**WORK PLAN BREACKDOWN COST OF REHABILITATION**
**TO BE DONE ACCORDING WITH THE CODE COMPLIANCE INSPECTION REPORT**

Date: 1/30/2025

**Ref. # 11648**

**Property: 859 Payne Ave, Saint Paul 55130**

Total Units:

A) Main floor large space leased to a grocery market.
B) On the second and third floors, there are 15 apartment units.

**Contractors and Vendors:**

| Company | Name | Phone | Email |
|---|---|---|---|
| LEDC | LEDC (Rico Duran, rep) | 612-840-2020 | rico@ledcmn.org |
| Prado Remodeling LLC | Cesar Prado | 612-408-0828 | cesarprado32@yahoo.com |
| Window Nation | Joey Condoluci | 214-530-9060 | jcondoluci@windownation.com |
| Plunkett's Pest Control | Ken Bahl | 651-230-9543 | ken.bahl@plunketts.net |
| Champion Cleaning | Gregorio de La Cruz | 612-382-5729 | info@championscleaningservices.net |
| Jeff Newman | Merit Electric | 612-363-6355 | jeff@meritelectriccompany.com |
| Peter Dahl | Insurance Adjustor | 612-229-6019 | |
| Janessa Hammers | Insurance Agent Representative | 952-829-5404 | janessa.hammers@wise- agency.com |

**Description of work:**
Start Date: 02/10/2025 (Anticipated approval date from the city of St Paul)
Due Date: 04/30/2025 See descriptions below.

Scope of Repair Work Code Compliance Repairs
Su-Total Budget: $105,428

**Building repairs** will be completed by Contractors and vendors in all requested areas. All work is to be done in a workmanship like manner.

| WEEK OF | TASKS | CONTRACTOR | Supplies/Materials on hand (if any) | Needed Supplies/Materials | Owner/Developer Labor | Value of Cost |
|---|---|---|---|---|---|---|
| Feb 5 | Electric plan review, estimates and work. | Merit Electric Company | Contractor will supply | Merit work plan | Provide access, work in coordination with maintenance contractor. | pending |
| Feb 10 | Place order for 4 Doors minimum rating 20 minutes, and assemblies. Replace damaged doors. | Prado Remodeling & Maintenance LLC | Materials to be order. | Construction Materials | Two doors were damaged by the fire accident: Unit 303 is currently condemned due to extensive fire. Hallways doors in Units 202, 203, 204, 207 damaged by prevention of extensive fire. | |
| Feb 10 | Starting as soon as possible, permits with the City of Saint Paul need to be processed. | Prado Remodeling & Maintenance LLC | N/A | Documents and work license as needed. | Contractor duty, supervised by owner. | |
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| Feb 10-12 | Place Order for new windows to replace damage in Unit 303. | Windows Nation | Materials to be order | Windows is to be ordered to replace the total number of windows with unit 303. | Currently estimate with "Windows Nation" to order the total of windows in this Unit | $8,728 (estimate) |
| Feb 10, (To Feb 28) | Repair ceiling, living room, install sheet rock, mud, painting ceiling and walls. | Prado Remodeling & Maintenance LLC | Materials to be order according to estimate from Prado Remodeling. | Materials to remodel ceilings and walls. | Unit 202 will start with general repairs in ceilings and walls. Due to the condemnation of this Unit, the tenant was relocated to Unit 207. | |
| March 1st. (March and April) | Starting work at Unit 303, total remodeling of this Unit. | Cesar Prado "Prado Remodeling" | All materials to be order, including windows. | All repairs will be done under permit. | Prado Remodeling and Windows Nation will work on Ref. # 11684 deficiency list. | |
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| | | | | | Remodeling Costs | $96,700 |
| | | | | | **Subtotal** | **$105,428** |
| | | | | | **TOTAL** | |

**Grocery Store – MSFC 1104.3, 1013** Provide and maintain approved directional Exit, is done but subjected to approval by the City of Saint Paul Safety and Inspections.