

Vang, Mai (CI-StPaul)

From: Jay Nord <jaydnord@gmail.com>
Sent: Wednesday, June 26, 2019 4:52 PM
To: Corbo, Donna (CI-StPaul); Moermond, Marcia (CI-StPaul); Kujala, Kristine; Vang, Mai (CI-StPaul)
Subject: 718 Orange Schedule as requested

Think Before You Click: This email originated outside our organization.

Good afternoon all,

At the hearing yesterday the request was made for a more detailed construction schedule. This schedule is based on a closing date of September 27th, which I believe was the closing date estimate provided by Donna Corbo.

Our schedule is proposed to be as follows:

October 2019

Pull permits, complete trash out, all exterior repairs (items 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 13, 15, 16, 17, 20, 21, 27 in the code compliance report) as weather permits, exterior work should be substantially complete by November 15th. Property should no longer be viewed as a nuisance property to the neighborhood by this date.

Interior work will consist of launch on demolition, working on rough in phase of electrical, mechanical, and plumbing, plus interior rough in items on the code compliance report, which include items 12, 18, 19, 20, 23, 25, 28)

November 2019

All interior work will be ready for rough in inspections by November 15th. Please note that inspection time frames are estimated to be the same week to stay on this schedule. As soon as rough ins are approved, we will begin on finish work. All mechanical permits should ready for final inspection by December 20th.

December 2019

Interior finish work including paint, kitchen, cabinets, vanities, and flooring will be installed in December and work should progress around the final inspection process. Once all permits are closed, the code compliance and Certificate of Occupancy final inspection will be requested (by December 31, 2019). the Certificate of Occupancy should be issued, subject to inspector availability and punch list issues, sometime between December 30th and January 15th.

I hope this is sufficient detail. A 90 day schedule on a project of this size is as aggressive as I feel I can reasonably be while still allowing for sufficient contingencies in time for concealed conditions and proper inspection time allowances.

Thanks and let me know if you have any questions or concerns

Jay Nord
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