

# SCOPE OF WORK for 1726 4<sup>th</sup> St.

|                         |  |
|-------------------------|--|
| PROJECT NAME            | 1726 4 <sup>th</sup> St Rehab  |
| COMPANY                 | BPH 1 LLC  |
| POINT OF CONTACT        | Shai Leibovich   |
| PHONE                   | 612-850-1156   |
| EMAIL                   | <a href="mailto:Leibovich.shai@gmail.com">Leibovich.shai@gmail.com</a> |
| COMPANY MAILING ADDRESS | P O Box 127, Levittown, NY 11756                                       |
| PROJECT LOCATION        | 1726 4 <sup>th</sup> St  |
| File #                  | <b>20 030776 VB3</b>   |
| DATE                    | 01/12/2024   |

## SCOPE OF WORK



To do a complete rehab on the property in alignment to the Code Compliance. The interior will take place first and exterior work will be completed as allowed due to the winter season. The work will start as soon as permission has been cleared to pull permits.

## PROJECT DELIVERABLE



*Note the tangible products / services resulting from this project.*

### Electrical ( **Nilles Electric** )

- Includes new 100 amp panel and outdoor Disconnect per code compliance report.
  - Provide for permit and inspection
  - Completion of items on code compliance report

### HVAC ( **MVP Mechanical** )

1. Per MFGC 2020 409.5 - Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. SPLC 34.11 (6) - Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace/boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
3. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
4. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
5. Per MFGC 2020 407.2 - Provide support for gas lines to code.

- 6. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
- 7. Per MMC 2020 605 -Install user friendly cover to seal filter access.
- \*\* 8. Per MMC 2020 1346.0103 -Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
- 9. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.
- 10. SPLC 34.11 Provide heat in every habitable room.
- 11. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.
- 12. Per MMC 2020 601.5 - Provide a means of returning air from every habitable room to the furnace. Return air shall not be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms
- 13. Per MRC 2020 R303.3 - Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed

Plumbing ( **First Class Plumbing and Heating, LLC** )

Code compliance report dated November 21st, 2023 1 Plumbing only (Whole house remodel  
 Raise the water Meter, (MPC 313) Install proper pipe supports , Support the water meter to code , service valves must be functional and installed to code, r replace all the corroded, broken, or leaking water piping, Provide water piping to all fixtures and appliances , (SPRWS 93.07) Provide a one (1) inch water line to the first major take off , Provide a water tight joint between the fixture and the wall or floor , Provide proper fixture spacing, -(MFGC 411) Install an approved shut off; connector and gas piping for the range , Install a proper fixture vent to code , MPC 701) Install the waste piping to code , Install the water piping to code , nstall a proper fixture vent to code , MPC .0100 E & P 901)Install a proper fixture vent to code , -(MPC 417.1) Provide a code compliant faucet with the proper air gap.

**MILESTONES**

|             |   |                    |
|-------------|---|--------------------|
| 1/24 - 2/24 | Electrical to complete items on Code Compliance and schedule inspection to close the permit.                            | Permit & Materials |
| 1/24 - 2/24 | HVAC will complete items on Code Compliance and schedule inspection to close the permit.                                | Permit & Materials |
| 1/24 - 2/24 | Plumbing will complete items on code compliance and schedule inspection to close the permit.                            | Permit & Materials |
| 2/24 - 4/24 | Complete rehab on interior  | Materials          |
| 5/24 - 6/24 | Complete all exterior to be in complete alignment with the Code Compliance and schedule inspection to close the permit. | Permit & Materials |

**ESTIMATED COST**

| <b>EXPENSE</b> | <b>DESCRIPTION</b>   | <b>COST</b>          |
|----------------|--|----------------------|
| INTERNAL LABOR | Prepare and paint interior, Repair walls, ceiling and floors throughout, Air-seal and insulate attic/access door Repair or replace damaged doors and frames as necessary Provide functional hardware at all doors and windows Provide complete storms and screens, in good repair for all door and window openings, Insure basement cellar floor is even, is cleanable, and all holes are filled Repair or Replace any deteriorated window sash, broken glass, sash holders, Install Smoke Detectors/Carbon Monoxide Detectors | \$ 30K               |
| EXTERNAL LABOR | New Roof. Gutters, Stairs, Repair siding, soffit, fascia, trim,*Repair / replace / stabilize fence, Tuck Point interior/exterior of foundation, install handrails guardrails, Strap or support top of stair stringers for structural stability,  | \$ 20K               |
| ELECTRICAL     | Please see attached  | \$ 6,796.50          |
| PLUMBING       | Please see attached  | \$ 40 K              |
| HVAC           | Please see attached  | \$ 6,445.00          |
| MATERIALS      | Interior as Required   | \$ 15 K              |
| <b>TOTAL</b>   |  | <b>\$ 118,214.50</b> |

**APPROVAL & COMMENTS**

PROJECT OWNER

SIGNATURE

DATE

*Shai Leibovich*  
*1/12/24*

**MVp Mechanical Service Co**

5667 Main Ave NE  
Albertville, MN 55301 US  
+1 7634778976  
info@mvpmechanical.com  
http://www.MVpMechanical.com



**MVp MECHANICAL SERVICE CO.**  
HEATING · COOLING · BOILERS  
763-477-8976  
VETERAN OWNED

# Estimate

**ADDRESS**

1726 4th St E  
10365 Meade Ln  
Eden Prairie, MN 55347

**ESTIMATE #**

**DATE** 01/11/2024

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**JOB SITE ADDRESS**

1726 4th St E

**ACTIVITY**

**QTY      RATE      AMOUNT**

Code compliance

Heating unit

Undetermined

Heating Inspector: Aaron Havlicek Phone: 651-266-9043

1. Per MFGC 2020 409.5 - Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. SPLC 34.11 (6) - Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace/boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
3. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
4. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
5. Per MFGC 2020 407.2 - Provide support for gas lines to code.
6. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
7. Per MMC 2020 605 -Install user friendly cover to seal filter access.
- \*\* 8. Per MMC 2020 1346.0103 -Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
9. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.
10. SPLC 34.11 Provide heat in every habitable room.
11. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.
12. Per MMC 2020 601.5 - Provide a means of returning air from every habitable room to the furnace. Return air shall not be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms.

| ACTIVITY  | QTY  | RATE   | AMOUNT   |
|---|------|--------|----------|
| 13. Per MRC 2020 R303.3 - Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside.<br>A mechanical ventilation permit is required if an exhaust system is installed |      |        |          |
| <b>Additional to proposal 23</b>  | 2    | 125.00 | 250.00   |
| 1. Per MFGC 2020 409.5 - Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.  |      |        |          |
| <b>Additional to proposal 23</b>  | 1    | 310.00 | 310.00   |
| 2. SPLC 34.11 (6) - Clean and Orsat test furnace/boiler burner  |      |        |          |
| <b>Additional to proposal 23</b>  | 1    | 299.00 | 299.00   |
| 3. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.   |      |        |          |
| <b>Additional to proposal 23</b>  | 1    | 555.00 | 555.00   |
| 4. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.  |      |        |          |
| <b>Additional to proposal 23</b>  | 1    | 150.00 | 150.00   |
| 5. Per MFGC 2020 407.2 - Provide support for gas lines to code.   |      |        |          |
| <b>Additional to proposal 23</b>  | 1.50 | 350.00 | 525.00   |
| 6. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.   |      |        |          |
| <b>Additional to proposal 23</b>  | 1    | 255.00 | 255.00   |
| 7. Per MMC 2020 605 -Install user friendly cover to seal filter access.   |      |        |          |
| <b>Additional to proposal 23</b>  | 0    | 550.00 | 0.00     |
| ** OTHERS 8. Per MMC 2020 1346.0103 -Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy.   |      |        |          |
| <b>Additional to proposal 23</b>  | 5.50 | 150.00 | 825.00   |
| 9. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.   |      |        |          |
| <b>Additional to proposal 23</b>  | 4.50 | 255.00 | 1,147.50 |
| 10. SPLC 34.11 Provide heat in every habitable room.  |      |        |          |
| <b>Services</b>   | 2    | 85.00  | 170.00   |
| 11. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.  |      |        |          |
| <b>Additional to proposal 23</b>  | 2.50 | 450.00 | 1,125.00 |
| 12. Per MMC 2020 601.5 - Provide a means of returning air from every habitable room to the furnace. Return air shall not be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms.  |      |        |          |
| <b>Additional to proposal 23</b>  | 1.50 | 790.00 | 1,185.00 |
| 13. Per MRC 2020 R303.3 - Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside.<br>A mechanical ventilation permit is required if an exhaust system is installed |      |        |          |

# Service Proposal



**Reference:** NE320  
**Date:** January 12, 2024  
**Valid for:** 30 days

**To:** Shai Leibovich  
**For:** 1726 4th Street East  
Saint Paul  
55106-5428

**Nilles Electric**  
525 Ohio Street  
Saint Paul, MN  
55107  
651-222-8744  
Gary@NillesElectric.com  
Zach@NillesElectric.com  
www.nilleselectric.com

Dear Shai,

Thank you for asking us to look at your project, here's our quote for the work. If have any questions or we can help with anything else, please get in touch. We are happy to help!

## Code Compliance for 1726 4th St E, St Paul, MN 55106

- Includes new 100 amp panel and outdoor Disconnect per code compliance report.
- Provide for permit and inspection
- Completion of items on code compliance report

**Total** **\$6,445.00**

## Terms

- Holes in walls and ceilings may be necessary to complete the above work. Nilles Electric is not responsible for any patching that may be necessary as a result of completing the above work or other work added later.
- Customer is responsible for unplugging/disconnecting any sensitive electrical equipment while work is being done. Nilles Electric is not responsible for any damage to existing electric devices while work is performed.
- Any fees incurred from the Power Company are to be paid by others Nilles Electric is not responsible for fees for service hook-up, shut down, or any other Power Company charges.

