

Moermond, Marcia (CI-StPaul)

From: Moermond, Marcia (CI-StPaul)
Sent: Monday, August 27, 2018 9:28 PM
To: 'Scharf, Paul'
Cc: Magner, Steve (CI-StPaul); Ubl, Stephen (CI-StPaul); Kujala, Kristine; Boulware, Christine (CI-StPaul)
Subject: RE: 735 Margaret Street

Green Light from City Council.

From: Scharf, Paul [mailto:paul.scharf@CO.RAMSEY.MN.US]
Sent: Friday, August 24, 2018 2:05 PM
To: Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>
Cc: Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Ubl, Stephen (CI-StPaul) <stephen.ubl@ci.stpaul.mn.us>; Kujala, Kristine <Kristine.Kujala@CO.RAMSEY.MN.US>; Boulware, Christine (CI-StPaul) <christine.boulware@ci.stpaul.mn.us>
Subject: 735 Margaret Street

Hi Marcia,

I want to give you an update on the progress of the 735 Margaret St. project and discuss some things that need to take place for us to keep the schedule intact, that closely follows the one submitted back in early June. I have already encountered a couple of hurdles that set us back. Last month, I was informed that a building permit and completed exterior scope of work was required before I could move forward with the “non-structural” interior removal of plaster. That wasn’t my understanding when I developed the schedule. Secondly, I was unable to move forward with the asbestos removal because the exterior siding is governed under the “Exploratory Demolition Permit.” The removal of the siding is to uncover the original building materials that are hidden, not remove them. I have a company scheduled to remove the remaining asbestos on the interior, which would be removing the asbestos on the exterior during the same mobilization to the site. Above were projects that were to occur in the Phase I of this Rehabilitation, all during the development of the Final Scope. This is a very large undertaking for our department, even before giving it higher priority in our 2018 calendar year.

I have attached the Exterior Scope of Work for 735 Margaret St. (Draft Copy). Once HPC has reviewed, edited and approved, the scope will be updated and become final for the Exterior Phase of the project. I will then distribute the final copy to all again. During this review period, it is necessary that other activities can occur simultaneously for us to keep to schedule and make up for lost time.

I need the following to happen:

Starting next week (August 27th →)

1. Based upon the attached **Exterior Scope of Work for 735 Margaret Street**, I need to obtain a building permit.
2. Jeff Borden, operator of Borden Windows, mobilizes to the site to begin restoring/converting the original double-hung windows. Jeff simply restores and does not alter or add openings to the structure. HPC is very familiar with the work that they do.
3. The asbestos abatement company schedules the abatement for the small amount interior asbestos and the asphalt siding to the exterior of the structure. This will expose the original lap, making it easier to evaluate during “Exploratory Demolition”. This will also allow for me to receive a proposal and contract with a painter and other vendors necessary for exterior work.

4. Ramsey County supervises interior plaster removal with corrections crews and possibly neighboring volunteers who have expressed interest in participating in this process, potentially during early evening hours.

At some point while the above activities are taking place, HPC and I will conduct the on-site assessment visit which will create the final approval to the exterior. Once that has occurred, all exterior activity will begin: roofing, front porch removal and rebuild, siding, painting and any other phase of work needed to wrap up the exterior envelope of the structure. I believe the 4R Program has a proven track record of producing top tier results and undoubtedly will do nothing less with 735 Margaret St.

Please let me know if I can move forward with the above activities without any resistance.

Thank you.

Paul Scharf

Lead Real Estate/Property Mgmt. Spec.

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