

# Honest - Professional - Committed

Our promise is *effective* and *efficient*  
communication throughout  
the entire experience.



**RESTORATION**

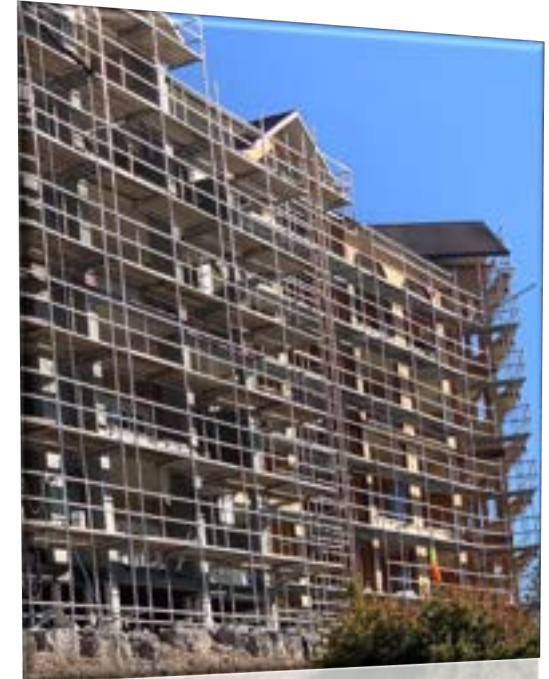
Property Damage Experts



**Commercial | Construction Defect | Fire | Storm | Water**

# Tuscany Condominiums Camdenton, Missouri \$2.1M Construction Defect Project

Tuscany Condominiums is a large condominium structure at the Lake of the Ozarks. HLR was engaged to propose our services based on a set of engineered drawings. After meeting with the team that included the engineer, HOA board, & management company we further investigated the reported issues and proposed a solution. In a collaborative effort we assisted the team in producing a more economical and aesthetic solution to their issues. The entire lakeside of the balcony structures was stripped of the stucco façade, all rotten and/or improperly sized structural elements were replaced with input from the structural engineer. High importance was placed on correcting all areas of moisture intrusion such as waterproofing and air barriers, flashing, and sealants at dissimilar surfaces. In lieu of stucco, the replacement façade was an EIFS system. All finishes were either detached and reset or replaced, as necessary. Most of the work was completed from the exterior of the structure via scaffolding, materials and equipment were hoisted into place with the use of heavy equipment as necessary to complete the work. The work was substantially complete in about 6 months.



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## Trinity Pointe Condominiums Camdenton, Missouri \$1M Construction Defect Project



Trinity Pointe is a large condominium structure at the lake of the Ozarks. This structure has a combination of issues from original defect to deferred maintenance. The scope of work on this project included removal and replacement of EIFS, Hardi Siding, gutters & downspouts, vinyl siding, removal of Tyvek and replacement with liquid applied barriers, detach and reset of all handrails as well as the addition of key flashing components and sealants.

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We were called in to assist with the re-build of a business following a devastating fire. We demolished the entire structure down to the slab and rebuilt the structure. The shell construction was a combination of pre-engineered structure and tilt-up concrete construction. All mechanical, electrical, plumbing and finishes were replaced in the process. This was a very successful project and created a business relationship that stands to this day.

## Olathe T-Shirt & Trophy \$700K Fire Project

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# Olathe RV

## Large Facility

### \$560K Fire Project

HL Restoration was engaged to assist this client with their content manipulation, cleaning, and structural repairs following a fire in the parts and service areas within their facility. The cost of the work for all services exceeded \$800K, due to the size of the structure and amount of area affected. We coordinated the content manipulation of all the owners salvageable and non-salvageable contents. We handled the smoke and soot cleaning as well as any necessary containments and odor elimination. After the cleaning was successfully completed, we repaired the structure and brought it up to current code in the process. Throughout the entire process we worked with the owner and their representative as well as the insurance carrier and their independent adjuster to keep everyone apprised of the schedule and scope of work at all times.

# Mission Chateau Senior Living \$550K Water Damage Project

This senior care facility suffered very extensive water damage to their structure when their fire sprinkler line froze and broke, dumping hundreds of gallons of water into their finished and occupied building. They immediately called HLR in to assist with mitigation and repairs. We responded immediately to begin assisting with relocation of residents, manipulation of contents, extraction, and dry out and dehumidification of the structure. As the mitigation was in progress, we assembled our teams and materials to begin reconstruction immediately following the dry out. The reconstruction was comprised of drywall, trim, paint, floor coverings, and associated finishes. All in total the contract with both mitigation and recon was approx. \$550K. The building owner and their staff were very involved and helpful in the process. We worked closely with ownership, the carrier and their consultant and the staff at the facility to make this a very successful project.



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## Westport Middle School \$90K Water Damage Project

HLR was called in to assist with water damage in a newly renovated middle school in Kansas City's Westport area. The contractor was nearly complete with their project when a pipe break caused approximately \$90k in damage to multiple stories and over 12,000 SF. HLR responded immediately and performed extraction, set multiple dehumidifiers and air movers throughout the affected areas and monitored progress until dry out was confirmed. Through the swift action and coordination of all involved from HLR, to the owners, and the on-site general contractor, we were able to hand this, could be disaster, back into the hand of the contractor to finish their remodel in a matter of weeks.

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## Whitmore Storm Damage

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Reference:  
Doug Whitmore  
913-908-6207

HLR was called in to assist with property damage repairs to a historic multi-family structure in Kansas City following a storm. The structure was wood framed with stone foundation and stone façade. The roof suffered considerable damage from the storm, which in turn caused multiple units to suffer water damage on the interior as well. HLR handled the mitigation and structural drying, the temporary repairs to prevent further damage, as well as the structural repairs. Following the emergency services and scope agreement with the owner and the insurance adjuster, we engaged an engineer to work with us and the City to bring the structure up to current code while making the necessary repairs. The owner of the structure was involved in every step as this building was a very important asset to him and held a bit of historic value as well. In the end all the exterior framing, roofing, balcony, and facade work was completed to his satisfaction as well as repairs to the interior of the building so the property could be utilized for its intended purpose again for years to come.

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# Wilbert Vault

## \$600K Storm Damage Project

Following the Derecho that swept through Iowa in August of 2020, HL Restoration was called in by an insurance adjuster to assist with multiple claims in the area. One such claim was a crematorium that suffered significant damage due to straight line winds. The structure was a pre-engineered metal building, with masonry walls. The roof structure was ripped off during the storm and several of the structural steel components were damaged as well as much of the top portion of the masonry walls. This structure suffered approximately \$600K in damage between emergency services and reconstruction combined. HL Restoration contracted with the owner to perform emergency services to include cleanup of all debris, provide temporary weather protection and temporary power for their offices, so they could continue to work through the construction process. Following the emergency services, HL Restoration re-built the damaged portion of all masonry walls per our engineer's plans and specifications, replaced all damaged structural steel components and replaced the roof structure all the while working around our client so he could continue to run his business. Following the major structure repairs, we re-worked all interior damage to include, but not limited to electrical, HVAC, plumbing, painting, OH doors, and interior finishes. As with all projects, we had a dedicated superintendent on site during the project and kept all parties continuously updated throughout the process.

Reference:

Jeffrey B. Roland  
jroland466@aol.com  
319-721-9148

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## What you can expect from HL Restoration:

- ✓ A dedicated Project Manager and a full-time Superintendent will manage all aspects of your project.
- ✓ HL Restoration will provide weekly in-person meetings, weekly written updates; and please note that our on-site Superintendent will be available for daily communication if necessary.

## References

Jerry Garcia/Tuscany Condos (563) 271-8444  
Denny Bartman/Trinity Condos (815) 878-4406  
Tom Dunlap/Trinity Condos (314) 570-0006  
Kevin Taylor (573)216-8699  
John Gates (913)0568-8860  
Cassie Lauver (816) 522-5109  
Katheryn Shields (816)200-3333  
Carl Martin (816) 918-4464  
Tom Rewerts (913) 424-5180

Thank you for the opportunity to submit our proposal.  
We appreciate your consideration.