



3109 Hennepin Ave S, Minneapolis, MN  
612-203-9946 | [jesse@handiwerx.com](mailto:jesse@handiwerx.com)  
MN LIC # BC679396

## SALES QUOTE

QUOTE #2135

### PREPARED FOR

Jay Mitchell  
2355 Highway 36 W, Suite 400  
Roseville, MN 55113

### PREPARED DATE

Aug 10, 2023

### SITE ADDRESS

401 Rose Ave E, St. Paul, MN

DESCRIPTION	TOTAL
<p>MAKE CORRECTIONS TO THE PROPERTY AS DETAILED IN THE CODE COMPLIANCE REPORT AND LISTED BELOW. ALL WORK WILL BE TO CODE AND COMPLIANT WITH ORDINANCES.</p> <p>COMMENCE WORK AFTER RECEIVING CITY OF ST. PAUL BUILDING.</p> <p>ALL WORK WILL BE PERFORMED IN A WORKMANSHIP LIKE MANNER.</p> <p>Ensure the basement cellar floor is even, is cleanable, and all holes are filled. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f) Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4) Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6) Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present. SPLC 34.33 (1) Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8 Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4) Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4 Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1 Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307 Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3) Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1) Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2) Replace or repair landing and stairway per code. SPLC 34.09 (2) Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)</p>	<p>\$24,870</p>



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Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)

Install downspouts and a complete gutter system. SPLC 34.33 (1d)

Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)

Provide general rehabilitation of garage. SPLC 34.32 (3)

Install address numbers visible from street and on the alley side of garage. SPLC 70.01

Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)

Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312

Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment. MNRC Ch 1309 Sect. 311 & 312

Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6

\*\*\*Remove privacy screen on west side of deck and provide general maintenance for deck including handrails and guardrails.

\*\*\*Replace overhead garage door and remove all wall and ceiling covering in the garage.

\*\* Remove toilet flange and supply line from stairway landing.

Strap or support top of stair stringers for structural stability.

Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)

Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)

Provide functional hardware at all doors and windows. SPLC 34.09 (3f)

Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)

Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)

\$24,870

**AGREED AND ACCEPTED:**

\_\_\_\_\_  
Jay Mitchell  
NAME

\_\_\_\_\_  
  
SIGNATURE

\_\_\_\_\_  
8/11/23  
DATE



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## **THIS QUOTATION IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:**

1. Terms: 50% down, 50% due upon finalized building permit
2. This quotation may be accepted to form a binding contract upon signature below and payment to down deposit to Handiwerx for the items listed in this quote within 60 days of receipt.
3. Estimated time to complete is 7 months.

# Cascade Electric

4135 East Rum River Circle  
Cambridge, MN 55008

# QUOTATION

Quote Number: 22250  
Quote Date: Aug 9, 2023  
Page: 1

License #EA003315  
Email: toddcascade@aol.com

Quoted To:
Jay Mitchell 2355 Highway 36 W Suite 400 Roseville, MN 55113

Customer ID	Good Thru	Payment Terms	Sales Rep
JM	11/9/23	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
	Electrical Repairs for Code Compliance  Site: 401 Rose Ave E, St. Paul, MN	<ol style="list-style-type: none"><li>1. Test all electrical outlets and ensure all luminaries (light fixtures) are working properly when power is restored.</li><li>2. Properly support/wire exterior luminaire (light fixture) at entry door</li><li>3. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC</li><li>4. Replace electrical service and wire to current NEC</li><li>5. Repair damaged electrical due to vandalism to current NEC</li><li>6. Rewire all including garage to current NEC standards due to vandalism*</li><li>7. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter</li><li>8. Provide a complete circuit directory at service panel indicating location and use of all circuits.</li><li>9. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.</li></ol>		
			Subtotal	Continued
			Sales Tax	Continued
			<b>TOTAL</b>	<b>Continued</b>

# Cascade Electric

4135 East Rum River Circle  
Cambridge, MN 55008

License #EA003315  
Email: toddcascade@aol.com

# QUOTATION

Quote Number: 22250  
Quote Date: Aug 9, 2023  
Page: 2


Quoted To:
Jay Mitchell 2355 Highway 36 W Suite 400 Roseville, MN 55113

Customer ID	Good Thru	Payment Terms	Sales Rep
JM	11/9/23	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
1.00		10. Close openings in service panel/ junction boxes with knockout seals, breaker blanks, proper cable clamps, and/ or junction box covers. 11. Properly strap and support cables and/ or conduits. 12. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. 13. Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. 14. Install box extensions on devices mounted in wood paneling. 15. Wire new bath fans to current NEC  Work will commence upon receipt of electrical permit. This proposal includes inspections, and the cost of the permit. All work will meet current NEC standards.	18,497.60	18,497.60

**Terms:** 50% is due upon acceptance of proposal, 50% is due upon completion. Sign and date to accept proposal. **Acceptance:** The undersigned hereby accepts this Proposal and, intending to be legally bound hereby, agrees that this writing shall be a binding contract and shall constitute the entire contract.

Subtotal	18,497.60
Sales Tax	
<b>TOTAL</b>	<b>18,497.60</b>

Sign:  Print Name: Jay Mitchell Date: 8/10/23



**Chris Barton**  
 15658 150th Ave  
 Foreston, MN 56330  
 763-439-5763  
[cbhvac@gmail.com](mailto:cbhvac@gmail.com)

Jay Mitchell  
 612-251-9892

License #: MB004187

**ADDRESS:**  
 401 Rose Ave E, St. Paul,  
 MN

**Derrick Clark**  
 15688 150th Ave  
 Foreston, MN 56330  
 763-220-9290  
[derrickcbhvac@gmail.com](mailto:derrickcbhvac@gmail.com)

**Date:** 8/14/2023  
**Start Date:** Upon Project Approval  
**End Date:** Within 3 Months of Project Start

DESCRIPTION:	QTY:	AMOUNT:
Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.		\$ -
Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation		\$ -
Provide a code compliant means of returning air from every habitable room to the furnace; provide documentation heating unit is safe		\$ -
Vent clothes dryer to code		\$ -
Provide adequate combustion air and support duct to code.		\$ -
Provide support for gas lines to code.		\$ -
Plug, cap and/or remove all disconnected gas lines, and unapproved valves		\$ -
Install bath fans in two bathrooms to code.		\$ -
Repair and/or replace heating registers as necessary.		\$ -
Ensure operable heat supply is in every habitable room and bathrooms		\$ -
Clean air ducts and provide access for inspection of inside of ducts		\$ -
Conduct witnessed pressure test on gas piping & check for leaks		\$ -
Pull and final permit for the above scope of work.		\$ -

**TOTAL: \$ 19,500.00**

**Warranty Terms:**

All Materials, Parts and Equipment are warranted by the Manufactures' or Suppliers' written warranty only. All labor preformed by CB Mechanical, LLC is warranted for a period of 90 days or adjusted in writing. CB Mechanical, LLC makes no other warranties, expressed or implied and it's technicians or agents are not authorized to make warranties on behalf of CB Mechanical, LLC.

**Pre-Authorization Terms:**

Work will commence once signature is received on this estimate. The seller will retain title to the equipment until complete payment is made. If complete payment is not made, CB Mechanical, LLC has the right to remove equipment and is not liable for any damages incurred. Acceptance of this bid, Acknowledges Prelien Notice. (Minn. Stat. 514.011)

I have the authority to order the above mentioned work to commence.

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Signature:  \_\_\_\_\_

Accepted By: Jay Mitchell Accepted Date: 8/14/23

We request 50% of the Total Bid to be Paid before any Work Starts.

Any and All changes, revisions or rework will be billed at our hourly rates with material costs if applicable.

# Bergstrom Plumbing

26020 104th St NW  
 Zimmerman, MN 55398  
 763-856-9898  
 License: PM20190000435


# Bid Proposal

Date	Proposal #
08/08/2023	23-01103

NAME / ADDRESS	SITE
Jay Mitchell 2355 HWY 36 #400 Roseville, MN 55113	401 Rose Ave E St. Paul, MN
CONTACT	PROJECT
Jay Mitchell 612-251-9892 jaymitchell93@gmail.com	Complete plumbing work detailed in 8/2/23 Code Compliance Report. Further, all the below corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code and all plumbing will be completed after obtaining a City of St. Paul Permit.

## DESCRIPTION

1. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
2. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
3. Basement -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
4. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
5. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
6. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
7. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
8. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum or 12 inches above the floor.
9. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
10. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
11. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
12. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
13. Bathroom -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
14. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
15. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
16. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
17. First Floor -Sink -(MPC 701) Install the waste piping to code.
18. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
19. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
20. First Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
21. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
22. First Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
23. First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
24. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
25. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
26. Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
27. Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
28. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
29. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.
30. Second Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
31. Second Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
32. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
33. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
34. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
35. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.

TOTAL: \$21,800	Accepted By:  Date: 8/9/23
Terms: 50% Down, 25% After Rough-In, Balance Upon Completion	

This bid - including the price, shall be bound as a firm offer and valid for (15) days from the date issued. All work conducted on weekdays unless otherwise noted. By signing this agreement, customer acknowledges and agrees to all terms.