

Date: 9/27/2018

**Property: 483 Como Ave Saint Paul MN 55103**

Year Built: 1889 Area 1792 SQFT Total Units: 2 Duplex Up and Down

**Contractors and Vendors:**

Company	Name	Phone	Email
Owner	Kim Theng	651-226-2166	kimsorntheng@yahoo.com
Lake City Mechanical	Cyrus Togbah	(952)374-9671	<a href="mailto:cyrus@lakecitymechanical.net">cyrus@lakecitymechanical.net</a>
The Heating Guy LLC	Kevin Lacy	612-554-9251	kevin@theheatingguy.net
Suess Electric	Rick Suess	651-429-0968	<a href="mailto:info@suesselectric.com">info@suesselectric.com</a>

**Description of work:**

Start Date: 10/1/18 (Anticipated approval date from the city of St Paul)

Due Date: 01/31/2019 (All work to be completed)

Scope of Repair Work Code Compliance Repairs

Total Budget: \$39,866

**Building repairs** will be completed by the owner Kim Sorn Theng. All work is to be done in a workmanship like manner.

BUILDING PERMIT PERMIT#: 20 18 091701 Issued Date: August 06, 2018

Cost: \$23,500

Scheduled start date 10/10/2018 All work to be completed by 1/31/19.

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
3. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
4. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
5. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present. SPLC 34.33 (1)
6. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spaced, over-spanned, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1)
7. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
8. Where wall and ceiling covering is removed install full thickness or codespecified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
9. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1
10. Provide major clean-up of premises. SPLC 34.34 (4)
11. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
12. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
13. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
14. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
15. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
16. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
17. Replace 2nd. floor front door with exterior rated door.
18. Clean up trash and materials on site.
19. Repair all siding and trim that's damaged or missing.
20. New roofing and windows being installed without permits or inspections, double fee \$12,000 value permit for that part of permit.
21. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
22. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes). MNRC Ch 1309 Sect. 317
23. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
24. 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. MNRC Ch 1309 Sect. 311 & 312
25. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
26. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
27. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
28. A building permit is required to correct the above deficiencies

**Electrical repairs** will be completed by Suess Electric LLC (State of Minnesota # EA006388) a Minnesota-licensed electrical contractor.

Cost: \$8466.00

Scheduled start date 10/10/2018 All work to be completed within 14 days.

1. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
2. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
3. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
4. Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC
5. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
6. 1st Floor -Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
7. 1st Floor -Provide clearance for the main floor pane per the NEC.
8. Exterior/Outside -Provide clearance for the overhead service conductors per the NEC.
9. Exterior/Outside -Riser conduits. -Properly strap and support cables and/or conduits. Chapter 3, NEC
10. Throughout -Many receptacles replaced, change all to tamper resistant type and AFCI protect as required by the NEC.

**Plumbing repairs** will be completed by Lake City Mechanical License: 066061PM a Minnesota-licensed plumbing contractor.

Cost: \$3900

Scheduled start date 10/10/2018 All work to be completed within 14 days.

1. Basement -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.
2. Basement -Gas Piping -(MFGC 411) Replace improper piping or fittings.
3. Basement -Plumbing - General -(MPC 0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
4. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
5. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
6. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
7. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
8. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.
9. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
10. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
11. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
12. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
13. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
14. First Floor -Gas Piping -(MFGC 411) Install an approved shut off, connector and gas piping for the range.
15. First Floor -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
16. First Floor -Laundry Tub -(MPC 701) Install the waste piping to code.
17. First Floor -Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping to code.

18. First Floor -Laundry Tub -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
  19. First Floor -Laundry Tub -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
  20. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
  21. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
  22. First Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
  23. First Floor -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
  24. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
  25. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.
  26. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
  27. First Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
  28. First Floor -Tub and Shower -(MPC 402.11) Provide access.
  29. First Floor -Tub and Shower -(MPC 409.2) Provide an approved waste stopper
  30. Second Floor -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
  31. Second Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.
  32. Second Floor -Tub and Shower -(MPC 401.1 & 409.2) Replace the waste and overflow.
- All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code.

**Heating repairs** will be completed by The Heating Guy LLC a Minnesota-licensed plumbing contractor.

Cost: \$4000

Scheduled start date 10/10/2018 All work to be completed within 14 days.

1. Install approved level handle manual gas shutoff valves on furnaces and remove unapproved valves
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
3. Clean and Orsat test both furnace burners. Check all controls for proper operation. Check furnace heat exchangers for leak; provide documentation from a licensed contractor that the heating units are safe
4. Provide thirty (30) inches of clearance in front of furnace for service
5. Move furnace out of closet or provide documentation from the equipment manufacturer indicating that it is an approved installation
6. Install approved metal chimney liner
7. Replace furnace flue venting to code
8. Connect furnace and water heater venting into chimney liner
9. Provide adequate clearance from flue vent pipe on furnace to combustible materials or provide approved shielding according to code
10. Vent clothes dryer to code
11. Provide adequate combustion air and support duct to code
12. Provide support for gas lines to code
13. Plug, cap and/or remove all disconnected gas lines and unapproved plug valves.
14. Install furnace air filter access cover
15. Clean all supply and return ducts for warm air heating system
16. Repair and/or replace heating registers as necessary
17. Provide heat in every habitable room and bathrooms
18. York Furnace Serving the main floor & Sears Big Ten Furnace serves the upper unit, both require Orsat and safety tests.
19. Separate heating system is required for each dwelling unit.

- CERT
- TGB
- MBE
- DBE
- DUNS #: 079910194
- Lic #: 066061PM



Cyrus Togbah  
 P: (952)374-9671  
 F: (612)808-2737  
 7100 Medicine Lake Rd. Suite. #117  
 Crystal, MN 55427  
 Cyrus@lakecitymechanical.net  
 www.lakecitymechanical.net

September 25, 2018

**TO ALL BIDDERS**

**483 COMO**

After reviewing the scope of work, we are pleased to present the following plumbing proposal for the above-referenced project. Lake City Mechanical Inc proposes to complete the following scope of work:

**DIVISION 22**

- LCM TO INSTALL 1' MAIN WATER SUPPLY PER INSPECTION REPORT
- LCM TO BRING GAS WATER HEATER UP TO CODE PER REPORT
- LCM TO INSTALL BACKFLOW PREVENTOR ON WALL HYDRANT, PER REPORT
- LCM TO INSTALL TWO NEW SHOWER VALVE AND TRIMS PER REPORT
- LCM TO BRING BATHROOM SINK WASTE PIPING UP TO CODE PER REPORT
- LCM TO BRING GAS PIPING UP TO CODE BEHIND STOVES PER REPORT =EXTRA
- ALL PLUMBING SCOPE WILL BE COMPLETED BASE ON THE INSPECTION REPORT
- PROJECT WILL START THE OCTOBER 15<sup>TH</sup> AND COMPLETED ON THE 22<sup>ND</sup> OF OCTOBER

**Our price for the above referenced scope of .....\$3,900.00  
DOLLARS**

**WE EXCLUDE THE FOLLOWING:**

- No After Hour Included (No Overnight)
- This Proposal Is Based on Normal Work Hours From 7am-3pm Monday To Friday.
- Concrete Cutting & Patching
- Bonding
- No Retainage
- Gas Meter
- Radon
- Electric
- Framing
- Painting
- Sheetrock
- Fire-proofing
- Fire-suppression
- Excavation (except for underground plumbing)
- Demolition

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P: (952)374-9671  
F: (612)808-2737  
7100 Medicine Lake Rd. Suite. #117  
Crystal, MN 55427  
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www.lakecitymechanical.net

- Insulation
- This Proposal is valid for 30 days (unless extended by Lake City Mechanical, Inc.,)

Thank you for the opportunity to present this proposal to you. Should you have any questions regarding this proposal, please do not hesitate to contact me.

Sincerely,

Cyrus Togbah  
(952)374-9671

The Heating Guy LLC  
7100 Medicine Lake Rd  
Minneapolis, Minnesota 55427  
612 554 9251

September 18, 2018

[kevin@theheatingguy.net](mailto:kevin@theheatingguy.net)

Kim Sorntheng  
483 Como Ave  
St Paul, Mn 55103  
kimsorntheng@yahoo.com  
651 226 2166

### Proposal

Thank you for Opportunity to bid on your project.


1. **Replace upper unit furnace with new 80% sized per heat loss calc.**
2. **Revise lower furnace to code.**
3. **Replace cone cock gas valves on main gas lines.**
4. **Air test gas piping.**
5. **Patch chimney where need.**
6. **Make all necessary code compliant heating & mechanical repairs.**

**Price: \$4000.00 Four Thousand Dollars.**

Price: Includes permit and inspections.

Price: Does not include any cosmetic repairs, electrical work, roofing nor any abatement.

Warranty: **1 year parts and labor.**

Kevin J. Lacy  
  
Master Warm Air.

Sign \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_



P.O. Box 431,  
Hugo, MN 55038  
PHONE: 651-429-0968 FAX: 651-429-1691  
E-Mail: [info@suesselectric.com](mailto:info@suesselectric.com)

## PROPOSAL

Kim Theng  
Re: 483 Como Ave. (Duplex)  
St Paul, MN. 55103  
[kimsorntheng@yahoo.com](mailto:kimsorntheng@yahoo.com)

Sept. 27<sup>th</sup>, 2018

### Electrical Repairs Per Report:

- 1 – Repair service grounding conductor to code compliance.
- 2 – Replace over fused circuit breakers.
- 3 – Replace all broken, or missing devices and covers.
- 4 – Repair all “GFCI” outlets in the bathrooms and kitchen.
- 5 – Repair light fixture mounting at the entry door.
- 6 – Remove electric dryer, and clothes washer circuits, and wire room as a closet.
- 7 – Remove framing around main service panel.
- 8 – Coordinate with Xcel Energy to move service drop to provide clearance, and support each mast properly.
- 9 – Replace all receptacles to Tamper Proof, and “AFCI” protected, either by breaker or receptacle.

**TOTAL PRICE.....\$8,466.00**

**TERMS:**

**Payment due upon completion.**

Suess Electric LLC is an DBE, WBE, SBE, TGED, MNUCP , Section 3 in cities, also CERT program.

We are licensed in the State of Minnesota # EA006388. We are fully insured and bonded.

This proposal is good for 10 days.

**If you accept this proposal, please sign and return a copy back to us.**

**THANK YOU!**

**ACCEPTANCE:** The above prices are satisfactory.

Signature: \_\_\_\_\_

You are hereby authorized to do the work  
specified. Payment will made as outlined.

Thanks again,

Rick Suess