

## Vang, Mai (CI-StPaul)

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**From:** Vang, Mai (CI-StPaul)  
**Sent:** Wednesday, October 4, 2017 10:46 AM  
**To:** 'Greta Bjerckness'; Magner, Steve (CI-StPaul); Sheffer, Vicki (CI-StPaul); Yannarely, Joe (CI-StPaul)  
**Cc:** Laurice L. Gustafson  
**Subject:** RE: 880 Clark St.Bjerckness R-R Ltr.9-14-17

Ms. Bjerckness,

I understand you just talked to Marcia Moermond. This is just to confirm what her expectation is:

-A revised affidavit indicating the amount of \$120,000 to be used towards the project from US Bank. This will need to be submitted by October 9.

At the Public Hearing tonight at 5:30 p.m., Ms. Moermond will recommend that the City Council close the public hearing and layover the matter to October 11 at 3:30 p.m. to see if this condition is met.

Mai Vang

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**From:** Greta Bjerckness [mailto:gbjerckness@wgcmn.com]  
**Sent:** Tuesday, October 3, 2017 5:01 PM  
**To:** Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>  
**Cc:** Laurice L. Gustafson <lgustafson@wgcmn.com>; Greta Bjerckness <gbjerckness@wgcmn.com>  
**Subject:** RE: 880 Clark St.Bjerckness R-R Ltr.9-14-17

Hi Ms. Vang:

Attached hereto, please find my client's bid for the property located at 880 Clark Street in St. Paul. The bid has been revised from the version sent Friday in that the date is updated and the blanket \$25,000 estimates have been moved to the end of the bid. The timeline to begin the work has also been updated (on the 4<sup>th</sup> page) to reflect that the work is expected to begin after the council vote.

Because this meets all the requirements set forth by the City to-date, please confirm that Ms. Moermond's recommendation to the City Council tomorrow will be to provide my client an extension to allow rehabilitation.

Thank you,

Greta L. Bjerckness | Attorney

**Wilford, Geske & Cook**

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**From:** Vang, Mai (CI-StPaul) [<mailto:mai.vang@ci.stpaul.mn.us>]  
**Sent:** Tuesday, October 03, 2017 7:57 AM  
**To:** Greta Bjerkness  
**Cc:** Laurice L. Gustafson  
**Subject:** RE: 880 Clark St.Bjerkness R-R Ltr.9-14-17

Ms. Bjerkness,

Below is Ms. Moermond's response:

1. Date on the work plan still indicates it's from July 21, although it's clearly been updated and modified. The plan is specific for the building code items and non-specific for the other trade items.
2. Although there is no specificity for electrical, plumbing or HVAC work, the set aside of \$25,000 per trade should more than suffice. This set-aside is likely because they just wanted to make sure there was sufficient set-aside, as they didn't get specific bids.
3. **Because of their approach on the set-asides, the \$40,000 financial commitment made in previous documents no longer covers the cost of the project. They now estimate project cost at \$120,755. We will need to see the usual documentation of commitment to cover those costs. I would like these documents by close of business next Monday, October 9<sup>th</sup>.**
4. The timeline provided is simply a statement at the end of the document stating it will take 70 days to complete the work. I would like to assume their start time is soon after the Council vote, but I would like confirmation. If they don't know when they are going to start because of other projects or the like, then I will go forward with a February 28, 2018 deadline, which would be 180 days from the posting of the performance deposit.

Mai

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**From:** Greta Bjerkness [<mailto:gbjerkness@wgcmn.com>]  
**Sent:** Monday, October 2, 2017 2:58 PM  
**To:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>  
**Cc:** Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; Sheffer, Vicki (CI-StPaul) <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>; Yannarely, Joe (CI-StPaul) <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>; Laurice L. Gustafson <[lgustafson@wgcmn.com](mailto:lgustafson@wgcmn.com)>; Greta Bjerkness <[gbjerkness@wgcmn.com](mailto:gbjerkness@wgcmn.com)>  
**Subject:** RE: 880 Clark St.Bjerkness R-R Ltr.9-14-17

Ms. Vang – Could you address my question below, please? Can I expect to get a response regarding the bid today?

Thank you,

Greta L. Bjerkness | Attorney

**Wilford, Geske & Cook**

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**From:** Greta Bjerkness  
**Sent:** Monday, October 02, 2017 8:27 AM  
**To:** 'Vang, Mai (CI-StPaul)'  
**Cc:** Magner, Steve (CI-StPaul); Sheffer, Vicki (CI-StPaul); Yannarely, Joe (CI-StPaul); Laurice L. Gustafson; Greta Bjerkness  
**Subject:** RE: 880 Clark St.Bjerkness R-R Ltr.9-14-17

Thank you Ms. Vang. Because our deadline is tomorrow, will Ms. Moermond be able to review the bid today?

Thank you,

Greta L. Bjerckness | Attorney

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**From:** Vang, Mai (CI-StPaul) [<mailto:mai.vang@ci.stpaul.mn.us>]

**Sent:** Friday, September 29, 2017 4:12 PM

**To:** Greta Bjerckness

**Cc:** Magner, Steve (CI-StPaul); Sheffer, Vicki (CI-StPaul); Yannarely, Joe (CI-StPaul); Laurice L. Gustafson

**Subject:** RE: 880 Clark St.Bjerckness R-R Ltr.9-14-17

Rec'd and will forward to Ms. Moermond for her review and approval.

**Mai Vang**

Coordinator for Legislative Hearings

City Council Offices

15 W. Kellogg Blvd, Ste. 310 | Saint Paul, MN 55102

Direct: 651-266-8563

Appeals Line: 651-266-8585 or appeal application: <https://www.stpaul.gov/departments/city-clerk/appeals>

Fax: 651-266-8574 | Email: [mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)

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**From:** Greta Bjerckness [<mailto:gberckness@wgcmn.com>]

**Sent:** Friday, September 29, 2017 3:43 PM

**To:** Vang, Mai (CI-StPaul) <[mai.vang@ci.stpaul.mn.us](mailto:mai.vang@ci.stpaul.mn.us)>

**Cc:** Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; Sheffer, Vicki (CI-StPaul)

<[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>; Yannarely, Joe (CI-StPaul) <[joe.yannarely@ci.stpaul.mn.us](mailto:joe.yannarely@ci.stpaul.mn.us)>; Greta Bjerckness

<[gberckness@wgcmn.com](mailto:gberckness@wgcmn.com)>; Laurice L. Gustafson <[gustafson@wgcmn.com](mailto:gustafson@wgcmn.com)>

**Subject:** RE: 880 Clark St.Bjerckness R-R Ltr.9-14-17

**Importance:** High

Good afternoon:

Attached hereto please find the proposed bid for 880 Clark Street, as required by the City. Please advise if the attached bid is sufficient to meet the City's request found in its September 14, 2017 letter.

Thank you,

Greta L. Bjerckness | Attorney

**Wilford, Geske & Cook**

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**From:** Vang, Mai (CI-StPaul) [<mailto:mai.vang@ci.stpaul.mn.us>]  
**Sent:** Thursday, September 14, 2017 11:44 AM  
**To:** Greta Bjerkness  
**Cc:** Magner, Steve (CI-StPaul); Sheffer, Vicki (CI-StPaul); Yannarely, Joe (CI-StPaul)  
**Subject:** 880 Clark St.Bjerkness R-R Ltr.9-14-17

Hello Ms. Bjerkness,

See attached letter from 9/12 hearing.

**Mai Vang**

Coordinator for Legislative Hearings  
City Council Offices  
15 W. Kellogg Blvd, Ste. 310 | Saint Paul, MN 55102  
Direct: 651-266-8563  
Appeals Line: 651-266-8585 or appeal application: <https://www.stpaul.gov/departments/city-clerk/appeals>  
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