

9/17/2014

Andre' Stouvenel
Garden Theater
75. Bidwell St. St. Paul, 55107

City of St. Paul
City Council

Re: 929 W. 7th

Dear Council Members,

Thank you for taking your time to review the request for extension to complete the renovation and tenant build outs for my property

As of Today the funds invested in the property are as follows

Purchase and Closing	31000.00
Remediation to Date	24700.00
Materials on Site	9870.00
Total	65,570.00

The Architect Philp Johnson and I have the additional costs of work required in the attached documentation in the amount of 60,780.00

The tenant Build outs Consist of 2 retail spaces 1 - 400 SF and 1 1350 SF

A separate tenant is leasing a 700 SF Office, 400 SF offices and 2000 SF Storage

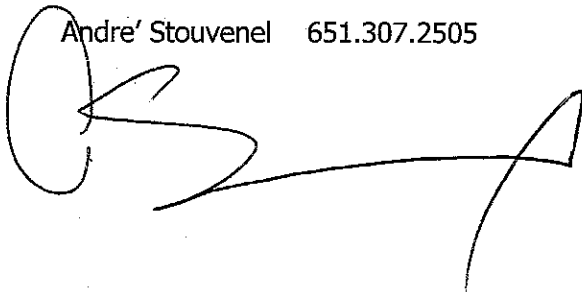
And available will be 4 additional 300 SF office Spaces, with a Common Coffee Bar and

A 200SF Conference Room

Attached is the documentation requested by your staff

Please feel free to Contact me with additional questions

Andre' Stouvenel 651.307.2505

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a long horizontal stroke that curves upwards at the end.

929 W. 7 Phase 1 remediation for build out

Task Description	%	Start	Compl ete	Actual Labor	Material / Dispose	Actual Total	Q2			Q3						
							Apr	May	Jun	Jul	Aug	Sep				
ACTUALS																
929 W 7th	99%	05/09/14	09/02/14	\$18,928	\$5,770	\$24,698										
Clean Out / Demo to Date							\$24,698									
Dumpsters - Dispose of Buildings Debris	100%	05/09/14	07/11/14	\$7,740	\$1,790	\$9,530										
Remove Ceilings	100%	06/01/14	07/18/14	\$4,020	\$1,705	\$5,725										
Remove pent House - temp repair roof	100%	08/21/14	09/02/14	\$1,728	\$750	\$2,478										
Remove 2nd floor - bad concrete and Floor	95%	06/10/14	06/20/14	\$2,211	\$422	\$2,633										
Remove all mold deteriorated walls	95%	06/10/14	06/20/14	\$2,240	\$682	\$2,922										
Temporary roof at 2nd Floor Front Office	100%	05/15/14	05/16/14	\$989	\$421	\$1,410										
						\$24,698										

929 W 7th - Retail Office Time / Budget

Task Description	Start Date	End Date	Est. Labor	Subcon	Est. Material	Est. Total	Labor Paid	Material Pd	Actual Total	Q3				Q4			
										Jul	Aug	Sep	Oct	Nov	Dec		
Architect / Engineers				\$4,300.00		\$4,300	\$2,440.00		\$2,440								
Permit	09/30/14	12/16/14		\$2,500		\$2,500			\$0								
Roofing	09/30/14	10/17/14	\$2,900		\$4,000	\$6,900		\$1,240	\$1,240								
Inspection Decking and Truss	09/30/14	09/30/14				\$0			\$0								
Under layment	09/30/14	10/03/14				\$0			\$0								
Roof	10/06/14	10/17/14				\$0			\$0								
Masonry	10/06/14	11/03/14				\$7,700			\$0								
Exterior Wall Repairs	10/06/14	10/31/14	\$6,500		\$1,200	\$7,700			\$0								
Inspections	11/03/14	11/03/14				\$0			\$0								
Structural Framing	11/03/14	11/17/14	\$3,600		\$3,500	\$7,100		\$2,470	\$2,470								
Masonry Footing Inspections	11/03/14	11/03/14	\$600		\$600	\$1,200			\$0								
Framing	11/04/14	11/17/14				\$0			\$0								
Rough-in	11/18/14	11/28/14				\$0			\$0								
Plumbing	11/18/14		\$1,020	\$2,500	\$3,500	\$6,000		\$700	\$700								
Gas	11/18/14			\$1,020	\$400	\$1,420			\$0								
Roof Drains	11/18/14			\$890	\$1,020	\$1,910			\$0								
Elec	11/18/14	11/26/14		\$2,900	\$3,000	\$5,900		\$820	\$820								
HVAC --	11/18/14	11/18/14		\$3,700	\$4,600	\$8,300			\$0								
Inspections	11/18/14	11/18/14				\$0			\$0								
Store Front	11/04/14	11/19/14				\$0			\$0								
Demo and temp plywood	11/04/14	11/04/14	\$400		\$220	\$620			\$0								
Clean	11/05/14	11/07/14	\$220		\$300	\$520			\$0								
2nd Entrance	11/10/14	11/12/14	\$700		\$400	\$1,100			\$0								
Paint and Repairs	11/13/14	11/17/14	\$1,110		\$120	\$1,230			\$0								
Windows and Doors	11/18/14	11/19/14	\$1,110	\$0	\$3,400	\$4,510		\$2,200	\$2,200								
Finishes	11/19/14	12/16/14				\$0			\$0								
Insulation	11/19/14	11/19/14	\$1,200		\$3,020	\$4,220			\$0								

Task Description	Start Date	End Date	EST. Labor	Subcon	Est. Material	EST. Total	Labor	Paid	Material Pd	Actual Total	Q3			Q4		
											Jul	Aug	Sep	Oct	Nov	Dec
Drywall	11/19/14	12/09/14	\$6,500		\$4,500	\$11,000				\$0						
Plumbing Trim out / Fixtures	12/10/14	12/22/14														
Electrical Trim out Fixtures	12/10/14	12/18/14														
HVAC / Trim Out , Test	12/10/14	12/18/14														
<input checked="" type="checkbox"/> CO Inspections	12/17/14	12/23/14														
Elec	12/17/14	12/17/14														
HVAC	12/18/14	12/18/14														
Plumbing	12/19/14	12/19/14														
Building	12/22/14	12/22/14								\$9,870						
Fire	12/23/14	12/23/14														
			\$25,880	\$11,010	\$33,780	\$70,650										