

**Vang, Mai (CI-StPaul)**

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**From:** Lee and Anh Cooper <lacooper.family@yahoo.com>  
**Sent:** Tuesday, October 4, 2022 12:28 AM  
**To:** \*CI-StPaul\_LegislativeHearings  
**Subject:** attachment B for 10/4/22 hearing receipt number 536296  
**Attachments:** HL 1040 Selby Dining room-1-1.pdf

Attached is the contract with Hung Ly which was drafted in April, started in May, and second milestone payment made in July.

Lee Cooper

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## HL Construction LLC

April 15, 2022

Att: Anh and Lee Cooper  
Cajun Steak and Seafood  
1040 Selby Ave.  
St. Paul, MN

### Ref: Tenant Improvement Proposal for Cajun Steak and Seafood

**The Construction will be completed 2 months after building and permits are issued by the city of St. Paul.**

Based on our meeting and phone conversation the following is our proposal construction Management services to be performed. Scope of Work as follows:

#### 1) Construction (According to the blueprint) Dining Room

ACT Ceiling  
Dry walls  
2 doors  
HVAC floor and wall opening for HVAC ducts  
Mud, tape, finish walls only on the dining room side  
Dumpster  
Building permit only

**NO Finish work at adjacent spaces, ONLY clean up and drywalls**  
**NO Trash enclosure at this phase**

#### 2) Electrical work (labor and basic material)

Install recessed lights and switch, recessed lights furnished by owner  
Wiring at dining, at new gas furnace, at RTU, at new AC  
Exit sign  
Electrical Permit

**Option: install a sub panel: 1p 30 space 100A at \$2,000**  
**Not included**

#### 3) Plumbing

No Plumbing Work

4) HVAC – Mechanical: Separate contract

5. Sprinkler: NO WORK

6) Dumpsters.....

7) Cut Concrete Floor: NOT WORK.....

6) Drawings.....

7) Construction Management/Site Supervision.....

Contractor's Fee

Overhead lost /profit

8) Contingency.....Omitted

*Exclude the pendant and chandelier light fixtures, pedicure chairs, manicure tables, double sinks and faucet, business signage, and decorative items by owner.*

*Permit and WAC and SAC charge by owner.*

**GRAND TOTAL: \$28,600**

**First payment requested: @ 50%: \$14,300**

**Second payment requested: @ 40%: \$11,440**

**Final payment requested: 10%: \$2,860**

Invoicing & Payments

50% Deposit at time of signing the contract, 40% after drywall, electrical, and HVAC passed inspection, and 10% at final inspection passed.

In addition, all payments are due within five (5) days of being submit. Failure to fulfill this obligation will result in an immediate ceasing of work.

A resumption of work will begin upon receipt of the outstanding payment. In the event of any delays such as permits, design changes, or outstanding

Other conditions:

The approval of the above scope of work depends on other building factors such as 1000A electrical panel, electrical clean up, new gas meter, etc. These conditions may need to be improved prior to the approval of the above scope of work. Management Consulting Services is only responsible for the above agreed items.

**\*\*CHANGE ORDERS.** All extra work as well as any other modifications or additions to this contract shall be specified and approved by both parties in a written Change Order. All change Orders shall become a part of this contract and shall be incorporated herein.

Sincerely yours,  
Agreed and Approved

\_\_\_\_\_  
Sign

\_\_\_\_\_  
Hung Ly  
Print Name

\_\_\_\_\_  
04/20/22  
Date

\_\_\_\_\_  
Sign

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

Warranty:

Contractor/Construction Manager warrants the project will be habitable and constructed in a good and workmanlike manner and free from defects in material and workmanship for a period of one year following the date of Substantial Completion