

Vang, Mai (CI-StPaul)

From: Erik Stadstad <stad0042@gmail.com>
Sent: Friday, December 13, 2019 2:39 PM
To: Zimny, Joanna (CI-StPaul)
Cc: Vang, Mai (CI-StPaul); Yannarely, Joe (CI-StPaul)
Subject: Re: 412 Holly Ave.Stadstad Ltr.12-6-19
Attachments: IMG_0405.jpg; image002.png; image005.png; image001.png; image004.png; image003.png; IMG_0396.jpg; IMG_0401.jpg

Think Before You Click: This email originated outside our organization.

Good afternoon Joanna,

My apologies on the delay in sending this out, I have been working out of town quite a lot and just returned.

I was able to clarify my initial thoughts with all the licensed companies doing the work. As I suspected, the dollar amounts for the work being done that requires a permit is relatively low. It is just based on the code compliance/permitted items. The electrical work, for instance, turned out to be in much better shape than anticipated. I had assumed we would need to redo the entire house, which was not that case at all after talking to the inspectors and electrician. Also, I had lumped a range of expenses under "Electrical", things like restoring old light fixtures and finding replacement parts, etc. When I first did the Sworn Construction Statement, the house was still full and in disarray, and I was really just trying to get numbers calculated under rough categories. The overall restoration cost is high, but not everything being done requires a permit. The bulk of the cost is, basically, cosmetic/restoration items I'm electing to do in order to return the house to it's former glory.

For example, when I did my cost estimate, I included things like refinishing and repairing hardwood flooring throughout the property (approximately 3000 sq ft). This looks like it will probably cost somewhere in the neighborhood of \$35,000 for the full scope of work. Previously, I had broken that down by just the sanding and refinishing, and the floor repairs under carpentry. I have since hired a company who will do the whole process, so the amount has changed in that category. This is not something that would require a permit and is separate from those amounts that do require a permit. The same would go for restoring and/or replacing and milling historic trim pieces. The cost is very high, but it is not something that would show up on a permit.

Hopefully that helps, and answers any questions. Although things have slowed down a bit around the holidays, and with some tough weather, we are on track to have it done in the early part of 2020. The biggest problem has been keeping curious people passing by out of the yard and off the decks!

Please let me know if you need anything else. I have attached a new and more accurate Sworn Construction Statement. I also sent a couple photos of the property from about a week ago (you can see some of that fantastic woodwork that has been restored).

Sincerely,
Erik

On Mon, Dec 9, 2019 at 8:30 AM Erik Stadstad <stad0042@gmail.com> wrote:

Good morning Joanna,

I just wanted to make sure I sent an email out right away to clarify a few things.

I did not pull any permits myself. There might be some confusion on SCI because the full name of the company is Stadstad Contracting Inc. Stadstad Contracting Inc is owned by a relative, and I do not have any affiliation with them in any way. I wasn't able to see the name on the permits when I looked online, but I assume it was under Stadstad Contracting Inc/SCI since they are a licensed contractor.

I also did not see any of the values posted by any of the licensed electrical, plumbing or contracting companies, but I think I might have an idea on the discrepancies. I will try to talk to them today and clarify, and will also call Mr. Skradski.

Thank you,
Erik

On Mon, Dec 9, 2019 at 7:29 AM Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us> wrote:

Mr. Stadstad,

Attached please find a letter regarding the above matter.

Thank you,

Joanna



Joanna Zimny
Executive Assistant

City Council Legislative Hearings
15 W. Kellogg Blvd - Suite 310
Saint Paul, MN 55102

P: 651-266-8515



Making Saint Paul the Most Livable City in America

412 Holly Avenue

SWORN CONSTRUCTION STATEMENT

Property Owner: Erik J. Staudt
 Property Address: 412 Holly Ave, St Paul, MN 55102

This File #: _____
 Closing Date: 190

Note: This Sworn Construction Statement must be complete in its naming of all parties and companies furnishing labor and/or material on the premises herein. Any increase in cost, from changes in construction, must be forthwith reported to the Lender & Title Company with additional deposits to cover such an increase in cost.

Item	Description	Furnished By	Original Cost	Draw 1	Draw 2	Draw 3	Draw 4	Draw 5	Total Drawn	Remaining Balance
1	Architecture	SC							0	0
2	Code Compliance Repairs	SC							0	0
3	Permits	SC/Permits/Plans	15,000						0	15,000
4	Initial Clean-out/Debris	SC							0	0
5	Backfill / Grading	SC	12,000						0	12,000
6	FBI	SC	5,000						0	5,000
7	Masonry	Schweizer Masonry	2,500						0	2,500
8	Insulation		15,750						0	15,750
9	Roofing/Trip/Wood Restoration	SC	11,000						0	11,000
10	Lumber	SC	2,000						0	2,000
11	Plumbing/Fixture Restoration	Strick	11,000						0	11,000
12	Electrical	Cascade Electric	5,000						0	5,000
13	Light Fixtures/Restoration	SC/Cascade Electric	13,200						0	13,200
14	DWV/Plumber								0	0
15	Masonry / Block								0	0
16	Ceiling / Vanity	SC							0	0
17	Hardware		2,000						0	2,000
18	Drywall Repair/Finishing	SC	5,000						0	5,000
19	Milwork / Trim	SC	1,000						0	1,000
20	Cabinetry	SC	3,200						0	3,200
21	Carpeting	Delany Carpet	800						0	800
22	Wood Floor Refinish/Restoration	Northwest Hardwoods	35,000						0	35,000
23	The Work / Unload	SC	5,000						0	5,000
24	Painting/Wallpaper Removal/Interior	Dahl Decorating	14,500						0	14,500
25	Painting/Coating/Clean-up Exterior	Dahl Decorating	28,000						0	28,000
26	Door Restoration	SC	1,500						0	1,500
27	Window Restoration	SC	5,000						0	5,000
28	Roofing								0	0
29	Waterproofing								0	0
30	Siding / Soffit / Fascia Repair	SC	7,500						0	7,500
31	Walls / Driveway	SC	5,000						0	5,000
32	Well / Septic								0	0
33	Chimney / Gas								0	0
34	Sealing / Soil								0	0
35	Landscaping	SC	7,500						0	7,500
36	Appliances	Eric J. Staudt	20,000						0	20,000
37	Garage Door								0	0
38	Misc. Historic Material/Hardware	Erik J. Staudt	8,000						0	8,000
39									0	0
40									0	0
41									0	0
42									0	0
43									0	0
44									0	0
45									0	0
46									0	0
47									0	0
48									0	0
49									0	0
50									0	0
TOTALS			298,500	0	0	0	0	0	0	298,500

The undersigned, being first duly sworn, each as a contractor and owner of the property at the address shown above; hereof, deposes and 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 due and to become due to each of said parties; that the items mentioned include all labor and material required to complete said building according to plans and specifications; that there are no other contracts outstanding; and that there is nothing due or to become due to any person for material, labor or other work of any kind done upon said building other than as above stated. The undersigned further deposes and says that no increase in the cost of construction will be made under any circumstances without furnishing information on same to Lender & Title Company with additional deposits to cover such increase; that, in the event of any such increase, no orders or claims will be made on said company until such information and additional deposits shall have been completed; that the purpose of said statement is to induce said company to pay out of the proceeds of a loan, as noted above, secured by a mortgage on said property; and that upon payment of the specific unpaid items herein, the undersigned contractor hereby agrees to waive all claims of priority to said mortgage and both parties will save said company harmless as to any other claims of priority of lien for any labor or material furnished or to be furnished, for completion of construction. The undersigned hereby authorizes Lender & Title Company to dispend the proceeds of the above mentioned mortgage, together with such additional funds as undersigned furnishes and makes available, to the Contractor and/or subcontractors from time to time as work progresses, on the basis of the Construction Statement and lien waivers presented. The undersigned specifically agrees to pay any unpaid bills for construction or site improvements, to remove mechanic liens should any be filed against said property, and to pay all bills, costs, expenses and legal fees; and to indemnify said company against any loss should it become necessary for the company to bring action to remove the liens or to pay the bills. The parties hereto mutually agree to appoint the Title Company as Escrow Agent; and the Lender is authorized to advance to the Escrow Agent from time to time during the progress of construction adequate funds to pay for costs of construction as warranted by Lender's periodic inspection of the progress of construction.

STATE OF Minnesota
 COUNTY OF Ramsey

Subscribed and sworn before me on this 13th day of December 2019.

Steph K.
 Notary Public

Erik J. Staudt
 Owner

[Signature]
 SC
 Contractor

12/13/19
 Date

12/13/19
 Date

412 Holly Avenue



412 Holly Avenue

