

Jay Mitchell
2355 Highway 36 W, Suite 400
Roseville, MN 55113
(612) 251-9892
jaymitchell93@gmail.com

Saint Paul Department of Safety & Inspections
375 Jackson St, Suite 220
Saint Paul, MN 55101-1806

July 12th, 2026

Re: Construction Work Plan for Code Compliance Repairs for the residential duplex property located at 594 Reaney Ave, Saint Paul, MN 55106.

To Whom It May Concern:

Below is a breakdown of the estimated cost of repairs and the available funds for the above referenced property. Per the attached contractor agreements, **the total estimated cost for the repairs is \$179,286.50.**

I. Building: \$48,887.50
II. Electrical: \$43,274.00
III. Plumbing: \$52,125.00
IV. HVAC: \$35,000.00

I have attached the owner's **proof of funds** and the **signed financial affidavit of available and dedicated funds**. The total dedicated funds for this project is \$210,000.00, exceeding the estimated cost for the repairs by \$30,713.50.

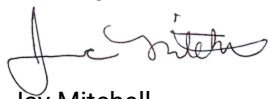
The scope of work outlined in the attached contracts address all the repairs required to restore the property and obtain a Certificate of Occupancy, per the Code Compliance Report.

The schedule of work is as follows:

- Within 1 month of receiving project approval: receive Code Compliance Report; and pull building, HVAC, plumbing, and electrical permits.
- 3 months after project approval: complete rough in phase of the project and complete all rough-in inspections
- 5 months after project approval: final HVAC, plumbing, and electrical permits.
- 6 months after project approval: final building permit and have property ready to receive Certificate of Occupancy.

The expected date of completion for these repairs is January 14th, 2026.

Best regards,



Jay Mitchell