

9/17/2014

Andre' Stouvenel
Garden Theater
75. Bidwell St. St. Paul, 55107

City of St. Paul
City Council

Re: 929 W. 7th

Dear Council Members,

Thank you for taking your time to review the request for extension to complete the renovation and tenant build outs for my property

As of Today the funds invested in the property are as follows

Purchase and Closing 31000.00

Remediation to Date 24700.00

Materials on Site 9870.00

Total 65,570.00

The Architect Philp Johnson and I have the additional costs of work required in the attached documentation in the amount of 60,780.00

The tenant Build outs Consist of 2 retail spaces 1 - 400 SF and 1 1350 SF

A separate tenant is leasing a 700 SF Office, 400 SF offices and 2000 SF Storage

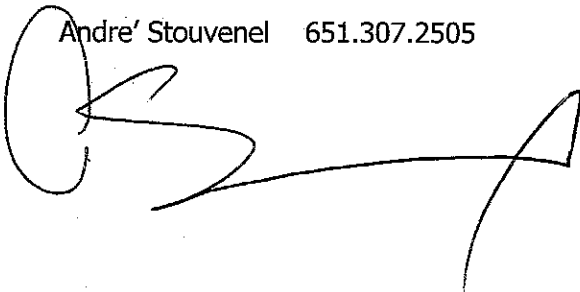
And available will be 4 additional 300 SF office Spaces, with a Common Coffee Bar and

A 200SF Conference Room

Attached is the documentation requested by your staff

Please feel free to Contact me with additional questions

Andre' Stouvenel 651.307.2505

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line and a diagonal stroke.

929 W. 7 Phase 1 remediation for build out

Task Description	%	Start	Compl ete	Actual Labor	Material / Dispose	Actual Total	Q2 Apr May Jun Jul	Q3 Aug Sep
929 W 7th	99%	05/09/14	09/02/14	\$18,928	\$5,770	\$24,698		
Clean Out / Demo to Date	99%	05/09/14	09/02/14	\$18,928	\$5,770	\$24,698		
Dumpsters - Dispose of Buildings Debris	100%	05/09/14	07/11/14	\$7,740	\$1,790	\$9,530		
Remove Ceilings	100%	06/01/14	07/18/14	\$4,020	\$1,705	\$5,725		
Remove pent House - temp repair roof	100%	08/21/14	09/02/14	\$1,728	\$750	\$2,478		
Remove 2nd floor - bad concrete and Floor	95%	06/10/14	06/20/14	\$2,211	\$422	\$2,633		
Remove all mold deterioated walls	95%	06/10/14	06/20/14	\$2,240	\$682	\$2,922		
Temporary roof at 2nd Floor Front Office	100%	05/15/14	05/16/14	\$989	\$421	\$1,410		
						\$24,698		

929 W 7th - Retail Office Time / Budget

Task Description	Start Date	End Date	Est. Labor	Subcon	Est. Material	Est. Total	Labor Paid	Material Pd	Actual Total	Q3 Jul	Q3 Aug	Q3 Sep	Q4 Oct	Q4 Nov	Q4 Dec
Architect / Engineers				\$4,300.00		\$4,300	\$2,440.00		\$2,440						
[-] Permit	09/30/14	12/16/14		\$2,500		\$2,500			\$0						
[-] Roofing	09/30/14	10/17/14	\$2,900		\$4,000	\$6,900		\$1,240	\$1,240						
Inspection Decking and Truss	09/30/14	09/30/14				\$0			\$0						
Under layment	09/30/14	10/03/14				\$0			\$0						
Roof	10/06/14	10/17/14				\$0			\$0						
Masonry	10/06/14	11/03/14				\$7,700			\$0						
Exterior Wall Repairs	10/06/14	10/31/14	\$6,500		\$1,200	\$7,700			\$0						
Inspections	11/03/14	11/03/14				\$0			\$0						
[-] Structural Framing	11/03/14	11/17/14	\$3,600		\$3,500	\$7,100		\$2,470	\$2,470						
Masonry Footing Inspections	11/03/14	11/03/14	\$600		\$600	\$1,200			\$0						
Framing	11/04/14	11/17/14				\$0			\$0						
[-] Rough-in	11/18/14	11/26/14				\$0			\$0						
[-] Plumbing	11/18/14		\$1,020	\$2,500	\$3,500	\$6,000	\$700		\$700						
Gas	11/18/14			\$1,020	\$400	\$1,420			\$0						
Roof Drains	11/18/14			\$890	\$1,020	\$1,910			\$0						
Elec	11/18/14	11/26/14		\$2,900	\$3,000	\$5,900	\$820		\$820						
HVAC --	11/18/14	11/18/14		\$3,700	\$4,600	\$8,300			\$0						
Inspections	11/18/14	11/18/14				\$0			\$0						
[-] Store Front	11/04/14	11/19/14				\$0			\$0						
Demo and temp plywood	11/04/14	11/04/14	\$400		\$220	\$620			\$0						
Clean	11/05/14	11/07/14	\$220		\$300	\$520			\$0						
2nd Entrance	11/10/14	11/12/14	\$700		\$400	\$1,100			\$0						
Paint and Repairs	11/13/14	11/17/14	\$1,110	\$0	\$120	\$1,230			\$0						
Windows and Doors	11/18/14	11/19/14	\$1,110	\$0	\$3,400	\$4,510	\$2,200		\$2,200						
[-] Finishes	11/19/14	12/16/14				\$0			\$0						
Insulation	11/19/14	11/19/14	\$1,200		\$3,020	\$4,220			\$0						

