To:

City of Saint Paul

From: Metro Holdings, LLC

Joe Steinmaus

RE:

Updated project plan for

1618 Hamline Ave

St Paul, MN

## To Whom It May Concern:

The following is an updated project schedule for the referenced address. The expected start date and permits filed is April 6th.

# April 7, 2023 to April 10, 2023

- 1. Install new roof and ventilation.
- 2. Order windows.
- 3. Start Demo.
- 4. Start electric and plumbing.
- 5. Install new furnace.
- 6. Install new H2O heater.
- 7. Clean supply and return ducts.

#### April 10, 2023 to April 14, 2023

- 1. Demo bathroom.
- 2. Install new tub.
- 3. Repair and paint walls.
- 4. Install tile.
- 5. Install basement windows.
- 6. Insulate attic.
- 7. Repair and paint 1st level walls.

## April 15,2023 to April 25, 2023

- 1. Scrape, repair, and paint exterior trim.
- 2. Install house numbers.
- 3. Install exterior patio and front steps.

- 4. Install new windows.
- 5. Repair/replace damaged doors.

## April 26, 2023 to May 5, 2023

- 1. Clean and paint the basement.
- 2. Install new kitchen cabinets.
- 3. Install new exterior lights.
- 4. Install new interior lights.
- 5. Finalize plumbing.
- 6. Vent clothes dryer.
- 7. Conduct pressure test on gas piping system

# May 8. 2023 to May 15, 2023

- 1. Install smoke detectors and carbon monoxide detectors.
- 2. Finalize electrical. Provide circuit directory.
- 3. Install granite counter tops.
- 4. Install handrails at all required stairways.
- 5. Install new appliances.
- 6. Complete clean up.
- 7. Complete yard clean up and maintenance. Ensure adequate drainage.

May 16, 2023 to May 30, 2023

1. Finalize permits and inspections.

## June 1, 2023 - Completion Date

Many thanks,

Metro Holdings, LLC

Joe Steinmaus

Date

# Property: 1618 hamline, Saint Paul, MN 55106

Year Built:

2005

Contractors and Vendors:

Company	Name	Phone	Email
Owner	Metro Holdings, LLC	651-889-7311	Joesteinmaus@comcast.net
	(Joe Steinmaus)		
Uliano	Vinny Uliano	612-719-3380	vinny@ulianoproperties.com
Construction			
Plumbing to Go	Mike Doody	651-755-1449	Plumbingtogo@gmail.com
FTK Services	Jose		info@FTKservices.org
(electrical)			
Javier Hardwood	Javier Gerturamos	651-214-2651	javierhardwoodfloors@gmail.com
Floors			
Hank Schnitzer	Hank Schnitzer	651-276-6472	
Paint			
AM Mechanical			

Start Date:

03/20/2023

Completion Date:

6/1/2023

Total Budget:

\$100,000

## **Description of Work:**

**Building Repairs** will be completed by the owner \$30000 to \$48,000. All work is to be done in a workmanship like manner.

- 1. Clean up trash and material on site.
- 2. Repair back steps.
- 3. .
- 4. Repair/replace front and back door.
- 5. Repair/replace closet doors.
- 6. Repair broken windows.
- 7. Repair/replace bathroom tile.
- 8. Sand floors and replace carpet where necessary.
- 9. Change locks.
- 10. Prepare and paint interior and exterior as necessary.
- 11. Install new appliances.
- 12. Replace deck railing.
- 13. Repair soffits.

#### 14. Install basement handrail.

Electrical Repairs will be completed by RTK Services. All work to be completed to code.

Cost: \$5000 to \$7000

- 1. Repair/replace/install broken, painted over, corroded, missing or loose receptacles, light fixtures, switches, cover and plates to code.
- 2. Replace/repair any overfused circuit breakers.
- 3. Repair/replace/install GFCI outlets in bathrooms and kitchen.
- 4. Replace/repair light fixtures.

Plumbing Repairs will be completed by Plumbing to Go. All work to be completed to code.

Cost: \$6000 to \$8000

- 1. Install new water heater.
- 2. Install bathroom and kitchen faucets to code.
- 3. Remove all unused water, vent, water and gas piping to the main and cop or plug to code.
- 4. Plug all open piping and properly pitch all piping.
- 5. Replace all improper connections, transitions, fitting or pipe usage.
- 6. Ensure gas shut off and gas piping is to code.
- 7. Provide adequate combustion air for gas burning appliances.
- 8. Support water meter to code.
- Repair/replace bathroom and kitchen fixtures.

Heating will be completed AM Mechanical. All work to be completed to code.

Cost: \$4000 to \$6000

- 1. Service cleaning on furnace and ensure it's operational.
- 2. Ensure gas valves and lines are to code.
- 3. Air test gas piping if needed.
- 4. Make all necessary code compliant heating and mechanical repairs.
- 5. Provide heat to all habitable rooms.
- 6. Repair/replace/install heating registers where necessary.
- 7. Vent clothes dryer to code.