

Ahmad LaChapelle Remodeling & Construction  
Lic. #BC727627  
9654 Harbor Lane,  
Maple Grove, MN 55369  
Tel: 651-336-1479

03/04/2020

Nneka Constantino  
1441 University Avenue W  
Saint Paul, MN 55104

Dear Nneka Constantino:

Attached is the sworn construction statement for the balance remaining to cure the code compliance. Please note the funds are not due at this time, these funds will only need to be paid according to the attached timeline.

The timeline could be greatly impacted if DSI/City of Saint Paul doesn't allow work to commence on the property and/or there is a time delay with the inspections. Once I receive notice that I can pull a permit I will do so within 3-5 business days and we will begin the project.

Property Address:

1282 Hague Avenue

Saint Paul, MN 55104

I would highly recommend you speak to someone at the Department of Safety and Inspections. The current open permit is contingent on other work being done which requires a permit and if those permits cannot be issued it will continue to push back the timeline. We feel that you could be complete in 6 months as originally discussed as long as we can obtain permits and have the property inspected within a reasonable timeframe.

Sincerely,



Ahmad Lachapelle, Lic. #BC727627

Attached

Sworn General Contractor Statement

Construction timeline

Payment schedule

Subcontractor Bids

Architectural drawings

3D Design Layout

**STATE OF MINNESOTA  
COUNTY OF RAMSEY**

The undersigned being first duly sworn, as the general contractor says that the foregoing are the names of all parties having contracts or subcontracts for specific portions of the work on said property and building or material entering into the construction thereof, and the amounts include all labor and material required to complete the project.

On this the 5<sup>th</sup> day of March, 2020, the foregoing instrument was sworn to (or affirmed) and subscribed before me by **AHMAD LACHAPELLE**, known or proven to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and official seal.

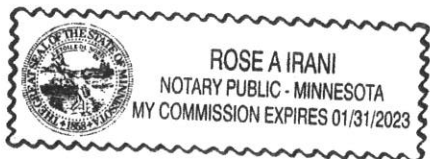
Ahmad Lachapelle  
(Print Name)

[Handwritten Signature] [Affix seal]  
(Signature)

NOTARY PUBLIC

Rosehaneer

My Commission Expires: 01/31/2023





**Ahmad Lachapelle Remodeling & Construction**

Lic.# BC727627

Date 03/06/2020

**Sworn Construction Statement for Contractor and Subco**

**Project Address 1282 Hague Ave**

**Stage 1**

**Stage 2**

**Stage 3**

	<b>Type of Work/Material</b>	<b>Sub/Vendo</b>	<b>Amount</b>	<b>4/1/2020</b>	<b>6/1/2019</b>	<b>8/1/2019</b>
1	Architectural Services	ACL/ Ahmad	\$2,000.00	\$0.00	\$0.00	\$0.00
2	Survey / Staking	N/A	N/A	N/A	N/A	N/A
3	Building Permit	ACL/ Ahmad & Subs	500	500		
4	Fencing Removal		N/A	N/A	N/A	250
5	Water, Gas, Sewer Connect Fee	N/A	N/A	N/A	N/A	N/A
6	Demo/Clearing Site	Damien	\$0.00	\$0.00	\$0.00	\$0.00
7	Excavation & Fill	N/A	N/A	N/A	N/A	N/A
8	Grading & Backfilling	N/A	N/A	N/A	N/A	N/A
9	Concrete Foundation	N/A	N/A	N/A	N/A	N/A
10	Concrete Porch	Neeko McLemore	500	N/A	N/A	N/A
11	Waterproofing / Ext. Insulation	N/A	N/A	N/A	N/A	N/A
12	Drain Tile & Sump	N/A	N/A	N/A	N/A	N/A
13	Dumpsters/Debris Pen	Cooladge Roll Off	\$800.00	\$400.00	\$400.00	included
14	Lumber/Loose Materials	ACL/ Ahmad /	\$2,000.00	\$0.00	\$0.00	\$0.00
15	Millwork & Trim	ACL/ Ahmad /	\$3,500.00	\$0.00	\$0.00	\$0.00
16	Cabinets/Materials	ACL/ Ahmad /	\$4,500.00	\$0.00	\$0.00	\$0.00
17	Cabinet/Installation	ACL/ Ahmad /	\$600.00	\$0.00	\$0.00	\$0.00
18	Glass block windows	ACL/ Ahmad /	\$2,000.00	\$0.00	\$0.00	\$0.00
19	Windows & Ext. Doors	ACL/ Ahmad /	\$11,500.00	\$500.00	\$0.00	On site
20	Hardware	ACL/ Ahmad /	\$350.00	\$0.00	\$0.00	\$0.00
21	Trusses - Floor & Roof	ACL/ Ahmad /	N/A	N/A	N/A	N/A
22	Framing - FSC Wood	ACL/ Ahmad /	N/A	N/A	N/A	N/A
23	Gutters & Down spouts	ACL/ Ahmad /	\$3,000.00	\$0.00	\$0.00	\$3,000.00
24	Roofing/Materials	complete	\$5,000.00	\$0.00	\$0.00	included
25	Roofing/Labor	complete	\$3,000.00	\$0.00	\$0.00	\$0.00
26	Siding/Materials	Twin Cities Siding/	Included	\$0.00	\$0.00	\$0.00
27	Siding/Labor	Twin Cities Siding/	\$11,787.00	\$0.00	\$5,893.50	\$6,000.00
28	Insulation/Materials	Desire Foam	\$8,100.00		\$4,050.00	\$4,050.00
29	Insulation/Labor	Desire Foam	\$0.00		Included	Included
30	Plumbing/Materials	Anthony	\$6,100.00	\$3,100.00	\$1,525.00	\$1,525.00
31	Plumbing/Labor	Anthony	Included	Included	Included	Included
32	Plumbing Fixtures	at project site	\$3,000.00	\$1,000.00	\$0.00	\$0.00
33	Well & Pump	N/A	N/A	N/A	N/A	N/A
34	Septic System	N/A	N/A	N/A	N/A	N/A
35	Heating, Air & Venting	Kevin Lacy Heating	\$7,200.00	Included	Included	\$7,200.00
36	Gas Fireplace/Mat'l & Install	N/A	N/A	N/A	N/A	N/A
37	Appliance Gas Hook-up	ACL	Included	Included	Included	Included
38	Lighting Fixtures	ACL / ACL Damon	\$0.00	\$500.00	\$0.00	\$1,200.00
39	Electrical Materials	Damon Pro Wire	\$0.00	\$500.00	\$0.00	\$0.00
40	Electrical Labor	Damon Pro Wire	Included	Included	Included	Included
41	Drywall/Materials	Tropical Dry Wall	\$0.00	\$0.00	\$0.00	\$5,000.00
42	Drywall/Installation	Tropical Dry Wall	\$0.00	\$0.00	\$0.00	\$11,500.00
43	Drywall/Tape & Spray	Tropical Dry Wall	\$0.00	\$0.00	\$0.00	included
44	Stucco	N/A	N/A	N/A	N/A	N/A
45	Stonework, Stone	ACL/ Ahmad/ Darron	Complete	Complete	\$1,500.00	\$0.00
46	Ornamental Iron		\$1,100.00	\$0.00	\$0.00	\$0.00
47	Ceramic Tilework	ACL/ Ahmad/ Darron	\$9,000.00	\$0.00	\$0.00	\$0.00
48	Hardwood Flooring finish	Jesse Choice	\$3,200.00	\$0.00	\$0.00	\$0.00
49	Carpeting & Pad Material	ACL/ Ahmad/ Darron	N/A	N/A	N/A	N/A
50	Floor Covering/Labor	Jesse Choice	N/A	N/A	N/A	N/A
51	Deck					
52	Painting/Materials	ACL / Sup: Jessie	\$1,600.00	\$0.00	\$0.00	\$0.00
53	Painting/Labor	ACL / Sup: Jessie	\$4,500.00	\$0.00	\$0.00	\$0.00

54	Garage Doors/Materials	N/A	N/A	N/A	N/A	N/A
55	Garage Doors/Installation	N/A	N/A	N/A	N/A	N/A
56	Appliances	N/A	\$4,500.00	\$0.00	\$0.00	\$0.00
57	Sod/Sodding	N/A	\$1,500.00	\$0.00	\$0.00	\$0.00
58	Landscaping	N/A	\$1,000.00	\$0.00	\$0.00	\$0.00
59	Driveway					
60	City Sidewalks		N/A	N/A	N/A	N/A
61	Carpentry/Framing Labor	Damien / Ahmad	\$4,000.00	\$1,000.00	\$0.00	\$0.00
62	Carpentry/Trimming Labor	Damien / Ahmad	\$3,000.00	\$0.00	\$0.00	\$0.00
63	Counter & Vanity Tops	Ahmad Lachapelle	\$3,000.00	\$0.00	\$0.00	\$0.00
64	Glass Mirrors/accessories	N/A	\$600.00	\$0.00	\$0.00	\$0.00
65	Garage Apron	N/A	N/A	N/A	N/A	N/A
66	Garage	N/A	N/A	N/A	N/A	N/A
67	Garage Slab	N/A	\$0.00	\$0.00	\$0.00	\$0.00
68	Contractor Fee	N/A	N/A	N/A	N/A	N/A
69	Clean Up	N/A	\$350.00	\$1000.00	\$350.00	\$350.00
70	Site Maint. - snow removal	N/A	N/A	N/A	N/A	N/A
71	Temp elect & sanitation/maintenance	N/A	N/A	N/A	N/A	N/A
72	Other					
	<b>Total Balance to Cure CC</b>			<b>5,500</b>	<b>11,469</b>	<b>14,575.00</b>

Ahmad Lachapelle  
9654 Harbor Lane  
Maple Grove, MN 55369  
651.336.1479

## **Construction Timeline**

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### **March 2020**

1. Permit request - ACL Ahmad Lachapelle Construction
2. Permit request - ACL Damon Lefleur, Electrical
3. Clean debris out of 1282 Hague Avenue, Saint Paul, MN 55104
4. Request a dumpster from Cooladge Roll Off
5. Repair Framing (minor)
6. Request framing inspection

### **April 2020**

1. Terminate plumber and request a refund of home owner's nonrefundable 1/3 deposit
  - a. Current plumber cannot meet timeline, DSI rejected request to pull a permit for temp heat and framing, plumber no longer has the time in his schedule to complete project
2. Permit request, Barr Webb
3. HVAC Consult with Kevin Lacy if temp heat is requested
4. Plumbing Site Work begins 45 days to completion (please see plumbing contract)
  - a. -Subcontractor Anthony Webster
5. Permit Request, ACL/Damon Lefleur
6. Electrical site work begins 7 days to completion
7. Request electrical inspection

### **May 2020**

1. Request Plumbing Inspection, subcontractor Barr Webb
2. ACL/Damon LeFleur to update electrical
3. Request Electrical Re-inspection
4. Clean Project site
5. Request building inspection if needed
6. Spray foam insulation with subcontractor Desire Foam Solutions

## **June 2020**

### *Exterior*

1. Install LP brand siding and trim fascia and soffit where needed ( House is 75% partially done with siding).
2. Remove excess siding and debris and haul away.
3. Install flashing where applicable.
4. Install & provide LP Brand siding and matching soffit and fascia material ( aluminum).

### *Interior*

1. Request Temporary Heat Prior to drywall prep/Installation
2. Begin rock, tape, sand and drywall installation

## **July 2020**

### **Exterior**

1. Install Gutters

### **Interior**

1. Continue rock, tape, sand and drywall installation
2. Wall Prep for painter
3. Install basic light fixtures
4. Install smoke detectors
5. Request exterior inspections

## **August 2020**

### **Exterior**

1. Concrete porch repair
2. Request permit for trailer

### **Interior**

1. Continue rock, tape, sand and drywall installation
2. Request exterior inspections
3. Kevin Lacy Skyline Heating and Air LLC contract work begins (see contract details)
4. Install handrails
5. Request re-inspection
6. Request variance for painting

Code Compliance cured goal completion date of August 18<sup>th</sup>

Desire Foam Solutions

# Estimate

108 113 Square NE.

Blaine MN. 55434

Date	Agreement #
3/5/2020	188

Builder <b>PROPERTY</b>
Mneka Constantino 1282 Hague Ave. Saint Paul MN 55104

Contractor
<b>AHMAD LACHAPELLE LIC BCT27629</b> <b>9054 HARBOR LANE</b> <b>MAPLE GROVE, MN 55369</b>

Item	Description	Total
17 Insulation	<p>Insulation</p> <p>Process to Insulate Upper level:</p> <p>Spray closed cell foam to exterior walls 2x4 studs 3" thick = RV-21.</p> <p>Side walls at back of the house;</p> <p>Spray foam in slopes by flat attic 2x4 studs 3" thick = Rv-21.</p> <p>Approximate 200 sqf.</p> <p>Install fiber glass insulation batts and seal with 4ml clear poly as vapor barrier around walls of crawling attic.</p> <p>Flat attic;</p> <p>Install net and blow loose fiber glass insulation Seal with 4ml clear poly.</p> <p>Main floor:</p> <p>Spray closed cell foam to exterior walls 2 x 4 studs 3" thick = Rv-21.</p> <p>Spray foam rims joist between crawling attics and living space 3" thick = Rv-21.</p> <p>Net and blow loose fiber glass insulation in Main level attic.</p> <p>Seal between sister studs.</p> <p>Foam around exterior windows, doors , bypasses and wires holes.</p> <p>Job will be completed as a category one.</p>	8,300.00
<b>Total</b>		<b>\$8,300.00</b>

Phone #
763-316-7976

E-mail
Desirefoamsolutions@outlook.com



BARR WEB IND. INC.

3038 E. 35<sup>th</sup> Street/Mpls., Minn. 55406  
612.872.0202

Email: [barrwebind@gmail.com](mailto:barrwebind@gmail.com)

Lic. # PC004111

**ESTIMATE/CONTRACT**

DATE: March 4, 2020

Customer Name: Nneka Constantino

Customer Address: \_\_\_\_\_

Project Address: 1282 Hague Avenue/St. Paul, Mn

Tele.#: 646.548.5225 Email: [nneka.constantino@gmail.com](mailto:nneka.constantino@gmail.com)

Project Description  Residential  Commercial  Multi-Family

**OBSERVATIONS:**

**Whole house remodel project with existing plumbing system partially installed by another plumbing contractor.**

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1. Perform 5# air test on existing PVC plumbing systems and make any necessary changes to bring plumbing system into code compliance.
2. Complete installation of water, waste and vent system for two existing bathrooms, kitchen sink and basement laundry tub.
3. Install customer supplied kitchen sink faucet (sink to be installed by counter top installers), dishwasher and water for refrigerator ice maker.
4. Install customer supplied fixtures for two bathrooms.
5. Install customer supplied water heater (if there is no lined chimney, a power vented or electric water heater is required).
6. Install gas for range and install customer supplied range.
7. Install two (2) lawn faucets.

**NOTE:** This work MAY require the opening of walls and/or floors or ceilings. Customer will be informed prior to commencement of work (during pre-work consultation) and be responsible for repair of same.

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This **Estimate/Contract** includes; labor, plumbing materials and permit.  
Barr Web will haul away plumbing installation materials only. All other debris (including concrete) will be brought to "on-site" area to be disposed of by customer.

**OPTIONAL WORK: N/A**

**CUSTOMER WILL:**

**TOTAL COST FOR ABOVE LISTED PLUMBING SERVICES= 6,150.00**  
**FIVE YEAR PLUMBING WARRANTY (DOES NOT INCLUDE CUSTOMER SUPPLIED FIXTURES)**

PAYMENT TERMS:

50% down prior to commencement of work

25% upon rough-in completion

Balance Upon Completion.

Method of Pymt: \_\_\_\_\_

**NOTE: Changes and/or additions require a CHANGE OF WORK form being signed by all parties. ROOF VENT FLASHINGS (if required) will be NOT be installed by BARR WEB IND. INC. Customer will install roof vent flashings.**

**This estimate is submitted for your approval by:**

*Anthony J. Webster*

**ANTHONY J. WEBSTER/Master Plumber on March 4, 2020**

**This ESTIMATE is valid for a period of ten (10) Days. THANK YOU!**

**I hereby authorize the above listed plumbing services:** \_\_\_\_\_

**Customer Signature**

**Date:** \_\_\_\_\_

Skyline Heating and Air LLC

7100 Medicine Lake Rd

Minneapolis, Minnesota 55427

612 554 9251

kevinl@skylineheatingandair.com

Nneka Constantino

1282 Hague

St Paul, MN

646 548 5225

Nneka.constantino@gmail.com

March 6, 2020

Thank you for the opportunity to bid on your project.

**Proposal for 1282 Hague Ave St Paul, MN**

1. **Install new 96% High efficient furnace sized per heat loss calc.**
2. **Install new 13 SEER Cased coil, line set and condensing unit sized heat gain calc.**
3. **Connect dryer vent.**
4. **Install main gas to furnace.**
5. **Install Grilles and registers.**
6. **Duct owner provided microwave exhaust.**  
**Xcel Energy rebates to owner.**

Price: **\$ 7200.00 Seven Thousand Two Hundred Dollars.**


**Terms; \$3600.00 to mobilize. The balance \$3600.00 upon final inspection.**

**Price:** Includes permit, inspections testing and balance.

**Price Does not include:** Cosmetic repairs, roofing, Dumpster costs, hole cutting. Fire protection, electrical work, temp-heat, gas piping to appliances under hood, concrete pads, control wiring work nor any additional cost by code officials.

**Warranty: 10-year parts when registered with manufacturer and 1 year labor.**

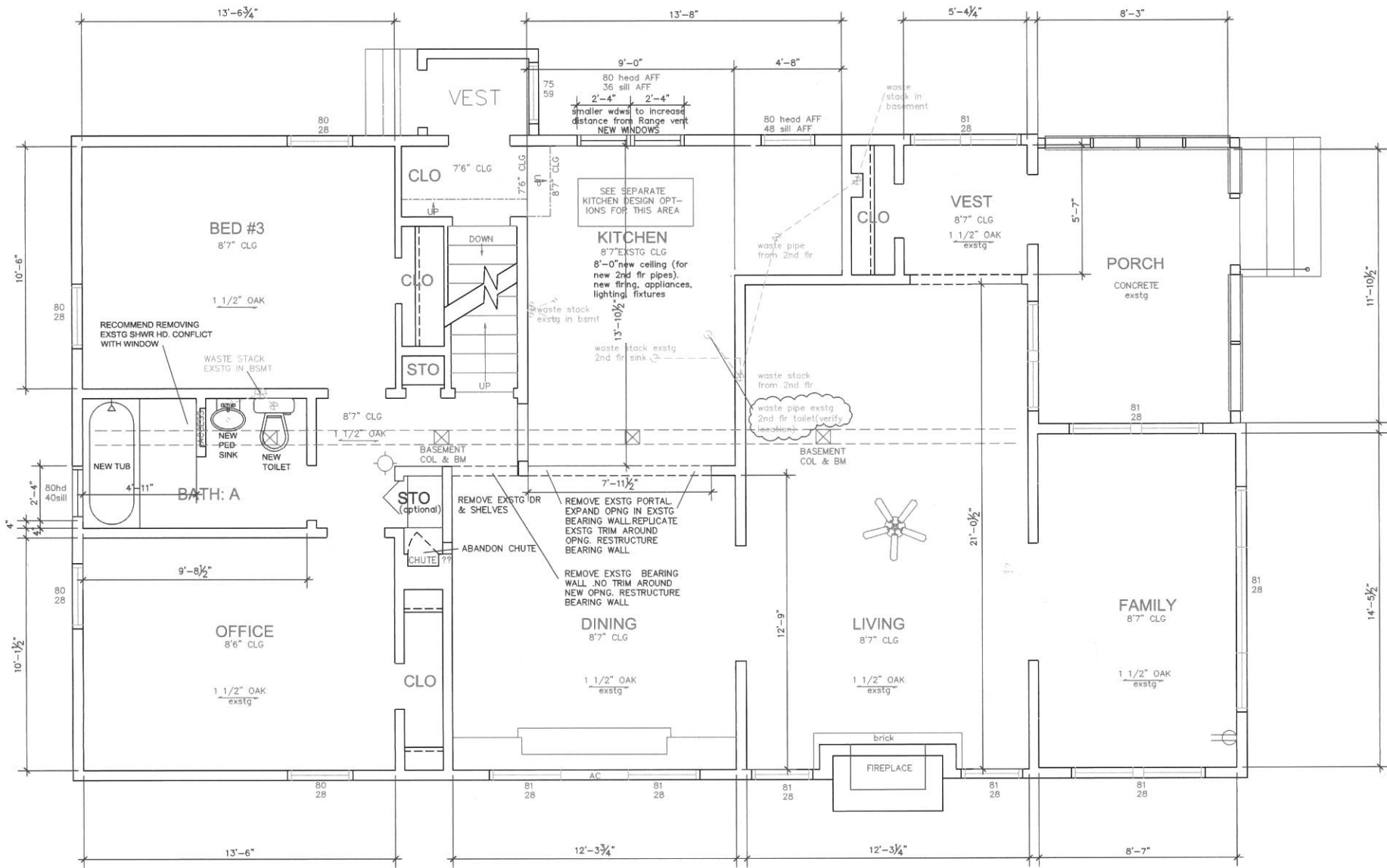
Kevin J. Lacy

  
Master Warm Air.

Sign

Title

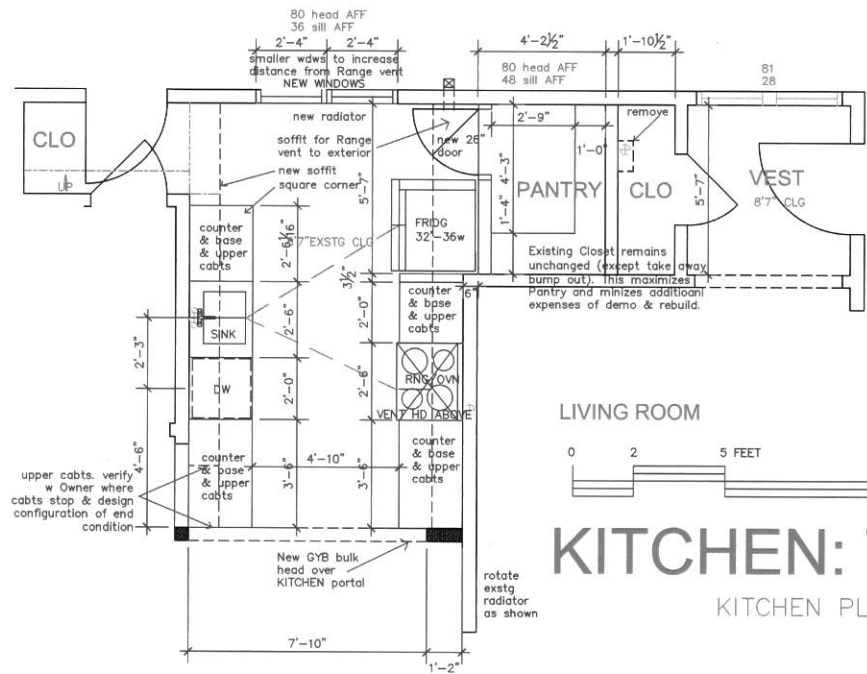
Date



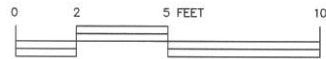
# 1st FLOOR

1st FLOOR PLAN: 1282 HAGUE



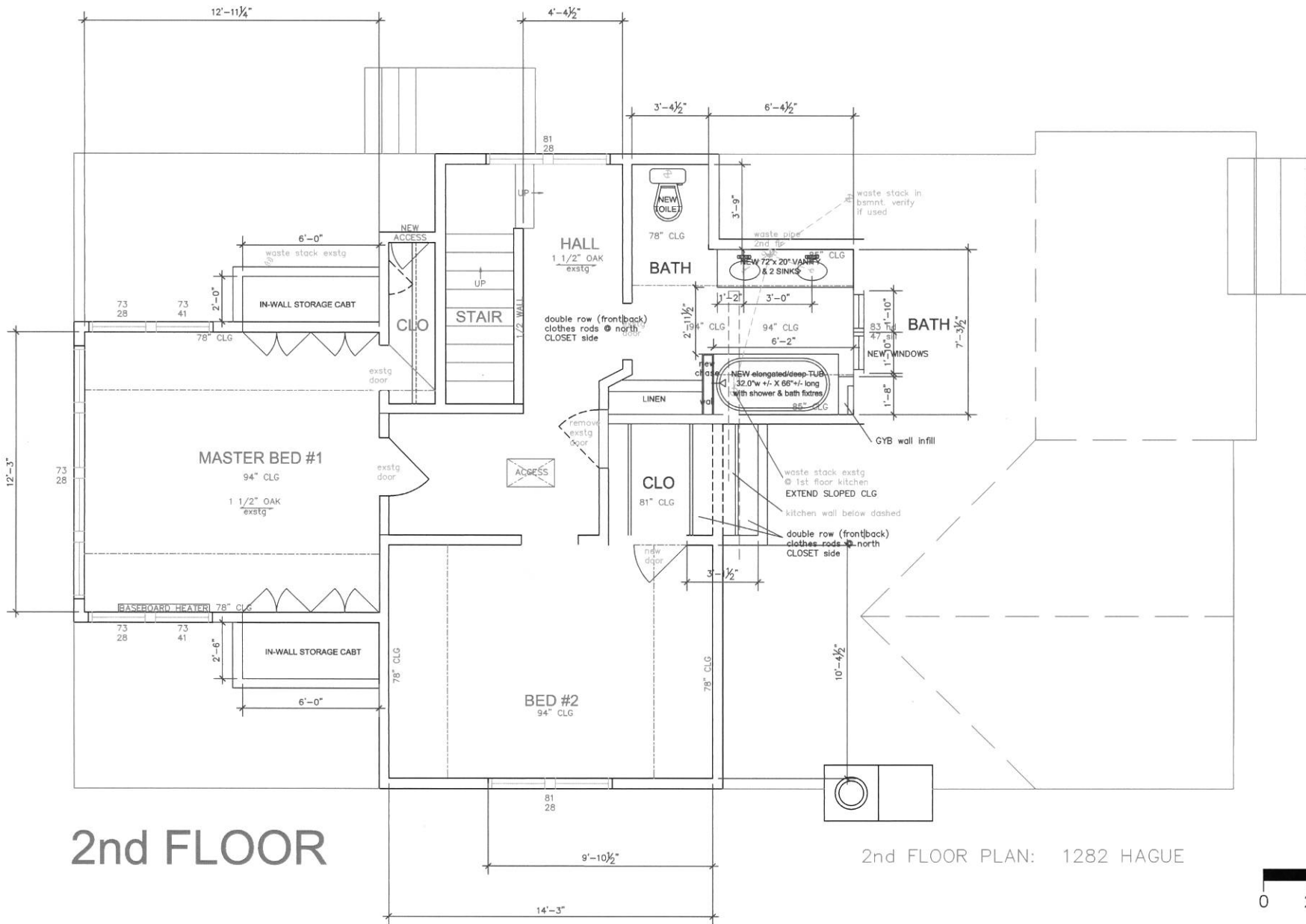


LIVING ROOM



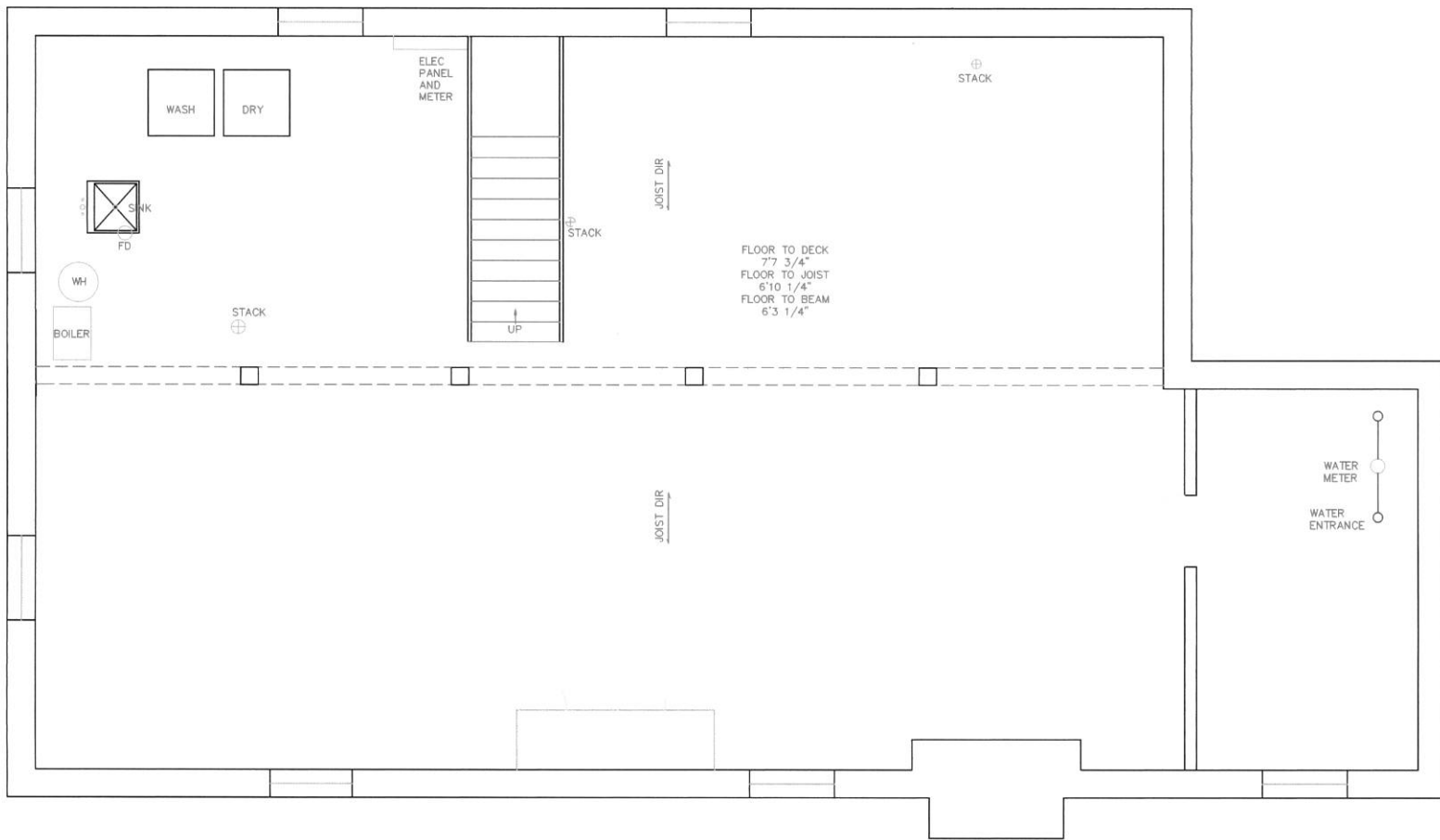
# KITCHEN: T3

KITCHEN PLAN



2nd FLOOR

2nd FLOOR PLAN: 1282 HAGUE



BASEMENT FLOOR PLAN  
1282 HAGUE



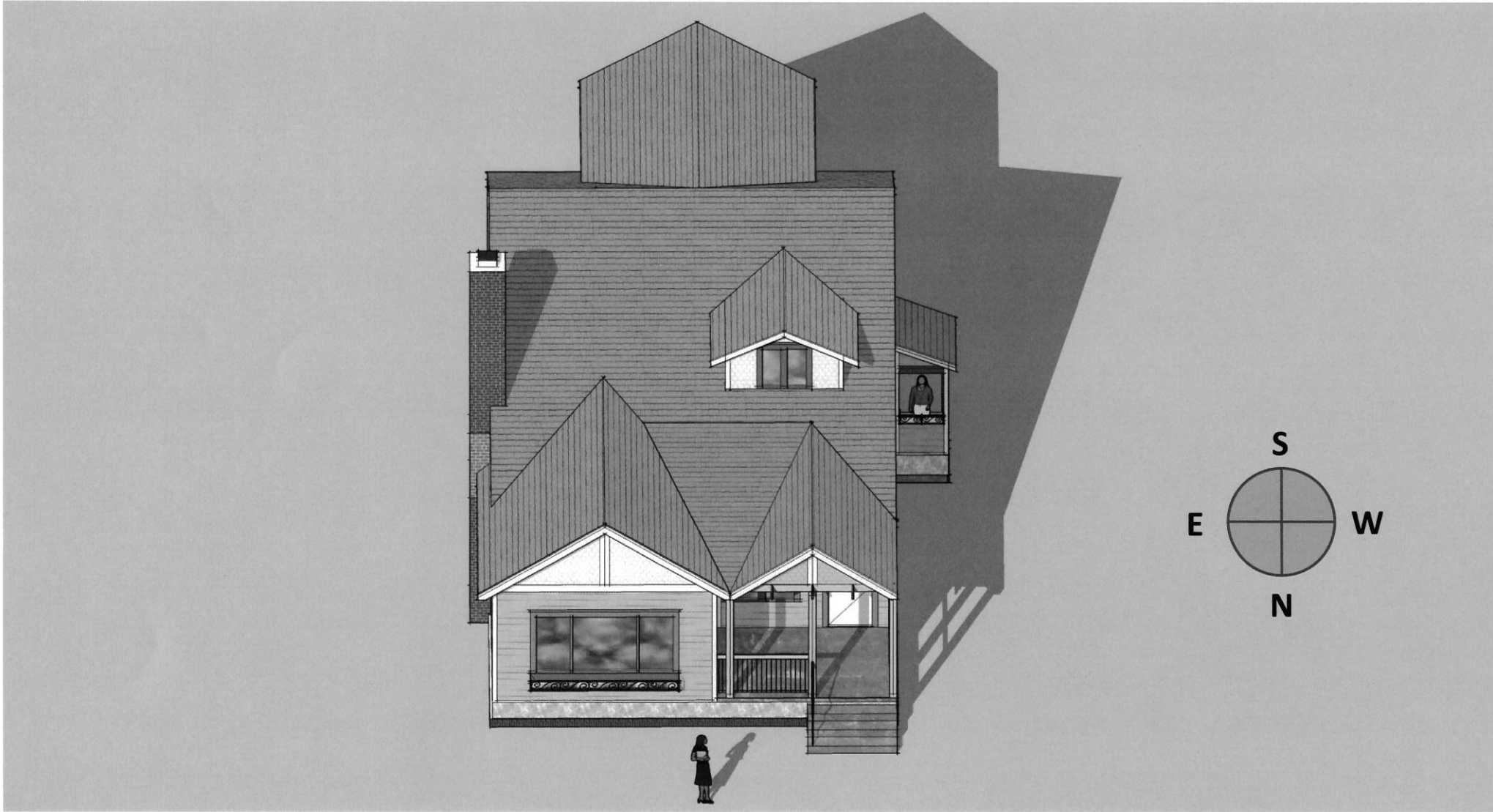
**1282 Hague Street, St Paul, MN**

**Client Approved Exterior House & Porch Designs**



**1282 Hague Street, St Paul, MN**

**Client Approved Exterior House & Porch Designs**

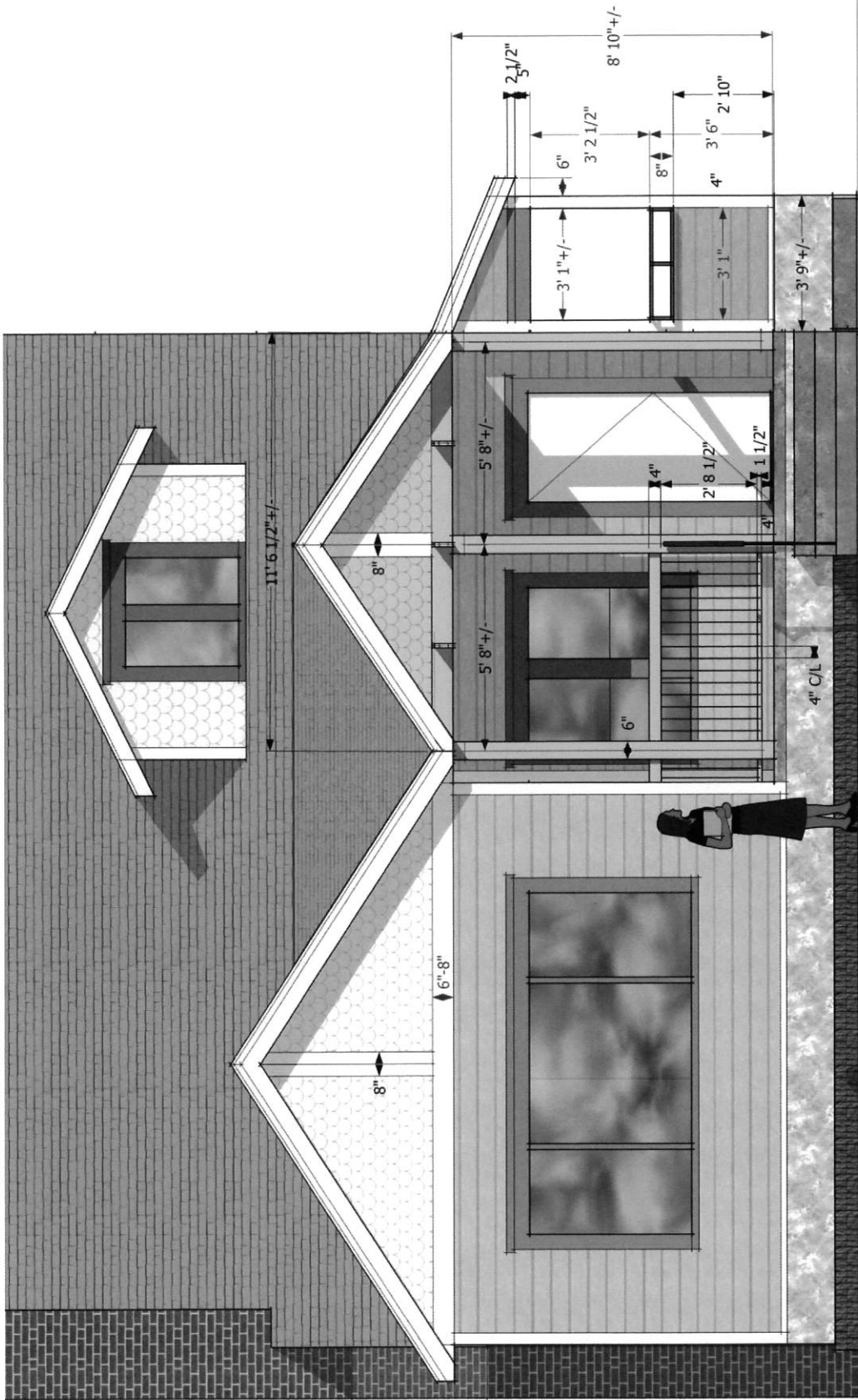


1282 Hague Street, St Paul, MN

Verify & coordinate all material and product selections with Owner

All windows are to be New. Blue windows are new units to match size and operation type of existing windows to be removed. Yellow windows are new units resized & with same operation type of existing windows to be removed.







Verify & coordinate all material and product selections with Owner

All windows are to be New. Blue windows are new units to match size and operation type of existing windows to be removed. Yellow windows are new units resized & with same operation type of existing windows to be removed.

New Gable Roof Assembly: Match material & geometry of existing adjacent gable roof

Windows this area not shown

Siding 2: Product selection by Owner

Siding 1: Product selection by Owner

New stucco or painted cementitious wainscot coating

New Railing Assembly. Wood top & bottom rails with aluminum spindles @ 4" oc

New North Porch Addition

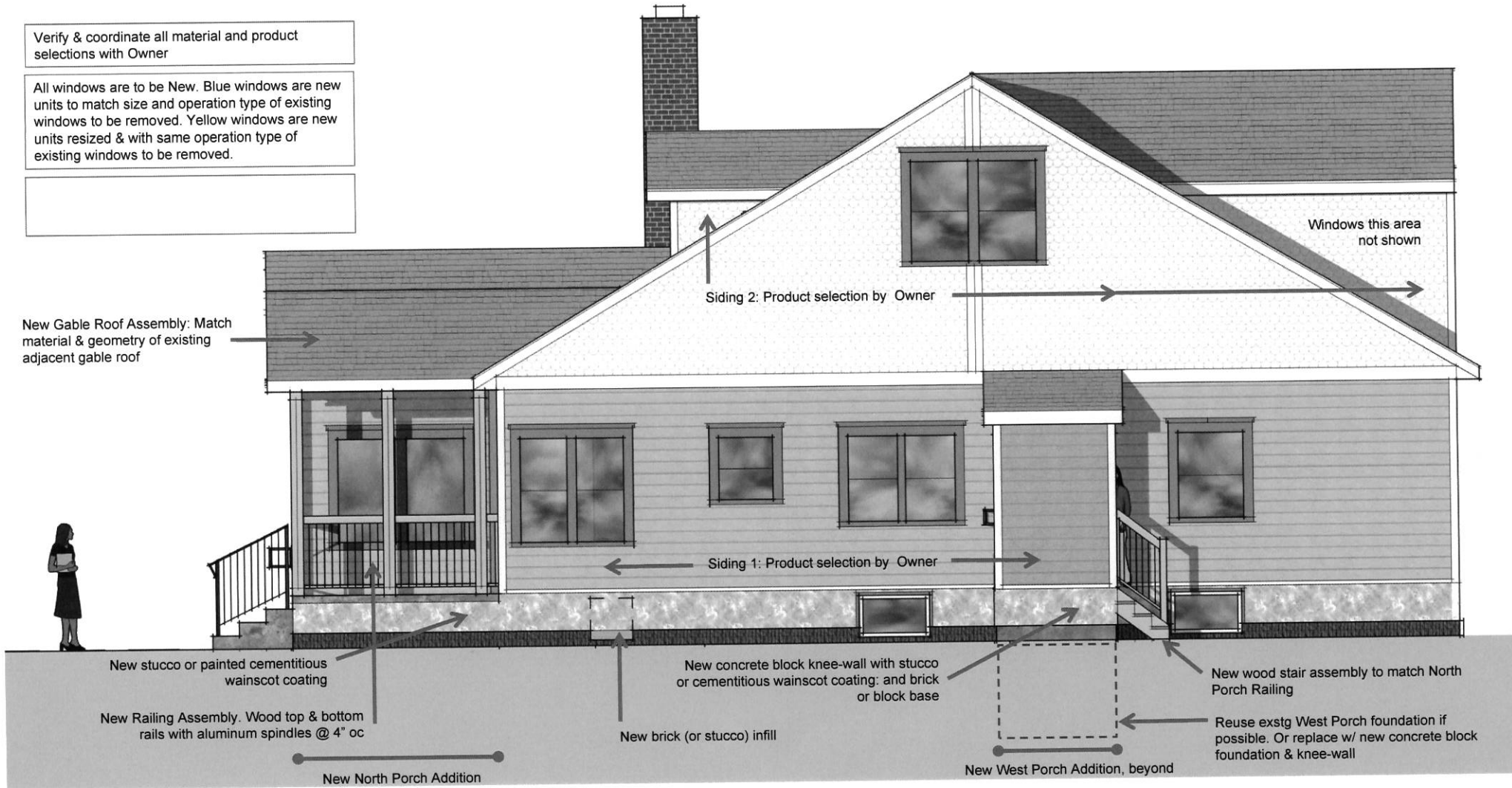
New concrete block knee-wall with stucco or cementitious wainscot coating; and brick or block base

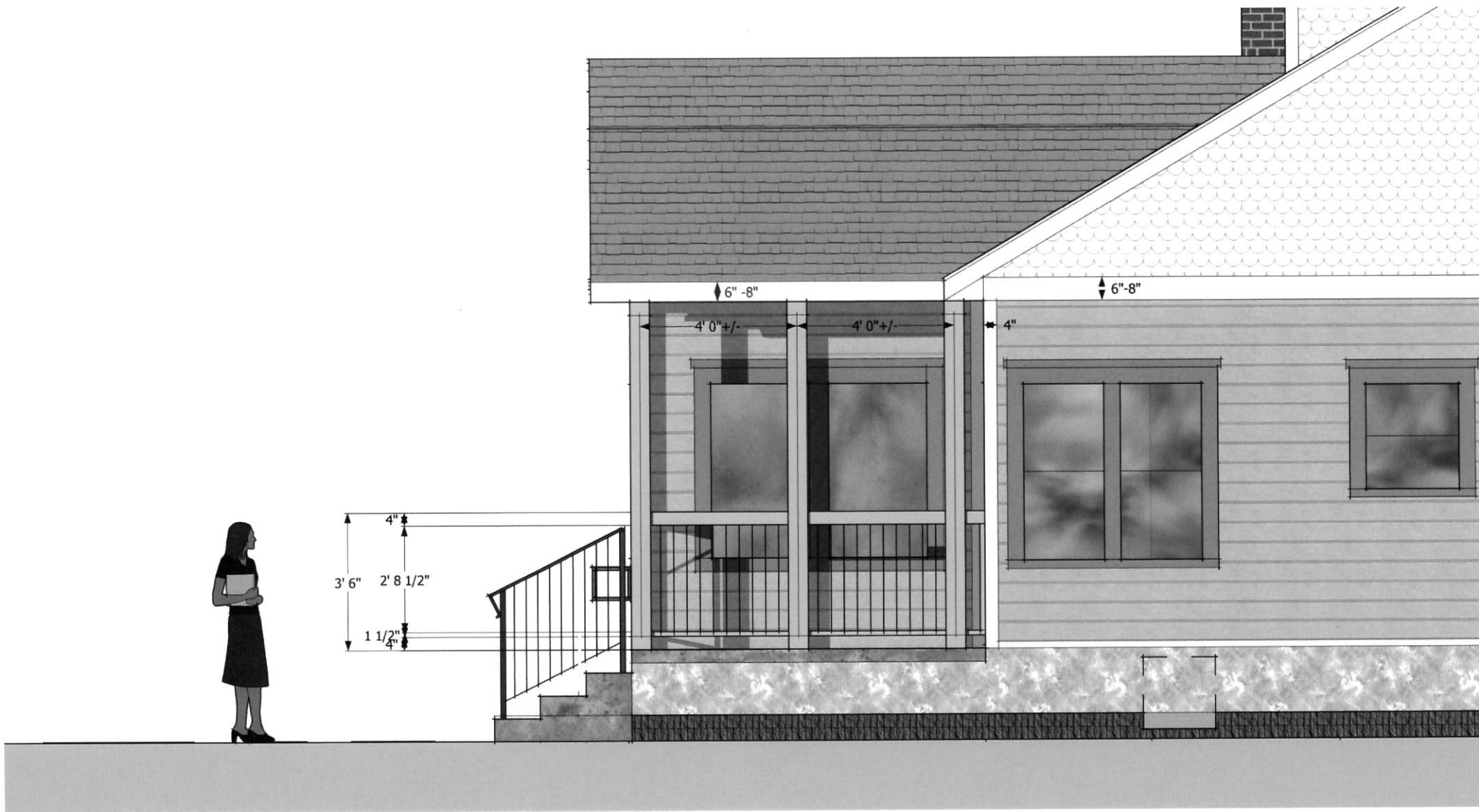
New brick (or stucco) infill

New West Porch Addition, beyond

New wood stair assembly to match North Porch Railing

Reuse exstg West Porch foundation if possible. Or replace w/ new concrete block foundation & knee-wall













Optional gutter placement for North Porch

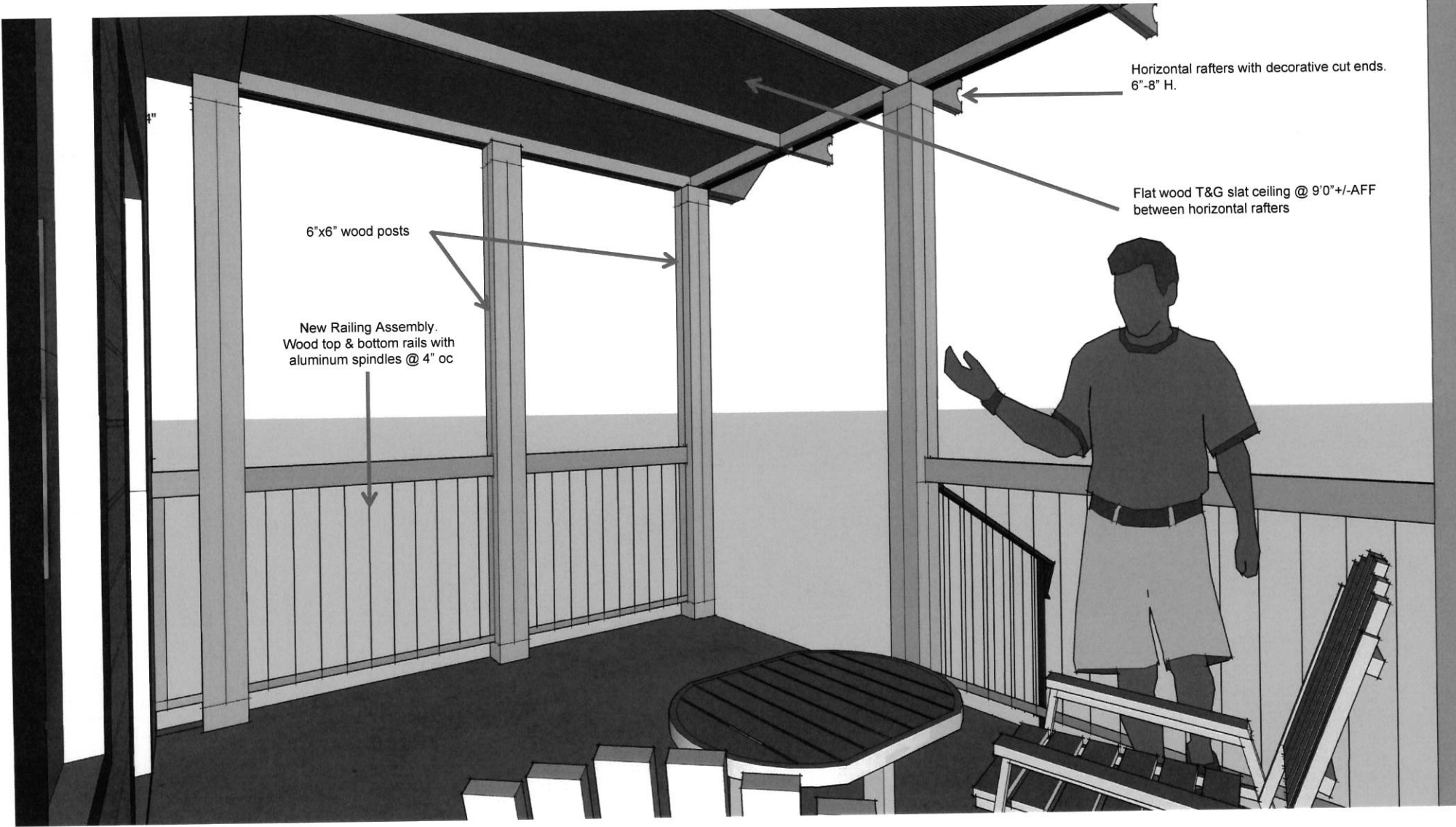
Optional gutter placement for North Porch



Horizontal rafters with decorative cut ends.  
6"-8" H. Verify sizing and spacing. Bot of  
rafters @  
8'10"+/- AFF

Flat wood T&G slat ceiling @ 9'0"+/-AFF  
between horizontal rafters



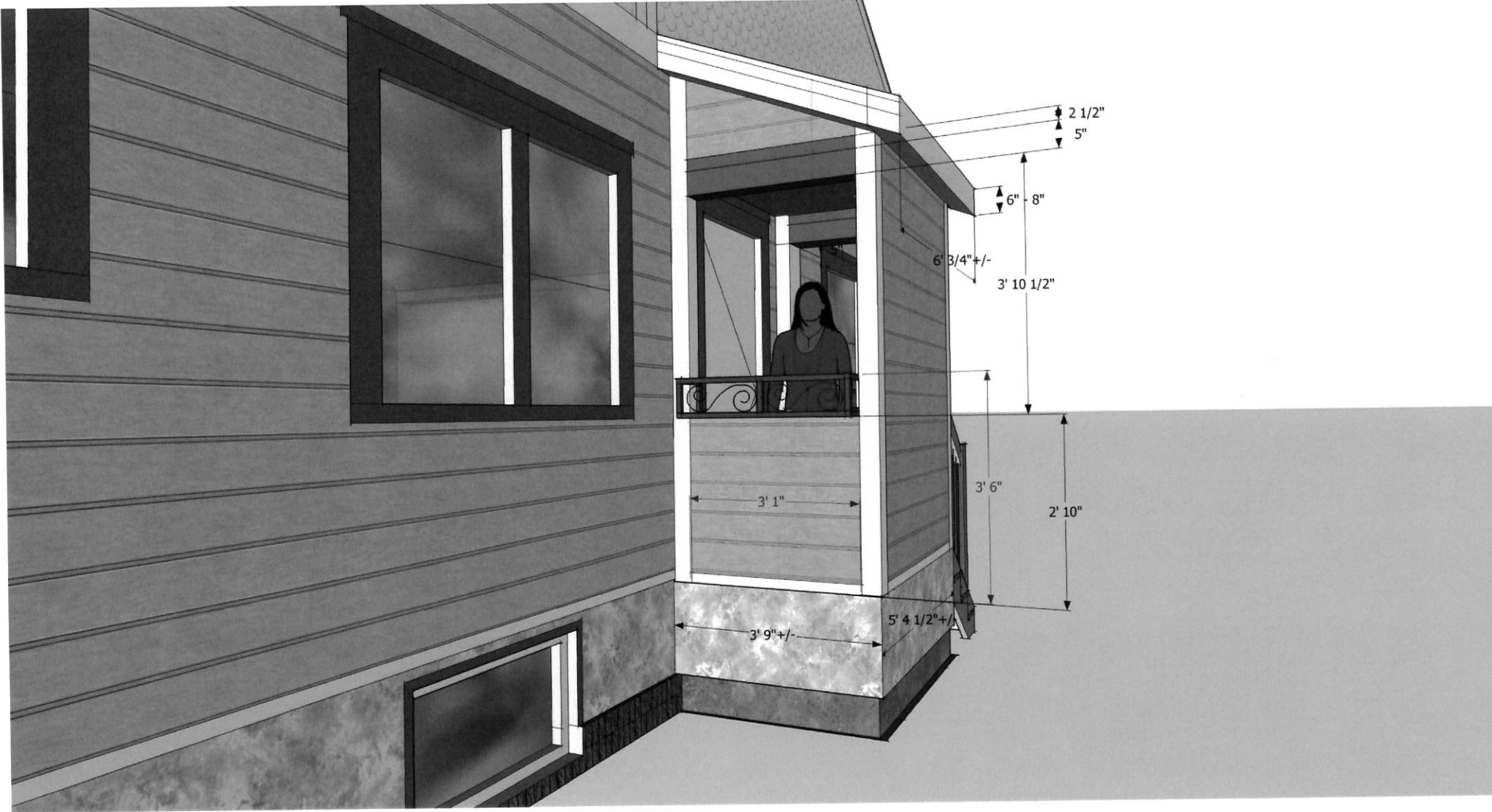


Horizontal rafters with decorative cut ends.  
6"-8" H.

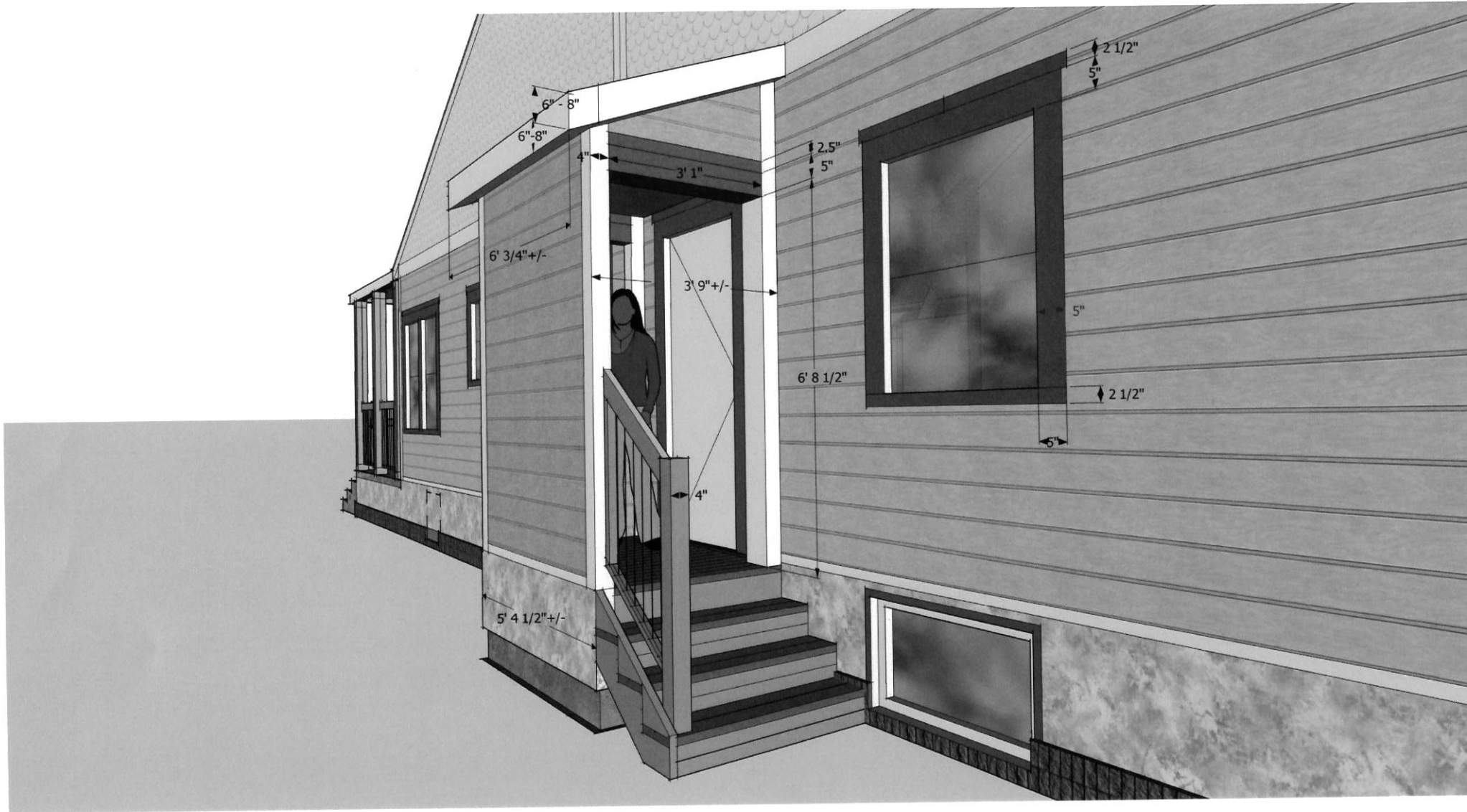
Flat wood T&G slat ceiling @ 9'0" +/- AFF  
between horizontal rafters

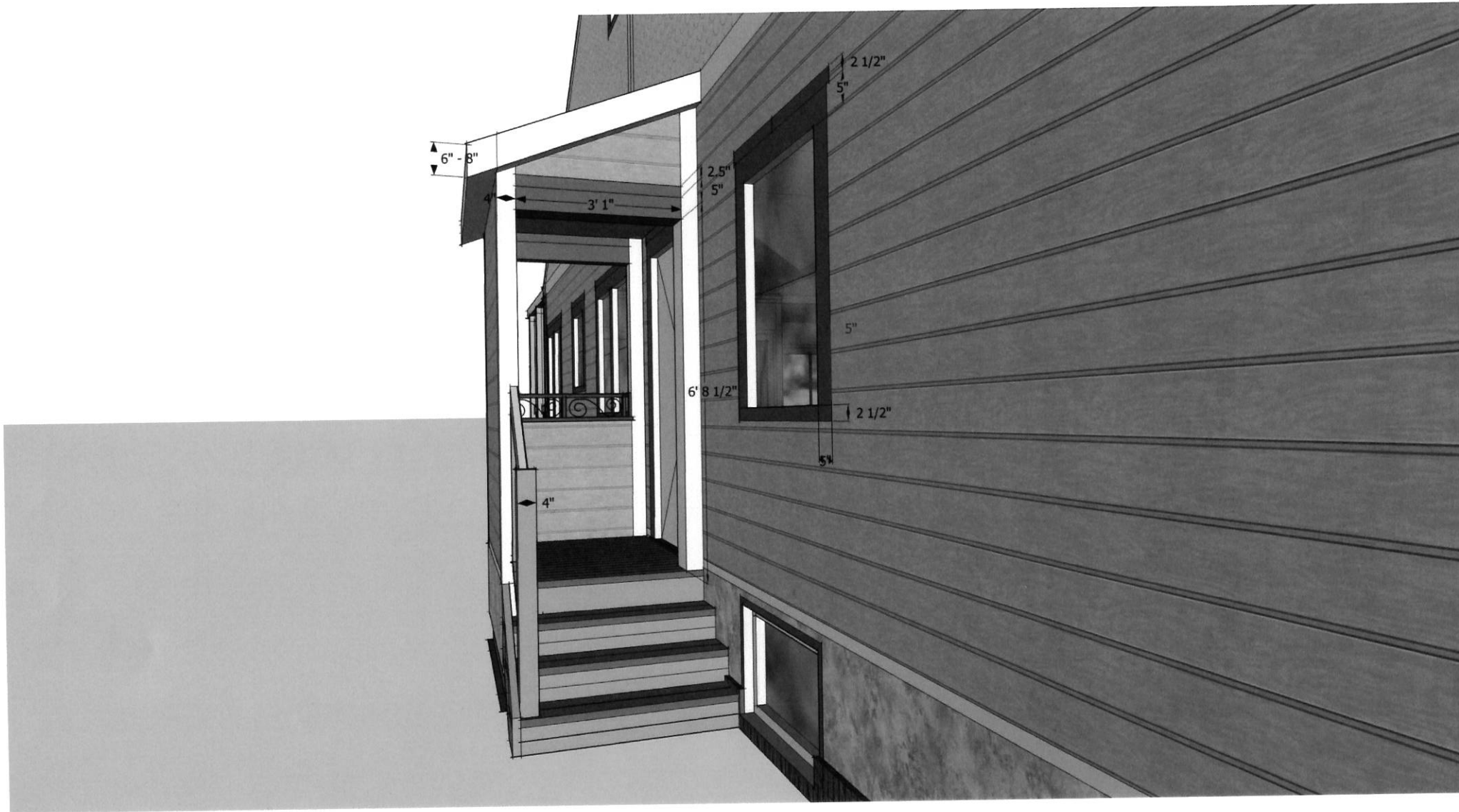
6"x6" wood posts

New Railing Assembly.  
Wood top & bottom rails with  
aluminum spindles @ 4" oc

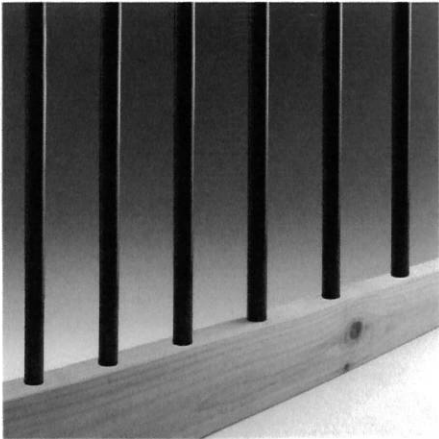








<http://www.decksdirect.com/solutions-round-aluminum-baluster.html>



**PORCH: RAILINGS**