Vang, Mai (CI-StPaul)

From: Soley, Reid (CI-StPaul)
Sent: Tuesday, December 17, 2019 3:12 PM
To: Moermond, Marcia (CI-StPaul); Vang, Mai (CI-StPaul); Zimny, Joanna (CI-StPaul)
Cc: Sheffer, Vicki (CI-StPaul); Bruhn, Nathan (CI-StPaul); Magner, Steve (CI-StPaul); Ubl, Stephen (CI-StPaul)
Subject: RE: 412 Holly Ave.Stadstad Ltr.12-6-19

Marcia,

A contractor today pulled another general building permit for the remainder of the building-category repairs at 412 Holly Avenue, with a valuation of $148,750, which is the amount agreed upon with Steve Ubl.

Reid Soley
DSI Inspector III
Department of Safety and Inspections
375 Jackson St, Suite 220
Saint Paul, MN 55101
P: 651-266-9120
reid.soley @ci.stpaul.mn.us
Making Saint Paul the Most Livable City in America

"DSI's Mission: To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all."

From: Moermond, Marcia (CI-StPaul)
Sent: Friday, December 13, 2019 4:29 PM
To: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Cc: Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Soley, Reid (CI-StPaul) <reid.soley@ci.stpaul.mn.us>; Bruhn, Nathan (CI-StPaul) <nathan.bruhn@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Ubl, Stephen (CI-StPaul) <stephen.ubl@ci.stpaul.mn.us>
Subject: RE: 412 Holly Ave.Stadstad Ltr.12-6-19

Mai/Joanna,

He needs to resolve this with the building official, not us. There is a fundamental disagreement on permit valuation, which is the building official's call. We will look to Steve Ubl to provide us a determination on this. Please let him know I will ask the Council to not vote on the continuance of his performance deposit on Wednesday unless this matter is resolved.

Thanks, Marcia

From: Vang, Mai (CI-StPaul)
Sent: Friday, December 13, 2019 3:48 PM
To: Moermond, Marcia (CI-StPaul) <marcia.moermond@ci.stpaul.mn.us>; Magner, Steve (CI-StPaul)

<steve.magner@ci.stpaul.mn.us>
Cc: Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Soley, Reid (CI-StPaul) <reid.soley@ci.stpaul.mn.us>
Subject: FW: 412 Holly Ave.Stadstad Ltr.12-6-19

This is on for Dec 18 PH.

Mai

From: Erik Stadstad <stad0042@gmail.com>
Sent: Friday, December 13, 2019 2:39 PM
To: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Cc: Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>; Yannarelly, Joe (CI-StPaul) <joe.yannarelly@ci.stpaul.mn.us>
Subject: Re: 412 Holly Ave.Stadstad Ltr.12-6-19

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

Good afternoon Joanna,

My apologies on the delay in sending this out, I have been working out of town quite a lot and just returned.

I was able to clarify my initial thoughts with all the licensed companies doing the work. As I suspected, the dollar amounts for the work being done that requires a permit is relatively low. It is just based on the code compliance/permitted items. The electrical work, for instance, turned out to be in much better shape than anticipated. I had assumed we would need to redo the entire house, which was not that case at all after talking to the inspectors and electrician. Also, I had lumped a range of expenses under "Electrical", things like restoring old light fixtures and finding replacement parts, etc. When I first did the Sworn Construction Statement, the house was still full and in disarray, and I was really just trying to get numbers calculated under rough categories
The overall restoration cost is high, but not everything being done requires a permit. The bulk of the cost is, basically, cosmetic/restoration items I'm electing to do in order to return the house to it's former glory.
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For example, when I did my cost estimate, I included things like refinishing and repairing hardwood flooring throughout the property (approximately 3000 sq ft). This looks like it will probably cost somewhere in the neighborhood of $35,000 for the full scope of work. Previously, I had broken that down by just the sanding and refinishing, and the floor repairs under carpentry. I have since hired a company who will do the whole process, so the amount has changed in that category. This is not something that would require a permit and is separate from those amounts that do require a permit. The same would go for restoring and/or replacing and milling historic trim pieces. The cost is very high, but it is not something that would show up on a permit.

Hopefully that helps, and answers any questions. Although things have slowed down a bit around the holidays, and with some tough weather, we are on track to have it done in the early part of 2020. The biggest problem has been keeping curious people passing by out of the yard and off the decks!
Please let me know if you need anything else. I have attached a new and more accurate Sworn Construction Statement. I also sent a couple photos of the property from about a week ago (you can see some of that fanastic woodwork that has been restored).

Sincerely,
Erik

On Mon, Dec 9, 2019 at 8:30 AM Erik Stadstad <stad0042@gmail.com> wrote:

> Good morning Joanna,

I just wanted to make sure I sent an email out right away to clarify a few things.

I did not pull any permits myself. There might be some confusion on SCI because the full name of the company is Stadstad Contracting Inc. Stadstad Contracting Inc is owned by a relative, and I do not have any affiliation with them in any way. I wasn't able to see the name on the permits when I looked online, but I assume it was under Stadstad Contracting Inc/SCI since they are a licensed contractor.
I also did not see any of the values posted by any of the licensed electrical, plumbing or contracting companies, but I think I might have an idea on the discrepancies. I will try to talk to them today and clarify, and will also call Mr. Skradski.

Thank you,
Erik

On Mon, Dec 9, 2019 at 7:29 AM Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us> wrote:

Mr. Stadstad,

Attached please find a letter regarding the above matter.

Thank you,

Joanna

Joanna Zimny
Executive Assistant
City Council Legislative Hearings
15 W. Kellogg Blvd - Suite 310
Saint Paul, MN 55102

P: 651-266-8515

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