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B UILD, LLC

CITY OF MILWAUKEE
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OFFICE OF
CITY ATTORNEY

INTERIOR-EXTERIOR REMODELING

Memo

6511 W. Division St. Ph/Fax: (262) 242-2978
Mequon, WI 53092 Cell: (414) 828-9131

To: City of Milwaukee Clerk – Claims Dept. **From:** Nathan Gabor

Fax: **Pages:**

Phone: **Date:** 9/8/2008

Re: 2700 N. Prospect Avenue **CC:**

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

RONALD D. LEONHART
CITY CLERK
2008 SEP - 9 PM 2:46
CITY OF MILWAUKEE

Memo

To whom it may concern:

This letter is to explain the course of events that lead up to and during the water service replacement at 2700 N. Prospect Avenue in Milwaukee on 8-13-08 to 8-14-08.

I, (Nathan Gabor), was told by a tenant that there was water coming up out of the ground in front of our building at 2700 N. Prospect Avenue on the morning of Tuesday, August 12th, 2008. I promptly called the City of Milwaukee and was put in contact with the water department who promptly sent out an investigator, (Mr. Ellis). We were told by Mr. Ellis that the leak was the property owner's responsibility. I immediately contacted Haselow Plumbing & Heating, and we decided that it would be best to replace the entire service. I agreed and contracted with Haselow Plumbing & Heating to do the work.

I was disappointed when I found out that the service from the main to our building was in good shape and the leak was on the city side of the service. We just purchased 2700 N. Prospect Avenue and had no intentions of replacing the water main at any time. I would like to be reimbursed for the expenses of replacing the main. Please see attached invoice #191. Call Travis at Haslow Plumbing (262-367-3266) with questions regarding this matter.

Thank You,

Nathan Gabor
Gabor Design Build, LLC

**GABOR
DESIGN
BUILD, LLC**
INTERIOR • EXTERIOR REMODELING

Invoice

Date	Invoice #	Client - Name / Address
8/29/2008	191	City of Milwaukee

6511 W. Division St. Ph/Fax: (262) 242-2978
 Mequon, WI 53092 Cell: (414) 828-9131

Due Date	Job # / Name
9/30/2008	2700 N. Prospect Avenue, Milwaukee, WI 53211

Date	Item	Description	Est Amt	Amount
9/2/2008	3300 Cast in Plc C...	Pour (2) new sidewalk slabs at location where new water main was dug. Curb by city.		625.00
	14200 Landscapin...	Repair all plantings and grass where new water main was dug.		1,975.00
	12100 Plumbing E...	Replace water main, see invoice from plumber and letter from Travis Sarinske.		6,659.75

Payments: Final payment is due upon completion of work. Additional charge of 2% per month (18% per annum) will be added to all invoices not paid within 30 days from date of invoice. If legal action is required to collect the out standing balance, court costs, attorney fees, and other reasonable costs of collection may be added to the amount due on this account.

Payments/Credits	\$0.00
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Balance Due	\$9,259.75
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Customer Total Balance	\$9,259.75
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Thank you,
 Nathan Gabor



August 20, 2008

To Whom It May Concern:

This letter is to explain the course of events that lead up to and during the water service replacement at 2700 N. Prospect Avenue in Milwaukee on 8-13-08 to 8-14-08.

I received a call from my customer Nathan Gabor, Tuesday 8-12-08 afternoon. He informed me that the City of Milwaukee had determined that his water service was leaking after the curb stop and that it is his responsibility to make the repairs. Due to the awkward position of the existing water service, its age and material it is made of, he requested that we replace the water service instead of attempting a repair. I then made all the necessary arrangements to replace the old service, pulled all permits, called diggers hot line, ordered materials and scheduled my crew as quickly as possible to minimize any property damage being caused by the broken service.

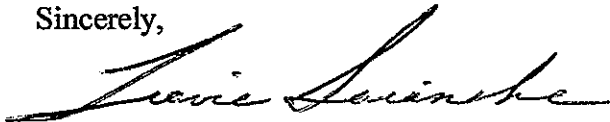
The morning of Wednesday 8-13-08, I called to have the water service shut off. As we waited for some one from the city, we started excavating from the building back to the street. Mr. Ellis from the water department arrived around 11:30 AM to shut the water off. He was surprised that the water was still on, claiming that he was the one who originally shut it off the night before. Mr. Ellis struggled for some time to get the valve shut off. He dug clay out of the riser box and tried several different tools but after several failed attempts he finally did shut off the service. We resumed our installation but noticed that water was now coming out of the top of the riser box. This would indicate a leak ahead of the valve and given the trouble Mr. Ellis had, I question whether or not the location of the leak was properly diagnosed. Concerned about the integrity of the old pipe and the potential that the service was still leaking, my plumber would carefully hand dig around the pipe, cut it upstream as far as possible then removed the downstream section with the excavator. This process assured that the curb stop or leak would not be accidentally pulled apart from the force of the excavator. Once my plumber was within approximately 5 feet of the curb stop he carefully hand dug to expose the rest of the pipe and connections. We discovered two wiped joints after the curb stop and one ahead which was indeed leaking. In light of what we found I called the City Water Works Department and they sent a Supervisor who then sent an Investigator who did eventually concede that the leak was in fact before the curb stop and therefore the City's responsibility. He unfortunately was not able to get a crew together in order to make the repair that evening and left it for the following morning.

The morning of Thursday 8-14-08, my plumber meet with the Cities water crew. They cut the street open and excavated around the rest of the curb stop. Once they had adequate room for the repair they called Laster plumbing to replace the old curb stop. The repairs were finally completed by 1PM. I requested to keep the old curb stop but was told it needed to go back to the City. We finally were able to complete our connection and finish the water service but were unable to completely backfill due to time.

The morning of Milwaukee Plumbing Inspector Brian Vincent made is inspection at 3PM and we complete the back filling.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Travis Sarinske". The signature is written in black ink and is positioned below the word "Sincerely,".

Travis Sarinske
Haselow Plumbing & Heating
Plumbing & HVAC Project Coordinator
(262) 367-3266 Ext. 25

INVOICE



N55 W29519 HWY. K
 P.O. BOX 405
 HARTLAND, WI 53029
 (262) 367-3266

Date: 08/25/08 Inv. No.: 63494
 Due Date: 09/04/08 Page No.: 1

Nathan Gabor
 6511 W. Division Street
 Mequon WI 53092

Ship To/Remarks
 Rental
 2700 Prospect Avenue
 Milwaukee WI

REFERENCE	TERMS	YOUR #	OUR #	SALES REP
	Due Upon Receipt	RENTAL	RENTAL	

DESCRIPTION REFERENCE	UNIT MEASURE	QUANTITY	UNIT PRICE	
			ITEM DISCOUNT	EXTENDED PRICE
T & M to Replace Broken Water Service:				
Labor: 22 Hours @ \$85/Hour				1870.00
Commercial Excavating				3923.80
(60') 1" Soft Copper				331.65
(3) 1" Flare x Male Fittings				79.35
(1) 1" Brass 90				8.50
(2) 1" TPS Ball Valves				43.70
(1) Meter Horn				84.65
(2') 1 1/2" Unistrut				6.00
(2) 1" Strut Clamps				2.20
(1) 1" TPS x Pex Adapter				2.30
(1) 1" Swt. x Pex Adapter				3.00
(1) 1" Copper St. 90				5.20
(2) 1" Pex Clamps				1.40
(1) C-Style MTP Endpiece				10.80
(1) 1" RTP EPC w/ Union Nut				23.05
(2) 1" x 6" Brass Nipples				31.15
Permit	Ea	1.0	233.0000	233.00
Thank You Very Much for your Business				

We Sincerely Appreciate Your Business!!

SUB TOTAL	6659.75
TAX	0.00
TOTAL	6659.75
NET TO PAY	6659.75