

Moermond, Marcia (CI-StPaul)

From: Moermond, Marcia (CI-StPaul)
Sent: Monday, October 1, 2018 3:44 PM
To: 'Zach Lockett'; la_ayan@yahoo.com; 'DHarvey@BNCNationalBank.com'
Cc: Vang, Mai (CI-StPaul); Magner, Steve (CI-StPaul)
Subject: RE: 677 Thomas Ave
Attachments: Template 677.docx

Hi All,

The schedule is pretty light on specifics. I need more detail on when your subs will be in and out, such as when your plumbing rough-in is scheduled to be done. At the very least I need a month by month, trade by trade schedule.

While I am concerned with 610 St. Albans because of the pending nuisance abatement action, I understand rehab plans are for both 677 Thomas and 610 St. Albans properties being done simultaneously. The workplan/timeline provided to me is for both properties, as is the unsigned electrical bid. The other documents, including the sworn construction statement, I have seen are for 610 St. Albans alone. I need to either see all the documents for the whole project with both 677 Thomas and 610 St. Albans, or documents for just the 610 St. Albans part of the work. I need to be able to match the dollars, bids, timeline, etc.

The certificate of code compliance will need to be issued before January 1, 2019 and this will need to be reflected in the workplan/timeline. I understand this is an aggressive timeline, especially in our current market for subcontractors. However, the contract for repurchase of this tax forfeited property (both houses) is in the cancellation process, which will result in the property going back to the county before that date. (I think the actual date the property goes back to the county may be a week or so earlier and have asked for confirmation from them.)

Finally, the matter is still scheduled for City Council discussion on Wednesday. As I understand the financing situation, the construction loan likely will not be closed by that time. It would be very useful for this project to have the workplans/timeline nailed down prior to the Council's discussion, given the financing will not be and you are asking the Council for an additional week or so to accomplish that.

I look forward to reviewing more plans.

Sincerely, Marcia Moermond

From: Zach Lockett [mailto:zachmog@gmail.com]
Sent: Monday, October 1, 2018 11:11 AM
To: Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>; Pooh The Gospel Singer <zachmog@gmail.com>; la_ayan@yahoo.com
Subject: 677 Thomas Ave

Please notify me by responding to this email at your earliest convenience.

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