

## Mai Vang

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**From:** Brian Balsaitis <thebrianbmail@gmail.com>  
**Sent:** Wednesday, November 6, 2024 10:28 AM  
**To:** \*CI-StPaul\_LegislativeHearings  
**Subject:** ATTN: Marcia Moermond , RE: 925 Magnolia Ave E  
**Attachments:** 39525.jpg; 925 Magnolia completion list.pdf

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Hello Ms. Moermond,

I am not sure what is happening there with Jim's timing for inspections. Nobody seems to have been by the house yet.

As requested by you, I have put together a list of what is done and what is not done on the property, with costs listed. Your code compliance list is out of date, most of the expensive things requiring licensed contractors are completed and have had their rough-in inspection.

Anyways, please find attached a PDF of my cost assessment, timing estimate, and a screenshot of my dedicated "925" bank account.

Please call or email with questions.

Thanks,

Brian Balsaitis  
(612) 360-9220  
[thebrianbmail@gmail.com](mailto:thebrianbmail@gmail.com)

RE:925 Magnolia Ave E.

Mail address:  
5544 Harriet Avenue  
Minneapolis, MN  
55419



Brian's Checking \*0114

**\$3,798.35**

Available | \$3,798.35 Current Balance

925 \*9510

**\$45,982.51**

Available | \$45,982.51 Current Balance

925 Magnolia Ave E. (Cat 2/3)

Nov. 4, 2024

**Renovation status and outstanding cost estimate**

**to achieve C.O.O. Compiled by Brian Balsaitis/Owner/GC of 925 Magnolia**

**First floor Completed:**

Framing inspection- Inspection Completed (Jim Seeger)  
 Plumbing rough in – Inspection Completed  
 Electrical rough in – Inspection Completed  
 Gas line – Inspection Completed (Airics of Burnsville)  
 HVAC Rough in- Inspection Completed (Airics of Burnsville)  
 Gas Furnace Efficiency test- Completed (Airics of Burnsville)  
 Insulation/ Vapor Barrier –Completed \*\*Waiting on Inspection  
 Bathtub and Exhaust Fan are set in place.  
 Kitchen Cabinets and Sink in place (Pre-existing)  
 All Windows are new and recently installed  
 Fire rated door / locks installed (rough)

**First Floor Outstanding materials and labor:**

Sub-Contract “Maxx Paint and Drywall”		
*for Drywall / Mud labor only, all Sheetrock is already on site.		\$5,590
Plumbing Final Labor (two sinks, one toilet and tub on site)		\$1,000
Electrical Final BOTH FLOORS (fixtures- all are on site)		\$3,601
HVAC Final first floor ... I think it’s complete, furnace is running		\$ 0
Prime/Paint sheetrock (Labor internal \$0) paint/primer materials....		\$ 600
4 pre-hung interior doors + Hardware (stain/install:Labor internal \$0)		\$ 700
Repair/ refinish Original Oak Floor (labor internal \$0)		\$ 600
Repair tile in Kitchen Materials (\$50 adhesive/grout) Labor/internal \$0		\$ 50
Trim Windows/doors/floors (Labor internal \$0) materials:		\$ 500
Stairway Railing to be completed (Labor internal \$0) Materials on site		\$ 0
Tile Bathroom (Labor internal) Materials 150Sf tile		\$ 350

**Second Floor Completed:**

Framing inspection – Inspection completed (Jim Seeger)  
 Plumbing rough in - Inspection completed  
 Electrical rough in – Inspection completed  
 HVAC furnace and ducting rough in – Inspection completed  
 Insulation / Vapor Barrier – Inspection completed (Jim Seeger)  
 Sheetrock / Mud 90 % completed (internal labor)  
 All windows are new and recently installed  
 Fire rated Door / locks installed (roughed in - need jambs fire sealed/trim)

**Second Floor Outstanding Materials and labor**

Finish mud/paint (internal labor) materials..	\$ 500
Tile bathroom (internal labor) materials (150 SF tile)	\$ 350
Install laminate flooring (internal labor) materials (800 SF floor)	\$ 2,400
Install (4) pre-hung doors + hardware (internal labor) materials:	\$ 700
Trim Windows /doors/floor (labor internal) materials only:	\$ 500
Kitchen Cabinets/countertop: install new (labor internal)	\$ 2,600
Plumbing final Sub labor (hook-up tub, sinks, toilet )	\$ 1,000
HVAC/ Electrical/ plumb/ general Permits to pull...	\$ 2,000

**Total outstanding Sub labor and materials/permits** **\$23,041**

11/04/24 Cash on hand "925 account" (Wings Financial #...9510) \$45,982

**Responsible Sub-Contractors:**

HVAC Saylor Heating / AC (612) 702-6622	(Pd Full )
Plumbing: NORDBLOM (612) 827-4033	(Inv. 14845-2J \$10,636/\$3,545)
Electrical: Randy's Electric (763) 560-5600	(Inv. 84122490 \$1,200/\$4,801)
Sheetrock: MAXI Painter (612) 323-3539	(EST# 15689... \$5,590)

**Timing goals:**

Nov. 1- Jan. 15: Complete both bathrooms, Plumbing Final inspection  
All sheetrock / painting done on both floors

Jan. 15-Mar. 15: Doors, floors, trim, and misc. final things

Mar. / April .... Remaining Final inspections, CoO

General Contracting by Brian Balsaitis, Owner of "925 Magnolia Ave E LLC"  
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Minneapolis MN, 5419  
(612) 360-9220  
thebrianbmail@gmail.com