



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

May 9, 2011

W.A. Dorsey House Condominium Association
457 Portland Ave
St. Paul, MN 55102

RE: 457 Portland Ave

Dear Brigitte Bachmeier,

I have received your proposal letter dated April 22, 2011 regarding the fire alarm system and deficiencies at the building. I have reviewed this request with my supervisor and with our Fire Engineering Division.

The existing system does not meet the minimum code requirements and we are unable to accept the system as it exists.

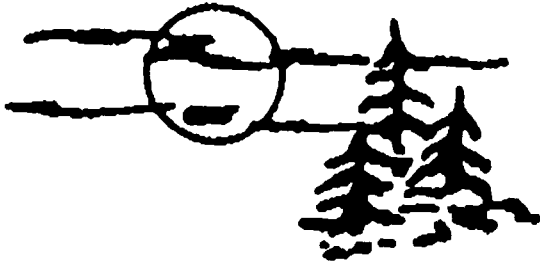
We will, however, be able to accept your proposal for an alternate method of compliance. Per our phone discussion, compliance will include the following items:

1. A DSI electrical permit must be pulled by your electrician and the work must be approved by the electrical inspector on completion.
2. All detectors installed as part of this system must be hard-wired to building AC power with a battery backup. Wireless communication may be used for the interconnection only. On the information sheet you provided us, the Kidde detector 1279-9999 would be approved, but the Kidde detector 0919-9999, which is battery powered only, would not be approved.
3. All detectors must be wired on a dedicated electrical circuit, not sharing power with any other fixtures or receptacles.
4. A detector must be provided on each floor: Basement hallway, and 1st, 2nd and 3rd floor stairway landings.
5. All detectors must be positioned appropriately on the wall or ceiling to ensure proper functioning. Please refer to the manufacturer's information on this.
6. Compliance for this system is required on or before June 30th, 2011.

Please let me know if you have any other questions or concerns regarding this work.

Sincerely,

Mitchell Imbertson
Fire Inspector



MID-NORTHERN ELECTRIC

Commercial and Industrial Wiring

Fax

Brigitte Bachmeier,
To: W.A. Dorsey Condominium Association
 c/o UPS store – Grand Avenue
From: Justin Kaynes

Fax: 651-222-1807 **Pages:** 2 including cover
Phone: 651-225-0880 **Date:** 9/16/11
Re: WA Dorsey Condominium Assoc. **cc:**

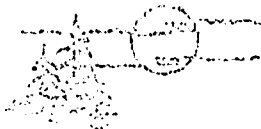
Urgent For Review Please Comment Please Reply Please Recycle

Hey Brigitte-

Our proposal is attached for the work discussed. I anticipate 2-3 days of labor. If things go quickly, we will only bill for time and material used. I believe this should satisfy the inspectors requirements. Thanks

Justin Kaynes
 Designer/Estimator
 Mid-Northern Electric
 1299 Eagan Industrial Road, Suite 101
 Eagan, MN 55121
jkaynes@mid-northernelectric.com
www.mid-northernelectric.com
 (651) 452-3996
 (651) 686-4987 Fax

PROPOSAL



1000 Highway 100
Ft. Belknap, Nevada 89409
Phone (775) 785-1000
www.nvdps.com

Project Name	State Mail	Location	State Mail
Job No.	851-000-0000	Job Title	Job Title
Contractor	Adv. Smoke Detection	Contractor	Contractor
Contract Value	\$23,000.00	Contract Value	Contract Value

We hereby accept the conditions and conditions for the contract and the full amount of the bid.

1. Smoke detectors will be installed in the 1st, 2nd, and 3rd floor stairway landings. Location to be approved by the architect.

All equipment will be on circuits dedicated only for smoke detectors. Will be tested and approved by the architect. We will obtain power from the nearest electrical panel. The smoke detector will be wirelessly interconnected.

You plan to use wireless surface raceway where location cannot be connected to the electrical panel. Electrical panel are included.

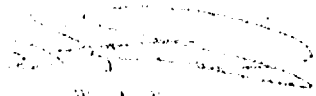
Price and materials cost not to exceed \$23,000.00. All labor and material costs will be adjusted to reflect actual and approved.

Work not described above is not included in price and may be determined on a time and materials basis.

Thank you for the opportunity to provide you with this proposal. If you have any questions, please contact me. I am available for any additional information please do not hesitate to call.

WE AGREE TO DO ABOVE DESCRIBED WORK FOR THE SUM OF \$23,000.00. I agree to be bound by the terms and conditions of this proposal.

THIS CONTRACT IS SUBJECT TO ACCEPTANCE WITHIN 30 DAYS OF THE MONTH CHARGED ON ACCOUNTS OVER 30 DAYS. ALL ORDERS ACCEPTED BY US WITH THE UNDERSTANDING THAT WE ARE NOT TO BE HELD LIABLE FOR CAUSES BEYOND OUR CONTROL. LOCAL AGREEMENTS NOT INCLUDING ALL ADDITIONAL AND AGREEMENTS MUST BE SHOWN IN WORKING. ALL ORDERS ACCEPTED BY US WITH THE UNDERSTANDING THAT WE ARE NOT TO BE HELD LIABLE FOR CAUSES BEYOND OUR CONTROL.



Contractor

we are required by law to provide you with the following notice regarding the rights of the persons supplying labor and materials:
(A) Any person or company supplying labor or materials for this improvement to your property may be held liable for any injury or damage to your property if that person or company is not paid for the conditions.
(B) Under California Law you have the right to pay persons who supplied labor or materials for the improvement. You may be held liable for any injury or damage to your property if you do not pay them from us until the improvement is completed. If you do not pay them from us until the improvement is completed, we will be held liable for any injury or damage to your property. If you do not pay them from us until the improvement is completed, we will be held liable for any injury or damage to your property. If you do not pay them from us until the improvement is completed, we will be held liable for any injury or damage to your property.

I have read this proposal and accept the terms and conditions of this proposal.

X

Proposal

ALTERNATE



MID-NORTHERN ELECTRIC

1299 Eagan Industrial Road, Suite 101
Eagan, Minnesota 55121
Phone (651) 452-3996 Fax (651) 686-4987
www.mid-northernelectric.com

PROPOSAL SUBMITTED TO: W.A Dorsey Condominium Association		PHONE: 651-225-0880	DATE: 09/19/2011
STREET 457 Portland Avenue #4		JOB NAME Add Smoke Detectors	
CITY, STATE, ZIP CODE St Paul, MN 55102		JOB LOCATION: Same	
ATTENTION: Brigitte Bachmeier	DATE OF PLANS Site Visit	FAX NUMBER: 651-222-1807	JOB PHONE:

We hereby submit specifications and estimates for:

Furnish and Install:

- 4 – Kidde 1279-9999 AC hard wired smoke detectors w/ battery backup
Basement hallway, 1st, 2nd, and 3rd floor stairway landings. Locations to be approved by Fire Inspector.
- Basement will use existing hardwire circuit (not dedicated)
 - 1st floor will have dedicated hardwire circuit
 - 2nd floor will have dedicated hardwire circuit
 - 3rd floor will obtain power from nearest receptacle circuit near door (not dedicated)

This is an alternate bid subject to approval. Smoke detectors WILL NOT be on a dedicated circuit
We will obtain power from the nearest electrical circuit.
The smoke detectors will be wirelessly interconnected.

~~We plan to use wiremold surface raceway where locations cannot be concealed. Painting is not included.~~

Sales tax, Electrical permit are included.

Time and materials cost not to exceed: \$1,850.00
At time of billing, costs will be adjusted to reflect material and labor used.

Work not described above is not included in price, and may be performed on a time and materials basis.

Thank you for the opportunity to provide you with this proposal. If you have any questions or require any additional information please do not hesitate to call.

WE AGREE TO DO ABOVE DESCRIBED WORK FOR THE SUM OF: \$ see above TO BE PAID AS FOLLOWS:
Upon completion

VERBAL AGREEMENTS NOT BINDING-ALL ADDITIONAL AND AGREEMENTS
MUST BE SHOWN IN WRITING. ALL ORDERS ACCEPTED BY US WITH THE
UNDERSTANDING THAT WE ARE NOT TO BE HELD LIABLE FOR CAUSES BEYOND
OUR CONTROL. THIS PROPOSAL SUBJECT TO ACCEPTANCE WITHIN 30 DAYS.
1 1/2% PER MONTH CHARGED ON ACCOUNTS OVER 30 DAYS.


Justin Haynes
AUTHORIZED SIGNATURE

- We are required by law to provide you with the following notice regarding the rights of the persons furnishing labor and materials.
- (A) Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.
 - (B) Under Minnesota Law, you have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold the amount due them from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or material for the improvement and who gave you timely notice.

I HAVE READ THE ABOVE AND ACCEPT THE TERMS AND CONDITIONS OF THIS CONTRACT.

Signature

Date

W.A. Dorsey House Condominium Association
457 Portland Avenue
St. Paul, MN 55102
(651) 225-0880

Re: reference #116057
457 Portland Ave side stairway

April 22, 2011

Dear Mitch Imbertson,

Condominium units I, IV, and III at 457 Portland Ave share a common area/side stairway. One of these units has an additional entrance from the backyard sunken garden.

There are currently 3 hard-wired smoke detectors on each level of the staircase for each unit- which are not interconnected.

Permits were pulled for each unit remodel less than 12 years ago. Inspectors signed off after each unit met the requirement that smoke detectors be installed above each unit's entrance door.

I request that our current system be grandfathered in for the following reasons:

The current system was approved by several city inspectors while the work was being done. An inter-connected system such as this should only have been required and completed at that time when the walls and ceilings were still exposed.

Last year we had a complete new roof and extensive masonry work done. Exterior repainting and replacement of screens and storms is also overdue. These necessary maintenance and repair are a huge undertaking and financial burden.

Inter-connecting the existing smoke detectors would pose an extreme financial hardship and would be very difficult in a large historic home as it would require tearing out plaster and wood paneling, and rewiring the entire staircase. Furthermore, we do not have a separate electric panel for the common electric.

We consulted Bob Baber from Southern Electric who proposed the following last resort solution which is a wireless, hard-wired, and inter-connected system with battery backed up relay. (Please see system explanation and additional information from Bob Baber's email dated April 13, 2011).

We request that the current set up which requires minimal repair be grandfathered in- as is, or that Bob Baber's viable solution be approved as an alternative.

Please call me if you have any further questions (651) 225-0880

Thank you for your consideration in this matter,

A handwritten signature in black ink that reads "Brigitte Bachmeier". The script is cursive and fluid, with a prominent flourish at the end of the name.

Brigitte Bachmeier

W.A. Dorsey President

Southern Electric

ROBERT P. BABER
2060 Patricia Street
Mendota Heights, Minnesota 55120
(612) 454-2186

7-13-2011

Brigitte Bachmeier,

I have enclosed the email history of correspondence with the St. Paul City fire inspector Mitchell Imbertson. The letter dated May 9, 2011 authored by Mitchell was attached to an email that was sent to me on Friday, July 8, 2011. As stated by you this was the first time either one of us had any knowledge of this letter. I feel the city should extend your deadline because of this lack of communication on their part. The dedicated circuit provision seems impractical and prohibitive and was not part of my proposal.

Regards,



Robert Baber

Fire Inspector
Department of Safety & Inspections
(651)266-8986 office
(651)266-8951 fax
mitchell.imbertson@ci.stpaul.mn.us

>>> "Patty" <pat@teled.co> 4/12/2011 9:06 AM >>>

Mitch,

I've been attempting to call you about my plan to use the wireless interconnected smoke detectors for the stairwell at 457 Portland. Before I take out a permit and begin the work I want to verify that this method will comply with code. I feel it should since they will be hard-wired and battery back-up but powered from each adjacent unit. Please email me or contact me at 612-751-0284 so that I can proceed with the changes required by your correction notice.

Regards, Bob

Robert Baber

Southern Electric

Patty

From: Mitchell Imbertson [Mitchell.Imbertson@ci.stpaul.mn.us]
Sent: Friday, July 08, 2011 3:23 PM
To: Patty
Subject: RE: Property at 457 Portland Ave., St. Paul inspection notice
Attachments: 457 Portland.DOC

Bob,

I'm forwarding you a copy of the letter sent to the property owner at her request, she was planning to contact you about setting up to have this work completed and wanted to make sure you had the information you needed.

Thank you,

Mitchell Imbertson
Fire Inspector
Department of Safety & Inspections
(651)266-8986 office
(651)266-8951 fax
mitchell.imbertson@ci.stpaul.mn.us

>>> "Patty" <pat@teled.co> 4/13/2011 11:30 AM >>>

Please see page 2 of the attached PDF for architectural and engineering specifications.

Regards, Bob

From: Mitchell Imbertson [mailto:Mitchell.Imbertson@ci.stpaul.mn.us]
Sent: Tuesday, April 12, 2011 9:14 AM
To: Patty
Subject: Re: Property at 457 Portland Ave., St. Paul inspection notice

Bob,

Sorry for the delay, I just got back into the office this morning. I will get back to you soon but before I can answer I need to look at this again with the property manager today and will need to go over it with our engineering supervisor.

Thanks,

Mitch

Mitchell Imbertson



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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May 9, 2011

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6. Compliance for this system is required on or before June 30th, 2011.

Please let me know if you have any other questions or concerns regarding this work.

Sincerely,

Mitchell Imbertson
Fire Inspector

Statement

**Southern Electric
2060 Patricia Street
Mendota Heights, Mn.
651-454-7058**

pd. 9/16-11

Brigitte Bachmeier W.A. Dorsey House Condominium Association 457 Portland Ave. St. Paul, MN 55102	July 28, 2011	
Consultation and letter to fire inspector regarding smoke detectors for 457 Portland Ave, St. Paul.		
Premise visit and consultation for load calculation for common area electricity use for 457 Portland Ave, St. Paul.		
	TOTAL	\$150.00

pd 8.03.2011