

# bid memo

Wolff Projects and Maintenance, LLC  
8331 Westwood Rd Ne  
Spring Lake Park, MN 55432  
MN Lic BC-484812

Robert Schilling

Job site address  
864 Marion Street  
St. Paul, MN

Today's date

8/19/2020

code compliance repairs

Plumbing - waste and vent, supply lines as needed, set fixtures \$ 8,100.00

Electrical - \$ 6,560.00

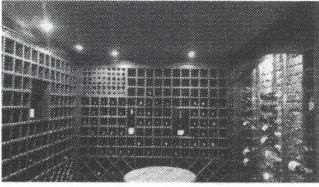
Duplex shall be electric heat. Provide baseboard heat, bring both units and garage up to code

Building repairs - provide general rehabilitation of premises per code compliance listing. Includes permit and clean up and disposal \$ 54,000.00

\$ 68,660.00

Total bid

# ESTIMATE



**Bob Schiller**  
864 Marion St  
St. Paul, Mn 55117  
(612) 434-8722

## Kraft Electric Inc

3800 Wooddale Ave South  
St. Louis Park , Minnesota 55416

Phone: (612) 607-4005

Email: mroney87@gmail.com

Estimate # 002336  
Date 08/18/2020  
Business / Tax # EA747905

| Description  | Quantity | Rate       | Total      |
|--|----------|------------|------------|
| Trip fee   | 1.0      | \$60.00    | \$60.00    |
| General lighting and outlets<br>Test outlets and lites through out and replace as necessary.     | 1.0      | \$1,200.00 | \$1,200.00 |
| General repairs<br>Replace breakers to match manufacturer panel and circuits                     | 1.0      | \$600.00   | \$600.00   |
| general lighting<br>Install led lites closet in closet owner to buy lites in closets. Total of 8 | 1.0      | \$450.00   | \$450.00   |
| General repairs<br>Repair bonding and grounding of service.<br>Label panels.                     | 1.0      | \$700.00   | \$700.00   |
| General repairs<br>Install smoke and co to code  | 1.0      | \$1,400.00 | \$1,400.00 |
| General repairs<br>Correct wiring in garage  | 1.0      | \$450.00   | \$450.00   |
| Baseboard Heater Install<br>Wire and install baseboard , customer provides parts.                | 1.0      | \$1,700.00 | \$1,700.00 |

**Subtotal** \$6,560.00  
**Total** **\$6,560.00**

**Notes:**

Start date of 08/21/2020

Completion date on or before 10/21/2020



# RYAN PLUMBING & HEATING CO.

811 UNIVERSITY AVENUE  
ST. PAUL, MINNESOTA 55104

ST. PAUL: (651) 224-4771  
MPLS: (612) 927-6488  
FAX: (651) 224-4773

24 HR SERVICE

SINCE 1951

AUGUST 6<sup>TH</sup> 2020

(651) 771-2148

Bob Schilling  
729785 University Ave. W.  
St. Paul, MN 55104

We propose the following:

Re: 864 MARION

- 1) Disconnect all the old plumbing and haul it away (others to expose all plumbing in the wall).
- 2) Supply & install all waste & vent pipe for two toilets, two kitchen sinks, two bathtubs, two lavs, & one laundry tub.
- 3) Install all water pipe including owner supplied power vent water heater and two outside hose bibs.
- 4) Install owner's fixtures & faucets.
- 5) Test all work.

For the sum of.....\$ 8100<sup>00</sup>

Payments to be made as follows:

50% Down balance due on completion.

This proposal is contingent upon strikes, fires, accidents or other causes beyond our control. It is not a contract until signed by an authorized person and is subject to acceptance within 30 days from the date of this proposal.

We guarantee all of the material furnished by us in this installation against operating and mechanical defects for a period of one year. If extra work or material is ordered it is hereby understood that an extra charge will be made.

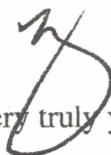
If court action, legal fees and/or legal procedures need to be undertaken to collect this contract, change orders, time plus materials, work or other obligation; such expenses shall be accepted as legally added to owner or customer billing unless Ryan Plumbing & Heating Co. is proven wrong by written judgement of the court only. This constitutes the entire agreement. If there are any questions in regards to this proposal, feel free to call us anytime.

We thank you for your consideration and trust that this proposal will receive our favorable consideration.

Please sign and return white copy. Keep yellow copy for your records

Accepted \_\_\_\_\_

Date \_\_\_\_\_

  
Very truly yours,  
Greg Ryan

RYAN PLUMBING & HEATING CO.



811 UNIVERSITY AVENUE • ST. PAUL, MINNESOTA 55104

AUGUST 6, 2020

TO WHOM IT MAY CONCERN:

SUBJECT: BOB SCHILLING  
864 MARION ST

We propose to furnish and install the following: PLUMBING TO CODE PER CITY COMPLIANCE

WE WILL START WORK WITHIN 1 WEEK OF PULLING PERMIT  
APPROXIMATELY 9-15-2020. ESTIMATED COMPLETION TIME  
OF 12-15-2020

Payments to be made as follows:

This proposal is not a contract until signed by an authorized person, and is subject to acceptance within 30 days from the date of this proposal.

We guarantee all of the material furnished by us in this installation against operating and mechanical defects for a period of 1 year.

If extra work or material is ordered, it is hereby understood that an extra charge will be made.

If court action, legal fees and/or legal procedures need to be undertaken to collect this contract, change orders, time plus materials, work or other obligation; such expenses shall be accepted as being legally added to owner or customer billing unless Ryan Plumbing & Heating Co. is proven wrong by written judgement of the court only.

This constitutes the entire agreement. If there are any questions in regard to this proposal, feel free to call us at any time.

We thank you for your consideration and trust that this proposal will receive our favorable consideration.

Very truly yours,

Accepted \_\_\_\_\_

Date \_\_\_\_\_

ST. PAUL: 651-224-4771

MPLS: 612-927-6488

RYANPLUMBING@COMCAST.NET

WWW.RYANPLUMBING.COM