

SCOPE OF WORK for 1726 4th St.

PROJECT NAME	1726 4 th St Rehab
COMPANY	BPH 1 LLC
POINT OF CONTACT	Shai Leibovich
PHONE	612-850-1156
EMAIL	Leibovich.shai@gmail.com
COMPANY MAILING ADDRESS	P O Box 127, Levittown, NY 11756
PROJECT LOCATION	1726 4 th St
File #	20 030776 VB3
DATE	01/12/2024

SCOPE OF WORK



To do a complete rehab on the property in alignment to the Code Compliance. The interior will take place first and exterior work will be completed as allowed due to the winter season. The work will start as soon as permission has been cleared to pull permits.

PROJECT DELIVERABLE



Note the tangible products / services resulting from this project.

Electrical (**Nilles Electric**)

- Includes new 100 amp panel and outdoor Disconnect per code compliance report.
- Provide for permit and inspection
- Completion of items on code compliance report

HVAC (**MVP Mechanical**)

1. Per MFGC 2020 409.5 - Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. SPLC 34.11 (6) - Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace/boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
3. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
4. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
5. Per MFGC 2020 407.2 - Provide support for gas lines to code.

6. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
 7. Per MMC 2020 605 -Install user friendly cover to seal filter access.
 - ** 8. Per MMC 2020 1346.0103 -Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
 9. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.
 10. SPLC 34.11 Provide heat in every habitable room.
 11. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.
 12. Per MMC 2020 601.5 - Provide a means of returning air from every habitable room to the furnace. Return air shall not be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms
 13. Per MRC 2020 R303.3 - Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed
- Plumbing (**First Class Plumbing and Heating, LLC**)
- Code compliance report dated November 21st, 2023 1 Plumbing only (Whole house remodel
- Raise the water Meter, (MPC 313) Install proper pipe supports , Support the water meter to code , service valves must be functional and installed to code, r replace all the corroded, broken, or leaking water piping, Provide water piping to all fixtures and appliances , (SPRWS 93.07) Provide a one (1) inch water line to the first major take off , Provide a water tight joint between the fixture and the wall or floor , Provide proper fixture spacing, -(MFGC 411) Install an approved shut off; connector and gas piping for the range , Install a proper fixture vent to code , MPC 701) Install the waste piping to code , Install the water piping to code , nstall a proper fixture vent to code , MPC .0100 E & P 901)Install a proper fixture vent to code , -(MPC 417.1) Provide a code compliant faucet with the proper air gap.

MILESTONES

1/24 2/24	Electrical to complete items on Code Compliance and schedule inspection to close the permit.	Permit & Materials
1/24 - 2/24	HVAC will complete items on Code Compliance and schedule inspection to close the permit.	Permit & Materials
1/24 - 2/24	Plumbing will complete items on code compliance and schedule inspection to close the permit.	Permit & Materials
2/24 - 4/24	Complete rehab on interior	Materials
5/24 - 6/24	Complete all exterior to be in complete alignment with the Code Compliance and schedule inspection to close the permit.	Permit & Materials

ESTIMATED COST

EXPENSE	DESCRIPTION	COST
INTERNAL LABOR	Prepare and paint interior, Repair walls, ceiling and floors throughout, Air-seal and insulate attic/access door Repair or replace damaged doors and frames as necessary Provide functional hardware at all doors and windows Provide complete storms and screens, in good repair for all door and window openings, Insure basement cellar floor is even, is cleanable, and all holes are filled Repair or Replace any deteriorated window sash, broken glass, sash holders, Install Smoke Detectors/Carbon Monoxide Detectors	\$ 30K
EXTERNAL LABOR	New Roof. Gutters, Stairs, Repair siding, soffit, fascia, trim, *Repair / replace / stabilize fence, Tuck Point interior/exterior of foundation, install handrails guardrails, Strap or support top of stair stringers for structural stability,	\$ 20K
ELECTRICAL	Please see attached	\$ 6,796.50
PLUMBING	Please see attached	\$ 40 K
HVAC	Please see attached	\$ 6,445.00
MATERIALS	Interior as Required	\$ 15 K
TOTAL		\$ 118,214.50

APPROVAL & COMMENTS

PROJECT OWNER

SIGNATURE

DATE

Shari Leibovich
1/12/24

MVp Mechanical Service Co
5667 Main Ave NE
Albertville, MN 55301 US
+1 7634778976
info@mvpmechanical.com
http://www.MVpMechanical.com



MVp MECHANICAL SERVICE CO.
HEATING · COOLING · BOILERS
763-477-8976
VETERAN OWNED

Estimate

ADDRESS

1726 4th St E
10365 Meade Ln
Eden Prairie, MN 55347

ESTIMATE #

DATE 01/11/2024

JOB SITE ADDRESS

1726 4th St E

ACTIVITY	QTY	RATE	AMOUNT
Code compliance			
Heating unit			
Undetermined			
Heating Inspector: Aaron Havlicek Phone: 651-266-9043			
1. Per MFGC 2020 409.5 - Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.			
2. SPLC 34.11 (6) - Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace/boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.			
3. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.			
4. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.			
5. Per MFGC 2020 407.2 - Provide support for gas lines to code.			
6. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.			
7. Per MMC 2020 605 -Install user friendly cover to seal filter access.			
** 8. Per MMC 2020 1346.0103 -Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.			
9. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.			
10. SPLC 34.11 Provide heat in every habitable room.			
11. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.			
12. Per MMC 2020 601.5 - Provide a means of returning air from every habitable room to the furnace. Return air shall not be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms.			

ACTIVITY	QTY	RATE	AMOUNT
13. Per MRC 2020 R303.3 - Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed			
Additional to proposal 23	2	125.00	250.00
1. Per MFGC 2020 409.5 - Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.			
Additional to proposal 23	1	310.00	310.00
2. SPLC 34.11 (6) - Clean and Orsat test furnace/boiler burner			
Additional to proposal 23	1	299.00	299.00
3. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.			
Additional to proposal 23	1	555.00	555.00
4. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.			
Additional to proposal 23	1	150.00	150.00
5. Per MFGC 2020 407.2 - Provide support for gas lines to code.			
Additional to proposal 23	1.50	350.00	525.00
6. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.			
Additional to proposal 23	1	255.00	255.00
7. Per MMC 2020 605 -Install user friendly cover to seal filter access.			
Additional to proposal 23	0	550.00	0.00
** OTHERS 8. Per MMC 2020 1346.0103 -Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy.			
Additional to proposal 23	5.50	150.00	825.00
9. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.			
Additional to proposal 23	4.50	255.00	1,147.50
10. SPLC 34.11 Provide heat in every habitable room.			
Services	2	85.00	170.00
11. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.			
Additional to proposal 23	2.50	450.00	1,125.00
12. Per MMC 2020 601.5 - Provide a means of returning air from every habitable room to the furnace. Return air shall not be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms.			
Additional to proposal 23	1.50	790.00	1,185.00
13. Per MRC 2020 R303.3 - Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed			

Service Proposal



Reference: NE320
Date: January 12, 2024
Valid for: 30 days

To: Shai Leibovich

For: 1726 4th Street East
Saint Paul
55106-5428

Nilles Electric
525 Ohio Street
Saint Paul, MN
55107

651-222-8744

Gary@NillesElectric.com
Zach@NillesElectric.com
www.nilleselectric.com

Dear Shai,

Thank you for asking us to look at your project, here's our quote for the work. If have any questions or we can help with anything else, please get in touch. We are happy to help!

Code Compliance for 1726 4th St E, St Paul, MN 55106

- Includes new 100 amp panel and outdoor Disconnect per code compliance report.
- Provide for permit and inspection
- Completion of items on code compliance report

Total **\$6,445.00**

Terms

- Holes in walls and ceilings my be necessary to complete the above work. Nilles Electric is not responsible for any patching that may be necessary as a result of completing the above work or other work added later.
- Customer is reasonable for unplugging/disconnecting any sensitive electrical equipment while work is being done. Nilles Electric is not responsible for any damage to existing electric devices while work is performed.
- Any fees incurred from the Power Company are to be paid by others Nilles Electric is not responsible for fees for service hook-up, shut down, or any other Power Company charges.

Proposal

From: First Class Plumbing and Heating, LLC
108 Dundas Road
Suite H2
Monticello, MN 55362
office@firstclassplumbingmn.com
763-220-3765

Bill To: Sha Sha Holdings

Job Name : 1726 4th St E St Paul - Code Compliance Report

Date: Proposal valid for 30 days

[illegible]

CONTRACTORS NOTICE TO OWNER: The following paragraphs are taken from MN Statute 514.11

Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if the person or company is not paid for the contributions.

Under MN law, you have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold the amounts due from us until 120 days after the completion of the improvement unless we give you a lien waiver signed by said persons who supplied any labor or materials for this improvement and who gave you timely notice.

Authorized signature _____ Date _____