

Vang, Mai (CI-StPaul)

From: Khai LIM <seanlim2000@msn.com>
Sent: Wednesday, August 4, 2021 12:40 PM
To: Vang, Mai (CI-StPaul)
Subject: Re: 904 Charlotte- revised paperwork before next 8/10 conference call
Attachments: 904 VB 1 1.pdf; 904 VB 1 2.pdf; 904 VB 1 3.pdf; 904 VB 1.pdf; 904 VB 2 1.pdf; 904 VB 2 2.pdf; 904 VB 2.pdf

Importance: High

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

Hi Mai,

Here are more revised paperwork for next conference call on 8/10/2021:

1. revised building repair bid, total 2 pages
2. revised plumbing repair bid
3. TCF bank account a/c 9285 balance
4. Affidavit available funds
5. list of the start dates for each contractors
6. cover letter to include all contractors' bids

Please review and let me know if you need anything else before out next conference all on 8/10/2021.

Please advice what time on 8/10/2021 that City will call us.

Thanks

Shu 612-310-6185

From: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>
Sent: Monday, July 26, 2021 7:57 AM
To: Khai LIM <seanlim2000@msn.com>
Subject: RE: 904 Charlotte- signed bid

Yes

Mai Vang

City Council Offices – Legislative Hearings
15 W Kellogg Blvd, 310 City Hall
Saint Paul, MN 55102

M: (651) 266-8585 | D: (651) 266-8563
Legislative Hearing Appeals – www.stpaul.gov/legislative-hearings



From: Khai LIM <seanlim2000@msn.com>
Sent: Sunday, July 25, 2021 10:38 AM
To: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>
Subject: Re: 904 Charlotte- signed bid

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

Hi Mai,

Can you please confirm if you receive all signed bids paper you request? Thanks

Shu 612-310-6185

From: Khai LIM <seanlim2000@msn.com>
Sent: Friday, July 23, 2021 9:09 AM
To: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>
Subject: 904 Charlotte- signed bid

Hi Mai,

Here is the signed bids.

Please confirm once you receive this.

Thanks.

Shu 612-310-6185

Khai Hong Lim & Shu Ping Teoh
839 Brenner Ave
Roseville, MN 55113

August 04, 2021

Mai Vang & Hearing Officer
Dept Safety & Inspection
375 Jackson St, Suite 220
St Paul, MN 55101

Dear Mai,

**RE: Estimation and Proof of Fund to repair Vacant Building
at 904 Charlotte St, St Paul, MN 55104**

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Enclosed are the contractors' bids to start the repair works and other related paperwork at 904 Charlotte St, St Paul, MN 55104:

item	amount
1. Code Compliance Report, date 05/12/2021.	
2. Proof of Fund, TCF Bank, A/C 9285 total	\$81,533
3. Heating estimation (Twin City Heating & Air)	\$1,905
4. Plumbing estimation (Carlson Plumbing)	\$3,000
5. Building estimation (Lead Investigative Service)	\$19,603
6. Electric estimation (Sunshine Electric)	\$2,950
Total estimation is \$27,458	
7. code compliance report fee \$493, paid on 04/19/2021	
8. performance bond \$5000, paid on 04/19/2021	

(revised & attached)
(revised & attached)

Our contact info is as followed:

Khai Lim Tel: 612-237-8283 (for conference call)
Shu Teoh tel 612-310-6185 (for additional paperwork)
email: seanlim2000@msn.com
mailing address: 839 Brenner Ave, Roseville, MN 55113

Should you have any questions, please feel free to call Khai 612-237-8283, or Shu 612-310-6185, or email. We appreciate for your promptly response on this matter. Thank you.

Sincerely Yours,



Khai Lim/Owner of 904 Charlotte St

Lead Investigative Services, Inc.
501 North Dale Street
St. Paul, MN 55103
651) 403-2266
FAX (651) 298-1915

PROPOSAL

PROPOSAL NO. 1

PROJECT: 904 Charlotte Street
St. Paul, MN

PROPOSAL FOR: Code Compliance

PROPOSAL DATE: August 3, 2021

TO: Khai Hong Lim

We hereby submit specifications and estimate for performing code compliance repairs @ 904
Charlotte Street, St. Paul, MN.

The scope of work is as follows:

1. Dry out basement and eliminate source of moisture.
2. Weather seal exterior doors, threshold and weather-stripping.
3. Install floor covering in bathroom and kitchen that is impervious to water.
4. Repair walls, ceiling and floors throughout, as necessary.
5. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
6. Air-seal and insulate attic/access door.
7. Install Smoke Detectors/Carbon Monoxide Detectors
8. Provide major clean-up of premises.
9. Install water-proof enclosure in shower area.
10. Provide weather sealed, air sealed and vermin sealed exterior.
11. Repair siding, soffit, fascia, trim, etc. as necessary.
12. Remove mold, mildew and moldy or water damaged materials.
13. Provide proper drainage around house to direct water away from foundation of house.
14. Install downspouts and a complete gutter system.
15. Remove trees which are against foundation of home and garage.
16. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return handrail ends into a newel post or wall per attachment.
17. Strap or support top of stair, stringers for structural stability.

18. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
19. Provide complete storms and screens, in good repair for all door and window openings.
20. Provide functional hardware at all doors and windows.
21. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
22. Repair or replace damaged doors and frames as necessary, including storm doors.
23. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

All repairs will be made with Code Compliance Report File#: 13 244253 VB3.
All items will be brought to code and permits will be pulled to make sure.
The cost of the permit will be the new owner's responsibility.

We hereby propose to furnish labor and materials- complete in accordance with the above specifications for **Nineteen Thousand Six Hundred-three Dollars & 00/100 (\$19,603.00)** with payment to be made as follows: One-third due upon order to proceed and final payment due upon completion of work.

All service is guaranteed to be as specified. Any alteration or deviation from above specifications involving extra cost, will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Upon signing this proposal, the Owner authorizes the Contractor to proceed with the project and this proposal becomes a binding contract. If said project is cancelled thereafter, the Owner shall be responsible for all expenses incurred by the Contractor in the execution of the contract.

Lead Investigative Services, Inc.

By  Contractor

Date 8/3/21

Khai Hong Lim

By  Owners

Date 08/04/2021

Carlson Plumbing, Inc.

Commercial - Residential - Hot Water heat - RPZ Testing

16440 7th Street Ln. S., Lakeland, MN 55043

Phone: (651) 291-7788 Fax: (651) 436-8129

E-mail: carlsonplumbingmn@gmail.com

ESTIMATE

Date Estimate #

6/17/2021

4222

Bill To:

Khai Lim
839 Brenner Avenue
Roseville, MN 55113

Job Site:

904 Charlotte Avenue
St. Paul, MN 55104

Scope of Work	Grand Total
Vent dryer Install clean out Install chimney liner Raise meter up Install backflow preventers on hydrants Install shut off valve on ranges Price includes labor, material and permit	3,000.00
Grand Total	\$3,000.00

This property is subject to a pre-lien. Please sign below and return within 30 days.

Signature


08/01/2021
(owner)

Khair Hong Lim & Shu Ping Teoh
839 Brenner Ave
Roseville, MN 55113

July 27, 2021

Mai Vang & Hearing Officer
Dept Safety & Inspection
375 Jackson St, Suite 220
St Paul, MN 55101

Dear Mai,

**RE: Contractors jobs start date for repairing Vacant Building
at 904 Charlotte St, St Paul, MN 55104**

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Enclosed are the schedule of contractors' projects start date:

Contractors:	job start date:
1. Heating (Twin City Heating & Air)	08/15/2021
2. Plumbing (Carlson Plumbing)	08/15/2021
3. Building (Lead Investigative Service)	09/01/2021
4. Electric (Sunshine Electric)	08/15/2021

Should you have any questions, please feel free to call Khair 612-237-8283,
or Shu 612-310-6185, or email.

We appreciate for your promptly response on this matter.

Thank you.

Sincerely Yours,



Khair Lim/Owner of 904 Charlotte St



Now part of
The Huntington National Bank

SHU-PING TEOH
839 BRENNER AVE
ROSEVILLE MN 55113-1953

TCF National Bank

JUL 01 2021

Banking Center 2900
291070001

Page 1
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Direct inquiries to:
1-800-823-2265

TCF National Bank
PO Box 190
Minneapolis, MN 55440-0190

[Signature] 7-01-21
T28749
Astre Munguia

Last statement: May 27, 2021
This statement: June 27, 2021
Total days in statement period: 31

THANK YOU FOR BANKING WITH US!

TCF Premier Checking

You have opted-out of TCF's authorization and payment of overdrafts on your ATM and everyday debit card transactions.

Account number
Enclosures
Low balance
Average balance

1
\$79,632.55
\$81,226.10

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
05-27	Beginning balance			\$79,632.55
06-02	Deposit	1,900.00		81,532.55
06-27	Interest Payment	.68		81,533.23
06-27	Ending totals	1,900.68	.00	\$81,533.23

INTEREST INFORMATION

Annual percentage yield earned
Interest-bearing days
Average balance for APY
Interest earned

0.01%
31
\$81,164.81
\$0.68



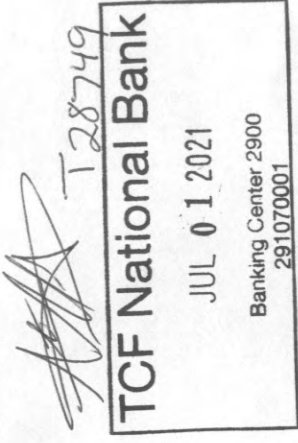
ASTRE MUNGUIA
Relationship Banker
3836 Lexington Ave
Shoreview, MN 55126

P 612.317.4861 F 651.415.9891
E. astre.munguia@tcfbank.com

AFFIDAVIT OF AVAILABLE FUNDS-

Date: 07/01/2021

Re: (Property Address) 904 Charlotte Ave
St Paul NW 55104
owners - Khai Lim & Shu Ping Teoh.



To Whom It May Concern:

I, Shu Ping Teoh, the undersigned, confirm that the amount of

\$81,533.23 (amount) in a (Type of Account) checking account

[Redacted] at TCF bank (Name of Bank or Financial

Institution) will be dedicated for the repairs identified in the Code Compliance Report for the above-referenced address and that these funds are sufficient to complete those repairs based on the bids and estimates I have provided to the City of Saint Paul in a work plan for rehabilitating the property and receiving a Certificate of Code Compliance for the same.

[Signature]
Signature

07/01/2021
Date

[Signature]
Witness Signature

7.01.21
Date