

1004 Thomas Ave. Construction Work Plan & Bids

Work Plan for Rehabilitation of 1004 Thomas Avenue, Saint Paul, MN 55104

February 4, 2021

Owners: Kerry and Kathleen Nilles
1033 Como Place
Saint Paul, MN 55103
(651) 488-3466 Home
(651) 492-8823 Kerry Cell
(651) 492-6983 Kathy Cell

This work plan was created from the Code Compliance Report dated January 22, 2021, outlining deficiencies in the property that need to be corrected. The following contractors listed below were provided with the list of compliance items in their area of specialty, and they did an on-site walk through prior to creating their estimated cost to bring the stated deficiencies to code. All estimated bid costs include labor, materials and cost of permits.

Building: Kerry Nilles, Inc.
1033 Como Place
St. Paul, MN 55103
(651) 492-8823
License # BC646982

Heating - Boiler: KB Service
430 County Rd. D, East
Little Canada, MN 55117
(651) 748-4933
License # PC644407
License # MB004085

Electrical: NU Electric Company
1805 Roselawn Ave.
Roseville, MN 55113
(651) 451-1875
License # EA001291

Heating/Mechanical: Titan Heating & Cooling, Inc.
7610 Jasmine Avenue S.
Cottage Grove, MN 55016
(651) 714-8931
License # MB686245

Plumbing: Plumbing Restoration and Services, LLC
889 Pierce Butler Route, Unit F
Saint Paul, MN 55104
(651) 528-8834
License # PC005526

1004 Thomas Ave. Construction Work Plan & Bids

Project Timeline	Expected Completion
Upon project approval	Pull building, electrical and plumbing permits with the City of Saint Paul
Upon Permit approval	Begin building interior work phase of the project.
By 3/31/21	Complete electrical and plumbing rough in phases of the project. Complete building, electrical and plumbing rough in inspections with the City of Saint Paul
By 5/1/21	Pull Heating/Mechanical and Heating/Boiler permits with the City of Saint Paul.
5/15/21	Work on building exterior will begin.
By 6/15/21	Complete building interior work phase of the project. Complete building interior inspection with the City of Saint Paul.
By 8/15/21	All building (interior and exterior), electrical, plumbing, Heating/Mechanical and Heating/Boiler work completed and ready for final inspection.
By 8/31/21	All work inspected and finalized. Property ready to receive Certificate of Occupancy.

1004 Thomas Ave. Construction Work Plan & Bids

Code Compliance Checklist (dated January 2021) for 1004 Thomas Ave., Saint Paul, MN 55104

2/4/21

Building - (Bid should include all specified items listed below, or should state that all items specified in the Code Compliance Report dated January 2021 are included)

Compliance Item	Estimated Date of Completion	Inspection Date
1. Install 20-minute fire rated doors, with self-closing device, between common areas and individual units. All penetrations required to have properly intumescent device or caulk (per current building codes). MNRC Ch. 1309 Sect. 317	6/15/21	
2. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)	6/15/21	
3. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)	6/15/21	
4. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present. SPLC 34.33 (1)	Interior 6/15/21 Exterior 8/15/21	
5. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1)	6/15/21	
6. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch.1322.1101 (except 4)	6/15/21	
7. Air-seal and insulate attic/access door. MN Energy Code Ch.1322.1102.4	6/15/21	
8. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry. Install per code where feasible. MNRC Ch. 1309, Sect 313.2.1	6/15/21	
9. Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, one-half of which shall operate. SPLC 34.14 (1)	6/15/21	
10. Install waterproof enclosure in shower area. MNRC Ch. 1309 Sect. 307	6/15/21	
11. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)	6/15/21	
12. Maintain one-hour fire separation between dwelling units and between units and common areas. MNRC Ch. 1309 Sect. 317	6/15/21	
13. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)	8/15/21	
14. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)	8/15/21	
15. Provide general rehabilitation of the garage.	8/15/21	
16. Install address numbers visible from the street and on the alley side of garage. SPLC 70.01	8/15/21	
17. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return handrail ends into a newel post or wall per attachment. MNRC CH. 1309 Sect. 311 & 312	6/15/21	

1004 Thomas Ave. Construction Work Plan & Bids

18.	Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty, etc. as necessary SPLC 34.09 (3)	6/15/21	
19.	Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)	8/15/21	
20.	Provide functional hardware at all doors and windows. SPLC 34.09 (3f)	6/15/21	
21.	Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)	6/15/21	
22.	Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)	8/15/21	
23.	Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)	8/15/21	
24.	A building permit is required to correct the above deficiencies. All work is to be done in a workmanship-like manner.	3/1/21	

Contractor: Kerry Nilles, Inc.
1033 Como Place
St. Paul, MN 55103
(651) 492-8823
License # BC646982

Estimated Cost Including Labor, Materials and Permits: \$35,115.00

1004 Thomas Ave. Construction Work Plan & Bids

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2/4/21

Electrical – (Bid should include all specified items listed below, or should state that all items specified in the Code Compliance Report dated January of 2021 are included)

	Compliance Item	Estimated Date of Completion	Inspection Date
1.	Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC	8/15/21	
2.	Open walls and ceilings on 1 st floor. Wire the locations to the current NEC	3/31/21	
3.	Open walls and ceilings on 2 nd floor bathroom floor. Wire the locations to the current NEC	3/31/21	
4.	Close openings in service panels/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC	3/31/21	
5.	Properly strap and support cables and/or conduits. Chapter 3, NEC	3/31/21	
6.	Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaries (light fixtures), switches, covers and plates to current code. Article 406.4 (D) & Article 410, NEC	3/31/21	
7.	Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4 (D)	3/31/21	
8.	Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 5B of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 5B, IRC	3/31/21	
9.	Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.	3/31/21	
10.	Cables smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards.	3/31/21	
11.	Install grounded circuit conductors in the service panelboards under one terminal per conductor.	3/31/21	
12.	All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit. Pull permit.	3/1/21	

Contractor: NU Electric Co.
1805 Roselawn Ave.
Roseville, MN 55113
(651) 451-1875
License # EA001291

Estimated Cost Including Labor, Materials and Permits: \$3,825.00

IF IT'S WORTH DOING, IT'S WORTH DOING RIGHT.

NU Electric Co.

1805 Roselawn Avenue West
Roseville, MN 55113
651 451-1875 24 Hr. SERVICE
PROPOSAL 1/27/21

Kerry and Kathy Nilles, 1033 Como Place, St. Paul, MN 55103; 651
488-5312, cp 651 492-8823 Project address: 1004 Thomas Avenue, St.
Paul; owners: Kathy/Kerry Nilles

Labor, materials, and electrical permit fee to provide wiring at
1004 Thomas Avenue, St. Paul as follows. Please see all notes and
options.

Price includes (PLEASE SEE ALL NOTES):

- THIS PROPOSAL IS BASED ON THE PROPERTY AS VIEWED ON 1/26/21. ANY
CHANGES TO THE PROPERTY MAY REQUIRE ADDITIONAL OR OTHER ELECTRICAL
WORK THAT IS NOT INCLUDED IN THIS PROPOSAL. FOR EXAMPLE ANY WALLS
OR CEILING THAT ARE OPENED WILL REQUIRE WIRING TO CURRENT CODES.
- PROPOSAL IS BASED ON THIS PROPERTY AS VACANT UNTIL COMPLETION OF
WORK, CODE COMPLIANCE ORDERS ARE IN EFFECT.

- **Cover letter/email is included with this proposal. Any
assumptions and conditions indicated in the cover letter are
incorporated into this proposal by reference. If the conditions and
assumptions as stated in the cover letter will not be applicable a
different lay-out of the wiring or additional work items may be
required and additional costs will apply.**

- Please note: Except as noted otherwise, correction of wiring is
deemed to mean correction or removal of improper wiring. If wiring
is not required for code, removal may be the more economical course
and will be the method used.

- Proposed work is not intended as and will not constitute an
electrical certification of the property. Work is limited to those
items and areas as noted herein. No further inspection of the
wiring was made and no warranty or guarantee of any kind is provided
for wiring beyond that specified herein.

- OVERALL SCOPE:

- Provide wiring for repair of damage caused by vandals/burglars.

- Provide wiring to meet all code compliance items as noted in
checklist dated January 2021.

- NOTE: Item 8 is a misstatement of code. Wiring to meet or
exceed actual code will be provided.

- Electrical permit, inspection fees and state surcharges for the
panel and other work as noted above.

- Clean up at job completion.

Payment must be received by 15th day after completion of work. 5% discount applies if
payment is received by 5th day after completion of work. Greater of \$150.00 or 10% minimum
collection charge on unpaid accounts.

IF IT'S WORTH DOING, IT'S WORTH DOING RIGHT.

- NOTE: Price assumes walls to be opened as needed and repaired by others.

- NOTE: No significant cosmetic damage is expected except as noted, but any cosmetic repair (plaster/paint/stucco) is left to the customer except as noted. Some paint chipping is possible around outlets and switches when removed for replacement. Some plaster/sheetrock damage may extend beyond the panel, some screw pops or other possible minor damage is possible.

\$ 3,825.00

Available 5% discount, please see payment terms below. Discount is available on optional work also.

\$- 191.25

Please allow time for scheduling.

Thanks, Joe
Minn. Elec. Contr. Lic. #EA001291
Cell: 651 260-0121

Bid Accepted 2/4/21

Kathleen M. Villes



Payment must be received by 15th day after completion of work. 5% discount applies if payment is received by 5th day after completion of work. Greater of \$150.00 or 10% minimum collection charge on unpaid accounts.

Code Compliance Checklist (dated January 2021) for 1004 Thomas Ave., Saint Paul, MN 55104

2/4/21

Plumbing - (Bid should include all specified items listed below, or should state that all items specified in the Code Compliance Report dated January 2021 are included)

	Compliance Item	Estimated Date of Completion	Inspection Date
1.	Basement - Lavatory - (MPC .0100 E & 901). Install a proper fixture vent to code.	3/31/21	
2.	Basement - Lavatory - (MPC 701) Install the waste piping to code.	3/31/21	
3.	Basement - Lavatory - (MPC .0100 P & Q & 419.2). Install the water piping to code	3/31/21	
4.	Basement - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.	8/15/21	
5.	Basement - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.	3/31/21	
6.	Basement - Toilet Facilities - (MPC 701) Install the waste piping to code.	3/31/21	
7.	Basement - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.	3/31/21	
8.	Basement - Tub and Shower - (MPC .0100 E & 901). Install a proper fixture vent to code.	3/31/21	
9.	Basement - Tub and Shower - (MPC 701) Install the waste piping to code.	3/31/21	
10.	Basement - Tub and Shower - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.	8/15/21	
11.	Basement - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.	8/15/21	
12.	Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.	3/31/21	
13.	Basement - Water Heater - (MFGC 501.12) The water heater venting requires a chimney liner.	3/31/21	
14.	Basement - Water Heater - (MPC 501) Install the water piping for the water heater to code.	3/31/21	
15.	Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.	3/31/21	
16.	Basement - Water Piping - (MPC .0100 P & Q) Provide water piping to all fixtures and appliances.	3/31/21	
17.	Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.	3/31/21	
18.	First Floor Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.	3/31/21	
19.	First Floor Sink - (MPC .0100 E & 901) Install a proper fixture vent to code.	3/31/21	
20.	First Floor - Sink - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.	8/15/21	
21.	First Floor Sink - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.	8/15/21	
22.	Second Floor - Lavatory - (MPC .0100 P & Q & 419.2) Install the water piping to code.	3/31/21	
23.	Second Floor - Lavatory - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.	8/15/21	
24.	Second Floor - Lavatory - (MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.	8/15/21	

1004 Thomas Ave. Construction Work Plan & Bids

25.	Second Floor - Toilet Facilities - (MPC .0100 P & Q & 419.2) Install the water piping to code.	3/31/21	
26.	Second Floor - Toilet Facilities - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.	8/15/21	
27.	Second Floor - Tub and Shower - (MPC .0100 P & Q & 419.2) Install water piping to code.	3/31/21	
28.	Second Floor - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.	8/15/21	
29.	Second Floor - Tub and Shower - (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.	8/15/21	
30.	All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.	3/1/21	

Contractor: Plumbing Restoration & Services, LLC Estimated Cost Including Labor, Materials and Permits: \$7,500.00
 889 Pierce Butler Route, Unit F
 Saint Paul, MN 55104
 (651) 528-8834
 License# PC005526

Plumbing Restoration & Services, LLC

engine@plumbing-restoration.com | 612-931-5501

QUOTE #
2021265

01/12/2021

Kerry Nilles
Nilles Properties
1004 Thomas Ave W,
St Paul, MN 55104

DESCRIPTION	AMOUNT	RATE	TOTAL
Plumbing Work			
1. Install all new water piping throughout house where needed.			
2. Update and repair all plumbing not installed to code.	1	\$7,500.00	\$7,500.00
3. Update to code all gas piping throughout the house.			
4. Complete hook up of all fixtures.			
5. Air test all drain, waste and vent.			
Special Notes:			
1. Permits included in this proposal	1	\$0.00	\$0.00
2. No fixtures included at this time.			
3. Contractor to provide dumpster for disposal of construction debris.			
SUB TOTAL			\$7,500.00
TAX			\$0.00
TOTAL			\$7,500.00

Bid Accepted 2/4/21

Kathleen M. Nilles



1004 Thomas Ave. Construction Work Plan & Bids

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2/4/21

Heating/Mechanical – (Bid should include all specified items listed below, or should state that all items specified in the Code Compliance Report dated January 2021 are included)

	Compliance Item	Estimated Date of Completion	Inspection Date
1.	Provide thirty (30) inches of clearance in front of furnace & boiler for furnace.	8/15/21	
2.	Install approved metal chimney liner and verify it is sound. Extension.	8/15/21	
3.	Replace furnace and boiler flue venting to code.	8/15/21	
4.	Vent clothes dryer to code.	8/15/21	
5.	Provide adequate combustion air and support duct to code.	8/15/21	
6.	Provide support for gas lines to code.	8/15/21	
7.	Plug, cap and/or remove all disconnected gas lines.	8/15/21	
8.	Install furnace air filter access cover.	8/15/21	
9.	Clean all supply and return ducts for warm air heating system.	8/15/21	
10.	Repair and/or replace heating registers as necessary.	8/15/21	
11.	Provide heat in every habitable room and bathrooms.	8/15/21	
12.	Conduct witnessed pressure test on hot water heating system and check for leaks.	8/15/21	
13.	Repair or replace radiator valves as needed.	8/15/21	
14.	Run condensate drain from A/C unit coil in basement to an approved location and secure as needed.	8/15/21	
15.	Separate heating system is required for each dwelling unit. Furnace in basement cannot be used for heating both 1 st and 2 nd floor units of duplex.	8/15/21	
16.	Mechanical permits are required for the above work.	5/1/21	

Contractor: Titan Heating and Cooling, Inc.
 7610 Jasmine Ave S.
 Cottage Grove, MN 55016
 (651) 714-8931
 License # MB686245

Estimated Cost Including Labor, Materials and Permits: \$2,847.00

TITAN HEATING & COOLING INC

7610 Jasmine Ave S
Cottage Grove, MN 55016

Estimate

Date

2/3/2021

TEL # 651-714-8931 FAX # 651-264-9525

Name / Address

KERRY NILLES
1004 THOMAS AVE
ST PAUL, MN 55104
651-492-8823

Terms

Description

FURNISH & INSTALL THE FOLLOWING:


- REPLACE CLOTHES DRYER VENTING (HOMEOWNER TO SEAL OFF WINDOWS IN GLASS BLOCK TO MEET CLEARANCES)
- INSTALL FURNACE FILTER ACCESS COVER
- PVC INTAKE TO FURNACE
- NEW UPPER PLENUM
- RECONNECT SUPPLY AIRS AS NEEDED
- RUN NEW TRUNK OFF PLENUM TO FEED BASEMENT BATH SUPPLY AND FUTURE BASEMENT SUPPLYS
- RECONNECT SUPPLYS AS NECESSARY
- CLEAN ALL SUPPLY AND RETURN AIR DUCTS

- BID INCLUDES TAX, LABOR, MATERIALS, AND PERMITS BID: \$2847.00

Email: INFO@TITANHEATCOOL.COM
Website: WWW.TITANHEATCOOL.COM

Signature

2/4/21



1004 Thomas Ave. Construction Work Plan & Bids

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2/4/2021

Heating - Boiler (Bid should include all specified items listed below, or should state that all items specified in the Code Compliance Report dated January 2021 are included)

	Compliance Item	Estimated Date of Completion	Inspection Date
1.	Install approved level handle manual gas shutoff valve on furnace & boiler and remove unapproved valve.	8/15/21	
2.	Install approved automatic gas valve for furnace & boiler.	8/15/21	
3.	Clean and Orsat test furnace & boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.	8/15/21	
4.	Connect furnace, boiler and water heater venting into chimney liner. Extension	8/15/21	
5.	Attach metal tag to expansion tank valve stating that this valve must be open at all times, except when draining the expansion tank.	8/15/21	
6.	Support supply and return piping from heating system according to code.	8/15/21	
7.	Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.	8/15/21	
8.	Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.	8/15/21	
9.	Mechanical permits are required for the above work.	5/1/21	

Contractor - KB Service Co.,
 430 County Rd. D, East
 Little Canada, MN 55117
 (651) 748-4933
 License # PC644407
 License # MB004085

Estimated Cost Including Labor, Materials and Permits: **\$8,500.00**

KB Service Company
 430 County Rd. D, East
 Little Canada, MN 55117
 (651) 748-4933

PROPOSAL

PROPOSAL NO. _____
 SHEET NO. _____
 DATE 7-25-21

PROPOSAL SUBMITTED TO: _____ WORK TO BE PERFORMED AT: _____
 NAME Kerry Niles ADDRESS 1004 Thomas Ave
 ADDRESS _____ CITY, STATE St. Paul MN
 CITY, STATE _____ DATE OF PLANS _____
 PHONE NO. 651-492-8823 ARCHITECT _____

We hereby propose to furnish the materials and perform the labor necessary for the completion of
Install Slant fin 5-90 EFM - 5000⁰⁰
Install 2" cast iron Baseboard and FI 1400⁰⁰
new pipes & Radiator valve and FI Bath
Repipe mains in Basement 2000⁰⁰
All pipes new valves, electrical chimney Hookup, Boiler
Hooked to existing system.
pull permits with city

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:
Eight-thousand-five-hundred Dollars (\$ 8,500⁰⁰)

with payments to be as follows:
1/2 Down Balance upon completion.
 Respectfully submitted, Chris Tiche
 For KB Service

Any alteration or change from above specifications looking with care to be ordered only upon written order, and all materials to meet or exceed and above the minimum. All agreements entered upon order, amount, or copy system or other.

Note - This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are understood and are hereby accepted. You are authorized to do the work as specified. Payment will be made as stated above.

DATE 2/4/21 SIGNATURE Kerry Niles
 SIGNATURE _____