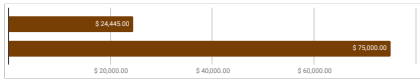
RENOVATION BUDGET 1457 3rd Street East
Estimated Value 200,000 - 225,000

STATUS

Cash Amount	$	75,000.00
Financed Amount	$	-
Total Allotted Funds	$	75,000.00
Funds Used to Date	$	24,445.00
Funds Remaining	$	50,555.00



ITEM	Start Date	Complete Date	CATEGORY	MEMO	Est by Contractor	NOTES	Est $	BUDGET	COST	DIFFERENCE
Demo of Lower Level (Family Room and Bath Room) Demo of Main Level (Kitchen and Bath)	9/28/2022	11/0/2022	Labor			Complete	$1,800.00	$1,800.00	$2,600.00	$ (800.00)
			Material				$500.00	$500.00	$300.00	$ (600.00)
			Material							$ -
								$0.00	$0.00	$ -
Retro Electric MN # EA787423 WII: (651) 2	05/08/2023	5/29/23		Address all code compliant issues	Retro Est.	Approved SOW	$2,400.00	$4,500.00	$3,000.00	$ 1,500.00
50 Rocky Lane. Eagan, MN 55123			Material		Permit Pulled 5/8/23		$1,500.00	$1,500.00	$400.00	$ 2,600.00
										$ 2,600.00
Good Guys Plumbing Mitch: (952) 239-72(	5/15/23	5/29/23	Labor	Address all code compliant issues	Still Waiting on Est. -- pulled permit (T&M	Approved SOW	$5,000.00	$5,000.00	$0.00	$ 5,000.00
2163 Bush Ave E Saint Paul, MN 55119-3942			Materials		Permit Pulled 5/8/23		$2,500.00	$2,500.00	$0.00	$ 7,500.00
										$ 7,500.00
Karpe Mechanical (Ryan (651) 357-0808)	05/11/23	05/26/23	Labor	*New Furnace @A/C 13 Seer 2 Ton AC complete New ductwork whole House*	Karpe Est	Approved SOW	$15,400.00	$15,400.00	$15,400.00	$ 7,500.00
49 Battle Creek Pl. St Paul, MN 55119			Materials	*Trane 80%*	Permit Pulled 5/5/23					$ 7,500.00
										$ 7,500.00
Finsh work		5/31/23	Labor	*Address All Finish work Main Level*		Dale Savasten	$0.00	$0.00		$ 7,500.00
			Materials				$10,000.00	$10,000.00	$0.00	$ 17,500.00
Garage Windows		11/28/22	Materials	*144.00 each x2 labor 160.00*			$448.00	$448.00	$0.00	$ 448.00
Garage Door w/opener 1/2 HP	05/01/23	05/03/23	Materials	*1620.00 8x7 labor $800.00*			$2,261.00	$2,261.00	$0.00	$ 2,709.00
										$ 2,709.00
Demo and Replacement of driveway retaining wall	5/22/23	5/31/23	Labor	*Labor to remove and replace retaining wall*	OLV Est	David Johnson Outdoor Living Solutions	$17,400.00	$17,400.00	$0.00	$ 20,109.00
			Matirals	*New Versa-Lok Standard (natural)* *309 Sq. Ft @ $32 per* *Cap 73 Ln. Ft. @ $13 per*						$ 20,109.00
Repair driveway concete	05/15/23	05/17/23	Labor	*Labor to remove and replace upper driveway*		LARRY HAWES CONSTRUCTION	$7,000.00	$7,000.00	$0.00	$ 7,000.00
			Matirals	24 ft x 40 ft $9 sq		Concete 1				$ 7,000.00
										$ 7,000.00
Repair Stair's and hand railing	05/17/23	05/19/23	Labor			LARRY HAWES CONSTRUCTION	$2,500.00	$2,500.00	$0.00	$ 9,500.00
			Matirals			Concete 1				$ 9,500.00
										$ 9,500.00
Missing / Crumbing Mortar brick	05/01/23	05/05/23	Labor			LARRY HAWES CONSTRUCTION	$2,500.00	$2,500.00	$0.00	$ 12,000.00
			Matirals	Ordered --> 540 Pc $0.60 each $ 340.00 Metro Brick, Inc. (Range Ironspot Shadow) 3314 Winpark Drive • Crystal, MN 55427-2063		Belden Brick 470-479 Medium Range Ironspot Shadow-Tex Roman	$500.00	$500.00	$500.00	$ 12,000.00
LL - Framing / Insallation / Vapor	N/A		Labor			Not doing at this time		$0.00		$ -
			Matirals					$0.00		$ -
LL -- Sheetrock Wall and Ceiling with knock-down finish- ready to paint	N/A		Labor			Not doing at this time		$0.00		$ -
			Matirals					$0.00		$ -
								$0.00		$ -
ILL - Doors, Window and Baseboard Trim			Labor			Not doing at this time		$0.00		$ -
			Matirals					$0.00		$ -
LL Flooring	N/A		Labor	*Still looking at options (vinyl,tile,carpet)*		Not doing at this time		$0.00		$ -
			Matirals					$0.00		$ -
										$ -
Installation of Windows	11/01/22	04/10/23	Matirals	*Reinstall All new window (14)*		Dale Savasten		$0.00		$ -
			Labor	*N/A*				$0.00		
Dumpser Roll off 40 yard			Dumpster					$3,000.00	$1,550.00	$ 1,450.00
Storage Pod			Storagre Pod					$1,000.00	$445.00	$ 2,005.00
										$ 2,005.00
Lawn Care			Lawn Care	*Lawn Care and Clean up*		Edger -- (612) 407-8285		$1,500.00	$250.00	$ 3,255.00

Retro Electric

651-212-3374
retroelect@gmail.com
www.retroelectricmn.com

Estimate

ADDRESS
Savasten, Dale

ESTIMATE 2092
DATE 04/19/2023

SERVICE	DESCRIPTION	AMOUNT
Project	1457 3rd St E Saint Paul Mn Investigation of house and demo old wiring and make safe. And rewire house to code. This is for 24hrs of labor. Material would be extra.	2,400.00

License # EA787423

SUBTOTAL	2,400.00
TAX	0.00
TOTAL	**$2,400.00**

Accepted By

Accepted Date

Karpe Mechanical LLC

49 Battle Creek Pl
Saint Paul, MN 55119 US
+1 6512742220
karpemechanical@gmail.com

INVOICE

BILL TO
Dale Savasten
1457 Third St E
Saint Paul, MN 55106

INVOICE	1073
DATE	04/18/2023
TERMS	Due on Install
DUE DATE	05/15/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Furnace & A/C	80% Furnace, 13 Seer 2 Ton AC	1	9,200.00	9,200.00
	Ductwork	New Ductwork for entire house	1	6,200.00	6,200.00

SUBTOTAL	15,400.00
TAX	0.00
TOTAL	15,400.00
BALANCE DUE	**$15,400.00**

Acceptance of Estimate- The above prices, specifications, and conditions are satisfactory and are hereby accepted. Karpe Mechanical is authorized to do the work as specified. Payment will be made as outlined above.

OUTDOOR LIVING SOLUTIONS

Outdoor Living Solutions

18810 Dunbury Ave.

Farmington, MN 55024

David Johnson

(612) 366-2135

House of Dreams LLC

Dale Savasten

1457 3rd St. E

St. Paul, MN 55164

(612) 366-3734 D

Wall Proposal

Demo

Versa-Lok wall take down

60.5 Sq. Ft. @ $10 per	**$605.00**

Concrete cinder block walls removal/ disposal

286 Sq. Ft @ $15 per	**$4,290.00**

Build

Reclaimed Versa-Lok wall

60.5 Sq. Ft. @ $15 per	**$907.50**
Cap 18 Ln. Ft @ $5 per	**$90.00**

New Versa-Lok Standard (natural)

309 Sq. Ft @ $32 per	**$9,888.00**
Cap 73 Ln. Ft. @ $13 per	**$949.00**

Black Dirt

2 Yards @ $120 per	**$240.00**

Sod

288 Sq. Ft. @ $1.50 per	**$432.00**

Proposal Total	**$17,401.50**