

From: [Kyle Runbeck](#)
To: [Joanna Zimny](#)
Subject: Re: Estimate for 887 Charles Ave from Ground Electric
Date: Monday, September 9, 2024 8:46:26 AM

Think Before You Click: This email originated **outside** our organization.

Hi Joanna,

Please forward this to whoever it concerns.

I'm going to need another extension for the stage we're at in the process because I'm still waiting on the rest of the estimates for the HVAC and plumbing. Every business I contacted is very booked up and there was no way for me to get the estimates done before today.

I finally have a plumber coming to do an estimate today at 1 PM by Kelly Plumbing.

Here's a copy of the email:

"We can have an estimator arrive at 887 Charles Ave on Monday, September 9, between 1 – 1:30pm *pending prompt response.

Autumn A. Tracy, MPA
Operations Manager
Kelly Plumbing & Heating, Inc.
1932 St. Clair Avenue, St. Paul, MN 55105
651.699.1232 | office@kellyplumbinginc.com"

And I have Boehm Heating coming for an estimate, but that's on the evening of Sept 18. unless someone cancels and they can get there sooner.

Here's the confirmation email by Boehm:

"Our estimate calendar is booking out a couple weeks; we have an opening the evening of Wed 9/18. Jeff would arrive between 5-6pm. We can certainly try to move this up sooner if we have any cancellations in the meantime."

I'm still trying to get additional estimates.

I had another electrical estimate done last Friday by Elofson Electric, but he hasn't sent me that estimate yet.

Sorry for the added delay, but I'm on their schedules and I should have all the estimates within a couple weeks.

In the meantime, I would ask that the \$75000 old estimate, (which I have not been given a copy of the details that came up with that number) be reduced by at least half, given the currently listed scope of work to get the house up to code.

I would also ask that the property be considered to be placed back to category 1 or 2 vacant property because a couple of the inspectors mentioned that the house is in much better

condition than the average category 3 property. So it doesn't seem right for it to remain as a category 3.

Again thank you for your patience, I'm on the schedules for all the estimates but I can't make them come over any sooner than what they have available.

Thanks!

Kyle

On Thu, Sep 5, 2024, 2:14 PM Kyle Runbeck <kyle.runbeck@gmail.com> wrote:

Hi Joanna,

Is this the kind of estimate that I'm supposed to send to you?

This is one is for the electrical work.

I have other estimates from other well established local businesses, like Kelly plumbing and Boehm heating scheduled but they haven't showed up yet.

Looking at the scope of work to be done, obviously the \$75000 estimate is way off and should be cut in half if not more.

----- Forwarded message -----

From: **Ground Electric** <quickbooks@notification.intuit.com>

Date: Thu, Sep 5, 2024, 5:42 AM

Subject: Estimate 1826 from Ground Electric

To: <kyle.runbeck@gmail.com>

ESTIMATE 1826 DETAILS



Ground Electric



\$3,550.00

Review and approve

Powered by QuickBooks

Dear Kyle Runbeck,

Please review the estimate below. Feel free to contact us if you have any questions.

We look forward to working with you.

Thanks for your business!

Ground Electric

Address

Kyle Runbeck
[887 Charles Ave](#)
[St Paul, MN 55104](#)

Ship to

Kyle Runbeck
[887 Charles Ave](#)
[St Paul, MN 55104](#)

Sales

\$2,450.00

Furnish and install AFCI/GFCI breakers on required circuits

14 X \$175.00

Sales	\$100.00
Install GFI protection in Garage	
1 X \$100.00	
Sales	\$0.00
Correct mis-wired receptacles for reversed polarity, quantity to be determined	
0 X \$50.00	
Sales	\$450.00
Fish new 20A circuit to dining room receptacles	
3 X \$150.00	
Sales	\$250.00
Cut and fish new light location at 2nd floor stairs, install owner-provided fixture	
1 X \$250.00	
Sales	\$150.00
Rework/resolve Bathroom GFI receptacle wiring	
1 X \$150.00	
Sales	\$150.00
Rework/reroute exterior ground wire	
1 X \$150.00	

Total \$3,550.00

Review and approve

Ground Electric

[1407 Albany Ave Saint Paul, MN 55108](#)

(651) 767-2887 groundelectricmn@gmail.com

If you receive an email that seems fraudulent, please check with the business owner before paying.



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