

Request for City Council Committee Action from the Department of Community Planning and Economic Development - CPED

Date: June 24, 2008

To: Council Member Lisa Goodman, Chair, Community Development Committee

Subject: Informational Report about Adjustments to Rehab Scope of Work with 2007 Emergency Shelter Grant funds awarded to Exodus Hotel by Catholic Charities

Recommendation: Receive and File

Previous Directives: On February 2, 2008, the Council approved up to \$118,407 of 2007 Emergency Shelter Grant (ESG) funds for Exodus Hotel (also known as Exodus Residence) located at 8xx Second Avenue South by Catholic Charities.

Prepared by: Donna Wiemann, Principal Project Coordinator

Approved by: Thomas Streitz, Director, Housing Development & Policy _____
Charles T. Lutz, Deputy Director _____

Presenter in Committee: Donna Wiemann

Reviews

Permanent Review Committee (PRC): Approval ___ Date _____

Policy Review Group (PRG): Approval ___ Date _____

Financial Impact

No financial impact

Action requires an appropriation increase to the Capital Budget _____ or Operating Budget _____

Action provides increased revenue for appropriation increase

Action requires use of contingency or reserves

Action is within the Business Plan

Action requires a change to the Business Plan

Other financial impact

Request provided to the Finance Department when provided to the Committee Coordinator

Community Impact

Neighborhood Notification: On February 6, 2008, the Downtown Minneapolis Neighborhood Association reviewed and approved the proposed project.

City Goals: In five years all Minneapolis residents will have a better quality of life and have access to housing and services.

Sustainability Targets: Special Needs Housing - Rehabilitation

Comprehensive Plan: Minneapolis will reasonably accommodate the housing needs of all its citizens.

Zoning Code: The project is in conformance with the zoning code.

Supporting Information

Catholic Charities provides 93 units for single adults at Exodus Hotel (also known as Exodus Residence) located at 8XX Second Avenue South. It is a transitional housing project with support services for persons who have experienced homelessness.

On February 2, 2008, the Council approved up to \$118,407 of 2007 ESG funds, approximately 64% of the \$185,000 request from Catholic Charities. The partial funding award was due to the high level of competition for the 2007 ESG funds.

The proposed work for the ESG funds included, but was not limited to, roof replacement, replacement of electrical wiring, removal of dumbwaiter, replacement of old walk-in cooler, new carpet in computer lab, and tuck pointing and mortar repair on the west side of building. At that time, CPED staff could not visually confirm the need for a new roof given winter conditions. CPED construction staff proposed additional research to ensure that the water leak problem will be corrected by replacing the roof.

In March 2008, Catholic Charities hired Load Bearing, Inc, an experienced construction management firm, to investigate the cause of the leaks and to assist in prioritizing the needs, based on the limited resources available. The building has four levels with four roofs. Through the inspection process, it was determined that one section of the roof did not require replacement at this time. Two other sections need replacement but are not actively leaking.

There is one section of the roof which is actively leaking and must be replaced at this time. In addition, it was discovered that extensive masonry repairs are necessary to prevent water infiltration at the south elevation. Therefore, masonry repairs at the locations where the roof is being replaced must be done now.

The adjusted rehabilitation scope of work with the approved 2007 ESG funds is replacing one section of the roof which is actively leaking, affect masonry repairs where roof work is occurring and where moisture infiltration is causing interior damage, performing minor electrical and HVAC work to facilitate the masonry and roof work, and building a rain garden to redirect drainage to a drainage field.

This list of work scope is likely to exhaust the 2007 ESG funds that are currently allocated. If there is some amount left after the bids have been secured, Catholic Charities will either use the funds to replace the walk in cooler and/or replace the computer lab carpeting, both of which were part of the 2007 ESG proposal.

Catholic Charities intends to apply for 2008 ESG funds to continue accomplishing the necessary repair work at this important transitional housing project. It is anticipated the 2008 ESG application will cover the following proposed work: replacement of the two roofs that need replacement but are not actively leaking, continued masonry repairs, and disconnecting the internal drains discharging into the sanitary sewer system and redirecting them to the building's green space.

