

Imbertson, Mitchell (CI-StPaul)

From: Triesta Brown <triesta.brown@gmail.com>
Sent: Monday, April 22, 2013 9:55 PM
To: Imbertson, Mitchell (CI-StPaul)
Subject: Work Plan for 1287 Seminary

Good morning Mitch,

Thanks for walking around the exterior of my duplex in the rain while we discussed the painting and siding projects. As I mentioned to you, I expect May and June to be extremely busy for me because of the shortened Spring selling season at Linder's Garden Center, where I am a seasonal employee. While this doesn't mean that I can't start work on the porch painting project, it does mean that the bulk of the work can't really begin until the end of June. Because I have to work around the weather (because it is an open porch and because for my upstairs tenants it is the only door to their apartment), it's a bit difficult to give an exact date to have things finished but my goal is to have this work complete by the beginning of September. Working with lead paint situations always takes longer due to the necessary taping off of work areas and the need to follow correct procedures. Other minor porch repairs will also be done in conjunction with the paint preparation, which also adds a bit to the time needed to do the job right.

In order to prepare for the siding replacement on the two side gables, there will need to be some tree trimming work done ahead of time. My appointment with Leben McCormick of Rainbow Tree Care will be on May 2 and the trimming should be completed in plenty of time for my contractor to begin work on the siding. My contractor Paul Panian, license # 20319518 should be able to pull the permit and begin work around July 1 at the latest. I will discuss with him the possibility of beginning sooner, but the July 1 date was his best estimate based on his schedule at this time. Of course cancellations of other currently scheduled jobs could allow for mine being moved up in the schedule but there is no way of knowing that at this time. Depending on his crew and the weather, the estimate is that the job will take about 3 weeks total. If you need to see a copy of the signed contract, please let me know and as soon as I have it I will send it along.

So to recap, porch begins end of June and runs through the first week of September. Siding begins July 1 and is done within approximately 3 weeks. Possibility exists for siding to be completed earlier should contractor schedule open up through cancellations of other currently scheduled jobs. Barring acts of God or other major disasters, everything should be done by mid September at the very latest.

It's in my best interest to complete this as soon as I can because I expect to have another C of O inspection on one of my other properties in early November which is up for 5 year renewal. Of course I will want to have time to prepare for that inspection, especially since I don't know that I would be fortunate enough to have someone doing it who I've worked with before.

Hopefully you will have the opportunity to drive by a few times while the work is being done so you can appreciate the final result!

Please get back to me on what time you want to come by and check the new smoke detector I installed in the upstairs unit. Any time this morning or afternoon is fine just so I know in advance what time I should meet you so I can arrange my schedule accordingly.

Thank you for making the inspection process relatively pleasant. I feel like you truly appreciate my efforts to provide safe and decent housing to my tenants as well as my desire to work responsibly and do things the right

way.

Triesta Brown