

Vang, Mai (CI-StPaul)

From: Moermond, Marcia (CI-StPaul)
Sent: Thursday, November 20, 2014 11:38 AM
To: Greg Daniel
Cc: Wiese, Angie (CI-StPaul); Neis, Adrian (CI-StPaul); Spiering, Wayne (CI-StPaul); Ubl, Stephen (CI-StPaul); patrick.j.boland@xcelenergy.com; Stark, Russ (CI-StPaul); Vang, Mai (CI-StPaul); laura_steege@ezcorp.com; jberends@thecrewmn.com
Subject: RE: Update on 1519 University Avenue St Paul

Mr. Daniel,

I have had a chance to discuss your situation with Steve Ubl, our Building Official and Patrick Boland from Xcel Energy (the manager of this area at Xcel). I have confirmed that the wire drop necessary to do the roof work will be complicated, as it will affect the electric service of the neighboring properties. Mr. Ubl has talked with me about expected duration for projects such as these. Based on your request and the information from Mr. Ubl and Mr. Boland, I am going to recommend to Councilmember Stark that an extension be granted to February 1, 2015. The grant of time will be finalized by resolution, but I do not foresee any glitches on our side and believe you can proceed with the understanding the extension will be granted.

Regards, Marcia Moermond

From: *CI-StPaul_LegislativeHearings
Sent: Tuesday, November 18, 2014 1:36 PM
To: Moermond, Marcia (CI-StPaul)
Subject: FW: Update on 1519 University Avenue St Paul

From: Greg Daniel [<mailto:gdaniel@danielcap.com>]
Sent: Tuesday, November 18, 2014 11:47 AM
To: *CI-StPaul_LegislativeHearings
Cc: Spiering, Wayne (CI-StPaul); 'Jeff Berends'; laura_steege@ezcorp.com
Subject: FW: Update on 1519 University Avenue St Paul

To Whom It May Concern:

I'm sending this email message at the suggestion of Racquel in the City Clerk's office. I am contacting you as the Chief Manager of Blue Dog Holdings regarding Ref.#76549, which has to do with the revocation of a certificate of occupancy for 1519 University Ave W in St Paul.

At a hearing on 10/7/2014, we were granted an extension until 12/1/2014 to get the roof replaced. We set aside the money (over \$100K), entered contract with Roof Tech, and the roofing material is currently sitting in a local warehouse. We are told that the entire re-roof project should be a 7-10 day job once started.

Unfortunately, as can be read in the below forwarded email, there are existing power lines that run across the roof that pose a life & safety risk to workers. The project manager submitted a service ticket to Xcel on 10/20/14 to get these moved and they just responded yesterday (11/17/14). So, the crews were put on other jobs and are not available until early December to get started on the project. It would be reasonable to expect that the job could be completed by 1/1/2015, but that would also be somewhat dependent on weather. I don't have any clear idea on how severe the weather would have to be to cause a further delay.

All parties (us as Landlord, the tenant, inspectors, city, contractors) really just want to get the job done and move forward. We would appreciate your thoughts on the best way to resolve this situation without endangering the current CO at 1519 University. I am available to speak or meet at your convenience and look forward to hearing your thoughts. Thank you in advance for your consideration.

Regards, Greg

Greg Daniel CFA
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From: Jeff Berends [<mailto:jberends@thecrewmn.com>]
Sent: Tuesday, November 18, 2014 8:11 AM
To: 'Greg Daniel'
Subject: FW: Update on 1519 University Avenue St Paul

Greg,
Give me a call when you get a chance, thanks!

Sincerely,

Jeff Berends

Crew Facility Maintenance Inc.

Intelligent Property Solutions

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Savage, MN. 55378

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Please consider the environment before printing this email.

From: Rob McKenzie [<mailto:rob@rooftech.com>]

Sent: Monday, November 17, 2014 2:53 PM

To: Jeff Berends

Subject: Update on 1519 University Avenue St Paul

Jeff,

I just got off the phone with Xcel Energy regarding the power line issues at 1519 University Avenue. Xcel is telling me that they will be out at some point this week to correct the routing of the power lines. As you will recall, our Safety Director is adamant that the power lines that run the alley side of the building as well as the lines that run across the NW corner of the building be corrected prior to us having men on site. This is a life & safety issue that neither you nor I have control of; we are simply at the mercy of Xcel and their schedule. A service ticket was written 10-20-14 by Xcel Energy as per my request. Just today I was contacted by an Xcel Service Manager and I was told that in order to de-energize the lines that touch the building, it is likely that service will be disconnected to your neighbors building (to the

West) and likely to Max It Pawn. The process requires scheduling a disconnect for the morning, and then scheduling a reconnect for later the same day. We will be able to notify impacted parties prior to this taking place.

I share your concern about meeting the December First date for completion; however, we had no option but to wait until Xcel confirmed the work we need them to do. I had considered disregarding the orders of my Safety Director, and getting underway prior to the issues being corrected, but I decided not to take the risk and get someone killed. It is even more dangerous now that the roof is covered with snow.

When we have an instance where a project is held up as a result of an issue beyond our control, we are forced to focus on another project until the issues get resolved. If we do not operate in this manner, we would have equipment and manpower sitting idle waiting on an indefinite timeline. Now that I have a definite commitment from Xcel, I anticipate directing the next available crew to 1519 University Avenue. Since production is slowed across the board due to the weather, I anticipate starting the project the first week of December. Obviously, another winter storm event changes our timing.

The recent snow, ice and winter weather has affected both projects that we are currently on as well as other projects yet to start, including 1519 University. I was on site last week and we have a fair amount of ice and snow that will need to be removed prior to us getting underway. We do not include snow removal labor costs in our quotes; we did not anticipate that we would be dealing with this weather when we priced the project in July. I would be willing to work with you on the snow removal using a significantly reduced labor rate to help defray the cost impact to the owner.

I would think that the City should be reasonable given the circumstances. Please feel free to forward my contact information to the appropriate party with in the City and I can explain to them the issues that we are contending with.

I appreciate your patience and your help as we deal with these issues.

Rob McKenzie

Estimator/Project Manager



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