

**From:** [Zimny, Joanna \(CI-StPaul\)](#)  
**To:** [Moermond, Marcia \(CI-StPaul\)](#); [Vang, Mai \(CI-StPaul\)](#)  
**Subject:** FW: 854 Edmund Avenue.Thill R-R Ltr.3-26-21  
**Date:** Monday, April 5, 2021 11:51:00 AM  
**Attachments:** [Estimate - SFH City Council Copy.pdf](#)  
[image003.png](#)  
**Importance:** High

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**From:** Satin Touch, Inc. <chadlange@satintouch.us>  
**Sent:** Friday, March 26, 2021 3:40 PM  
**To:** Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>; Susie Thill <suzieq.t@yahoo.com>  
**Cc:** Magner, Steve (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Sheffer, Vicki (CI-StPaul) <vicki.sheffer@ci.stpaul.mn.us>; Soley, Reid (CI-StPaul) <reid.soley@ci.stpaul.mn.us>; Yannarely, Joe (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>; Susie Thill <suzieq.t@yahoo.com>; John Zuber (johnzub@msn.com) <johnzub@msn.com>; mario montanez <mario.closings@gmail.com>; Omar Valencia <omarp.eliteteam@gmail.com>  
**Subject:** RE: 854 Edmund Avenue.Thill R-R Ltr.3-26-21  
**Importance:** High

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

Hi Joanna,

Attached, for your review is the scope of work for the Edmunds Ave Project and Susie Thill. Erickson Plumbing and Electric will be handling all of the Code Compliance Issues (with plumbing, electrical, HVAC). Asbestos Abatement and Associates will handle the siding in the rear of the home, if found to contain asbestos. Erickson and AAA are the only subs that we are using at this time. Everything else will be handled in house by our team. As noted on the scope, Code Compliance issues will be addressed and the project will not be considered completed until compliance issues are signed off by someone that you or your office designates.

Once the permit is granted, I will sit down and write out an estimated schedule. We won't be able to put together an anticipated work calendar/schedule until we have the permit.

Let me know if you need anything else.

Respectfully,

Chad Lange  
Owner/Founder  
**Satin Touch...Homes Reinvented**  
13562 Hwy 65 NE  
Ham Lake, MN 55304  
Direct: (612) 388-7275  
[HomesReinvented.us](http://HomesReinvented.us)  
[SatinTouch.us](http://SatinTouch.us)

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**From:** Zimny, Joanna (CI-StPaul) <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Sent:** Friday, March 26, 2021 8:52 AM  
**To:** Susie Thill <[suzieq.t@yahoo.com](mailto:suzieq.t@yahoo.com)>  
**Cc:** Magner, Steve (CI-StPaul) <[steve.magner@ci.stpaul.mn.us](mailto:steve.magner@ci.stpaul.mn.us)>; Satin Touch, Inc. <[chadlange@satintouch.us](mailto:chadlange@satintouch.us)>; Sheffer, Vicki (CI-StPaul) <[vicki.sheffer@ci.stpaul.mn.us](mailto:vicki.sheffer@ci.stpaul.mn.us)>; Soley, Reid (CI-StPaul) <[reid.soley@ci.stpaul.mn.us](mailto:reid.soley@ci.stpaul.mn.us)>; Yannareilly, Joe (CI-StPaul) <[joe.yannareilly@ci.stpaul.mn.us](mailto:joe.yannareilly@ci.stpaul.mn.us)>  
**Subject:** 854 Edmund Avenue.Thill R-R Ltr.3-26-21

Attached please find a letter regarding the above matter.

Thank you,  
Joanna



**Joanna Zimny**

Legislative Hearing Executive Assistant  
Legislative Hearing Office  
Pronouns: she/her/hers  
Saint Paul City Hall  
Suite 310  
15 W. Kellogg Blvd.  
Saint Paul, MN 55102  
P: 612-266-8515  
[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)



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## EXHIBIT A - SCOPE



### Satin Touch, Inc.

13562 Hwy 65 NE • Ham Lake, MN 55304 • Phone: 612-388-7275

Susie Thill

854 Edmund Ave  
St. Paul, MN 55104

**Print-date:** 2-7-2021

Code	Title	Description	Qty / Unit	Unit Price	Price
Project Scope	Summary - Permits	Scope: 01. Pull State and City required permits, to include, but not limited to, electrical, plumbing, HVAC, building and roof.			
Project Scope	Summary - Dumpster	Scope: 1. On site dumpster (up to 40 yrd container) delivered for building material waste. 2. Remove and dispose of waste, after project is completed, and properly dispose of in approved landfill  Note: 01. Dumpster is for building materials only. Personal items placed in the dumpster will incur added charges 02. If street permit is needed, extra fees will apply 03. If additional dumpster drop off is needed, an additional fee will be charged			
Project Scope	Summary - Prep, Delivery and SEA Allowance Fees, plus Post-construction Cleaning	Scope: 01. Daily work area clean-up 02. Material delivery fees 03. Specialty equipment allowance 04. Post-construction cleaning of interior main living area			
Project Scope	Summary - Roof and Gutters, plus insulation	Scope: 01. Remove shingles from house and garage and properly dispose of them 02. Inspect the underlayment and overlay with 1/2" plywood, if needed. 03. Install ice and water shield 04. Install new asphalt shingles 05. Install up to 216 LF of rain gutters, with drain spouts leading away from foundation			

06. Blow in R-60 insulation into the attic of the home

Project Scope	Summary - Porch Demo and Concrete Steps, Deck and Entry	Scope: 01. Safely remove asbestos siding on the rear of the home, and dispose of it 02. Detach and remove windows 03. Remove upper and lower porches 04. Demolish and haul out concrete steps leading to the front entry 05. Fabricate and install new cedar steps, with rail, to front entry 06. Fabricate and install new deck in rear of the home.
Project Scope	Summary - Stairwell Demo and Fabrication	Scope: 01. Remove the (2) small/narrow stairwells leading to the basement 02. Remove the back stairwell leading to the upper level. 03. Install sub-floor to open areas where stairwells were 04. Create new stairwell leading to the basement, per plans.
Project Scope	Summary - Plumbing, Electrical and HVAC	Scope: 1. Corrections to code compliance on all trades 2. New waste, vent and water piping for BTHs, K, and laundry 3. Install water heater 4. Install 1-stage furnace and wire 5. Duct cleaning 6. Reconfigure existing ducts for new layout 7. Install basic BTH exhaust fans and venting 8. New gas piping from meter to furnace, water heater, dryer and stove 9. Electrical openings for new switches, outlets and lights 10. Install lights, per plan 11. Replace service with single meter and breaker panel 12. ARC and GFI circuits to code 13. Replace existing outlets, switches and plates  Note: If additional knob and tube wiring needs to be replaced throughout home, an additional charge of \$5,495 will be needed, plus wall repair expenses.
Project Scope	Summary - Windows	Scope: 1. Remove windows marked in plan, frame and match siding 2. Remove K 2-wide window and replace with sliding patio door, leading to deck 3. Replace broken windows, as needed 4. Install storm windows, per code
Project	Summary - Demo, Framing and	Scope:

Scope	Drywall	01. Demo walls, per plans 02. Install framing, per plans 02. Demo lath and plaster, as needed 03. Install drywall to new framing and exposed areas where lath and plaster was removed, mud, tape and finish smooth to paint ready status 04. Install lid overlay to all ceilings, mud, tape and finish smooth to paint ready status
Project Scope	Summary - Cabinets and Countertop, plus backsplash	Scope: 1. Install builder grade cabinets 2. Install High-Resolution laminate countertops  Note: 01. Specialty edge cuts performed on the solid surface countertops, may require change order
Project Scope	Summary - BTHs	Scope: Main Level BTH 01. Install vanity and toilet 02. Install new subflooring, if needed, plus tile or price equivalent  MSTR BTH 01. Install fiberglass walk-in shower surround, shower head and handle 02. Install vanity and toilet 03. Install new subflooring, if needed, plus tile or price equivalent  Guest BTH - Upper Level 01. Install fiberglass bath and shower surround, shower head and handle 02. Install vanity and toilet 03. Install new subflooring, if needed, plus tile or price equivalent
Project Scope	Summary - Flooring	Scope: 1. Encapsulate and level asbestos tile 2. Install carpeting in Study/Office, Game Room, Stairwell, Upper Level H and all BRs.
Project Scope	Summary -House Exterior	Scope: 01. Patch broken asbestos siding 02. Install siding to match existing (non-asbestos) to rear of home and fill in where windows were removed 03. Prep for lead paint and scrape window frames. 04. Apply up to 2 coats of paint to house exterior and window frames
Project	Summary - Garage	Scope:

Scope		01. Prep for lead paint and scrape window frames and siding 02. Install new garage service door and up to 16' manual single garage door 03. Replace rotted fascia and soffit, as needed
Project Scope	Summary - Millwork	Scope: 01. Install doors, per plans 02. Install moulding/casing, per plans
Project Scope	Summary - Interior Painting	Scope: 1. Prep for lead paint, as needed 2. Apply primer coat and 1 top coat of paint to all ceilings 3. Apply up to (2) coats of paint to all walls
Allowances	Summary - HO Item Allowances 'Up-to' amounts indicated reflect max price, including tax, for each item. Any overages may incur a change order	Allowance Summary: 1. Kitchen Sink Up to \$300, includes basket and all fittings 2. Kitchen faucet Up to \$200, includes all fittings 3. DR light Up to \$250 4. Toilets Up to \$100 per 5. MSTR and Guest BTH Vanity Combo, including faucet and sink Up to \$500 per 6. 1/2 BTH Vanity Combo, including faucet and sink Up to \$300 7. MSTR and Guest BTH Lighting Up to \$150 per 8. 1/2 BTH Lighting Up to \$100 9. Other lighting - flush mounts Up to \$50 per 10. Other lighting - 3 Exterior Up to \$50 per 11. BTH Flooring Tile, or equivalent up to \$2 SF 12. K Marmoleum, or equivalent Up to \$3 SF 13. Carpet and pad Good Grade Quality

**Signature**

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**Print Name:**

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**Date:**

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