

March 22, 2023

To: City of St Paul

From: Joe Steinmaus

Metro Holdings

RE: 771 Iowa Avenue W, St Paul, MN

To Whom it May Concern:

The following is an update of the work schedule for the referenced address. The expected start date is March 30, 2023.

The contractor, Vinny Ullano, is prepared to pull permits once we receive your approval.

The plumber is scheduled the week of the 30th.

Electrician is scheduled for the week of April 3rd.

Heating company is starting April 11th.

Window and roof company is scheduled for April 17th.

Carpenter is scheduled to replace windows and doors, replace trim, etc for April 5th

Painters are scheduled to start May 1st.

Blacktop company is scheduled for May 17th.

I would like to thank you for your time and consideration. I look forward to our continued working relationship.

Many thanks,


Joe Steinmaus

Property: 771 Iowa Avenue W, St Paul, MN 55117

Year Built: 1947

Contractors and Vendors:

Company	Name	Phone	Email
Owner	Metro Holdings, LLC (Joe Steinmaus)	651-889-7311	Joesteinmaus@comcast.net
Ullano Construction	Vinny Ullano	612-719-3380	vinny@ullanoproperties.com
Plumbing to Go	Mike Doody	651-755-1449	Plumbingtogo@gmail.com
FTK Services (electrical)	Jose		info@FTKservices.org
Javier Hardwood Floors	Javier Gerturamos	651-214-2651	javierhardwoodfloors@gmail.com
Hank Schnitzer Paint	Hank Schnitzer	651-276-6472	
AM Mechanical			

Start Date: 3/10/2023

Completion Date: 6/1/2023

Total Budget: \$75,000

Description of Work:

Building Repairs will be completed by the owner \$30000 to \$48,000. All work is to be done in a workmanship like manner.

1. Clean up trash and material on site.
2. Provide functional hardware at all doors and windows.
3. Repair garage door.
4. Repair/replace front and back door with new locks. Exit doors shall open from inside without keys.
5. Repair/replace closet doors.
6. Repair broken windows.
7. Repair/replace bathroom tile.
8. Sand floors and replace carpet where necessary.
9. Repair and paint interior and exterior walls as necessary.
10. Install new appliances.
11. Replace deck railing.
12. Repair siding, soffit, fascia, and trim as necessary.
13. Install smoke detectors/carbon monoxide detectors.
14. Install basement handrail.

Electrical Repairs will be completed by RTK Services. All work to be completed to code.

Cost: \$5000 to \$7000

1. Repair/replace/install broken, painted over, corroded, missing or loose receptacles, light fixtures, switches, cover and plates to code.
2. Replace/repair any overfused circuit breakers.
3. Repair/replace/install GFCI outlets in bathrooms and kitchen.
4. Replace/repair light fixtures.
5. Repair damaged electrical to current NEC.
6. Ensure garage is wired to NEC standards.
7. Replace closet lights with LED or globe type fixtures.
8. Repair the electrical service grounding conductor to the metallic water piping system.
9. Provide circuit directory at service panel indication location and use of all circuits.
10. Install box extensions on devices mounted in wood paneling.

Plumbing Repairs will be completed by Plumbing to Go. All work to be completed to code.

Cost: \$6000 to \$8000

1. Install new water heater.
2. Install bathroom and kitchen faucets to code.
3. Remove all unused water, vent, water and gas piping to the main and cap or plug to code.
4. Plug all open piping and properly pitch all piping.
5. Replace all improper connections, transitions, fitting or pipe usage.
6. Ensure gas shut off and gas piping is to code.
7. Provide adequate combustion air for gas burning appliances.
8. Support water meter to code.
9. Repair/replace bathroom and kitchen fixtures.
10. Vent clothes dryer to code.
11. Install water piping to code.
12. Install front sewer clean out.
13. Ensure water meter is installed and in service.
14. Install backflow preventers where necessary.
15. Ensure Access to tub and shower.

Heating will be completed AM Mechanical. All work to be completed to code.

Cost: \$\$4000 to \$6000

1. Service cleaning on furnace and ensure it's operational.
2. Ensure gas valves and lines are to code.
3. Air test gas piping if needed.
4. Make all necessary code compliant heating and mechanical repairs.
5. Provide heat to all habitable rooms.
6. Repair/replace/install heating registers where necessary.
7. Vent clothes dryer to code.
8. Provide heat in habitable rooms and bathroom.
9. Ensure property is free of asbestos.