

James Irving - Grand Realty
1521 Selby Avenue, Saint Paul, MN, 55104
651.408.2790

26th January 2024

FAO St. Paul Legislative Hearing Office Re: 1262 Minnehaha Avenue

To whom it may concern,

Firstly, thank you to everyone who has guided me through this process up to this point. Since taking over the project I could not have asked for better guidance from you all. I will use this letter to outline the schedule, timeline and financing for repairs to be made at the property. All relevant bids are attached to this letter.

General Contracting - Coda Construction

Work to start no later than 7 days following the green light for permitting. Estimated timeline for completing the work is 5 days. We are hopeful that given the relatively warm winter we are having, and with more temperate conditions forecast to continue over the next couple of weeks, that we will be able to complete even the exterior repairs within that time frame.

Electrical - Tim Kunkel Electric

Work to start no later than 14 days following the green light for permitting. Estimated timeline for completing the work is 1 day.

HVAC - Stern HVAC

Work to start no later than 14 days following the green light for permitting. Estimated timeline for completing the work is 2 days.

Plumbing - Roberts Plumbing

Work to start the week of 12th February 2024 following the contractors return from vacation. Water heater and supplies are already on site and paid for. Work to be completed within 2 days.

In summary we would hope to have permits closed out by the end of the week of 12th February 2024.

ROBERTS PLUMBING INC

ROBERT WUSSLER
12 N Deep Lake Rd
St Paul MN 55127-6506
LIC. 059218
612.201.6105
rwwussler@gmail.com

INVOICE

DATE:
INVOICE #

1/19/24

BILL TO:

Grand Realty

JOB:

1262 Minnehaha Ave E

AMOUNT

Install new direct vent water heater to code including all piping and venting
Support water meter
Repair or replace all corroded piping
Provide water tight joints between fixtures and flooring
Provide proper gas shut off to stove
Repair or replace all lawn hydrants
Ensure toilet is properly flanged and connected to floor
Provide waste stoppers and replace overflow in bathroom
Test and inspect any unpermitted plumbing work.

TOTAL

\$6500

Stern Heating & Cooling, Inc.

"Your Licensed Master Installer"

Phone: 651-764-1236

Fax: 651-258-4857

Email: sternheatingcooling@gmail.com

Sales Quote

Date

1/17/2024

Name / Address

Grand Realty
1262 Minnehaha Ave E
St Paul, MN

Description

- Install a new gas shut off on the furnace. \$200.00
- Install a main gas shut off before the first branch tee. \$300.00
- Perform Orsat test. \$140.00
- Vent dryer to code. \$600.00
- Install approved gas valve for the dryer. \$200.00
- Install combustion air per code. \$800.00
- Support all gas piping per code. \$200.00
- Remove all unused gas piping and cap. \$200.00
- Perform Rotary Brush duct cleaning and provide documentation to the city. \$800.00
- Install correct supply and return ducts as needed. \$400.00
- Install correctly sized A/C drain line. \$200.00
- Run test the A/C to confirm operation. Any repairs needed will be additional. \$140.00
- Install proper return air to the furnace and from all habitable rooms. \$1200.00

All material listed above is guaranteed as specified.
All work will be completed in a professional manner.
Line voltage wiring is not included unless specified
above. Any sheetrock, plaster, and/or paint repair is
not included in this estimate.

**Stern Heating & Cooling, Inc. will match
or beat any competitors reasonable,
written bid.**

Authorized Signature _____

Consultant: Benjamin Stern

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance Date: _____

Signature _____

The above listed prices, specifications and conditions are
satisfactory and are hereby accepted. You are authorized
to do work as specified. 50% down on acceptance of
proposal and balance due at completion of work.

Stern Heating & Cooling, Inc.

"Your Licensed Master Installer"

Phone: 651-764-1236

Fax: 651-258-4857

Email: sternheatingcooling@gmail.com

Sales Quote

Date

1/17/2024

Name / Address

Grand Realty
1262 Minnehaha Ave E
St Paul, MN

Description

Mechanical gas, Mechanical Refrigeration and Warm Air Permits. \$600.00

Total \$5980.00

All material listed above is guaranteed as specified.
All work will be completed in a professional manner.
Line voltage wiring is not included unless specified
above. Any sheetrock, plaster, and/or paint repair is
not included in this estimate.

**Stern Heating & Cooling, Inc. will match
or beat any competitors reasonable,
written bid.**

The above listed prices, specifications and conditions are
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to do work as specified. 50% down on acceptance of
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Authorized Signature 

Consultant: Benjamin Stern

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Acceptance Date: _____

Signature _____

CODA CONSTRUCTION

PROPOSAL

Date: January 18, 2024

Project title: 1262 Minnehaha

Project description: code compliance rehab

DESCRIPTION	COST
1. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment. 2.Repair walls, ceiling and floors throughout, as necessary. 3.Prepare and paint interior and exterior as necessary 4. Provide fire block construction as necessary and seal chases in basement ceiling. 5. Where wall and ceiling covering is removed install full thickness or code-specified insulation. 6. Air-seal and insulate attic/access door. 7. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation 8. Provide weather sealed, air sealed and vermin sealed exterior. 9. Repair siding, soffit, fascia, trim, etc. as necessary. 10. Provide proper drainage around house to direct water away from foundation of house. 11. Provide proper drainage around house to direct water away from foundation of garage. 12. Strap or support top of stair stringers for structural stability. 13. Install downspouts and a complete gutter system. 14. Install rain leaders to direct drainage away from foundation. 15. Provide general rehabilitation of garage. 16. Install address numbers visible from street and on the alley side of garage 17. Remove trees which are against foundation of home and garage. 18. Grade must drain away from foundation of dwelling. 6 inch clearance between wood and soil. 19.Guardrails and handrails at front steps and steps to boulevard to be code compliant 20 .Replace rotted sheathing on garage, even if slightly rotted. 21.Replace basement egress window hardware or entire window. 22. Patch hole/hatch in upper bedroom in an approved manner. 23. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, 24. Provide complete storms and screens, in good repair for all door and window openings. 25. Provide functional hardware at all doors and windows. 26. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. 27. Repair or replace damaged doors and frames as necessary, including storm doors. 28. Weather seal exterior doors, threshold and weather-stripping. 29. Install floor covering in bathroom and kitchen that is impervious to water.	
TOTAL	\$ 8,500.00

Ian Prince - Coda Construction BC 727297



Tim Kunkel Electric L.L.C.

1838 Laurel Avenue
Saint Paul, MN 55104

Phone- (651) 353-1072

Email- timkunkelelectric@gmail.com

Web- www.timkunkelelectric.com

MN License- EA665176

Page 1 of 2

Attention:

James Irving

Proposal

Name: Hermanson Investments LLC, Eric Hermanson	Date: 1/17/24
Address: 15 Gideons Point Road	Job Address: 1262 Minnehaha Avenue E., SAINT PAUL
City/St/Zip: Tonka Bay, MN 55331	Contact/LB/HN:
Phone: c/o James Irving @ Grand Realty	Project Name/PO:

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

1. SECOND FLOOR

- Replace 3 existing receptacles, AFCI/GFCI protect as necessary
- Replace 2 existing switches, GFCI protect if necessary

2. MAIN FLOOR REAR BEDROOM

- Replace 3 existing receptacles, AFCI/GFCI protect as necessary
- Replace 1 existing switch, GFCI protect if necessary

3. MAIN FLOOR FRONT BEDROOM

- Replace 3 existing receptacles, AFCI/GFCI protect as necessary
- Replace 1 existing switch, GFCI protect if necessary

4. MAIN FLOOR HALLWAY

- Replace 1 existing switch, GFCI protect if necessary
- Verify proper location of hardwired smoke detector, install new if necessary

5. LIVING ROOM

- Replace 5 existing receptacles, AFCI/GFCI protect as necessary
- Replace 2 existing switches, GFCI protect if necessary

6. KITCHEN

- Replace 2 existing wall receptacles, AFCI/GFCI protect as necessary
- Abandon 1 partially covered receptacle at kitchen counter, install 1x 20 amp circuit and 2x new wall receptacles (1 left and 1 right of sink)
- Replace 2 existing switches, GFCI protect if necessary

7. BASEMENT BEDROOM

- Replace 6 existing wall receptacles, AFCI/GFCI protect as necessary
- Replace 1 existing switch, GFCI protect if necessary

8. BASEMENT/MISCELLANEOUS

- Install powervent receptacle, GFCI protected
- GFCI protect 2 existing wall receptacles in main area of basement
- GFCI protect 120 volt laundry receptacle(s)
- Permanently disconnect garage wiring
- Verify code compliant furnace circuit/wiring
- Install KO seals throughout
- Remove ceiling/wall lights throughout entire house, ensure proper electrical box is present, reinstall existing fixtures
- City of Saint Paul electrical permit fees

****PAYMENTS MADE BY CREDIT CARD WILL INCUR AN ADDITIONAL 3% FEE IN ADDITION TO PROPOSAL/OPTIONAL ITEMS COST.****



Tim Kunkel Electric L.L.C.

1838 Laurel Avenue
Saint Paul, MN 55104
Phone- (651) 353-1072
Email- timkunkelelectric@gmail.com
Web- www.timkunkelelectric.com
MN License- EA665176

Page 2 of 2

Attention:

James Irving

Proposal

Name: Hermanson Investments LLC, Eric Hermanson	Date: 1/17/24
Address: 15 Gideons Point Road	Job Address: 1262 Minnehaha Avenue E., SAINT PAUL
City/St/Zip: Tonka Bay, MN 55331	Contact/LB/HN:
Phone: c/o James Irving @ Grand Realty	Project Name/PO:

We Propose hereby to furnish material and labor - complete in accordance with these specifications for the sum of: \$

Seven Thousand One Hundred Ninety Dollars

Payable as follows:

40% due at job start, remainder due in full upon completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays are beyond our control. Owner to carry fire, tornado, and other necessary insurance. Line item prices may be listed for reference only, prices are based on job in it's entirety except where noted as options. Standard devices (switches, receptacles etc...) will be installed in included price, dimmers/decora/nonstandard colors or plates are NOT included in price. Any material removed during the course of this job can be salvaged, disposed of or recycled at Tim Kunkel Electric L.L.C.'s **OPTION**. Unless noted fixtures are to be provided by owner.

Contractors Notice to Owner: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions. Under Minnesota 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 completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or materials for the improvement and who gave you timely notice.

Payment must be received by 15th day after completion of work. \$150.00 or 10% minimum collection fee on unpaid accounts.

This proposal may be withdrawn if not accepted within 14 days.

Acceptance of Proposal

The above cost, specifications, and project terms are satisfactory and therefore accepted. You are authorized to complete the project as specified. Payment will be made as specified above.

Signature:

Please print: _____

Date Accepted: _____