



LOEB HOUSE QUOTE

2327 Wycliff Street, Ste 138
 St. Paul, MN 55114
 Office: 763-390-6785
 Email: info@intactmn.com

Date: 7/17/2023

Bill To:
 Intact Properties

Property:
 1082 Loeb St
 St. Paul, MN 55117

Job
Per Outline Below

Labor/Material	Contractor	Main Contact	Phone #	Budget
Plumbing	Bruce Nelson	Tony Jastram	651-738-9354	\$ 15,100.00
Electrical	Manor Electric	Tim Gorski	763-479-4170	\$ 8,800.00
Kitchen	Wise Design & Remodel	Phil Hide	612-849-2515	\$ 5,148.00
HVAC	Air Mechanical	Greg Dustin	651-493-6580	\$ 17,190.00
Roof	Minnesota Valley Roofing	Alex Luebbert	612-590-2522	\$ 28,550.00
Insulation	Koala Insulation		952-213-5227	\$ 10,000.00
Skim Coat/Painting	Intact Building Services	Edwardo Rikprashad	763-390-6785	\$ 7,000.00
Flooring	Intact Building Services	Edwardo Rikprashad	763-390-6785	\$ 2,000.00
Construction Clean	Intact Building Services	Edwardo Rikprashad	763-390-6785	\$ 1,000.00
Contingency				\$ 5,000.00
Grand Total:				\$ 99,788.00

This proposal is considered confidential and for the sole and exclusive use of the potential customer identified therein. The information contained herein shall not be shared, duplicated or otherwise disseminated to anyone else without the express written permission of Intact.

Intact has developed its business model, products, techniques and other information which are highly proprietary to it and were developed at substantial time and expense, Prospective customer agrees to keep confidential this quotation for services and not to disclose it to any other party.



Koala Insulation of Twin Cities West

Intact MN
Intact MN
2327 Wycliff St, Ste 138
Saint Paul, MN 55114

✉ eduardo@intactmn.com

ESTIMATE	#3840
ESTIMATE DATE	Jul 17, 2023
EXPIRATION DATE	Aug 16, 2023
TOTAL	\$10,000.00

SERVICE ADDRESS

1082 Loeb St
Saint Paul, MN 55117

CONTACT US

1715 7th st W, #16012
Saint Paul, MN 55116

☎ (952) 213-5227

✉ tcwops@koalainsulation.com

ESTIMATE

Services

Blown-In Insulation - Cellulose R-49

Cellulose Blown-In insulation service. Up to R-49 (14.41" nominal depth) across all attic floor space which overlies conditioned living space. Install baffles in attic ceiling cavities with soffit access. Build up attic hatch and insulate attic hatch cover as needed. Depth gauges to be installed to verify insulation depth throughout attic. Remove any mess and unused materials at Koala's expense.

Spray Foam - Closed Cell 3"

Closed-Cell SPF insulation with a nominal thickness of 3" to achieve approximately R-21. Cleaning and removal of mess and unused materials at contractor expense.

Batt (Blanket) Insulation - Fiberglass Batt R-21

Install fiberglass batt / blanket insulation in exterior 2"x6" wall cavities to achieve R-19. Install 4mm thickness vapor barrier. Highest quality (Grade 1) installation GUARANTEED. Reputable national brand fiberglass insulation. Limited Lifetime Warranty included.

Accessory Sales - Can Light Cover

Install insulated cover over recessed can lights to air seal and insulate recessed can lights. Limited Lifetime Warranty included.

Accessory Sales - Attic Air Sealing

Attic air sealing service. Install single component foam to seal accessible wall top-plates, HVAC boots, around any electrical and lighting, and any other protrusion from the living space to the attic. Limited Lifetime Warranty included.

Subtotal	\$10,000.00
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Total	\$10,000.00
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DELIVERING EFFICIENCY. IMPROVING COMFORT!

Koala insulation provides full coverage, high-performance insulation services. Outstanding workmanship backed by our satisfaction guarantee and Limited Lifetime Warranty. ESTIMATE- Any estimate is valid for 15 days so work must be scheduled and completed within 15 days from estimate issue date or subject to repricing.



7012 6th St. N.
 Oakdale MN 55128
 (651) 738-9354, (612) 714-2802
 DColestock@brucenelsonph.com

Estimate

ESTIMATE #	1023561640
DATE	07/14/2023
PO #	

SERVICE LOCATION
House 1082 Loeb Street Saint Paul, MN 55117

CUSTOMER
Intact 2327 Wycliff Street 138 Saint Paul, MN 55114

DESCRIPTION	<p>Scope of plumbing and natural gas work per code compliance report dated 2-14-23</p> <p>Provide and install new waste, vent, and waters to the following fixtures and appliances-</p> <ul style="list-style-type: none"> 1- Toilet 1- Lavatory sink and faucet 1- Bathtub/shower and anti scald/pressure balance shower valve 1- Kitchen sink and faucet 1- Dishwasher 1- Clothes washer 1- Laundry tub and faucet 2- Lawn faucets with vacuum breakers 1 40 gallon atmospheric water heater <p>-Demo existing plumbing stack, tie onto existing cast iron above floor, and install new PVC pipe and fittings. -Break open existing basement floor to install new front clean out -Break open basement floor in laundry area to install new waste line for laundry and new floor drain. -Install new tub waste and overflow per code corrections -Install new PVC waste and vent to kitchen. Run new vent out roof in kitchen area -Install new 4" PVC vent from bathroom stack to meet current plumbing cross sectional venting code -Install new 2" PVC waste line to kitchen sink per plumbing code -Install new 1" pex water line from meter to first take off. -Install all water lines to plumbing code -Install isolation valves for new lawn faucets</p> <hr/> <p>Provide new gas piping to the following appliances-</p> <ul style="list-style-type: none"> 1- Water heater 1- Furnace 1- Gas cook range 1- Clothes dryer <p>-Demo all existing gas supplies -Tie onto existing gas ball valve in basement -Install new gas piping to the appliances listed above in gas section of scope -Test all new gas piping and have inspected</p>
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Includes-
Permit and inspections

Excludes-
Providing of plumbing fixtures
Roof patching for new vent penetrations
New atmospheric water heater

Estimate

Description	Qty	Rate	Total
Residential Plumbing As Proposed	1.00	\$15,100.00	\$15,100.00

CUSTOMER MESSAGE

Estimate Total:

\$15,100.00

Payment Terms

- § 50% down payment with progress payments
- § Remainder due upon completion
- § Credit card or debit card payments will be subject to an additional 4% service fee

Due to market volatility and fluctuating material prices, quotes are subject to change after 48 hours

Exceptions/Terms & Conditions

- § All work to be performed is based on regular hour pricing, unless otherwise specified above.
- § General contractor/owner is responsible for all layout of work and must be completed prior to the start of the job.
- § General contractor/owner to provide reasonable access to work area and to minimize mobilizations and down time.
- § No soil corrections, i.e. dewatering, rock removal, frost removal, etc.
- § No floor cutting and/or patching.
- § No wall cutting and/or patching.
- § No roof patching.
- § No outside utilities or SAC & WAC fees.
- § No pipe insulation figured unless noted above.
- § Energy Codes are not figured in bid total.
- § Permit and inspection costs are not included in the bid total, unless otherwise specified above.
- § General contractor/owner is responsible for opening and patching of walls, ceilings, and floors, unless otherwise specified above.
- § Bruce Nelson Plumbing & Heating Service, Inc. is not responsible for the cutting of any lines that are located within the concrete or directly below it, i.e. power, phone, electrical, fuel, conduit, etc., and will not be held liable for repair of any such lines. All such lines should be sufficiently buried below grade.
- § No electrical work to be performed, unless otherwise specified above.
- § Any work outside the scope of work listed above will not be performed without a signed change order.
- § 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 their contributions.
- § 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 unless we give you a lien waiver signed by persons who supplied any labor or materials for the improvement, and who gave you a timely notice.
- § Materials and fixtures provided & installed by Bruce Nelson Plumbing & Heating Service carry a 1-year parts & labor warranty.
- § Bruce Nelson Plumbing & Heating Service recommends all fixtures and materials be supplied by us. This greatly increases our ability to resolve problems that can and do come up and to reduce extra costs. If additional work is required for owner provided fixtures/equipment, it considered a continuation of work and will be charged on a time and material basis. The purchaser or manufacture furnishes warranty.

Thank You for allowing Bruce Nelson Plumbing and Heating Service, Inc. to submit this proposal and we look forward to working with you.



5350 Pioneer Creek Drive
 Suite 3
 Maple Plain, MN 55359
 Phone (763) 479-4170
 Fax (763) 479-4420

Proposal

Proposal Number P8201
 Proposal Date 7/14/2023

Intact Properties
 2327 Wycliff Street
 Suite 138
 St Paul
 Edwardo

MN 55114-

Job: 1082 Loeb St.

Attn:

Job No	Customer PO	Phone	Fax Number	Contact
				Edwardo
Description				Price

Entry room- Hard pipe light fixture center of room, install new fixture	8,800.00
Dining- Eliminate wall sconce and switch, New Light fixture in center of the room	
Kitchen- Relocate oven outlet lower on the wall, Relocate and GFCI protect Dishwasher, GFCI protect countertop outlets, Hard pipe switch for above sink, Hard pipe switch for new light fixture, New fixtures above sink and add light in center of kitchen area, New fixture in the pantry	
Bedroom 1- New ceiling fan	
Bedroom 2- New Ceiling Fan	
Hallway- 2 new fixtures	
Bathroom- New Vanity light, Wire new Exhaust fan	
Bedroom 3- New ceiling fan and new light fixture	
Side entry- Hard pipe switches in stairwell to 3 locations, new light fixture	
Basement- 5 new light fixture, Hard pipe switch for 5 lights, GFCI protect laundry outlets	
Exterior- New motion light by side entry, New Sconce by main entry (look into how it is controlled) Entry room light new fixture and hard pipe new switch, Eliminate exterior whip from entry outlet box	
Garage- GFCI protect garage entirely, 2 new exterior light fixtures, 2 new LED strip lights for garage	
Hardwire CO2 and smokes to Code	
Notes:	
Permit is included	
Swap Light Fixture \$75.00 per unit	
Swap Ceiling fans \$150.00 per unit	
All fixtures and light bulbs provided by others	
To swap out outlets and switches \$30.00 per unit, plus Arc Fault breakers \$75.00 per unit.	

**** NOTICE ****

Invoices paid via Credit Card will incur a 3% fee upon payment. We accept MC, VISA, AMEX

Due to the volatility of the materials market and delivery there may be additional pricing

All pricing is good for 30 days.

Signature: _____

Total Amount Due:

8,800.00

We are a woman owned small business enterprise!



2327 Wycliff St Ste 110 • Saint Paul, MN 55114-1338 • Phone: 612 849 2515

Job Address:
1082 Loeb Street
St Paul, MN 55117

Print Date: 7-17-2023

Proposal for Edwardo

Proposal for Cabinets and Counters:

Work not included in proposal:

Demo of existing and site prep - by others.

Floor prep under counters - Sub floor needs to be sound and secure before installation.

Assumes dumpster on site for disposal of our trash - minimal packaging and counter cut offs.

No painting, no caulking, no drywall repairs.

Items	Description
Zonavita Cabinets	Supply Zonavita melamine kitchen Base cabinets: 1 sink base - 36" 1 base cabinet with drawer - 24" 2 base cabinets with drawer - 12" End panel x 1. Toe kick x 2. Corner panel/trim x 1 Wall cleat for counter support.
Sink	Supply 2 bowl stainless steel drop in kitchen sink. *Sink only, no drain or faucet*
Hardware / Handles	Supply handles/pulls for cabinets. x 8.
Counters - Laminate	Supply Laminate counters for base cabinets with mitered corner. Custom craft Laminate Counter - Menards.
Measure and Material delivery.	Attend site for measure and order materials
Installation	Installation of cabinets and panels. Installation of laminate counter. Installation of sink - dry fit. Installation of hardware.
Clean up	Clear site of our materials and debris into provided dumpster by client.

Total Price: \$5,148.00

I confirm that my action here represents my electronic signature and is binding.

Signature: _____

Date: _____

Print Name: _____

MECHANICAL

AIR SYSTEMS, INC.

6995 20th Ave South – Centerville – MN – 55038 | Phone 651.493.6580 | www.mechairsystems.com

Proposal:

DATE: July 17, 2023
SUBMITTED TO: Intact
ATTN: Edwardo
JOB NAME: 1082 Loeb Street
JOB LOCATION: St Paul, MN

(1) 60,000 BTUH 80% efficient furnace
Reconnect existing supply/return air ductwork
Reconnect existing control wiring
Install new flue liner and new flue venting for furnace and water heater
Install new dryer vent hood and ductwork
Install new floor supply/return air grilles where needed
Support existing gas piping and cap all disconnect gas lines
Permit

Excludes:
: Electrical Power Wiring
: Replacement of Registers
: Ductwork Cleaning

PRICE: \$13,600

Furnish and install 2-ton condensing unit, refrigeration piping and control wiring

PRICE: \$3,590

Minnesota Valley Roofing & Restroation
BC740351
1251 W 82nd st
Chaska , MN 55318
Phone: 6125902522
Email: Alexluebbert96@gmail.com
Contact: Project Manager; Alex Luebbert



Customer Address

Intact Properties LLC
1083 Loeb street
Saint Paul , MN

Quote # 239

Date: 07/12/2023

Description	Total
Roof, house & garage R & R 3 top shingles, up grade with a Arquitec shingles, I & W, synthetic underlayment, starters, h & r, metal vents .	\$9,800.00
Roof Braised the drafts on the house	\$2,500.00
Fascial & Soffit, house & garage Wrap white aluminum coil, code ventilation, remove & replace damage fascial & soffit before wrap	\$9,000.00
Garage Remove & replace 3 windows	\$1,650.00
Labor & materials included	\$0.00
Garage siding Underlayment, vynil siding, 4 outside corners,	\$4,400.00
City permit	\$250.00
Deck & stairs labor & materials Remove & replace sliding door stairs with ralling on one side	\$950.00
Total	\$28,550.00

Notes

Customer provide dumpster

Terms and Conditions

Scope of Work: Company will provide services as described in the attached quote. Company will provide all services, materials, labor, tools, and equipment needed for completion of services.

Payment Terms: A down payment of 50% is due upon acceptance of quote. The balance of the contract is due the day of project completion.

Change Order: Any deviation from the above quote involving a change in the scope of work or any additional costs will be executed only with a written change order signed and dated by both the Company and Customer.

Warranty: Company warrants all work will be performed in a good and workmanlike manner. Any warranties for parts or materials are subject to manufacturer terms on such products.

Conditions: This proposal is valid for 30 days. Company reserves the right to withdraw this proposal or re-quote the project if contract acceptance is beyond 30 days.

Name

Date