

8/10/06

Ms. Lynn Desjardins
841 N Broadway
Milwaukee, WI 53202

Dear Ms. Desjardins

Here is the paperwork related to the sewer break at 440 W Vliet St. last month. I believe that the letter from Bill Rozga accurately outlines the situation, to wit:

1. There were no sewer problems at this location prior to street work performed by the City contractor to replace the City owned sewer main.
2. The drawing supplied to the City contractor directed them to locate a new hydrant in front of this address, and *directly above* the sewer lateral from this building to the City main. The contractor was not aware of the existence of this lateral, as the City engineer had failed to include the location of this lateral on the drawings, even though existing drawings showing the lateral were on file at the City.
3. Immediate after excavation was begun in the area, a sewer back up was experienced at this address, at which point I called Rozga Plumbing. Their investigations revealed that the lateral had collapsed under the work area.
4. Upon notification that their work had caused a problem, City the contractor attempted to make a repair, but failed to secure a permit and, in fact, said repair was not to code, and lead directly to further back-ups of the lateral.
5. At my expense, I hired Rozga Plumbing to perform the repair correctly and with the proper permits.

While I appreciate that you and the City have worked with me to get the problem corrected, it is my position that despite its age and condition, replacement of the lateral would not have been necessary for a long time, had damage not occurred to it. The City contributed to the collapse by failing to properly locate the new hydrant away from a lateral that was known to exist. Therefore, I am requesting that the City of Milwaukee compensate me for the entire cost of this repair. The bills are attached, totaling \$12,424.64.

I will appreciate hearing from you at your earliest convenience

Sincerely,



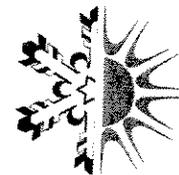
Lorette Russenberger
Owner, 440 W Vliet St
414 350 6167

cc: Mr. Ronald Leonhardt, City Clerk
Mr. Grant Langley, City Attorney



ROZGA

Plumbing & Heating Corporation



July 14, 2006

Mix Properties LLC
Lorrete Russenberger
430 W. Vliet St.
Milwaukee, WI 53212

RE: Sanitary Lateral Replacement

Dear Lorrete,

After completing your sewer repair last week, I wanted to follow up with this report.

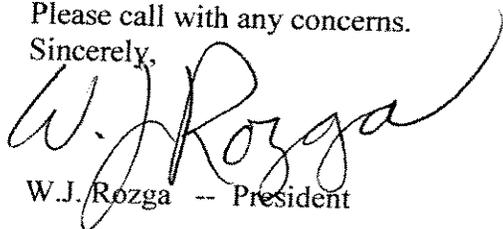
- 1) Our first call (6-19-06) to your property was for a sewer backing up. Prior to this you have had no sewer problems.
- 2) Our second call (6-22-06) was for another sewer back up even though the sewer was repaired by the contractor who installed the hydrant. With this investigation, we found that the sleeve installed at the point of repair was creating a ledge which held up fecal matter and paper. No inspection record on file with plumbing dept.
- 3) Our sewer plat records of March 28th 2003 (we kept the info on another project we looked at concerning your building back then) showed the lateral from the manhole and going north into your building. (rim 19.25 inv. 8.21)
- 4) Our excavation (7-6-06) found that the sanitary lateral was actually 2.5' deeper than the hydrant line. Though the hydrant contractor may not have been aware that there was a sewer line, the depth of the excavation for the hydrant was deeper than normal. (possible bad ground)
- 5) The lateral coming out from the building was 8" cast iron and the lateral going from the curb line to the man hole was concrete. The concrete lateral was very brittle though still had its shape in tack with no obstructions or blockage through to the man hole. We were able to pipe burst a new 8" HDPE sewer from the existing 8" cast iron through to the man hole.

There is no reason to believe that this existing sewer would not have lasted many more years if left undamaged by an outside force.

The removal of the hydrant out of our way and the surface restoration saved time and money.

Please call with any concerns.

Sincerely,



W.J. Rozga -- President



Invoice

box 258-9921

Date	Invoice #
6/19/2006	16194

Special Instructions

Bill To
Cream City Ribbon 430 W Vliet Street Milwaukee WI 53212

Job Name / Address
Cream City Ribbon Lorrete Russenberger 430 W. Vliet St. Milwaukee, WI 53212

Phone #	Work #	Alt Phone #	Service Date	Project
414-277-1221			6/19/2006	16194-11 Water pipe broken in basement

Quantity	Description	Each	Price
6.75	Plumbing Service Tech, original call was for the water operated elevator. We found a board blocking the outlet of the water tank for the elevator. Once we removed the board (blockage) the tank water level adjusted to normal. The new problem found was that the sewer floor drain was backing up. We tried to snake from a stack clean out, approx. 45' out the south end of the building. We could not get through the blockage. We had a man hole connection and when we tried to snake upstream from the man hole we got stuck in the same area. We ran a camera down to the job site and upon exam we found stone and debris in the sewer. The house side of the sewer blockage was more backed up and for a time we became stuck with our camera. The downstream side showed the water and debris, though some water was moving past the debris field. A SBC duct package was making getting a clear depth reading very difficult, due to electrical interference. We were able to transpose the upstream & downstream connection to find the area that we need to excavate through. SEWER REPAIR IS A MUST.	92.00	621.00
6.75	Plumbing Laborer	72.00	486.00
3.00	Use of Sewer Cleaning Machine	30.00	90.00
2.50	Use of Camera with Locator	150.00	375.00

Value for elevator sink in factory clean out?

Subtotal	\$1,572.00
Sales Tax (0.00)	\$0.00
Payments/Credits	\$0.00
Balance Due	\$1,572.00
Total	\$1,572.00

Terms	
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ROZGA

Plumbing & Heating Corporation
1529 S. 113th Street • 414-258-9911
West Allis, Wisconsin 53214



Invoice

Date	Invoice #
6/21/2006	16216

Special Instructions

Bill To
Mix Properties LLC 430 W Vliet Street Milwaukee WI 53212

Job Name / Address
Cream City Ribbon Lorrete Russenberger 430 W. Vliet St. Milwaukee, WI 53212

Phone #	Work #	Alt Phone #	Service Date	Project
414-277-1221			6/23/2006	16216-11 Investigate San. Sewer

Quantity	Description	Each	Price
5.50	Plumbing Service Tech, 6-22-06, Responded to another back up of the sewer, we tried to snake open but became hung up where we believed the repair was made outside under the new fire hydrant. We brought in a sewer camera and with the water drained out as best as could be saw the piece of plastic at the repair creating a ledge that was hanging up the paper and fecal matter. Customer has no other options than to relay the lateral as needed.	92.00	506.00
4.25	Plumbing 2nd man, 6-22-06, as above.	82.00	348.50
2.50	Use of Camera with Locator	150.00	375.00
1.00	Use of Sewer Cleaning Machine	30.00	30.00
1.50	Plumbing Supervisor, 6-22-06, met with our plumber on site in the afternoon and with the building owner Ms. Russenberger, to go over options and to discuss the next phase.	92.00	138.00
2.00	Plumbing Supervisor, 6-23-30-06, spoke with Lynn Desjardins (Construction Supervisor) & Hal Jenkins (Plumbing Supervisor) regarding the situation. Lynn got back to me on 6-30-06 and expressed that they would be willing to move the hydrant and pick up the expense of restoration of sidewalk & roadway. Lynn also expressed that the City Water Dept. would pay for replacement of the section of sewer that was damaged from the hydrant installation. She also expressed that the City would not be responsible for re-lay of the entire lateral.	92.00	184.00

Subtotal	\$1,581.50
Sales Tax (0.00)	\$0.00
Payments/Credits	\$0.00
Balance Due	\$1,581.50

Terms	Due On Receipt.
FOR YOUR CONVENIENCE WE ACCEPT MASTERCARD OR VISA.	
Total	\$1,581.50

Fax #	414-258-9921	E-mail	plumbguy@rozgacorp.com	Web Site	www.rozgacorp.com
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Invoice

Date	Invoice #
7/5/2006	16271

Special Instructions
\$4000.00

Bill To
Mix Properties LLC 430 W Vliet Street Milwaukee WI 53212

Job Name / Address
Cream City Ribbon Lorrete Russenberger 430 W. Vliet St. Milwaukee, WI 53212

Phone #	Work #	Alt Phone #	Service Date	Project
414-277-1221			7/7/2006	16271-51 Sanitary Lateral Repair

Quantity	Description	Each	Price
3.00	Excavation Supervisor, 7-6-06, met with the customer and set the crews up.	92.00	276.00
13.00	3-man Excavation Crew, 7-6-06, excavated to expose the existing damaged concrete lateral. Dug north towards the building, breaking away the old concrete floor and following the sewer lateral until we came upon the existing 8" cast iron building sewer. We continued to excavate to expose a connection downstream of the duct package to pipe burst the remainder of the sewer to the main. We ran for material including a section of HDPE 8" poly.	246.00	3,198.00
9.00	3-man Excavation Crew, 7-7-06, Pipe burst a new section of 8" poly through to the existing man hole connection. We terminated the poly just north of the existing duct package, and laid in 8" sch. 35 sewer pipe up to the existing 8" cast iron building drain found yesterday. Tucked and bedded in stone. Obtained plumbing inspection and back filled back to the original height of the excavated area.	246.00	2,214.00
2.00	Laborer - Excavation Crew, ran confined space equipment down to site	72.00	144.00
1.00	Use of Camera with Locator	150.00	150.00
1.00	Confined Space Safety Recovery System	100.00	100.00
2.00	Use of Air Compressor with Tools	30.00	60.00
12.00	Use of Excavator Equipment	45.00	540.00
8.00	Use of Single Axle Mack Dump Truck	55.00	440.00
1.00	Use of Pipe Bursting Machine	1,000.00	1,000.00

Subtotal
Sales Tax (0.00)
Payments/Credits
Balance Due

Terms	Due On Receipt.
FOR YOUR CONVENIENCE WE ACCEPT MASTERCARD OR VISA.	
Total	

Invoice

Date	Invoice #
7/5/2006	16271

Special Instructions
\$4000.00

Bill To
Mix Properties LLC 430 W Vliet Street Milwaukee WI 53212

Job Name / Address
Cream City Ribbon Lorrete Russenberger 430 W. Vliet St. Milwaukee, WI 53212

Phone #	Work #	Alt Phone #	Service Date	Project
414-277-1221			7/7/2006	16271-51 Sanitary Lateral Repair

Quantity	Description	Each	Price
1.00	8" HDPE poly sewer, sch. 35 sewer pipe, 22.5 % elbow, 8" adapter couplings, partial cost to damaged 3/4" braided steel cable (we tried to avoid the use of the hydraulic tugger by wrapping the cable around the bucket. The final damage to the cable came due to us not being able to get the tugger into the manhole and making a proper alignment to come straight out from the lateral and through the tugger. We routed the cable through the sewer, made 2 offsets out and up the man hole and into the tugger. The cable is not re-usable. Cost only on the cable.	973.14	973.14
6.00	yards #1 stone	18.00	108.00
1.00	PERMITS: City of Milwaukee (plumbing only) NO DPW	68.00	68.00

Deposit Of \$500.00 07/06/06 MC#0312

The cooperation and coordination of Lynn Desjardins (City Supervisor) in getting the recently installed hydrant removed was a big help. The sewer was approx. 18" deeper than the newly installed fire hydrant and pitched away very quickly towards the main. We had secured prints from the City (March 2003) when our customer was considering a building expansion requiring a possible access to the sewer & water mains in W. Vliet Street.

Our records that we had on file from March of 2003, clearly showed a sewer lateral from the man hole to the building band gave invert elevations on the print faxed over to me from the City.

Subtotal	\$9,271.14
Sales Tax (0.00)	\$0.00
Payments/Credits	\$-500.00
Balance Due	\$8,771.14

Terms	Due On Receipt.	Total	\$9,271.14
FOR YOUR CONVENIENCE WE ACCEPT MASTERCARD OR VISA.			