

**WORK PLAN BREACKDOWN COST OF REHABILITATION
TO BE DONE ACCORDING WITH THE CODE COMPLIANCE INSPECTION REPORT**

Date: 1/30/2025

Ref. # 11648

Property: 859 Payne Ave, Saint Paul 55130

Total Units:

- A) Main floor large space leased to a grocery market.
- B) On the second and third floors, there are 15 apartment units.

Contractors and Vendors:

Company	Name	Phone	Email
LEDC	LEDC (Rico Duran, rep)	612-840-2020	rico@ledcmn.org
Prado Remodeling LLC	Cesar Prado	612-408-0828	cesarprado32@yahoo.com
Window Nation	Joey Condoluci	214-530-9060	jcondoluci@windownation.com
Plunkett's Pest Control	Ken Bahl	651-230-9543	ken.bahl@plunketts.net
Champion Cleaning	Gregorio de La Cruz	612-382-5729	info@championscleaningservices.net
Jeff Newman	Merit Electric	612-363-6355	jeff@meritelectriccompany.com
Peter Dahl	Insurance Adjustor	612-229-6019	
Janessa Hammers	Insurance Agent Representative	952-829-5404	janessa.hammers@wise-agency.com

Description of work:

Start Date: 02/10/2025 (Anticipated approval date from the city of St Paul)

Due Date: 04/30/2025 See descriptions below.

Scope of Repair Work Code Compliance Repairs

Su-Total Budget: \$105,428

Building repairs will be completed by Contractors and vendors in all requested areas. All work is to be done in a workmanship like manner.

WEEK OF	TASKS	CONTRACTOR	Supplies/Materials on hand (if any)	Needed Supplies/Materials	Owner/Developer Labor	Value of Cost
Feb 5	Electric plan review, estimates and work.	Merit Electric Company	Contractor will supply	Merit work plan	Provide access, work in coordination with maintenance contractor.	pending
Feb 10	Place order for 4 Doors minimum rating 20 minutes, and assemblies. Replace damaged doors.	Prado Remodeling & Maintenance LLC	Materials to be order.	Construction Materials	Two doors were damaged by the fire accident: Unit 303 is currently condemned due to extensive fire. Hallways doors in Units 202, 203, 204, 207 damaged by prevention of extensive fire.	
Feb 10	Starting as soon as possible, permits with the City of Saint Paul need to be processed.	Prado Remodeling & Maintenance LLC	N/A	Documents and work license as needed.	Contractor duty, supervised by owner.	

Feb 10-12	Place Order for new windows to replace damage in Unit 303.	Windows Nation	Materials to be order	Windows is to be ordered to replace the total number of windows with unit 303.	Currently estimate with "Windows Nation" to order the total of windows in this Unit	\$8,728 (estimate)
Feb 10, (To Feb 28)	Repair ceiling, living room, install sheet rock, mud, painting ceiling and walls.	Prado Remodeling & Maintenance LLC	Materials to be order according to estimate from Prado Remodeling.	Materials to remodel ceilings and walls.	Unit 202 will start with general repairs in ceilings and walls. Due to the condemnation of this Unit, the tenant was relocated to Unit 207.	
March 1 st . (March and April)	Starting work at Unit 303, total remodeling of this Unit.	Cesar Prado "Prado Remodeling"	All materials to be order, including windows.	All repairs will be done under permit.	Prado Remodeling and Windows Nation will work on Ref. # 11684 deficiency list.	
					Remodeling Costs	\$96,700
					Subtotal	\$105,428
					TOTAL	

Grocery Store – MSFC 1104.3, 1013 Provide and maintain approved directional Exit, is done but subjected to approval by the City of Saint Paul Safety and Inspections.