

March 30, 2023

To: City of Saint Paul
From: Metro Holdings, LLC
Joe Steinmaus
RE: Updated project plan for
1618 Hamline Ave
St Paul, MN

To Whom It May Concern:

The following is an updated project schedule for the referenced address. The expected start date and permits filed is April 6th.

April 7, 2023 to April 10, 2023

1. Install new roof and ventilation.
2. Order windows.
3. Start Demo.
4. Start electric and plumbing.
5. Install new furnace.
6. Install new H2O heater.
7. Clean supply and return ducts.

April 10, 2023 to April 14, 2023

1. Demo bathroom.
2. Install new tub.
3. Repair and paint walls.
4. Install tile.
5. Install basement windows.
6. Insulate attic.
7. Repair and paint 1st level walls.

April 15, 2023 to April 25, 2023

1. Scrape, repair, and paint exterior trim.
2. Install house numbers.
3. Install exterior patio and front steps.

4. Install new windows.
5. Repair/replace damaged doors.

April 26, 2023 to May 5, 2023

1. Clean and paint the basement.
2. Install new kitchen cabinets.
3. Install new exterior lights.
4. Install new interior lights.
5. Finalize plumbing.
6. Vent clothes dryer.
7. Conduct pressure test on gas piping system

May 8, 2023 to May 15, 2023

1. Install smoke detectors and carbon monoxide detectors.
2. Finalize electrical. Provide circuit directory.
3. Install granite counter tops.
4. Install handrails at all required stairways.
5. Install new appliances.
6. Complete clean up.
7. Complete yard clean up and maintenance. Ensure adequate drainage.

May 16, 2023 to May 30, 2023

1. Finalize permits and inspections.

June 1, 2023 – Completion Date

Many thanks,



Metro Holdings, LLC
Joe Steinmaus

3-30-23
Date

Property: 1618 hamline, Saint Paul, MN 55106

Year Built: 2005

Contractors and Vendors:

Company	Name	Phone	Email
Owner	Metro Holdings, LLC (Joe Steinmaus)	651-889-7311	Joesteinmaus@comcast.net
Uliano Construction	Vinny Uliano	612-719-3380	vinny@ulianoproperties.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: 03/20/2023

Completion Date: 6/1/2023

Total Budget: \$100,000

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. Repair back steps.
3. .
4. Repair/replace front and back door.
5. Repair/replace closet doors.
6. Repair broken windows.
7. Repair/replace bathroom tile.
8. Sand floors and replace carpet where necessary.
9. Change locks.
10. Prepare and paint interior and exterior as necessary.
11. Install new appliances.
12. Replace deck railing.
13. Repair soffits.

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.

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.

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.