

9/17/2014

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

City of St. Paul  
City Council

Re: 929 W. 7<sup>th</sup>

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

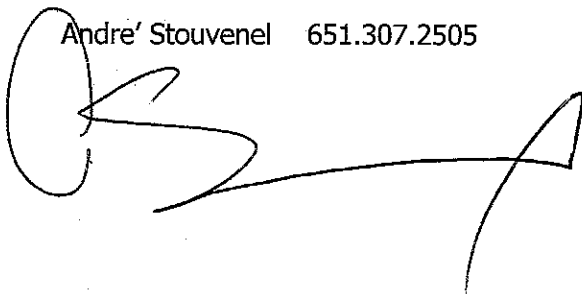
And available will be 4 additional 300 SF office Spaces, with a Common Coffee Bar and

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, appearing to be 'Andre' Stouvenel', written over a circular stamp or mark.

# 929 W. 7 Phase 1 remediation for build out

Task Description	%	Start	Complete	Actual Labor	Material / Dispose	Actual Total	Q2			Q3		
							Apr	May	Jun	Jul	Aug	Sep
							<b>ACTUALS</b>					
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						Clear
Dumpsters - Dispose of Buildings Debris	100%	05/09/14	07/11/14	\$7,740	\$1,790	\$9,530						Dumpsters - Dispos
Remove Ceillings	100%	06/01/14	07/18/14	\$4,020	\$1,705	\$5,725						Remove Ceillings
Remove pent House - temp repair roof	100%	08/21/14	09/02/14	\$1,728	\$750	\$2,478						Remc
Remove 2nd floor - bad concrete and Floor	95%	06/10/14	06/20/14	\$2,211	\$422	\$2,633						Remove 2nd floor - bad c
Remove all mold deteriorated walls	95%	06/10/14	06/20/14	\$2,240	\$682	\$2,922						Remove all mold deterioe
Temporary roof at 2nd Floor Front Office	100%	05/15/14	05/16/14	\$989	\$421	\$1,410						Temporary roof at 2nd Floor Front
						\$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			Q4		
											Jul	Aug	Sep	Oct	Nov	Dec
					EST					Cost to Date						
Architect / Engineers				\$4,300.00		\$4,300		\$2,440.00		\$2,440						
[-] Permit	09/30/14	12/16/14		\$2,500		\$2,500				\$0						Permit
[-] Roofing	09/30/14	10/17/14	\$2,900		\$4,000	\$6,900			\$1,240	\$1,240						Roofing
Inspection Decking and Truss	09/30/14	09/30/14				\$0				\$0						Inspection Decking and
Under layment	09/30/14	10/03/14				\$0				\$0						Under layment
Roof	10/06/14	10/17/14				\$0				\$0						Roof
[-] Masonary	10/06/14	11/03/14				\$7,700				\$0						Masonary
Exterior Wall Repairs	10/06/14	10/31/14	\$6,500		\$1,200	\$7,700				\$0						Exterior Wall F
Inspections	11/03/14	11/03/14				\$0				\$0						Inspections
[-] Structural Framing	11/03/14	11/17/14	\$3,600		\$3,500	\$7,100			\$2,470	\$2,470						Structural
Masonry Footing Inspections	11/03/14	11/03/14	\$600		\$600	\$1,200				\$0						Masonry For
Framing	11/04/14	11/17/14				\$0				\$0						Framing
[-] Rough-in	11/18/14	11/26/14				\$0				\$0						Rough-
[-] Plumbing	11/18/14		\$1,020	\$2,500	\$3,500	\$6,000			\$700	\$700						Plumbing
Gas	11/18/14			\$1,020	\$400	\$1,420				\$0						Gas
Roof Drains	11/18/14			\$890	\$1,020	\$1,910				\$0						Roof Drain
Elec	11/18/14	11/26/14		\$2,900	\$3,000	\$5,900			\$820	\$820						Elec
HVAC --	11/18/14	11/18/14		\$3,700	\$4,600	\$8,300				\$0						HVAC --
Inspections	11/18/14	11/18/14				\$0				\$0						Inspector
[-] Store Front	11/04/14	11/19/14				\$0				\$0						Store Frc
Demo and temp plywood	11/04/14	11/04/14	\$400		\$220	\$620				\$0						Demo and te
Clean	11/05/14	11/07/14	\$220		\$300	\$520				\$0						Clean
2nd Entrance	11/10/14	11/12/14	\$700		\$400	\$1,100				\$0						2nd Entran
Paint and Repairs	11/13/14	11/17/14	\$1,110	\$0	\$120	\$1,230				\$0						Paint and
Windows and Doors	11/18/14	11/19/14	\$1,110	\$0	\$3,400	\$4,510			\$2,200	\$2,200						Windows
[-] Finishes	11/19/14	12/16/14				\$0				\$0						Fi
Insulation	11/19/14	11/19/14	\$1,200		\$3,020	\$4,220				\$0						Insulator

Task Description	Start Date	End Date	Est. labor	Subcon	Est. Material	Est. Total	Labor	Paid	Material Pd	Actual Total	Q3			Q4			
											Jul	Aug	Sep	Oct	Nov	Dec	
Drywall	11/19/14	12/09/14	\$6,500		\$4,500	\$11,000				\$0							Dry
Plumbing Trim out / Fixtures	12/10/14	12/12/14															Plu
Electrical Trim out Fixtures	12/10/14	12/16/14															El
HVAC / Trim Out , Test	12/10/14	12/16/14															H'
CO Inspections	12/17/14	12/23/14															
Elec	12/17/14	12/17/14															E
HVAC	12/18/14	12/18/14															H
Plumbing	12/19/14	12/19/14															P
Building	12/22/14	12/22/14					Total	pd	to date	\$9,870							
Fire	12/23/14	12/23/14															
			\$25,860	\$11,010	\$33,780	\$70,950											