

Construction Work Plan

Date: 11-16-2025

Property Address: 1079 Arkwright St. St. Paul, MN. 55130Contractors and Venders

Company	Name or Job	Phone	Email
Owner	Glen Beske	612-990-0453	gmbeske@comcast.net
MSP	Plumbing & Heating	651-775-9200	callMSP.com
Early Bird Electric	Electrical	612-217-7756	
Ojeda	Sheetrocking & Paint	651-443-9632	info@ojedadrywall.com
American Eagle	Insulation	763-297-3920	

Description of work:

Anticipated start date would be within a week or two of getting the approval to start from the City of St. Paul. Once that has happened, I will get everything on the Code Compliance Report done as quickly as possible. Goal would be 4 months and no longer then 6 months.

December 2025

Plumbing & Heating & Electrical start rough in to code compliance report.

Plumbing \$128,383.35

Heating \$109,412.00

Electrical \$159,298.00

Get building permit

Continue fixing any broken windows.

Order new window for laundry room \$500.00

January 2026

Finish plumbing rough in and get inspected.

Finish heating rough in and get inspected.

Finish electrical rough in and get inspected.

Start installing insulation once rough ins are done and inspected.

February 2026

Finish installing insulation and have inspected. \$5,000.00

Start sheet rocking, taping and mudding and inspect if necessary. \$56,900.00

Start priming and painting.

Start refinishing hardwood floors on 2nd and 3rd floors

Start installing basement floors in apartment units with Vinyl flooring

March 2026

Finish painting and floors \$3,000.00

Start installing doors, trim, kitchen cabinets and countertops \$14,000.00

Install bathroom vanities \$1600.00

Finish plumbing install of faucets, shut offs, set toilets etc. final plumbing inspection. \$20,900.00

Finish electrical trim out and have final electrical inspection.

Finish heating with radiators and final inspection.

April 2026

Finish installing doors and trim.

Finish anything that still needs to be finished

Have final building inspection for Certificate of Occupancy.

Total \$498,993.35



Job # 245090189

Hello, these are your estimates

Location: 1079 Arkwright Street North, Saint Paul, MN, 55130

JOB ID

245090189

Phase 1 drain waste and vent roughin only

~~Your Price~~

~~\$142,531.50~~

Member Price

\$128,383.35

Electric water heater estimate

~~Your Price~~

~~\$22,392.00~~

~~Member Price~~

~~\$20,152.80~~

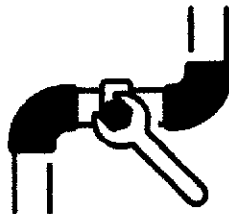
Not going to do

Accept Estimate

Summary

Roughin only

Only fixtures included tub and roughin shower valve



FRDRNPIPREP10(Qty: 4)

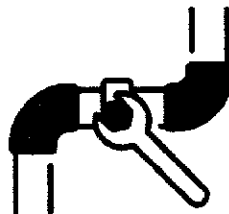
Member Price

\$57,427.20

Your Price

\$63,808.00

BATHROOM DRAIN, WASTE AND VENT
SET TUB WITH WASTE AND OVERFLOW



FRDRNPIPREP8(Qty: 4)

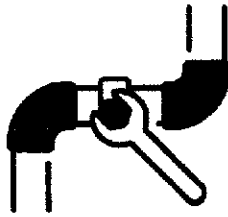
Member Price

\$19,980.00

Your Price

\$22,200.00

KITCHEN DRAIN, WASTE AND VENT



FRDRNPIP8

Member Price
\$4,995.00

Your Price
\$5,550.00

LAUNDRY WASTE AND VENT



UnderGround(Qty: 3)

Your Price
\$1,050.00

CAMERA INSPECTION W/O CLEANING
* PRICE PER DRAIN LINE INSPECTION
DUE TO DEBRIS CURRENTLY INSIDE DRAIN LINES GOING UNDER...

[View More](#)



FRWTRPB3(Qty: 3)

Member Price
\$27,924.75

Your Price
\$31,027.50

SINGLE-STORY REPIPE HOT & COLD LEVEL 3
INCLUDES ROUGH IN SHOWER VALVE



FRWH75GTPV(Qty: 2)

Member Price
\$11,340.00

Your Price
\$12,600.00

75 GALLON TALL POWERVENT INSTALLED WATER HEATER & TESTED
FOR PROPER OPERATION

FRWHXP(TQty: 2)

Member Price

Your Price



\$718.20

\$798.00

WATER HEATER EXPANSION TANK INSTALLED DURING REPLACMENT

FRWHV4PWRV3(Qty: 2)



Member Price

Your Price

\$3,168.00

\$3,520.00

VENT A NEW POWERVENT WH3

FRBTPLB(Qty: 2)



Member Price

Your Price

\$1,780.20

\$1,978.00

CORE DRILL FOR WATER HEATER VENTING

Total \$128,383.35

Subtotal

~~\$142,531.50~~

Tax

~~\$0.00~~

Total

~~\$142,531.50~~

Did you know that with a membership, you could have saved \$14,148.15?



Minneapolis Saint Paul Plumbing Heating Air,
Inc
640 Grand Ave, Saint Paul, Minnesota 55105
United States
(651) 228-9200

Estimate 91301118
Job 91274966
Estimate Date
Customer PO

Billing Address
Glen Beske

Job Address
8 Unit Rental - Glen Beske
1079 Arkwright Street North
Saint Paul, MN 55130 USA

Estimate Details

Phase 2 final

Service #	Description	Quantity	Your Price	Your Total
FRBTPLB	PHASE 2 FINAL INSTALL CLOSET FLANGES SET TOILETS INSTALL VANITY FAUCETS WITH POP UPS AND TRAPS INSTALL KITCHEN FAUCETS AND TUBULAR KITCHEN WASTE KITS INSTALL SHOWER VALVES TRIM INSTALL NEW SHUT OFFS PER FIXTURES INSTALL WASHING MACHINE SHUT OFFS	1.00	\$20,900.00	\$20,900.00

Potential Savings	\$0.00
Sub-Total	\$20,900.00
Tax	\$0.00
Total	\$20,900.00

Thank you for choosing Minneapolis Saint Paul Plumbing Heating Air, Inc

The summary above is furnished by MSP Plumbing Heating Air as a good faith estimate of work to be performed at the location described above. Estimates are valid for 30 days. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.



Page 1 of 1

Hello, this is your estimate

Location: 1079 Arkwright Street North, Saint Paul, MN, 55130

JOB ID

245220618

2 199k btu 95% boilers

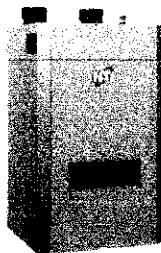
Your Price

\$109,412.00

Accept Estimate

Summary

Includes 8 thermostats and zone valves. We would run all new pex piping to every room.



FTVN199 EQ

Your Price

\$109,412.00

NTI FTVN199 FIRE TUBE BOILER 95% 19.9-199MBH

The FTVN is a high efficiency, wall hung boiler using a durable, vertical down-fired stainless heat exchanger. With 10:1 modulation and 96% AFU, an integrated ECM pump and quick connect components, WIFI connectivity for remote monitoring and alert notifications, the FTVN is an ideal solution for your 'peace of mind', home heating needs.

ALL MSP HIGH EFFICIENT BOILER INSTALLATIONS COME WITH THE FOLLOWING WHEN APPLICABLE:

- New Expansion Tank
- Dirt Mag Separator
- Air Eliminator
- Back Flow Preventer
- Auto Fill Valve
- New Thermostat

[View Less](#)

Subtotal

\$109,412.00

Tax

\$0.00



Early Bird Electric
5720 International Pkwy. New Hope, Minnesota 55428 United States
(612) 421-1410
Lic # EA807119

BILL TO
Glen Beske

ESTIMATE
1180226747

ESTIMATE DATE
Nov 30, 2022

JOB ADDRESS
Glen Beske
1079 Arkwright Street North #8
Saint Paul, MN 55130 USA

Job: 872588

ESTIMATE DETAILS

Electric : • 600A electric service with exterior emergency disconnect and disconnect per unit. Service to be relocated with closer proximity to utility pole. Based off of 21,978 sq' and boiler heat

- Nine panels total with separate metering, eight unit panels and one "house" panel. Each unit panel to be located where 3' depth 30" width is maintained and not in closets or bathroom locations.
- Panel size to be 100A per unit to support electric range and window A/C circuits.
- Surge protection installed in each units panel
- Hardwired smoke detectors installed in each unit on a closed loop interconnected system. One smoke detector per bedroom and carbon smoke detector within 10' of bedrooms entrance.
- New wiring to meet bare minimum code per dwelling. This includes all dedicated circuit requirements for bathroom and receptacle within 3' of sink, kitchen small appliance circuits, general lighting circuits configured evenly. All luminaire requirements met with switched overhead lights (customer supplied fixtures) additional openings beyond requirements not included.
- Vapor boxes are not included in this proposal and will be subject to additional fees if required
- Fan rated boxes for required overhead locations, regardless of fans being used primarily or not
- Each unit to receive one A/C receptacle dedicated circuit
- Electric ovens, each unit to receive a minimum 40A range circuit with GFCI protection
- Laundry, the basement laundry center to receive two 240V 30A dryer circuits and one 120V 20A laundry circuit
- "House" one parking lot floodlight installed, stairway and entrance lights installed (customer supplied fixtures). Basement common area and mechanical room lighting installed. Dedicated boiler circuit installed.

- AFCI and GFCI circuit requirements met via breaker
- We are not responsible for utility setup fees
- We are not responsible for fire alarm systems beyond the hardwired smoke detectors.
- Door buzzers are not included in this proposal.
- This project is a two part "rough in/Trim out" process. Two separate electrical inspections required.
- Upon "trim out" we will supply and install new grounded tamper resistant devices standard white in color and cover plates.

Permits included

Temp power not included

SERVICE	DESCRIPTION	QTY
EINLP-1440-50	Rough in and trim out per unit	8.00
EINLP-120-900	600A service and grounding system. Emergency disconnect and feeders to each unit. 100A sub panels to each unit and house. Surge protection for 9 load centers. House wiring.	1.00
POTENTIAL SAVINGS		\$15,929.80
SUB-TOTAL		\$159,298.00
TAX		\$0.00
TOTAL		\$159,298.00

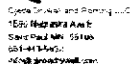
Thank you for choosing EarlyBird Electric.

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by EarlyBird Electric as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date



11/17/2025

ESTIMATE NO. 251

BILL TO: Glen Beske

Email: gmbeske@comcast.net

Phone: 612 - 890 - 0453

Estimate is valid next 30 Days

Project: Drywall

1979

Address: Arkwright St
N, St Paul,
MN 55130

Please read Specifications below

- Deadlines are always one of our main priorities in a project. We are always willing to meet them, however we have the right to decline a project if we see that we are not able to finish in time with what is asked of us. For example, if there is a 2 week project but want us to do it in a week. We can say NO. We want the project to turn out as best as possible and not have to finish within an unreasonable time.

- Point and stain colors may vary from the color chart depending on the type of application, texture of materials, lighting and the amount applied. The natural color of wood and its porosity will determine the final appearance. Understand that appearance can vary.

- Any samples of stain will be charged an extra \$130 each.
- Any sample of wall color will be charged an extra \$75 each.
- After one color for each type of painting (walls, ceiling, enamel/ stain) there will be an additional charge of \$200 per color.
- The person responsible for the project (job supervisor or owner) must facilitate work conditions. Work areas must be completely clear and clean by the starting date for greater efficiency.
- Contractors or outsiders must have the floors covered at all work areas a minimum of 80%.
- Project owner is responsible for assigning disposal containers for all generated trash during the project unless previously discussed.
- If the trim, base, casing or doors are not primed and need to be primed by us, the project will be subject to an additional cost. Calculated at market rate, (labor and material).
- Additional painting projects (other than specified in estimate scope) such as, crown molding, exterior, beams, wainscoting, ship lap and steps will have an additional cost.
- Have a precise project selection in advance. At least 3 days before the project starting date.
- We require you to have a lock box or find an efficient way to let us in during a project. Oftentimes, we are not able to be specific on what time we will arrive (if it's an existing project) . For example, if we are doing ceilings