



PROJECT STATUS REPORT

PROJECT SUMMARY

Ramsey County and the 4R Program, requested the opportunity to rehabilitate the Category 3, vacant building, 735 Margaret Street, located in the historic neighborhood of Dayton's Bluff, to avoid demolition of the structure. A phased rehab approach was designed and submitted with building plans for the conversion back to a single-family home. Construction is anticipated to stretch over a 1 year schedule. Completion is estimated to be 9/2019 - 10/2019.

REPORT DATE	PROJECT NAME	PREPARED BY
January 15, 2019	735 Margaret Street	Paul Scharf

STATUS SUMMARY

As of January 15, 2019, the status of the project is roughly 30% complete. Anticipated completion has not changed. (9/2019-10/2019)

PROJECT OVERVIEW

<u>EXTERIOR WORK</u>	<u>% COMPLETE</u>
Exploratory Demolition of Building Components	100%
Front and Rear Porch Removal	100%
Front and Rear Porch Re-Build	5%
Garage - (Demolition)	100%
Windows	45%
Doors	0%
Siding	0%
Soffits/Fascia/Gutters	75%
Roof/Chimney Removal	100%
Concrete	75%
Landscaping/Grading	0%
<u>INTERIOR WORK</u>	<u>% COMPLETE</u>
Asbestos Abatement	100%
Interior Demolition	95%
Plumbing	0%
Electric	0%
HVAC	0%
Insulation	0%
Rough Carpentry	0%
Sheetrock	0%
Finish Carpentry	0%
Painting	0%
Flooring	0%
Fixtures/Cabinetry	0%
Accessories	0%

Schedule Overview

Exterior work had some set-backs that resulted in falling short of the original goal set for the end of 2018. HPC has performed an on-site evaluation after exploratory demolition was completed. Based upon that evaluation, detailed building plans are being finalized and submitted. Once approved, contractors will continue with the re-build of the front and rear porches and restoration of the siding. Weather will determine how progress will continue for the exterior portions of the project.

January- Submit the finalized Interior Scope of Work to DSI and apply for a general building permit. Obtain final approval from HPC on the design elements for exterior.

February- Trades begin to pull individual permits and begin work to the interior.

March- Resume all work to the exterior and continue to completion

April- Ramsey County has been asked to include 735 Margaret Street in the St Paul Home Tour, regardless of it being incomplete. (Steps will be taken to ensure safety to the public)

September- Ramsey County will host a Neighborhood Meet and Greet as a follow-up to the one conducted in June.

October- Preparations for sale will begin with a realtor for an MLS listing.



