

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

26th February 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 3rd March 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.

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## **Financing**

Mr Hermanson, as administered by Grand Realty, collects gross monthly rents of \$35,865 as of today. These funds will be readily available to pay for the costs associated with the work. Our current bids are totalled at \$28,170 with \$2,263 of that total having been pre-paid for the water heater currently on-site.

All of the contractors involved in the project have histories with Grand Realty exceeding 10 years and, in some cases, almost double that. Since our switch to our current software in 2014 I can see that our maintenance spend with these combined vendors is a little over \$460,000. That is separate from the many construction projects we have helped our clients oversee with these same vendors. In short, our relationships in these matters are excellent and longstanding and we have always paid our vendors promptly. In fact, our relationships allow us to complete work more quickly and cost effectively than otherwise might be possible.

## **Taxes and Building security and ongoing condition.**

Past taxes have been cleared and are now current. The property is properly secured and is subject to regular walkthroughs and drive-bys by myself and our team. The property is heated and all utilities are in service with bills paid by Grand Realty.

## **Contractor bids versus inspector estimates.**

As requested I would like to outline why our bid totals are lower than the estimates from the Code Compliance inspection. This summary is a result of my conversations with the contractors and my own observations.

First and foremost we are able to benefit from preferential rates from all of our providers due to the sheer volume of work we provide. As outlined above our long history, often growing alongside the companies we have used, has allowed us to reap the rewards of the relationships we have curated.

Electrical work probably offers us the greatest savings following Tim Kunkel's assessment and bid of the required work at the property.

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1. The panel will not need to be replaced or relocated and can be brought to code in its current location.. This is a \$5000 saving in itself. (item 6.)
  2. The recommendation is to abandon the power to the garage and remove the existing wiring. This again is a saving of several thousand dollars. (item 3.)
  3. The non-original wiring to be replaced is limited and located in the basement and kitchen. Both of these runs are short and do not require a great deal of time and material to replace. (item 3.)
  4. Overall items 8. and 11. are both at the lower end of what is a broad range of cost.

Plumbing similarly offers us some savings. Primarily I would say this is focused mostly on item 14. which seem to be very limited in scope and, like the electrical work, is fortunately within easy, open access should any replacements need to be made. I would also imagine that at \$2400 our water heater install could be considered a better value due to our relationship with the contractor than otherwise could be achieved.

HVAC we are confident after testing that the Air Conditioning is in proper working order. That is a huge saving versus a potential removal or replacement. Another cost with a huge range would be item 12. After bidding the work it seems this is again a smaller cost than it could be due to the open basement and relatively easy access to rooms for the purpose of running ductwork.

In terms of general contracting we believe the egress window can be repaired versus needing a replacement - this is a \$1000 saving. Overall though the list is composed of many deferred maintenance items rather than whole scale construction projects. The tile floor in the kitchen for example can be patched where it does not meet the standard of item 29.

Every contractor we had bid the work have many years of experience in their respective fields and have brought many projects in for us on, or under, budget. As such I feel extremely confident of their accuracy.

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## **Timeline of events**

Day 1 of work being authorized - contractors informed. Any down payments on work made.

Not later than Day 5 - all permits to have been pulled by the relevant contractors.

No later than Day 7 - Plumbing work is estimated to be complete within 2 days of starting. Current availability is good and work should be completed within a week of permits being allowed. General contracting work to begin within the same time frame. Exterior projects mean that the weather will be a deciding factor on some matters but all other work to be completed within 14 days.

No later than Day 14 - HVAC and Electrical work to be complete. As of time of writing both contractor's schedules would allow for this timeline.

Day 21 - Our aim is to have electrical, plumbing and HVAC permits closed out. General contracting will be dependent on weather conditions but at this point we are confident that with those tasks aside we will be complete.

Prior to day 180 - All remaining contracting items to be completed, including the garage exterior work.

Please do not hesitate to contact me with anything further we can provide for you.

Sincerely,



**JAMES IRVING**

**Grand Realty**

# Stern Heating & Cooling, Inc.

"Your Licensed Master Installer"

Phone: 651-764-1236

Fax: 651-258-4857

Email: sternheatingcooling@gmail.com

# Sales Quote

Date

2/23/2024

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

2/23/2024

Name / Address

Grand Realty  
1262 Minnehaha Ave E  
St Paul, MN

Description

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

And all items not listed but present in the code compliance list from 1/11/23

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  
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.

Authorized Signature

Consultant: Benjamin Stern

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

Acceptance Date: \_\_\_\_\_

Signature \_\_\_\_\_

# CODA CONSTRUCTION

## PROPOSAL

**Date:** January 18, 2024

**Project title:** 1262 Minnehaha

**Project description:** Covering all the items in the code compliance list of 1/11/2024

DESCRIPTION	COST
<ol style="list-style-type: none"><li>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.</li><li>2. Repair walls, ceiling and floors throughout, as necessary.</li><li>3. Prepare and paint interior and exterior as necessary</li><li>4. Provide fire block construction as necessary and seal chases in basement ceiling.</li><li>5. Where wall and ceiling covering is removed install full thickness or code-specified insulation.</li><li>6. Air-seal and insulate attic/access door.</li><li>7. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation</li><li>8. Provide weather sealed, air sealed and vermin sealed exterior.</li><li>9. Repair siding, soffit, fascia, trim, etc. as necessary.</li><li>10. Provide proper drainage around house to direct water away from foundation of house.</li><li>11. Provide proper drainage around house to direct water away from foundation of garage.</li><li>12. Strap or support top of stair stringers for structural stability.</li><li>13. Install downspouts and a complete gutter system.</li><li>14. Install rain leaders to direct drainage away from foundation.</li><li>15. Provide general rehabilitation of garage.</li><li>16. Install address numbers visible from street and on the alley side of garage</li><li>17. Remove trees which are against foundation of home and garage.</li><li>18. Grade must drain away from foundation of dwelling. 6 inch clearance between wood and soil.</li><li>19. Guardrails and handrails at front steps and steps to boulevard to be code compliant</li><li>20. Replace rotted sheathing on garage, even if slightly rotted.</li><li>21. Replace basement egress window hardware or entire window.</li><li>22. Patch hole/hatch in upper bedroom in an approved manner.</li><li>23. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty,</li><li>24. Provide complete storms and screens, in good repair for all door and window openings.</li><li>25. Provide functional hardware at all doors and windows.</li><li>26. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.</li><li>27. Repair or replace damaged doors and frames as necessary, including storm doors.</li><li>28. Weather seal exterior doors, threshold and weather-stripping.</li><li>29. Install floor covering in bathroom and kitchen that is impervious to water.</li></ol>	
<b>TOTAL</b>	<b>\$ 8,500.00</b>

Ian Prince - Coda Construction BC 727297





## Tim Kunkel Electric L.L.C.

1838 Laurel Avenue  
Saint Paul, MN 55104

Phone- (651) 353-1072  
Email- [timkunkelectric@gmail.com](mailto:timkunkelectric@gmail.com)  
Web- [www.timkunkelectric.com](http://www.timkunkelectric.com)  
MN License- EA665176

Page 1 of 2

Attention:  
James Irving

### Proposal

Name: Hermanson Investments LLC, Eric Hermanson	Date: 2/26/24
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

**N/B - Bid to include any and all items listed on the code compliance report of 1/11/24**

\*\*\*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- [timkunkelectric@gmail.com](mailto:timkunkelectric@gmail.com)  
 Web- [www.timkunkelectric.com](http://www.timkunkelectric.com)  
 MN License- EA665176

Attention:  
 James Irving

Proposal	
Name: Hermanson Investments LLC, Eric Hermanson	Date: 2/26/24
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: \$

Payable as follows:

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 15<sup>th</sup> 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: JAMES IRVING

Date Accepted: 2/26/24

# 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: 1/19/24  
INVOICE #

**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.	
Bid to address all items from code compliance report of 1/11/24	
<b>TOTAL</b>	<b>\$6500</b>

Authentisign  
*Robert Wussler* 02/26/24