 coats) - 2 colors	147.67 SF

**POST-CONSTRUCTION CLEANING**

116. Final cleaning - construction - Residential	37.06 SF
--	----------

NOTES:

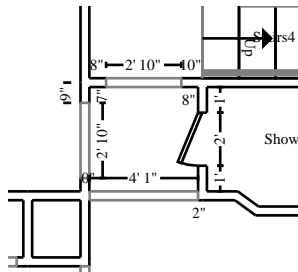


**Kitchen**

**Height: 9' 3"**

412.86 SF Walls	168.87 SF Ceiling
581.73 SF Walls & Ceiling	168.87 SF Floor
18.76 SY Flooring	45.60 LF Floor Perimeter
55.52 LF Ceil. Perimeter	

<b>Missing Wall - Goes to Floor</b>	<b>3' X 6' 8"</b>	<b>Opens into REAR_ENTRY</b>
<b>Missing Wall - Goes to neither Floor/Ceiling</b>	<b>6' 11" X 5'</b>	<b>Opens into FAMILY_ROOM</b>
<b>Missing Wall - Goes to Floor</b>	<b>2' 10" X 6' 8"</b>	<b>Opens into FAMILY_ROOM</b>



**Subroom: Room4 (1)**

**Height: 9' 3"**

70.12 SF Walls	16.09 SF Ceiling
86.21 SF Walls & Ceiling	16.09 SF Floor
1.79 SY Flooring	4.30 LF Floor Perimeter
16.05 LF Ceil. Perimeter	

<b>Missing Wall - Goes to Floor</b>	<b>4' 1" X 6' 8"</b>	<b>Opens into KITCHEN</b>
<b>Door</b>	<b>2' X 6' 8"</b>	<b>Opens into SHOWER_ROOM</b>
<b>Missing Wall - Goes to Floor</b>	<b>2' 10" X 6' 8"</b>	<b>Opens into HALLWAY</b>
<b>Missing Wall - Goes to Floor</b>	<b>2' 10" X 6' 8"</b>	<b>Opens into DINING_ROOM</b>

**DESCRIPTION**

**QTY**

**PREP WORK**

117. Contents - move out then reset	1.00 EA
118. Mask and prep for paint - plastic, paper, tape (per LF)	71.57 LF
119. Recessed light fixture - Detach & reset trim only	3.00 EA
120. Floor protection - plastic and tape - 10 mil	184.96 SF

**CEILING**

121. Seal/prime then paint the ceiling (2 coats)	184.96 SF
--	-----------

**WALLS**

122. Drywall patch / small repair, ready for paint	1.00 EA
--	---------

**@ Soffit**

123. Texture drywall - light hand texture	95.63 SF
124. Seal/prime then paint the walls (2 coats)	482.99 SF

**POST-CONSTRUCTION CLEANING**

125. Final cleaning - construction - Residential	184.96 SF
--	-----------

12001 West Dearbourn Ave.  
Wauwatosa, WI 53226  
(P) 414-774-3799  
www.kelmann.com

Federal Tax ID #39-1415612

**CONTINUED - Kitchen**

**DESCRIPTION**

**QTY**

NOTES:



**Family Room**

**Height: 9' 3"**

356.51 SF Walls	160.57 SF Ceiling
517.08 SF Walls & Ceiling	160.57 SF Floor
17.84 SY Flooring	39.02 LF Floor Perimeter
50.69 LF Ceil. Perimeter	

**Missing Wall - Goes to neither Floor/Ceiling**

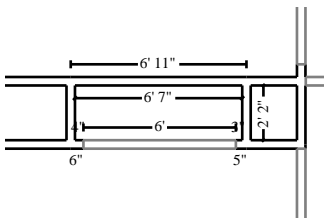
**6' 11" X 5'**

**Opens into KITCHEN**

**Missing Wall - Goes to Floor**

**2' 10" X 6' 8"**

**Opens into KITCHEN**



**Subroom: Room9 (2)**

**Height: 9' 3"**

121.65 SF Walls	14.18 SF Ceiling
135.83 SF Walls & Ceiling	14.18 SF Floor
1.58 SY Flooring	11.48 LF Floor Perimeter
17.48 LF Ceil. Perimeter	

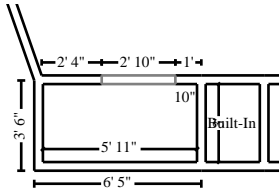
**Missing Wall - Goes to Floor**

**6' X 6' 8"**

**Opens into FAMILY\_ROOM**

12001 West Dearbourn Ave.  
Wauwatosa, WI 53226  
(P) 414-774-3799  
www.kelmann.com

Federal Tax ID #39-1415612



**Subroom: Room13 (1)**

**Height: 9' 3"**

146.30 SF Walls	17.79 SF Ceiling
164.08 SF Walls & Ceiling	17.79 SF Floor
1.98 SY Flooring	15.02 LF Floor Perimeter
17.86 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

2' 10" X 6' 8"

Opens into FAMILY\_ROOM

**DESCRIPTION**

**QTY**

**PREP WORK**

126. Contents - move out then reset	1.00 EA
127. Mask and prep for paint - plastic, paper, tape (per LF)	86.02 LF
128. Floor protection - plastic and tape - 10 mil	192.54 SF

**CEILING**

129. Seal/prime then paint the ceiling (2 coats)	192.54 SF
--	-----------

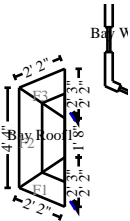
**WALLS**

130. Seal/prime then paint the walls (2 coats)	624.46 SF
--	-----------

**POST-CONSTRUCTION CLEANING**

131. Final cleaning - construction - Residential	192.54 SF
--	-----------

NOTES:



**Bay Roof1**

10.85 Surface Area	0.11 Number of Squares
14.86 Total Perimeter Length	
4.96 Total Hip Length	

**DESCRIPTION**

**QTY**

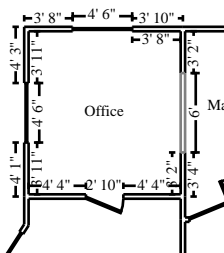
**ROOFING**

**CONTINUED - Bay Roof1**

DESCRIPTION	QTY
132. Carpenter - General Framer - per hour <i>Labor to repair damage to roof framing above bay window</i>	2.00 HR
133. Material Only Sheathing - plywood - 1/2" CDX	10.85 SF
134. Material Only Laminated - comp. shingle rfg. - w/ felt <i>Materials to replace shingles</i>	1.00 SQ
135. Material Only Step flashing	6.17 LF
136. Roofer - per hour <i>Labor to perform roofing</i>	4.00 HR
137. R&R Corbel - wood - over 4" wide w/ intricate detail	3.00 EA

NOTES:

**2nd Level**



**Office**

**Height: 9' 2"**

328.56 SF Walls	141.83 SF Ceiling
470.39 SF Walls & Ceiling	141.83 SF Floor
15.76 SY Flooring	38.83 LF Floor Perimeter
47.67 LF Ceil. Perimeter	

<b>Window</b>	<b>4' 6" X 5' 6"</b>	<b>Opens into Exterior</b>
<b>Door</b>	<b>2' 10" X 6' 8"</b>	<b>Opens into DAUGHTERS_B</b>
<b>Missing Wall - Goes to Floor</b>	<b>6' X 6' 8"</b>	<b>Opens into MASTER_BEDRO</b>
<b>Window</b>	<b>4' 6" X 5' 6"</b>	<b>Opens into Exterior</b>

DESCRIPTION	QTY
-------------	-----

**PREP WORK**

12001 West Dearbourn Ave.  
Wauwatosa, WI 53226  
(P) 414-774-3799  
www.kelmann.com

Federal Tax ID #39-1415612

**CONTINUED - Office**

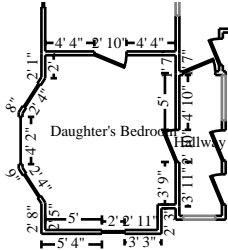
<b>DESCRIPTION</b>	<b>QTY</b>
138. Contents - move out then reset - Large room	1.00 EA
139. Mask and prep for paint - plastic, paper, tape (per LF)	47.67 LF
140. Dust control barrier per square foot	48.00 SF
141. Peel & seal zipper	1.00 EA
142. Floor protection - plastic and tape - 10 mil	141.83 SF
<b><u>CEILING</u></b>	
143. Plaster patch / small repair - ready for paint	1.00 EA
144. Thin coat plaster (no lath)	141.83 SF
145. Texture drywall - light hand texture	141.83 SF
146. Seal/prime then paint the ceiling twice (3 coats)	141.83 SF
<b><u>WALLS</u></b>	
147. Plaster patch / small repair - ready for paint	1.00 EA
148. Thin coat plaster (no lath)	12.33 SF
149. Texture drywall - light hand texture	12.33 SF
150. Seal/prime then paint the walls twice (3 coats)	328.56 SF
151. Seal & paint trim - two coats	38.83 LF
<i>Plate rail</i>	
<b><u>WINDOWS</u></b>	
152. Seal & paint window trim & jamb - Large (per side)	2.00 EA
153. Seal & paint wood window (per side) - Large	2.00 EA
<b><u>DOOR</u></b>	
154. Seal & paint door opening - Large (per side)	2.00 EA
155. Seal & paint door opening (per side)	2.00 EA
156. Seal & paint door slab only (per side)	2.00 EA
<b><u>POST-CONSTRUCTION CLEANING</u></b>	
157. Final cleaning - construction - Residential	141.83 SF

NOTES:



12001 West Dearbourn Ave.  
Wauwatosa, WI 53226  
(P) 414-774-3799  
www.kelmann.com

Federal Tax ID #39-1415612



**Daughter's Bedroom**

**Height: 9' 2"**

407.69 SF Walls	189.48 SF Ceiling
597.18 SF Walls & Ceiling	189.48 SF Floor
21.05 SY Flooring	49.35 LF Floor Perimeter
55.02 LF Ceil. Perimeter	

<b>Window</b>	<b>2' 4" X 5' 5"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>4' 2" X 5' 5"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' 4" X 5' 5"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>2' X 5' 6"</b>	<b>Opens into Exterior</b>
<b>Door</b>	<b>2' 10" X 6' 8"</b>	<b>Opens into HALLWAY</b>
<b>Door</b>	<b>2' 10" X 6' 8"</b>	<b>Opens into OFFICE</b>

**DESCRIPTION**

**QTY**

**PREP WORK**

158. Contents - move out then reset - Large room	1.00 EA
159. Mask and prep for paint - plastic, paper, tape (per LF)	55.02 LF
160. Mask and cover large light fixture	1.00 EA
161. Floor protection - plastic and tape - 10 mil	189.48 SF

**CEILING**

162. Plaster patch / small repair - ready for paint	1.00 EA
163. Thin coat plaster (no lath)	189.48 SF
164. Texture drywall - light hand texture	189.48 SF
165. Seal/prime then paint the ceiling twice (3 coats)	189.48 SF

**WALLS**

166. Plaster patch / small repair - ready for paint	1.00 EA
<b>Wall area to the right of the windows</b>	
167. Thin coat plaster (no lath)	40.85 SF
<b>Wall area to the right of the windows</b>	
168. Texture drywall - light hand texture	40.85 SF
<b>Wall area to the right of the windows</b>	
169. Seal/prime then paint the walls twice (3 coats)	407.69 SF
170. Seal & paint trim - two coats	49.35 LF

**Plate rail**

**WINDOWS**

171. Window drapery - hardware - Detach & reset	3.00 EA
---	---------

12001 West Dearbourn Ave.  
Wauwatosa, WI 53226  
(P) 414-774-3799  
www.kelmann.com

Federal Tax ID #39-1415612

**CONTINUED - Daughter's Bedroom**

<b>DESCRIPTION</b>	<b>QTY</b>
172. Seal & paint window trim & jamb - Large (per side)	3.00 EA
173. Seal & paint wood window (per side) - Large	3.00 EA
<b>DOOR</b>	
174. Seal & paint door opening (per side)	4.00 EA
175. Seal & paint door slab only (per side)	4.00 EA
<b>POST-CONSTRUCTION CLEANING</b>	
176. Final cleaning - construction - Residential	189.48 SF

NOTES:

**Exterior**

<b>DESCRIPTION</b>	<b>QTY</b>
<b>EXTERIOR/SIDING</b>	
177. R&R Siding - plywood - fir face	128.00 SF
<i>Exterior sheathing</i>	
178. R&R House wrap (air/moisture barrier)	128.00 SF
179. Seal & paint wood siding	48.69 SF
180. Finish Carpenter - per hour	6.00 HR
<i>Labor to carefully detach historical wood trim and crown from bay window and return at a later date to reset</i>	
181. Timber frame knee brace - Decorative	2.00 EA
182. Corbel - wood - over 4" wide w/ intricate detail	2.00 EA
183. Painter - per hour	2.00 HR
<i>Labor and materials to paint wood trim and knee braces</i>	
<b>GUTTER/DOWNSPOUT</b>	
184. R&R Gutter / downspout - aluminum - up to 5"	12.00 LF

12001 West Dearbourn Ave.  
Wauwatosa, WI 53226  
(P) 414-774-3799  
www.kelmann.com

Federal Tax ID #39-1415612

**CONTINUED - Exterior**

DESCRIPTION	QTY
185. Prime & paint gutter / downspout	12.00 LF

NOTES:

**General Conditions**

DESCRIPTION	QTY
<b><u>INDOOR ENVIRONMENTAL QUALITY CONTROLS</u></b>	
186. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit. <i>1 Unit, rental capped at 3 days.</i> <i>Reference: National Institute for Occupational Safety and Health (NIOSH) . Maintaining indoor environmental quality (IEQ) during construction and renovation projects. By Burton N, Afanuh S. Cincinnati, OH: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, National Institute for Occupational Safety and Health, DHHS (NIOSH) Publication No. 2020110.</i>	3.00 DA
<a href="https://www.cdc.gov/niosh/docs/wp-solutions/2020-110/pdfs/2020-110.pdf?id=10.26616/NIOSH PUB2020110">https://www.cdc.gov/niosh/docs/wp-solutions/2020-110/pdfs/2020-110.pdf?id=10.26616/NIOSH PUB2020110</a>	
187. Equipment setup, take down, and monitoring (hourly charge)	2.00 HR
<b><u>HAZARDOUS MATERIALS TESTING</u></b>	
188. Lead swab test - self test (per sample) <i>Note - property constructed pre-1978, impacted surfaces will be tested for lead prior to any activities on the impacted surfaces that would generate dust. In the event that test(s) are positive, supplement to this scope and estimate would be presented for additional containment, cleaning and PPE in compliance with EPA-mandated RRP rules.</i>	2.00 EA
189. Asbestos test fee - self test (per sample) <i>Testing for possible ACM. In the event that test(s) are positive, supplement to this scope and estimate would be presented for additional containment, cleaning, disposal, and PPE in compliance with EPA and OSHA mandated rules.</i>	2.00 EA
<b><u>CLEANUP AND DEBRIS REMOVAL</u></b>	
190. Add for personal protective equipment (hazardous cleanup) <i>As required to ensure worker's safety while performing operations in a restoration environment.</i>	12.00 EA
191. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA

12001 West Dearbourn Ave.  
Wauwatosa, WI 53226  
(P) 414-774-3799  
www.kelmann.com

Federal Tax ID #39-1415612

**CONTINUED - General Conditions**

DESCRIPTION	QTY
192. Material Only Underlayment - 1/2" OSB <i>Tracking pad for dumpster placement.</i>	128.00 SF
<b><u>SUPERVISION / PROJECT MANAGEMENT</u></b>	
193. Residential Supervision / Project Management - per hour	40.00 HR
<i>Note: This is for a Superintendent/Project Manager used to manage residential jobs where Supervision/Project Management is needed to coordinate the work of subcontractors, or perform other project management duties. This item is not intended to be used for a working crew leader. Full time Supervision/Project Management may be typical on larger residential projects where the number of subcontractors and trades justifies full time. A Superintendent/Project Manager may complete tasks such as, but not limited to, create/maintain project schedules, coordinate/meet trades, order materials, inspect job sites, obtain permits, meet with inspectors, etc.</i>	
<i>Additional Project manager time to work with the City of Milwaukee Historical Preservation department.</i>	
<b><u>PERMITS &amp; FEES</u></b>	
194. Taxes, insurance, permits & fees (Bid Item)	1.00 EA
<i>Supplement to be presented based on incurred costs.</i>	
<b><u>TEMP WALL / INSULATION</u></b>	
195. R&R Stud wall - 2x4 (per BF)	122.00 BF
196. R&R Batt insulation - 4" - R11- unfaced batt	111.00 SF
197. R&R Rigid foam insulation board - 1"	111.00 SF
221. Install Final adjustment	1.00 EA

NOTES:

**Sub Contractors**

DESCRIPTION	QTY
<b><u>INITIAL DEBRIS REMOVAL/CLEANUP</u></b>	
198. Hazardous Material Remediation (Bid Item)	1.00 EA

12001 West Dearbourn Ave.  
Wauwatosa, WI 53226  
(P) 414-774-3799  
www.kelmann.com

Federal Tax ID #39-1415612

**CONTINUED - Sub Contractors**

<b>DESCRIPTION</b>	<b>QTY</b>
<i>Bid from Asbestos Abatement LLC</i>	
<b><u>DEMO OF REMAINING WALLS/CEILING in LR/DR</u></b>	
199. Hazardous Material Remediation (Bid Item)	1.00 EA
<i>Bid from Asbestos Abatement LLC</i>	
<b><u>MASONRY</u></b>	
200. Masonry (Bid Item)	1.00 EA
<i>Bid from Holton Brothers</i>	
<b><u>STAINED GLASS/LEAD WINDOWS</u></b>	
201. Windows - Wood (Bid Item)	1.00 EA
<i>Budget from Tosa Glass for (3) lead lined/stained glass windows</i>	

NOTES:

**Labor Minimums Applied**

<b>DESCRIPTION</b>	<b>QTY</b>
202. Siding labor minimum	1.00 EA
203. Gutter labor minimum	1.00 EA

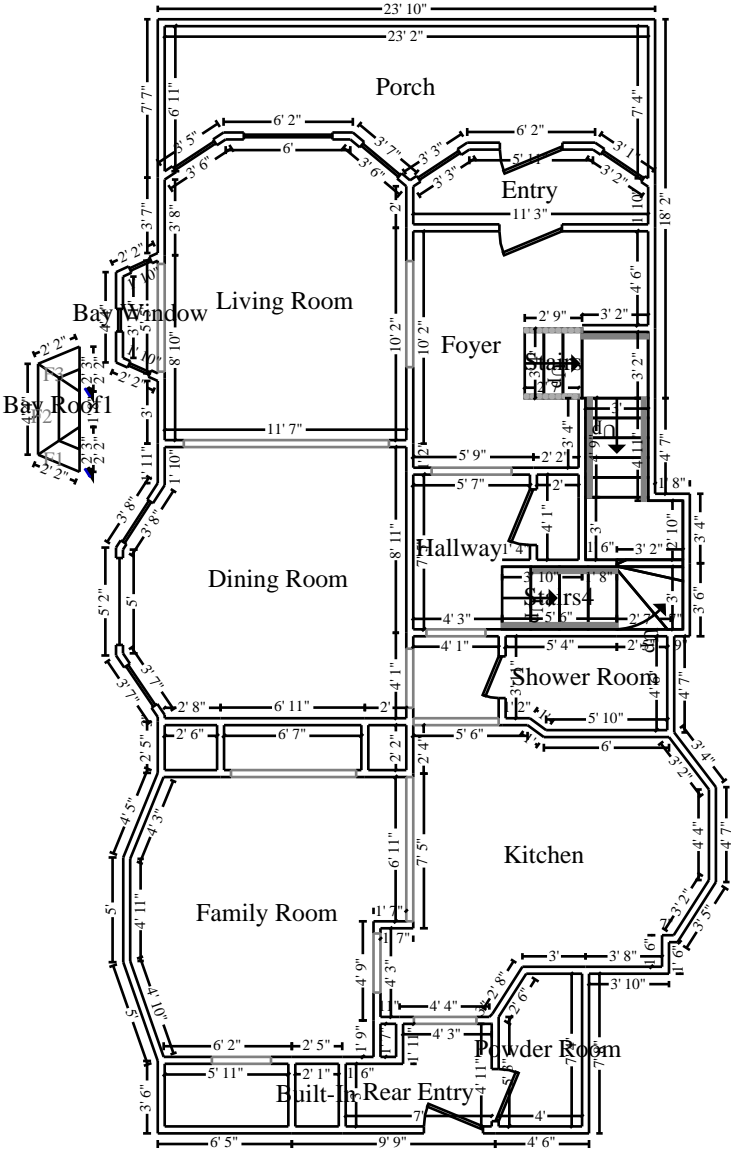
NOTES:

12001 West Dearbourn Ave.  
Wauwatosa, WI 53226  
(P) 414-774-3799  
www.kelmann.com

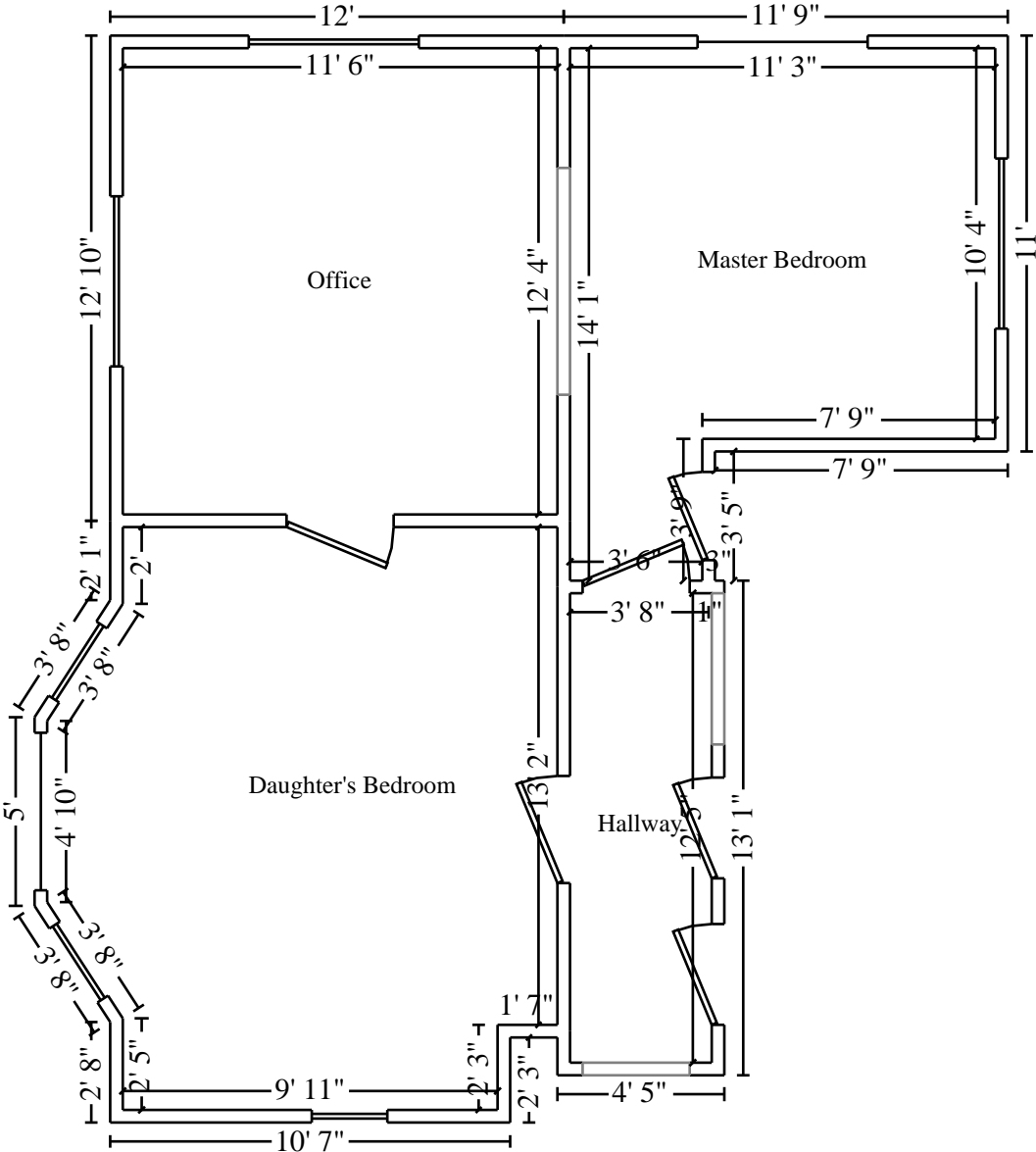
Federal Tax ID #39-1415612

**Grand Total Areas:**

5,391.49 SF Walls	1,704.29 SF Ceiling	7,095.77 SF Walls and Ceiling
1,736.88 SF Floor	192.99 SY Flooring	597.73 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	757.00 LF Ceil. Perimeter
1,736.88 Floor Area	1,881.10 Total Area	4,872.56 Interior Wall Area
2,300.00 Exterior Wall Area	261.22 Exterior Perimeter of Walls	
10.85 Surface Area	0.11 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	4.96 Total Hip Length	



Main Level



2nd Level