

Federal Environmental Assessment

per the
National Environmental Policy Act (24 CFR Part 58)
and the National Historic Preservation Act (36 CFR Part 800)

Ebenezer Tower– 2523 Portland Avenue South, Minneapolis, Minnesota

Responsible Entity: City of Minneapolis

Completed for the City of Minneapolis by the
Minneapolis Grants and Special Projects Office and the
Minneapolis Department of Community Planning and Economic Development

Date: April 9, 2013

	<u>Grants and Special Projects</u>	<u>Project</u>
Contact person:	Matthew Bower	Dollie Crowther
Title:	Project Coordinator	Project Coordinator - CPED
Address:	Room 301M City Hall Mpls., MN 55415	105 5 th Ave. S., Suite 200 CRM Mpls., MN 55401
Phone:	612-673-2188	612-673-5263
Facsimile:	612-673-3724	612-673-5259
TDD:	612-673-2157	612-673-2157
Email	matthew.bower@ci.minneapolis.mn.us	dollie.crowther@ci.minneapolis.mn.us

INTRODUCTION

This document is a federal Environmental Assessment (EA) completed by the City of Minneapolis regarding the above named project. Federal regulations require verification that the project will meet the requirements of the National Environmental Policy Act of 1969.

On 14 October 1996, the U.S. Department of Housing and Urban Development (HUD) delegated its responsibilities to complete required EAs to the appropriate local governmental agencies, in this case, the City of Minneapolis. Attachment 1 contains an environmental review form that has been authorized by the Minneapolis Office of HUD. The City has completed the EA in compliance with the National Environmental Policy Act, most specifically 24 CFR Part 58, the National Historic Preservation Act (36 CFR Part 800), and all applicable rules and regulations at both the federal and state levels. Consistent with 36 CFR Part 800.8 (c), it is also intended to meet the requirements of Section 106 of the National Historic Preservation Act.

Consistent with 24 CFR Part 58, this EA is being filed in the City's Grants and Special Projects office.

Federal Environmental Assessment

SUMMARY OF ENVIRONMENTAL CONDITIONS FINDINGS AND CONCLUSIONS

Project summary: Ebenezer Tower is a 23-story senior high rise building with a total of 192 units, 91 of which are Section 8 project-based certificates. The proposal would involve the rehabilitation of the existing structure as well as various site improvements. As proposed the interior work would include carpet replacement, a new laundry facility, bathroom repair, window repair, off replacement, common area repair and balcony repair. The exterior work would include new curbs, gutters, a retaining wall, on-site drainage/stormwater improvements and repair of handrail joints. See the attached documents including the proposed scope of work for additional project information ([Attachment 2](#)).

Historical Review: No historic impacts are expected to result from the project. Staff has made the determination that this address is not in a national district or on the National Register of Historic Places (NRHP). It is also not a local landmark or located within a local historic district. According to City records, the property has been identified as a Potential Historic Resource (PHR). The State Historic Preservation Office (SHPO) will be notified during the 30 day comment period. After reviewing the aforementioned PHR files, Staff's assessment is that no adverse impacts are expected to result from the project.

Project modification and alternatives considered: No physical environmental impacts are anticipated. No alternatives to the project were considered.

Conclusion: The City of Minneapolis concludes for this environmental review that there are no circumstances which require compliance with any other Federal laws and authorities cited in Sec. 58.5. The City has complied with all applicable federal, state, and local regulations. The City makes a "Finding of No Significant Impact."

The undersigned does hereby certify that the information furnished in this Environmental Assessment is true and accurate to the best of their knowledge:



Matthew Bower, Project Coordinator, Minneapolis Grants and Special Projects Office

Attachments:

1. Form 2
2. Project Data Worksheet, Scope of Work, Photos & Location Map
3. FEMA map
4. Wetlands map
5. Phase I Environmental Site Assessment

ATTACHMENT 1

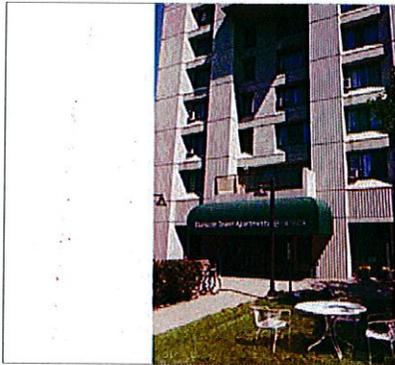
Form 2 - Categorical Exclusion 58.35 (a)

ENVIRONMENTAL REVIEW RECORD							
National Environmental Policy Act							
Approved for the City of Minneapolis by the Minneapolis Office of the Federal Housing and Urban Development Department							
Consistent with 24 CFR Part 58 – Environmental Review Procedures of Entities Assuming HUD Environmental Responsibilities and 36 CFR Part 800 – Protection of Historic Properties							
Categorical exclusions: Refer to Attachment 1							
Project Information							
Project name and summary	Ebenezer Tower is a 23-story senior high rise building with a total of 192 units, 91 of which are Section 8 project-based certificates. The proposal would involve the rehabilitation of the existing structure as well as various site improvements. As proposed the interior work would include carpet replacement, a new laundry facility, bathroom repair, window repair, off replacement, common area repair band balcony repair. The exterior work would include new curbs, gutters, a retaining wall, on-site drainage/stormwater improvements and repair of handrail joints. See the attached documents including the proposed scope of work for additional project information						
Location	2523 Portland Avenue South						
Applicant	City of Minneapolis						
Project contact	Dollie Crowther						
Address	105 - 5th Avenue South, Suite 200 CRM, Minneapolis, MN 55401						
Phone	612-673-5263	TDD	612-673-2157				
Facsimile	612-673-5259	email	dollie.crowther@ci.minneapolis.mn.us				
HUD contact	Cindy Behnke, Senior CPD Representative, US HUD, 920 Second Ave., Suite 1300, Minneapolis, MN 55402; 612-370-3019 X2101; Cynthia_Behnke@hud.gov						
City contact person	Matt Bower, 612-673-2188						
Address	Minneapolis Grants and Special Projects Office, Rm 301M City Hall; Mpls., MN 55415-1385						
Phone	612-673-2188	TDD	612-673-2157				
Facsimile	612-673-3724	email	matthew.bower@ci.minneapolis.mn.us				
Env. Assessment contact person	Rebecca Farrar, Senior Planner						
Address	CPED, 250 S. 4th Street, Room 300 PSC, Minneapolis, MN 55415						
Phone	612-673-3594	TDD	612-673-2157				
Facsimile	612-673-2627	email	rebecca.farrar@ci.minneapolis.mn.us				
Categorically excluded per 58.35 (a)	yes						
Mandatory Checklist							
Potentially adverse							
Area of Statutory and Regulatory Compliance	N/A	Consult. req.	Review req.	Permits required	Approvals & permits obtained	Mitigation required	Source or Documentation
FACTORS							
Historic [58.5 (a)]		X					No historic impacts are expected to result from the project. Staff has made the determination that this address is not in a national district or on the National Register of Historic Places (NRHP). It is also not a local landmark or located within a local historic district. According to City records, the property has been identified as a Potential Historic Resource (PHR). The State Historic Preservation Office (SHPO) will be notified during the 30 day comment period. After reviewing the aforementioned PHR files, Staff's assessment is that no adverse impacts are expected to result from the project.
Floodplain mgmt. [58.5 (b)]	X						The City's GIS mapping system incorporates the floodplain zones mapped by the Federal Emergency Management Agency (FEMA). The attached map (Attachment 3) indicates that the project site is not located within a 100-year flood plain, a floodway, or flood hazard area. The site is located within the jurisdiction of the Middle Mississippi Watershed Management Organization.
Wetland protection [58.5 (b)]	X						The site is located within the jurisdiction of the Middle Mississippi Watershed Management Organization. Per the National Wetlands Inventory, no wetlands have been identified on this urban site or nearby urban surroundings (Attachment 4).
Coastal zone mgmt. [58.5 (c)]							There are no coastal zones in or near the City of Minneapolis.
Sole source aquifers [58.5 (d)]	X						The project will have no impact on sole source aquifers. The site is served by the Minneapolis Water Works which draws its water supply from the Mississippi River under MN DNR appropriation permit #786216-1. Potable supplies are adequate to meet the needs of the project without modification to the existing system.
Endangered species [58.5 (e)]	X						For over a century, the area of the site is characterized as a fully developed residential neighborhood with associated neighborhood-serving retail and commercial uses. Vegetation is limited to the individual residential yards, on-street boulevards, and nearby city parks. Generally, this results in limited habitat to support any significant wildlife resources.
Wild & scenic rivers [58.5 (f)]	X						There are no wild and scenic rivers in or near the City of Minneapolis.
Air quality [58.5 (g)]	X						The project will have to comply with all pertinent federal requirements. During construction, best management practices will be implemented including dust control. The City of Minneapolis will be responsible for the issuance of building permits to allow the construction of the project. City policies encourage building practices that maximize energy efficiency and alternative transportation, and that minimize off-site air quality impacts. The City processes include on-site inspections to ensure conformance with all applicable local regulations.
Farmland protection [58.5 (h)]	X						Not applicable
Environmental justice [58.5 (j)]	X						No sensitive populations will be negatively impacted by the project. The project will involve rehabilitation and stabilization of existing structures. According to 2000 census figures, the population of the City is 382,216. The population of the overall metro area is 84.7% white, 5.9% African American, 4.6% Asian, with 6.7% mix of other. Those reporting a disability and not institutionalized are 21.8% for Minneapolis compared to 20.2% in the Metropolitan Area as a whole.
HUD ENVIRONMENTAL STANDARDS [58.5(i) per Executive Order 12898]							
Noise abatement and control [per 24 CFR 51 B]	X						Construction noise of the project will be regulated by Minneapolis Code of Ordinances, Chapter 389, Section 389.70, Noise. This section of the Code specifies strict limits for both the hours of operation of construction equipment and the allowable noise levels of that equipment. The City Inspectors from the City's Environmental Management Division of the Regulatory Services Department are responsible for enforcing the regulations.
Toxic or hazardous substances and radioactive materials [per HUD Notice 79-83]	X						The project will not involve the use of toxic, hazardous, or radioactive materials with the exception of generally available household and commercial cleaners and pesticides, some of which can be treated as household hazardous waste upon disposal.
Siting of HUD-assisted projects near hazardous operations [per 24 CFR 51 C]	X						A Phase I Environmental Site Assessment is attached for reference. There were a few minor considerations noted including the presence of a fuel oil UST, the potential of demolition debris and solid waste fill on the property, possibility of asbestos-containing materials and lead based paint. Based on the results, the study concludes that there is no evidence of recognized environmental conditions in connection with the subject property and the assessment further identified no historical recognized environmental conditions (Attachment 5).
Airport Clear Zones and Accident Potential Zones [per 24 CFR 51 D]	X						Plate S29 of the "MSP Zoning map" identifies the only runway Safety Zone that extends into the City. The affected area is very small and located within a park southeast of Lake Nokomis. No buildings are located within this area.
LAND DEVELOPMENT							
Site safety	X						The project will improve site safety.
Applicable state statutes	X						The project will comply with all applicable state and local regulations.
Applicable local statutes	X						Refer to the prior response.
The undersigned does hereby certify that the information furnished in this Environmental Assessment is true and accurate to the best of their knowledge:							
Certification							
Signature of City official/Date	Rebecca Farrar, Senior Planner					4/5/13	Date

ATTACHMENT 2

Project Data Worksheet, Scope of Work, Photos, & Location Map

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status

Proposed: 7/1/2012

Approved:

Closed:

Complete:

Impaction

Non-Impacted

Impacted

Occupancy

Rental

Ownership

Project Name: Ebenezer Towers Apts

Main Address: 2523 Portland Ave

Project Aliases:

Additional Addresses:

Ward: 6 Neighborhood: Phillips West

Project Activity

New Construction

Rehabilitation

Stabilization

Preservation

Year Built: 1970

Development

Apartment/Condo

Townhome

Coop

Shelter

Transitional

Scattered Site/Other

Household

General

Family w/Children

Senior

Single

Special Needs

Homeless

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	71		0BR	33	38	0	0	0
1BR	119	1BR	58	61	0	0	0	0	
2BR	2	2BR	0	2	0	0	0	0	
3BR	0	3BR	0	0	0	0	0	0	
4+BR	0	4+BR	0	0	0	0	0	0	
TOT	192	TOT	91	101	0	0	0	0	

Shelter Units: + Conversion Units:

Section 8: 91

GENERAL INFORMATION

Ebenezer Towers is a 23-story senior high rise building with 91 section 8 project-based certificates. The building is in need of major rehab repair which includes new curbs, gutters, and exterior repair of handrail joints, retaining wall, and drainage, carpet replacement, new laundry facility, bathroom repair, window repair, replace roof, common area repair, repair balconies.

Partnership: ES Towers LP

Developer Contact:

Steven Grygar
 Ebenezer Society

Phone: (612) 874-3477 ext-
 Fax:

Owner Contact:

Steven Grygar
 Ebenezer Society

Phone: (612) 874-3477 ext-
 Fax:

Contact Information:

Consultant:

Janet Pope
 J.L. Pope Associates
 978 Front Ave
 Saint Paul, MN 55103-
 Phone: (651) 414-9407 ext-
 Fax: (641) 414-9438
 janet@jlpope.com

Contractor:

Frerichs Construction Company
 3550 Labore Rd Suite 10
 Saint Paul, MN 55110-
 Phone: (651) 787-0687 ext-
 Fax: (651) 787-0407

Architect:

Blumentals Architecture Inc.
 201 6th St SE Suite 2
 Minneapolis, MN 55414-
 Phone: (612) 331-2222 ext-
 Fax: (612) 331-2224
 info@blumentals.com

Property Manager:

Ebenezer Society
 Phone: (612) 874-3477 ext-
 Fax:

Support Services:

Ebenezer Society
 Phone: (612) 874-3477 ext-
 Fax:

CPED Coordinator:

Dollie Crowther
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401
 Phone: (612) 673-5263 ext-
 Fax: (612) 673-5259
 dollie.crowther@ci.minneapolis.mn.us

CPED Legal:

Ruben Acosta
 Phone: (612) 673-5052 ext-
 Fax: (612) 673-5112

CPED Support Coordinator

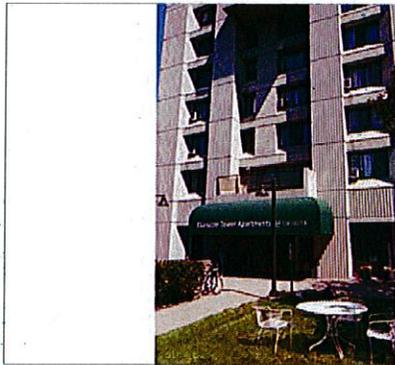
Susie Shepherd
 Phone: (612) 673-5244 ext-
 Fax: (612) 673-5259

CPED Rehab:

Dalene Lenneman
 Phone: (612) 673-5254 ext-
 Fax: (612) 673-5207

MPLS Affirmative Action

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet



Project Status

Proposed: 7/1/2012
 Approved:
 Closed:
 Complete:

Impaction

Non-Impacted
 Impacted

Occupancy

Rental
 Ownership

Project Name: Ebenezzer Towers Apts
 Main Address: 2523 Portland Ave
 Project Aliases:
 Additional Addresses:
 Ward: 6 Neighborhood: Phillips West

Project Activity

New Construction
 Rehabilitation
 Stabilization
 Preservation

Year Built: 1970

Development

Apartment/Condo
 Townhome
 Coop
 Shelter
 Transitional
 Scattered Site/Other

Household

General
 Family w/Children
 Senior
 Single
 Special Needs
 Homeless

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
	UNIT	<30%	<50%	<60%	<80%		
0BR	0BR	71	33	38	0	0	0
1BR	1BR	119	58	61	0	0	0
2BR	2BR	2	0	2	0	0	0
3BR	3BR	0	0	0	0	0	0
4+BR	4+BR	0	0	0	0	0	0
TOT	TOT	192	91	101	0	0	0

Shelter Units: + Conversion Units:
 Section 8: 91

USES AND PERMANENT SOURCES

Project Uses:

Land: \$2,222,000.00
 Construction: \$7,805,570.00
 Construction Contingency: \$780,557.00
 Construction Interest: \$0.00
 Relocation: \$50,000.00
 Developer Fee: \$560,000.00
 Legal Fees: \$85,000.00
 Architect Fees: \$340,000.00
 Other Costs: \$292,221.00
 Reserves: \$2,385,356.00
 Non-Housing: \$0.00
 TDC: \$14,520,704.00
 TDC/Unit: \$75,629.00

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
Syndication Proceeds	\$8,829,920.00			
CPED AHTF (2012)	\$2,093,427.00			11/2/2012
MHFA	\$3,267,357.00			
GP Equity	\$200,000.00			
Deferred Dev Fee	\$130,000.00			
TDC:	\$14,520,704.00			

Financing Notes:
 A HUD 202 Loan will be paid off as part of the transaction.
 Per the syndicators, \$1.236 of the reserve will be paid in as equity installments over time after closing.



Proposed Scope of Work -

Ebenezer Tower

5/24/2012

Minneapolis, MN

Number of units 192

Preliminary budget estimate based on scope of work provided by Blumental Architecture's CNA

	Description	Quantity	Unit	Budget	Alternates
	SITE WORK				
	Concrete Curbs				
1	Replace 200 lf curb and gutter			\$7,420	
2	Replace entire end cap island on east lot parking			\$2,671	
3	Provide accessible curb ramps at accessible routes	3	locations	\$2,290	
	Paving				
4	Fully grind approx. 500 sf bituminous paving/base/patch			\$1,296	
5	Partial grind and overlay entire lot			\$31,005	
6	Restripe & provide 2 accessible parking spaces/aisles with signage			in #5	
	Concrete Walks				
7	Selective replacement of 500 sf of concrete paving			\$9,540	
8	Remove replace sections over link to repair waterproofing (verify)			none found	
9	Provide new concrete ramps/stoops at lower plaza bldg. entrances			\$10,312	
10	Remove/replace sealant at all joints in paving adj. to bldg. over link (verify lf)			\$2,867	
	Existing Exterior Concrete Stairs				
11	Patch concrete (selective)			none found	
12	Modify stair for terrace wall access (see plaza landscaping)			\$1,850	
13	Joints resealed and surfaces epoxy coated			none found	
14	New cap of composite decking material			\$1,504	
15	Steel handrails should be refinished			\$286	
	Plaza Site work				
16	Replace plaza retaining walls with modular concrete system			\$11,639	
a	Terraced walls for gardening add upper wall at south side			\$10,203	
b	New walks & railings at terraced planting beds at various levels			\$5,825	
c	Replace wood retaining wall along public sidewalk, Portland Ave. Includes earth retention system			\$44,008	
17	Refinish/resecure steel guardrails on upper perimeter of plaza			\$4,007	
	New Landscaping				
18	Regrade and replant north perimeter of parking lots		Allowance	\$8,480	
19	Reconfigure terraced area of plaza and replant		Allowance	\$26,500	
20	Re-landscape area in front of the building		Allowance	\$15,900	
21	Landscape south entrance		Allowance	\$5,300	
a	New gazebo or trellis structure & sealing area south entrance(option)		Allowance	\$7,950	
	Stormwater Management and Drainage				
22	Reconstruct east drainage retention area if no underground	9,010			
a	Remove/replace bent pipe bollards and chain with new fence			\$5,300	

b	Alternate to install underground tank drainage retention system/landscape			\$53,000	
	Fencing/screening				
23	Replace chain link fenced trash & mech. Unit area w/new steel & wood structure (optional)			\$12,402	
24	Seating or planter area at east (optional)		Allowance	\$3,710	
25	New bollards/fence to protect gas meter			\$5,565	
	Sub Total			\$290,829	\$0
	BUILDING STRUCTURE AND EXTERIOR ENVELOPE				
	Concrete restoration				
1	Swing stage entire bldg. by qualified conc. restoration contractor			\$238,023	
2	Remove & patch or stabilize loose concrete areas			in #1	
3	Patch all cracks, voids openings with epoxy patching mortar			in #1	
4	Replace deteriorated grout on bldg. incl. postension grout pockets			in #1	
5	Repair protruding postension cable(s) at balcony			in #1	
	New concrete coating & sealants on all ext. conc. Bldg. surfaces				
6	Exterior balcony slabs should receive new epoxy traffic coatings			in #1	
7	Building sealant joints should be removed and replaced			in #1	
	Concrete restoration contingency - allowing for further deterioration between application and construction			\$75,000	
	Window Replacement				
8	Basement, 1st floor, common area balcony & sunroom windows new commercial aluminum system with operable units			\$132,321	
9	Service existing automatic door entrance systems			\$2,120	
10	New apt. window units w/slider/fixed arrangement & AC sleeves			\$730,886	
11	Balcony railings repair, repaint, new composite lumber cap			\$3,880	
12	Building awnings seal entrance overhangs under the fabric canopies to minimize snow in intake louvers			\$4,452	
13	Replace roofs with new fully adhered EPDM & assoc. flashings & curbs. Owner should consider adding OSHA required tieback sys. For swing stages			\$149,964	
	Sub Total			\$1,336,646	\$0
	BUILDING INTERIORS COMMON SPACES				
1	Expand common toilet rooms should be expanded to meet current dimensional standards, or at a minimum optimized with compliant grab bars and lever handle door hardware			\$21,200	
2	Mailboxes ensure accessible boxes, mail slot & parcel storage - alternate to replace with USPS parcel boxes & eliminate lockers			\$17,065	
3	New front reception desk accessible			\$4,246	
4	New laundry facility made accessible			\$5,775	
5	New accessible tactile room signage			\$8,096	
6	New window coverings roller shades and/or vertical blinds			\$12,384	
7	New carpet & base,			\$126,780	
8	patch & paint walls			\$50,380	
9	new ceiling tiles and grid			\$138,841	

10	Common toilet rooms need new finishes and updating			in #1	
11	Reconstruct lobby & comm. Room toilet rooms for ADA required accessible clearances and components			in #1	
12	New paint, new tile if bath is reconfigured			in #1	
13	New lighting, devices			in electricity	
14	Administrative offices new finishes and reconfiguration (to be determined).				\$49,741
15	Reconstruct rear entry vestibule				\$25,347
16	7th floor laundry refinished, including new machines				\$14,944
17	Add laundry room on other floor to meet needs. Assume 320 sf				\$46,240
18	Elevator lobbies and corridors on 2 - 22 paint.				\$45,433
	Sub Total				\$566,471
					\$0
	APARTMENT UNITS				
1	New carpet and base as needed. Assume 80% of units. Look at vinyl plank option at all or just accessible units				\$269,541
2	New paint at walls, ceilings & frames, repair cracks/add control joint				\$208,820
3	Kitchens:				See Below
a.	New cabinets & counters. Assume 75% replacement, with 10 units reconfigured for type "A" accessible kitchens as space allows.				\$245,540
b.	New appliances: range with (recirc.hood-alternate), refrigerator, microwave?				\$234,913
c.	New sink, faucet, drain, supply lines, shutoff valves				\$83,160
4	Bathrooms:				See Below
a.	Tile replacement, repair or new fiberglass units at shower surrounds		Allowance		\$61,056
b.	New shower valves				\$396,864
c.	New sink faucet				\$122,112
d.	New wall hung vanity & new floor-mounted toilet (low flow)				\$325,632
e.	New medicine cabinet and light fixture (see elec.)				\$123,577
f.	Reconfigure 10 unit bathrooms for type "A" access. As space allows. Allowance				\$15,900
5	Closets new doors at 10% of openings & new wire shelving/rods at all closets with new secure anchorage to walls. Doors to be Legacy hollow core				\$99,160
6	Apartment Units accessibility				See Below
a.	Modify 10 units for type "A" accessibility requirements, limited by existing constraints to provide reasonable accommodations. Allowance				\$67,416
b.	Modifications/upgrades to other existing units shall incorporate type B improvements where feasible				??
	Sub Total				\$2,253,691
	FIRE PROTECTION SYSTEM				
	Fire Protection System				
	Fire sprinkler system: complete system required per bldg. code for high-rise R occupancy. Meet with city to verify/negotiate on extents of system improvements.				\$785,564
	Assume existing water line is sufficient				

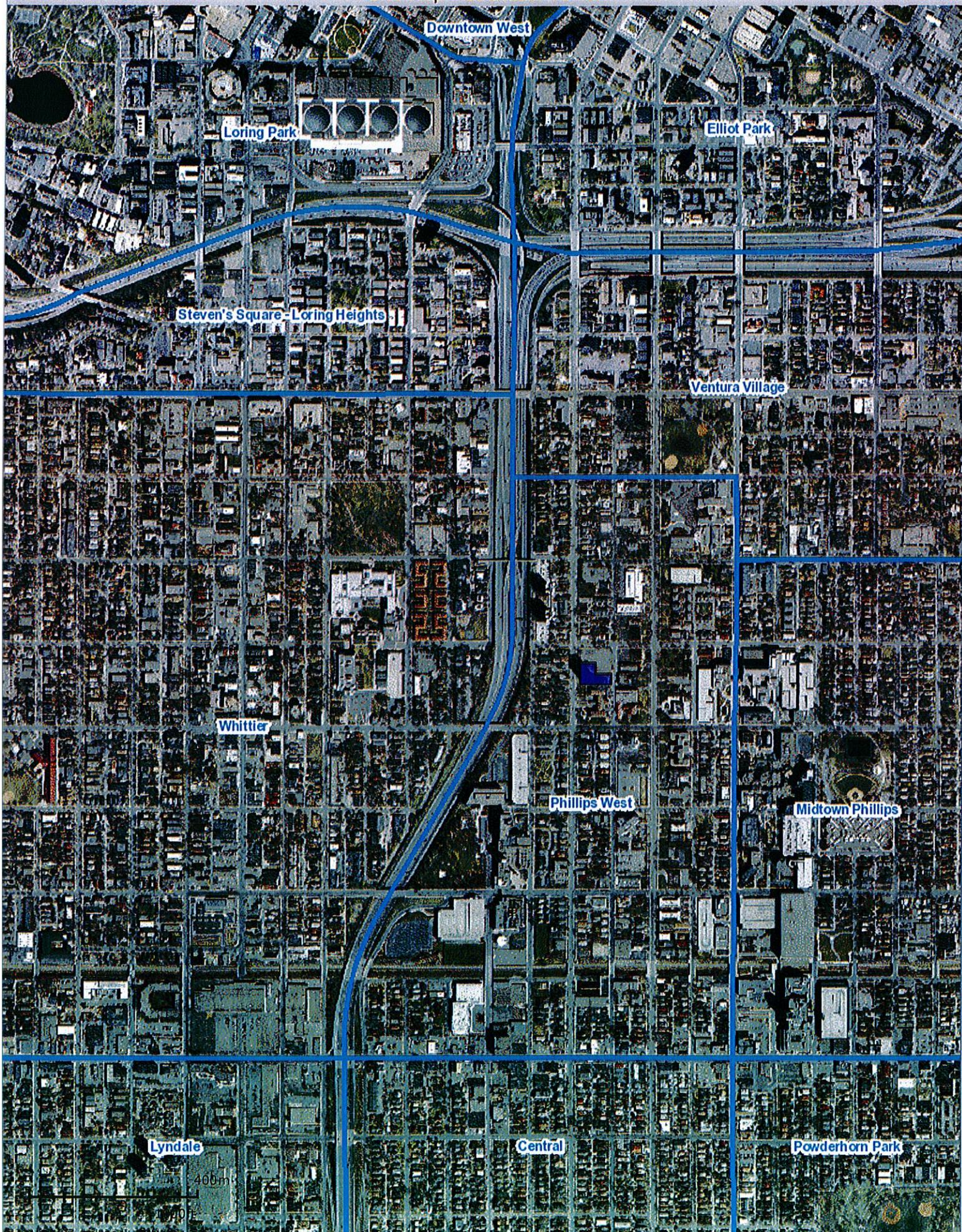
	Sub Total			\$785,564
	Elevators - Modernize Sidewalk Elevator			
	The 2 main passenger elevators, as noted, were recently modernized			\$53,813
	and are code compliant. Ongoing maintenance/inspections are necessary			
	Sub Total			\$53,813
	BUILDING MECHANICAL AND PLUMBING SYSTEMS			
1	Clean all existing supply/return/exhaust ductwork; test & balance system.			\$26,500
2	Replace or refurbish common area air handling units			\$15,900
3	Replace existing boiler and expansion tank. New backup heat exchanger			\$435,130
4	Selective thermostat replacement.			\$11,130
5	Replace rooftop condensing unit			\$59,360
6	Replace domestic water tank			\$5,088
7	Replace domestic VFD.			\$3,180
8	Replace existing galvanized domestic water branch piping & constricted copper lines.			\$212,000
9	New plumbing fixtures: kitchen (75%) bathrooms all shower valves & all sinks/faucets.			in above
	Sub Total			\$768,288
	BUILDING ELECTRICAL SYSTEMS			
1	Update emergency backup power system. Replace transfer switch.			\$10,335
2	Upgrade power distribution system, balance risers, arc fault breakers			\$71,484
3	Replace broken electrical receptacles & other devices (all?)			\$62,678
4	Replace common area outlet floor covers.			\$1,590
5	Replace fire alarm system - voice evict. Addressable, enunciators per code. New resident smoke detectors, CO as required			\$283,821
6	New common area and unit light fixtures			\$238,500
7	Improve/upgrade egress lighting system			\$28,355
8	Site lighting - improve parking and gazebo area, add step lights & landscape lighting at lower plaza			\$38,955
	Sub Total			\$735,718
1	Move tenant belongings			\$99,526
	Sub Total			\$99,526
	Sub Total			\$6,890,546
	General Conditions			\$338,019
	Performance Bond			\$53,726
	Overhead and profit			\$251,000

Builders Risk			\$15,000	
Building Permit			\$57,279	
Sub Total			\$7,605,570	\$0
Unit Conversion			\$200,000	
Construction Contingency - carried at 8% in Capital Budget				
TOTAL BID w/ALTERNATES			\$7,805,570	

Cost per Unit

\$40,654

Site Map - Ebenezer Tower





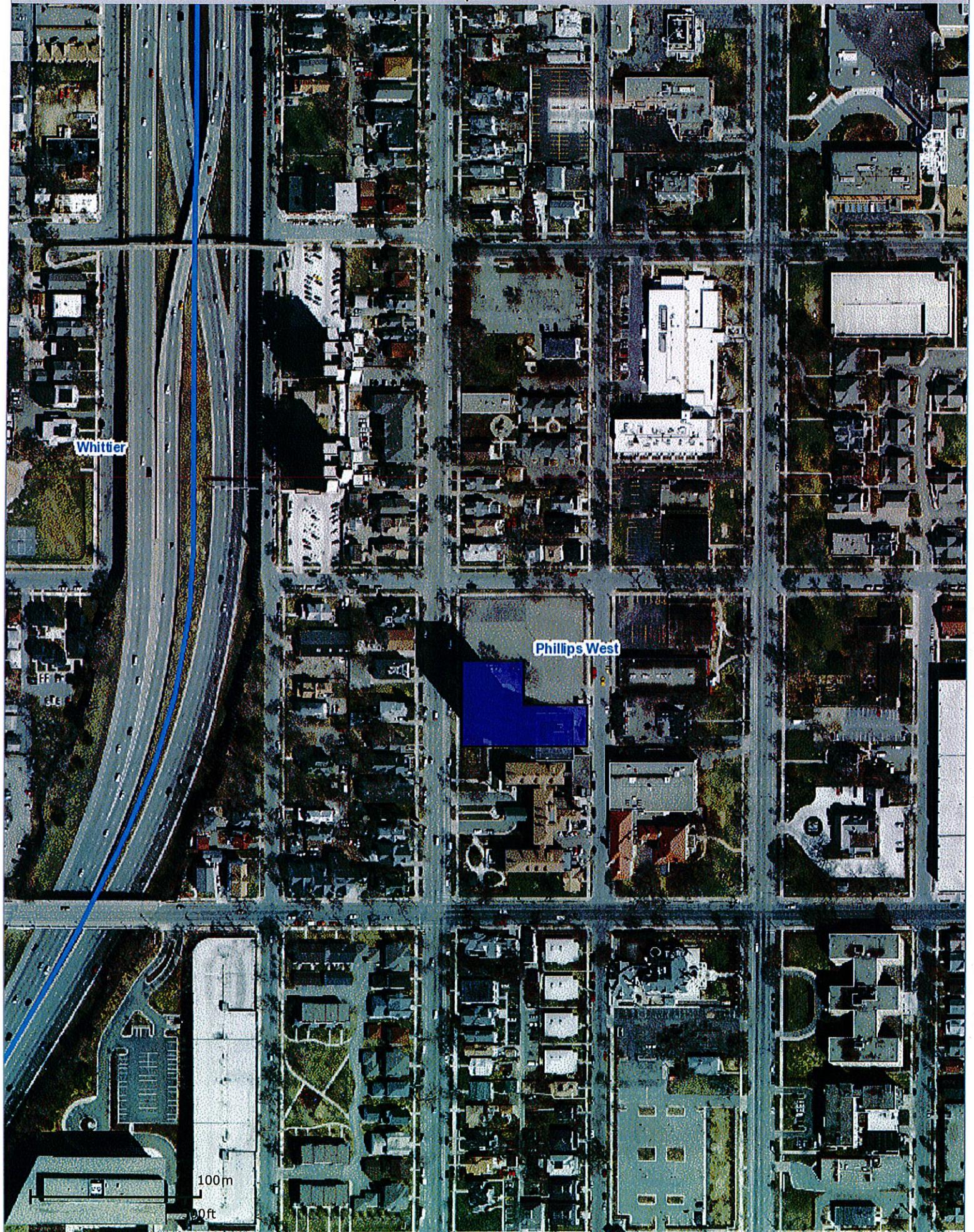


Lakeside Apartments



ATTACHMENT 3

FEMA Map



Whittier

Phillips West

100m

300ft

ATTACHMENT 4

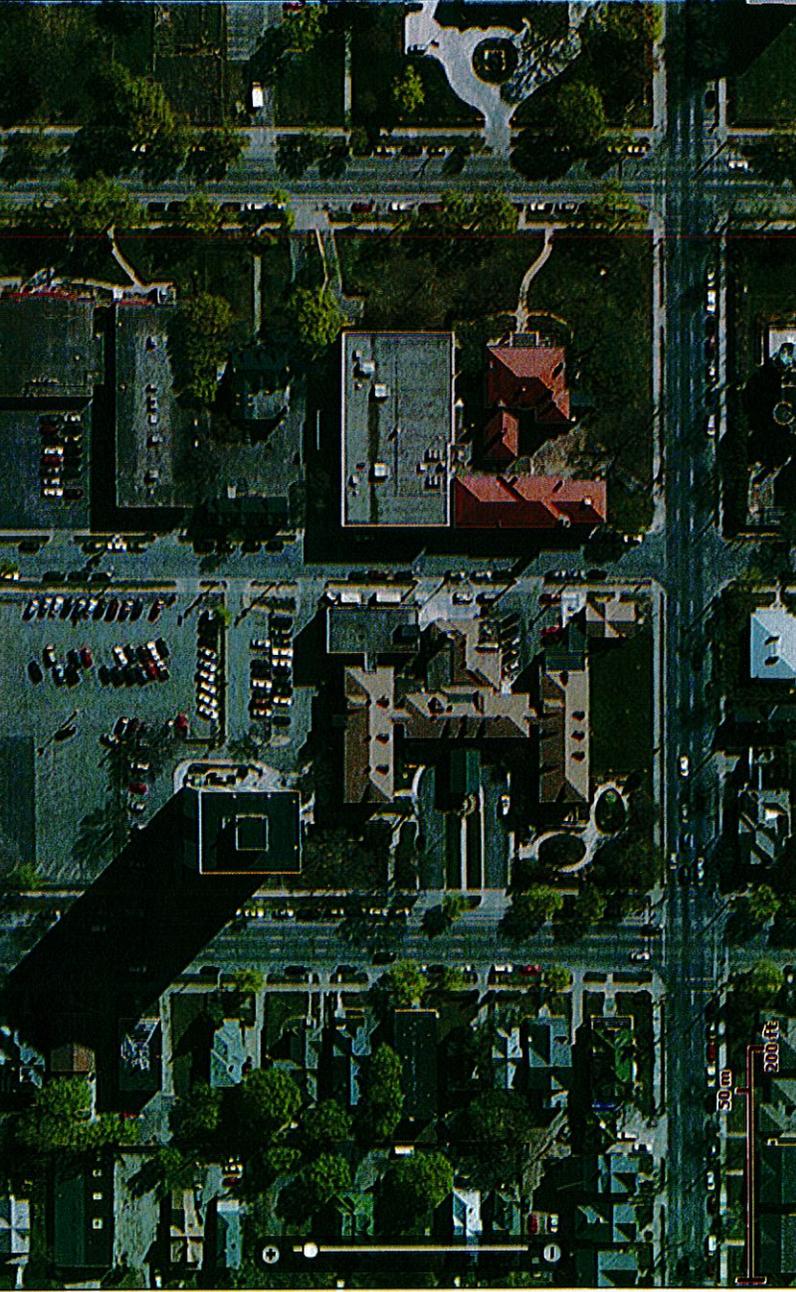
Wetlands Map



U.S. Fish and Wildlife Service

National Wetlands Inventory

Mar 25, 2013



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

ATTACHMENT 5

Phase I Environmental Site Assessment



PHASE I ENVIRONMENTAL SITE ASSESSMENT

Ebenezer Tower Apartments
2523 Portland Avenue South
Minneapolis, Minnesota

Prepared for:

Ebenezer Society

October 2, 2012

6.3 ADJOINING PROPERTIES

Observations of adjoining properties were limited to those made from the Property and public thoroughfares. A description of the adjoining properties is included in Section 2.0.

The surrounding area is currently developed for predominately residential and institutional (nearby church, hospital, care center, and community center) uses. No hazardous substance or petroleum product storage or use is readily apparent on the adjoining properties. No apparent manufacturing activity was observed on the surrounding properties. No industrial wastewater pits, ponds, or lagoons, industrial wastewater discharges or wastewater treatment processes were observed at adjoining properties.

7.0 FINDINGS AND OPINION

7.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

This assessment has identified no recognized environmental conditions in connection with the Property.

7.2 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

The ASTM E 1527-05 Standard defines the term *historical recognized environmental condition* as meaning "an environmental condition, which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently".

This assessment has identified no historical recognized environmental conditions in connection with the Property.

7.3 DE MINIMIS CONDITIONS

A 10,000-gallon fuel oil UST is located on the subject property. The UST was inspected by Minnesota Petroleum Services, Inc. The reported results of the inspection indicate that the UST is in good condition. Therefore, there is no indication of a release and no threat of a significant release appears imminent. Based on this information, the UST is considered a *de minimis* condition at this time.

Boiler chemicals and building maintenance products were observed on the Property. Based on the types of products and quantities and conditions observed, the storage and use of these products is considered a *de minimis* condition.

The Government Records review identified several sites in the surrounding area. Based on factors affecting the significance of these sites relative to the subject property, these sites represent *de minimis* conditions.

Conditions determined to be *de minimis* are not recognized environmental condition as defined by ASTM.

7.4 NON-SCOPE CONSIDERATIONS

- ♦ Former dwellings occupied the subject property from the 1880s until demolished in 1969. Although the demolition debris from the former structures within the footprint of the existing building was likely removed from the subject property, the disposition of the demolition debris from the former dwellings on the east side of the subject property is not known. Based on 1969 timeframe and experience, there is a potential for demolition debris to remain as fill in the east parking lot of the subject property. There is a potential for fill to contain solid waste that may require further evaluation and disposal if encountered during any future construction project or excavation.

- ♦ Peer conducted visual observations for suspect asbestos-containing materials (ACM) during the site reconnaissance. Suspect ACM observed included ceiling tiles, drywall, and thermal system insulation. These materials were observed to be in good condition. Observations were not made above ceilings, behind or between walls, on the roof, or in any other inaccessible spaces. No sampling or analytical testing was conducted. Such testing would be required to confirm the presence or absence of asbestos and would be required prior to any building renovation activities.

- ♦ Based on the 1970 date of construction, there is a potential that building materials may have been coated with lead-based paint. Testing for lead-based paint was not conducted as part of this assessment. Painted surfaces were observed to be intact and in good condition

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-05 of the properties located at 2523 Portland Avenue South in Minneapolis, Minnesota. Any exceptions to or deletions from this practice are described in Section 9.0 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

This assessment has identified no historical recognized environmental conditions in connection with the Property.

This assessment identified the following additional considerations:

- ♦ The fuel oil UST on the subject property should be monitored and maintained in accordance with applicable rules and local codes. The MPCA guidance document for heating oil USTs is included in Appendix H.
- ♦ Based on 1969 timeframe and experience, there is a potential for demolition debris to remain as fill in the east parking lot of the subject property. There is a potential for fill to contain solid waste that may require further evaluation and disposal if encountered during any future construction project or excavation.
- ♦ Peer conducted visual observations for suspect ACM during the site reconnaissance. Suspect ACM observed included ceiling tiles, drywall, and thermal system insulation. These materials were observed to be in good condition. Observations were not made above ceilings, behind or between walls, on the roof, or in any other inaccessible spaces. No sampling or analytical testing was conducted. Such testing would be required to confirm the presence or absence of asbestos and would be required prior to any building renovation activities.
- ♦ Based on the 1970 date of construction, there is a potential that building materials may have been coated with lead-based paint. Testing for lead-based paint was not conducted as part of this assessment. Painted surfaces were observed to be intact and in good condition.

9.0 DEVIATIONS

No additional deviations to the standard or data gaps are noted. Limiting conditions are discussed in Section 6.1.

In connection with the services performed, Peer has used and relied upon data and information provided by others, and Peer cannot and does not guarantee the correctness or accuracy of such data or information.

10.0 REFERENCES

GEOLOGICAL REFERENCES

- ♦ *Minneapolis South, Minnesota, 7.5 Minute Series Topographic Map*, United States Geological Survey, 1967, (revised 1993).
- ♦ *Geologic Atlas of Hennepin County, Minnesota*, County Atlas Series, Atlas C-4, Minnesota Geological Survey, 1989.
- ♦ *Protected Waters and Wetlands, Hennepin County, Minnesota*, 1983, Minnesota Department of Natural Resources, Division of Waters.