

Rice, Andrew

From: Sadowsky, Steve
Sent: Wednesday, July 19, 2017 1:13 PM
To: Rice, Andrew
Cc: Bertron, Cara
Subject: Fw: Scanned Document

Andrew, would you please include this in the correspondence for 1401 E. 3rd for Monday? Thanks! Please remove all e-mail addresses and phone numbers before posting it.

From: Jeff Blatt [REDACTED]
Sent: Thursday, July 13, 2017 9:09 AM
To: Amy Thompsn
Cc: Somerville Shawn; Edie Cassell; Gwen O'Barr; Sara Pedrosa; Sadowsky, Steve; William Hodge; Kate Singleton; Julio Perez; Sara Strother
Subject: Re: Scanned Document

Amy

First of all I am not accusing you of misleading anyone at all. I think you are reading the reports that I have provided to ya'll differently than how I have and how the professionals that I have met with and discussed this with have.

The reports that I have read and that I have had help interpreting to layman's language for me to understand is that the house in it's current condition is dangerous and any rehab of the house will most probably result in the house collapsing or due to the fact that the house is basically on 2 different pier systems with much of the house not actually on piers themselves this is a problem that I have yet to find anybody that can remedy this situation or wants to take any responsibility due to the liability and safety of the job site.

James Roppolo apparently told you the wall itself is in good shape and it is other than the eastern wall which has a 1 inch crack. But good condition and on no foundation itself other than the ground leaves me no choice but to take the wall down and repoint the wall when construction is completed. The house itself can not be saved regardless of how you read the reports from the professionals I think that is pretty clear. And yes I am frustrated that you seem to ignore the reports that I have had prepared and the time that has gone by with only I describing or having descriptions of the property condition completed.

The last structural engineer did his letter and is doing it free of charge so that there could be no assertion that it was a report that was paid for by the owner.

Both William Hodge and I will be at the neighborhood meeting next week to review all the findings and will be happy to discuss with anybody who has a question. I am not trying to be argumentative but am frustrated that the cost of carrying this property due to this delay and the cost of pulling the wall down and repointing it has a cost of an additional \$45,000 is already extending the cost of this property whereby it approaching not being economically feasible. But I have stated that I am willing to do that if I can get a consensus of support.

I do hope the neighborhood can work with me as I am wanting to have a good relationship with the neighborhood.

Looking forward to meeting ya'll next week.

Truly

Jeff Blatt
[REDACTED]

On Thu, Jul 13, 2017 at 8:06 AM, Amy Thompsn [REDACTED] wrote:
Mornng Jeff,

I certainly sympathize with exhaustion. My suggestion was meant to facilitate next week's conversation by anticipating the information needed that your line of argument begs.

I can not tell what it is that you've accused me of misstating.

Since we appear unable to reach each other by phone and meaning appears to be getting lost in written communications, perhaps it is best to clarify any misunderstandings when we all meet next week.

We may lose a week, but you'll be able to rest up.

See you Wednesday- Amy

Sent from my iPhone

On Jul 12, 2017, at 3:05 PM, Jeff Blatt [REDACTED] wrote:

Amy

I tried to reach out to you by calling your cell phone. I appreciate your optimism but what you have stated is not the case and a scaled scope of work truly is no different from a complete renovation. As I understand it once the roof is taken off the property the house is in jeopardy of a total collapse, so one wall remaining is the same as no wall remaining. The structure is not safe from the foundation all the way to the roof top.

While I understand Mr. Roppolo's proposal would be on the higher side of the spectrum, his bid was about the same as I had received from T Bertram Investments, LLC. local contractor. The problem in getting bids is that the contractor is bidding a job without structural plans and as I understand it, the plans could and would cost from \$30,000-\$40,000 if one could find a structural engineer to design a plan. I have received 2 structural engineers Jeff Wolfe and Tim Zhang who have indicated that if they were paid to do the plans they would not accept the job due to safety of the job site and liability (future).

Truth be told I am exhausted with the process that you keep asking me to work on when I can not do any more than I have already done. The estimate that I am working with to completely remodel the home for which that does not include the basement which has to be done in addition to the other part of the house is as follows:

Architectural	\$15,000.00
Structural	35,000.00
Remodel	245,000.00
Repoint the stone	45,000.00

Total	\$340,000.00
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What this gets me is effectively a 700 sq ft house. And it is yet to be determined who is going to be liable for the professional work as William Hodge (architect) and the 2 structural engineers have both denied the work. In addition, Oliver John's from Quality Foundation who has a good reputation around town.

Now that said, once the above work is done that still does not allow me to add a second floor or add on to the existing structure. So a scaled down version of the work might mean a 500 sq ft house instead of a 700 sq ft house for a cost of \$325,000.00 instead of \$340,000. The cost is primarily in the foundation which has to be a total fix not a partial fix.. The house sits beyond 3 of the 4 set back already as such there is little flexibility for this house. That said the east wall which is the worst of all the walls due to it sitting on (actually not sitting on any pier) basement which has to be removed and filled is a danger to both the labor working on the job for there own safety and it is 2 feet+/- from the neighbor's house and likely will fall on there property.

I do want to be clear unless you are able to show me something different. But the stone wall surrounding the house (not attached to the house or on any sort of foundation, it is called floating on the dirt itself) has to be removed and repointed regardless. The stone wall has to be removed both because the house has to be lifted and the stone wall has no foundation thus when the wall itself is picked up to support on a foundation, the wall itself will most likely collapse.

I am happy to discuss with you and anyone else and happy to be flexible with the neighborhood. But I think the best I can do is to agree to repoint the stone wall in a similar pattern, properly attaching it using modern construction methods approved by City of Austin and current codes as well as placing a monument sign honoring the mason who originally installed the stone wall next to the house and the stone wall surrounding the house which apparently did not survive the duration of time. I am assuming it did not survive the duration of time because it had nothing to lean (as the existing wall is leaning on a structure that is defective).

Truly,

Jeff Blatt



On Wed, Jul 12, 2017 at 2:20 PM, Amy C Thompson <[REDACTED]> wrote:
Thank you, Jeff.

I understand you were able to get these materials to the team, and will review them before next week's meeting.

It appears that there are options for preserving the home at 1401 East Third, but that you are concerned about your ability to afford a complete renovation based on the quote that you've received.

Since the question is no longer whether the home can be preserved, but whether you can afford to preserve it - it would be helpful if you could obtain an additional bid from other contractor(s) or obtain a scaled bid from James (i.e. a bid with a range of options along the preservation spectrum from partial to complete preservation of the exterior walls). As mentioned before, James does (by his own admission) represent a higher end cost of construction. I understand both of the Pinellis are extremely busy right now - but perhaps it would be possible to get a competitive bid from another contractor (e.g. Blake Smit [REDACTED]) before next week's meeting.

Thank you for sharing this information.

Best,
Amy

On Tue, Jul 11, 2017 at 10:02 AM, Jeff Blatt [REDACTED] wrote:

Amy

I wanted to make certain the reports that we had sent you before made it to the East Cesar Chavez Neighborhood Association. These are the people like before that I have on the email list. If you could circulate to the others or have circulated to all I would be appreciative. The conclusions in these 2 letters is really no different from the ones I sent to you this morning. If you have any idea's how else to approach this situation I would be appreciative. I have concluded that Joe Pinneli from his construction company has not desire to work on the job as I have left text's, emails and phone calls into him and not had a returned call since I had spoken to him originally.

Please call with any questions.

Truly

Jeff Blatt
[REDACTED]

----- Forwarded message -----

From: [REDACTED]

Date: Tue, Jul 11, 2017 at 9:53 AM

Subject: Scanned Document

To: [REDACTED]

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