

Attachment 5



September 21, 2012

Bianca Fine
Fine Associates
Suite 1916 IDS Center
Minneapolis, MN 55402

Re: Letter of support for the demolition of building 1500 Sixth Street South

Dear Ms. Fine:

This letter is to express The West Bank Community Coalition's support for the proposed relocation of building at 1500 Sixth Street South to 427 Cedar Avenue (a.k.a. the Dania Hall site) with the understanding that it will be used as a community resource center for and by the youth living in Cedar-Riverside/West Bank neighborhood. In the event that relocation may not be feasible, The West Bank Community Coalition strongly supports the demolition of the building at 1500 Sixth Street South.

Please do not hesitate to contact me should you have any questions.

Thank you for your consideration.

Hussein Ahmed, Executive Director
West Bank Community Coalition



Attachment 6

703.3 Alternative methods for determining fire resistance.

The application of any of the alternative methods listed in this section shall be based on the fire exposure and acceptance criteria specified in ASTM E 119. The required fire resistance of a building element shall be permitted to be established by any of the following methods or procedures:

1. Fire-resistance designs documented in approved sources.
2. Prescriptive designs of fire-resistance-rated building elements as prescribed in Section 720.
3. Calculations in accordance with Section 721.
4. Engineering analysis based on a comparison of building element designs having fire-resistance ratings as determined by the test procedures set forth in ASTM E 119.
5. Alternative protection methods as allowed by Section 104.11.

703.4 Noncombustibility tests. The tests indicated in Sections 703.4.1 and 703.4.2 shall serve as criteria for acceptance of building materials as set forth in Sections 602.2, 602.3 and 602.4 in Type I, II, III and IV construction. The term "noncombustible" does not apply to the flame spread characteristics of interior finish or trim materials. A material shall not be classified as a noncombustible building construction material if it is subject to an increase in combustibility or flame spread beyond the limitations herein established through the effects of age, moisture or other atmospheric conditions.

703.4.1 Elementary materials. Materials required to be noncombustible shall be tested in accordance with ASTM E 136.

703.4.2 Composite materials. Materials having a structural base of noncombustible material as determined in accordance with Section 703.4.1 with a surfacing not more than 0.125 inch (3.18 mm) thick that has a flame spread index not greater than 50 when tested in accordance with ASTM E 84 shall be acceptable as noncombustible materials.

SECTION 704 EXTERIOR WALLS

704.1 General. Exterior walls shall comply with this section.

704.2 Projections. Cornices, eave overhangs, exterior balconies and similar projections extending beyond the floor area shall conform to the requirements of this section and Section 1406. Exterior egress balconies and exterior exit stairways shall also comply with Sections 1014.5 and 1023.1, respectively. Projections shall not extend beyond the distance determined by the following two methods, whichever results in the lesser projection:

1. A point one-third the distance to the lot line from an assumed vertical plane located where protected openings are required in accordance with Section 704.8.
2. More than 12 inches (305 mm) into areas where openings are prohibited.

704.2.1 Type I and II construction. Projections from walls of Type I or II construction shall be of noncombustible materials or combustible materials as allowed by Sections 1406.3 and 1406.4.

704.2.2 Type III, IV or V construction. Projections from walls of Type III, IV or V construction shall be of any approved material.

704.2.3 Combustible projections. Combustible projections located where openings are not permitted or where protection of openings is required shall be of at least 1-hour fire-resistance-rated construction, Type IV construction, fire-retardant-treated wood or as required by Section 1406.3.

Exception: Type V construction shall be allowed for R-3 occupancies.

704.3 Buildings on the same lot. For the purposes of determining the required wall and opening protection and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them.

Where a new building is to be erected on the same lot as an existing building, the location of the assumed imaginary line with relation to the existing building shall be such that the exterior wall and opening protection of the existing building meet the criteria as set forth in Sections 704.5 and 704.8.

Exception: Two or more buildings on the same lot shall either be regulated as separate buildings or shall be considered as portions of one building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building. Where the buildings contain different occupancy groups or are of different types of construction, the area shall be that allowed for the most restrictive occupancy or construction.

704.4 Materials. Exterior walls shall be of materials permitted by the building type of construction.

704.5 Fire-resistance ratings. Exterior walls shall be fire-resistance rated in accordance with Tables 601 and 602. The fire-resistance rating of exterior walls with a fire separation distance of greater than 5 feet (1524 mm) shall be rated for exposure to fire from the inside. The fire-resistance rating of exterior walls with a fire separation distance of 5 feet (1524 mm) or less shall be rated for exposure to fire from both sides.

704.6 Structural stability. The wall shall extend to the height required by Section 704.11 and shall have sufficient structural stability such that it will remain in place for the duration of time indicated by the required fire-resistance rating.

704.7 Unexposed surface temperature. Where protected openings are not limited by Section 704.8, the limitation on the rise of temperature on the unexposed surface of exterior walls as required by ASTM E 119 shall not apply. Where protected openings are limited by Section 704.8, the limitation on the rise of temperature on the unexposed surface of exterior walls as required by ASTM E 119 shall not apply provided that a correction is made for radiation from the unexposed exterior wall surface in accordance with the following formula:

$$A_e = A + (A_f \times F_{eo})$$

(Equation 7-1)

FIRE-RESISTANCE-RATED CONSTRUCTION

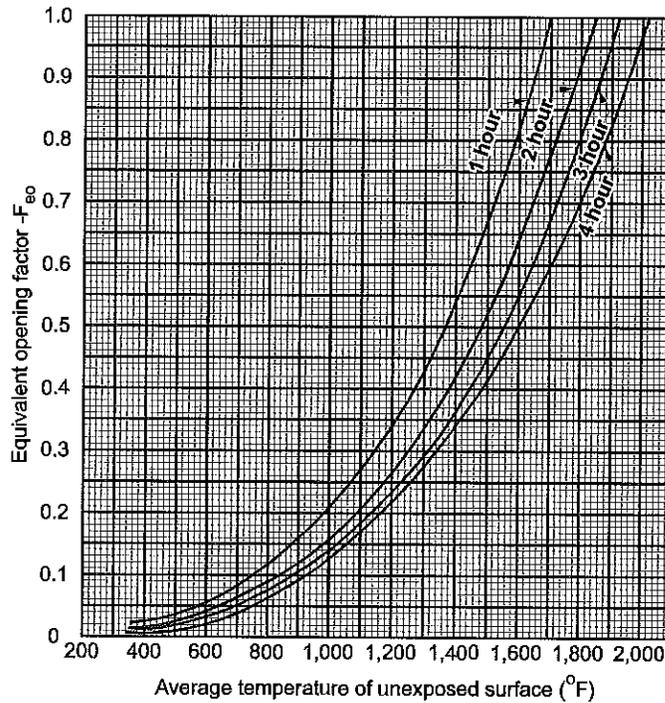
where:

- A_e = Equivalent area of protected openings.
- A = Actual area of protected openings.
- A_f = Area of exterior wall surface in the story under consideration exclusive of openings, on which the temperature limitations of ASTM E 119 for walls are exceeded.
- F_{eo} = An "equivalent opening factor" derived from Figure 704.7 based on the average temperature of the unex-

posed wall surface and the fire-resistance rating of the wall.

704.8 Allowable area of openings. The maximum area of unprotected or protected openings permitted in an exterior wall in any story shall not exceed the values set forth in Table 704.8. Where both unprotected and protected openings are located in the exterior wall in any story, the total area of the openings shall comply with the following formula:

$$\frac{A}{a} + \frac{A_u}{a_u} \leq 1.0 \quad \text{(Equation 7-2)}$$



For SI: °C = [(°F) - 32] / 1.8.

**FIGURE 704.7
EQUIVALENT OPENING FACTOR**

**TABLE 704.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS^a**

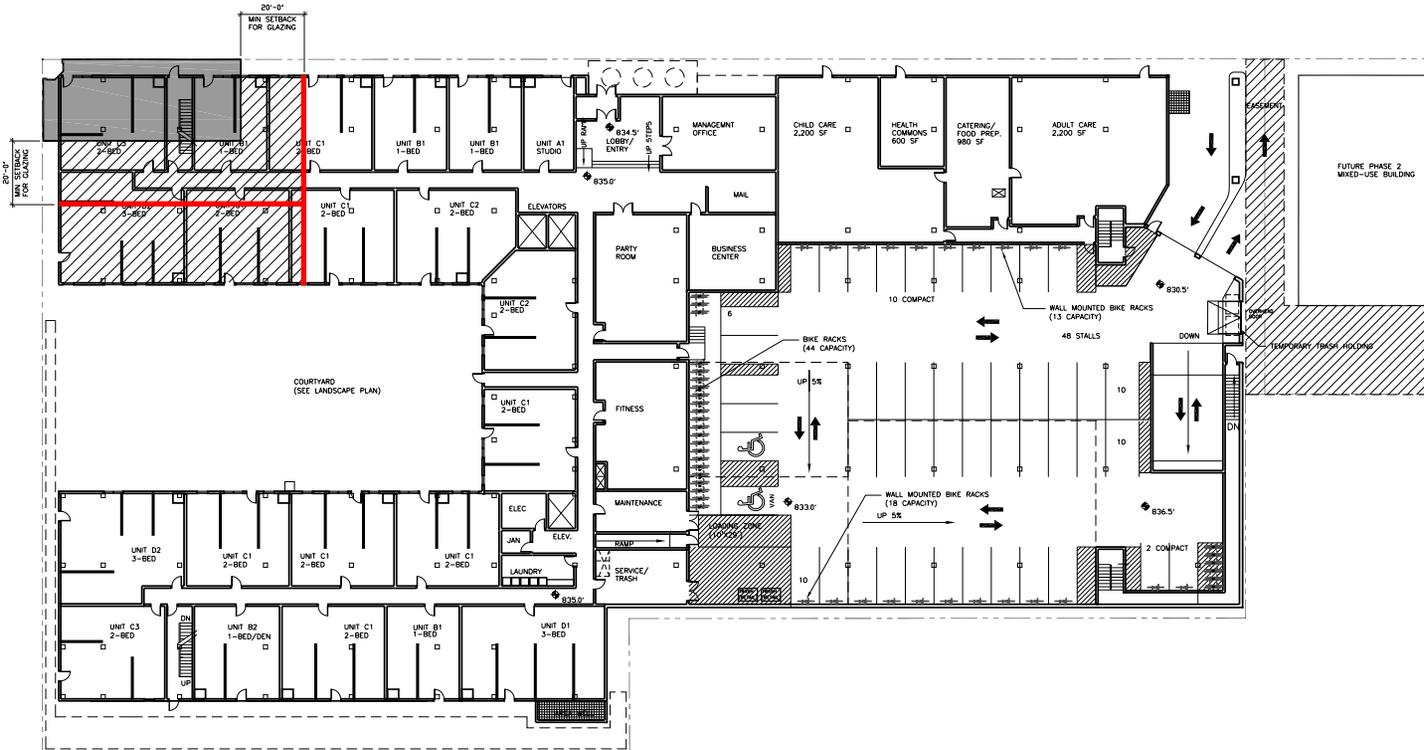
| CLASSIFICATION OF OPENING | FIRE SEPARATION DISTANCE (feet) | | | | | | | |
|---------------------------|---------------------------------|------------------------------------|---|--|--------------------------------------|--------------------------------------|--------------------------------------|-----------------|
| | 0 to 3 ^{f,j} | Greater than 3 to 5 ^{c,g} | Greater than 5 to 10 ^{e,e,g,h} | Greater than 10 to 15 ^{d,e,g} | Greater than 15 to 20 ^{d,g} | Greater than 20 to 25 ^{d,g} | Greater than 25 to 30 ^{d,g} | Greater than 30 |
| Unprotected | Not Permitted | Not Permitted ^c | 10% ⁱ | 15% ⁱ | 25% ⁱ | 45% ⁱ | 70% ⁱ | No Limit |
| Protected | Not Permitted | 15% | 25% | 45% | 75% | No Limit | No Limit | No Limit |

For SI: 1 foot = 304.8 mm.

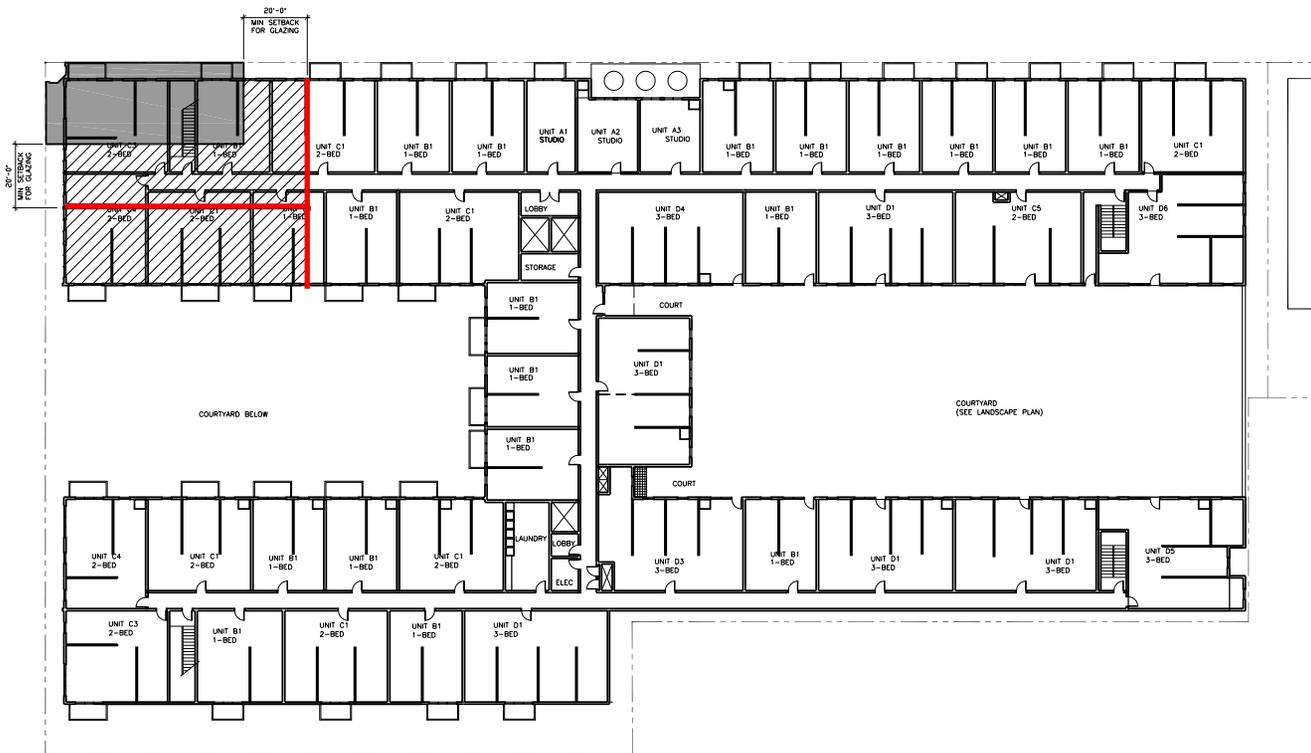
- a. Values given are percentage of the area of the exterior wall.
- b. Deleted.
- c. For occupancies in Group R-3, the maximum percentage of unprotected and protected exterior wall openings shall be 25 percent.
- d. The area of openings in an open parking structure with a fire separation distance of greater than 10 feet shall not be limited.
- e. For occupancies in Group H-2 or H-3, unprotected openings shall not be permitted for openings with a fire separation distance of 15 feet or less.
- f. For requirements for fire walls for buildings with differing roof heights, see Section 705.6.1.
- g. The area of unprotected and protected openings is not limited for occupancies in Group R-3, with a fire separation distance greater than 5 feet.
- h. For special requirements for Group U occupancies, see Section 406.1.2.
- i. Buildings whose exterior bearing wall, exterior nonbearing wall and exterior structural frame are not required to be fire-resistance rated by Table 601 or 602 shall be permitted to have unlimited unprotected openings.
- j. Includes accessory buildings to Group R-3.

Attachment 7

6 units lost

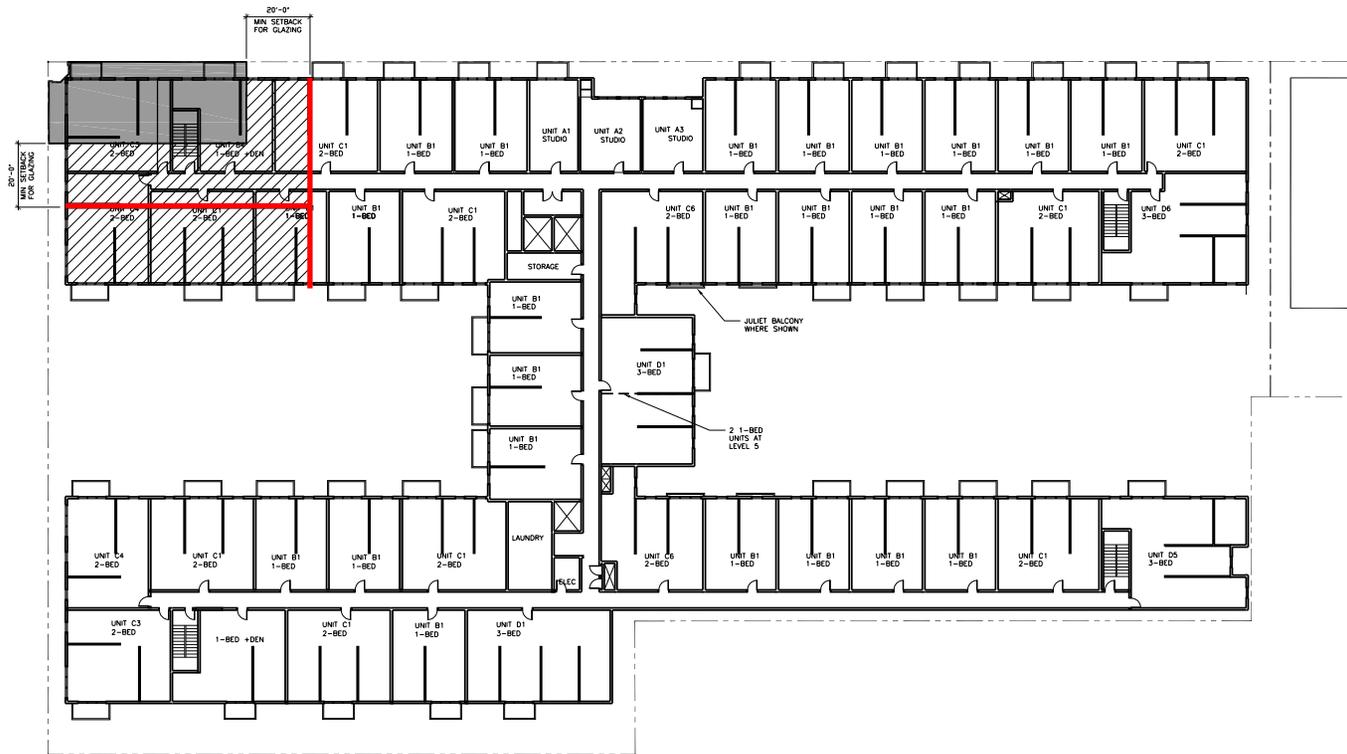


FIRST FLOOR PLAN
SCALE: 1"=60'-0"



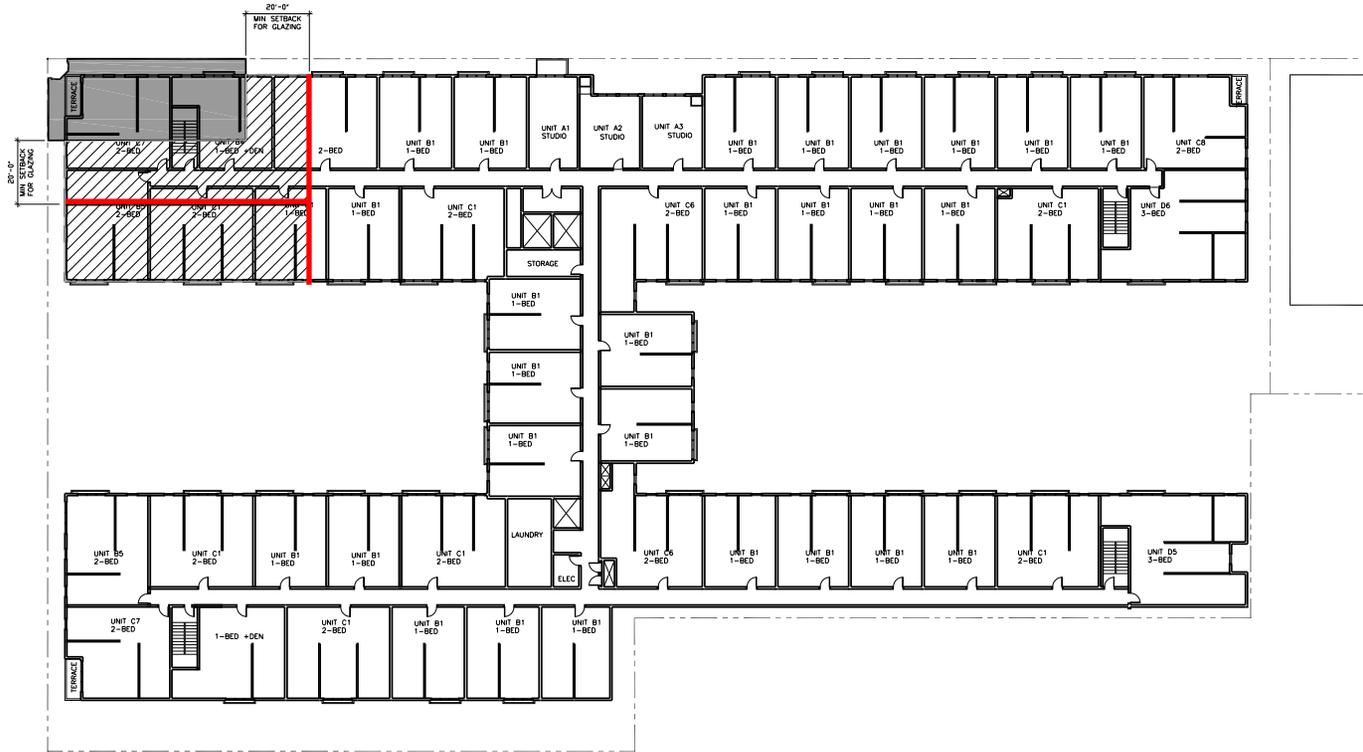

SECOND FLOOR PLAN
 SCALE: 1"=60'-0"

6 units lost/floor



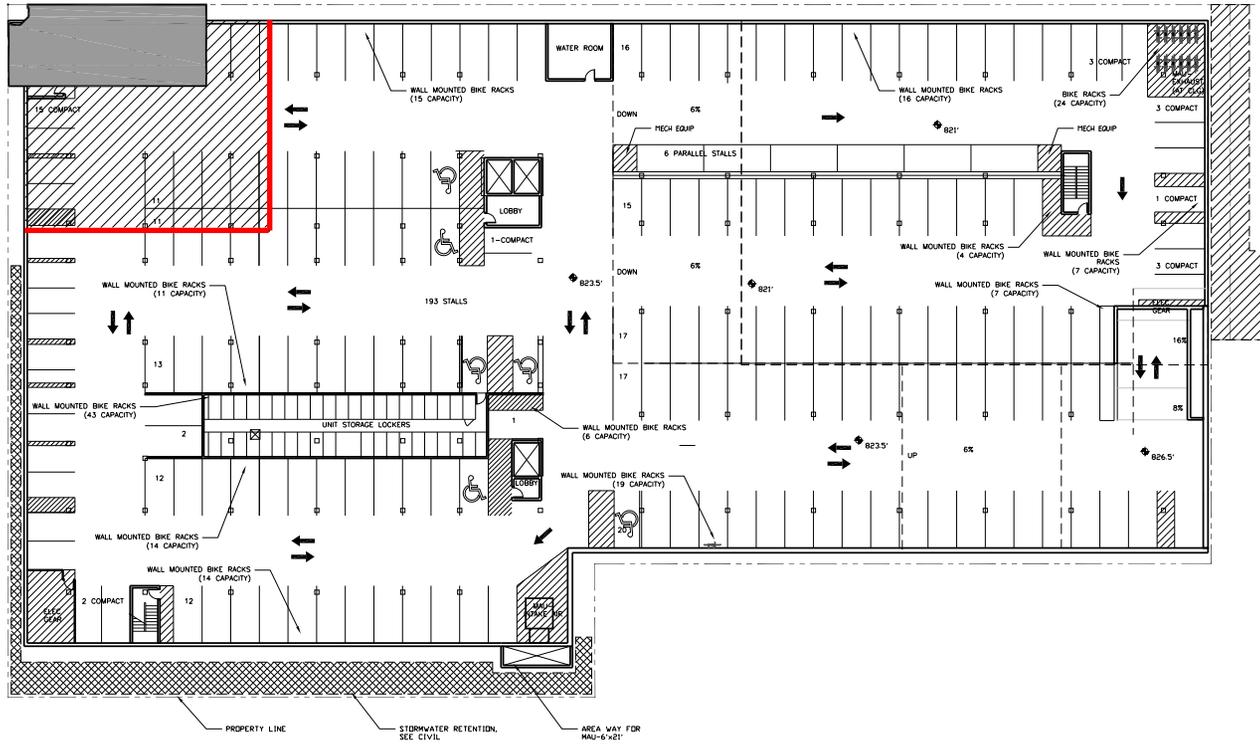
THIRD-FIFTH FLOOR PLAN
SCALE: 1"=60'-0"

6 units lost



SIXTH FLOOR PLAN (+ SEVENTH FLOOR)
SCALE: 1"=60'-0"

A total of 36 units lost
Add 7th floor to gain lost units



BASEMENT FLOOR PLAN
 SCALE: 1"=60'-0"

Attachment 8



FRANA
companies

Frana Companies General Contractors

633 Second Avenue South Hopkins, Minnesota 55343

Phone: 952.935.8600 • Fax: 952.935.8644 • www.frana.com

November 12, 2012

Robert T. Kueppers
Fine Associates LLC
1916 IDS Center
Minneapolis, MN 55402

Dear Robert:

As we discussed on the phone a few days ago, this is to confirm that to construct 259 units at your Currie Park Lofts development in the smaller footprint that would result from maintaining the old Dr. Johnson's residence at the 15th Avenue/6th Street corner would require to build a seven floor high building, instead of a six floor building. The additional floor would accommodate the 32-35 units that are now planned in the portion of the building that would be lost in the smaller footprint.

To increase the building height would require to change the construction technique and use light gauge steel and concrete for the entire building (7 floors of housing) instead of wood frame for the top five floors. This typically results in an increase in construction costs of 20-25% for the changed housing portion of the project as compared to the previously planned wood frame building. I assume the soft cost as they relate to the construction costs would also increase the proportionate amount. Please let me know if you need further information.

With best regards,

P.P. Allie Dan

Pete Donnino
Frana Companies Inc.
President

Attachment 9

FIVE15 ON THE PARK
FUNDING SOURCES FOR PROPOSED DEVELOPMENT

| | Total Development Cost | \$51,642,229 | |
|-----------|--|---------------------|--|
| 1 | Low Income Housing Tax Credit Equity | \$6,376,148 | Credits are priced at \$0.85. Eligible basis for determining credits increased because of project location in a Qualified Census Tract. Commercial space also included in tax credit basis because it is considered a "commercial service facility" as defined by the IRS, Section 42. |
| 2 | NOI Supported Permanent Financing | \$28,660,201 | 4.25% interest rate; MIP at 0.45%. |
| 3 | TIF Supported Permanent Financing | \$4,650,000 | Amount determined by calculating the increased tax increment generated by the proposed development, available to the project in the form of pay-as-you-go TIF for 25 years using a 3.7% interest rate and 1.46 tax capacity; does not include capitalized interest. |
| 4 | City – Hiawatha Land Assembly Funds (forgivable loan) | \$1,720,000 | Contract signed November 10, 2009 Forgivable loan funded by the City of Minneapolis; the lender as the recipient of the Met Council HIAF award |
| 5 | Hennepin County TOD Grants | \$760,000 | Contract signed July 2, 2009 for \$370,000. On October 9, 2012, the Hennepin County HRA Board approved an additional \$390,000 TOD Grant |
| 6 | CPED Affordable Housing Trust Fund Deferred Loan | \$1,200,000 | Approved by the Minneapolis City Council on February 10, 2012 |
| 7 | Minnesota Housing Deferred Loan | \$400,000 | Approved by the Minnesota Housing Board on November 17, 2011 |
| 8 | Family Housing Fund Deferred Loan | \$250,000 | Approved by the Family Housing Fund Board on December 16, 2011 |
| 9 | Met Council Local Housing Incentive Account Deferred Loan | \$250,000 | Approved by the Met Council on December 14, 2011 |
| 10 | Met Council Livable Communities Development Account Grant | \$433,771 | Approved by the Met Council on December 14, 2011 |
| 11 | Met Council Livable Communities Development Account – Transit Oriented Development Grant | \$993,229 | Approved by the Met Council on December 12, 2012 |
| 12 | Existing Gap | \$4,948,880 | |
| 13 | Deferred Developer Fee | \$3,950,000 | |
| 14 | Additional Owner Equity | \$1,000,000 | |

Attachment 10

**ARCHITECTURAL
CONSORTIUM L.L.C.**

901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960

PLANT SCHEDULE

| SYM | QTY. | NAME | SIZE | REMARKS |
|-----|------|--|--------|------------|
| AA | 4 | COMPACT VIBURNUM VIBURNUM TRILOBUM | #5 POT | WOOD MULCH |
| BB | 2 | BUSH HONEYSUCKLE DIERVILLA LONICERA | #2 POT | WOOD MULCH |



Mark Revision / Issue Date

PRELIMINARY
NOT FOR CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

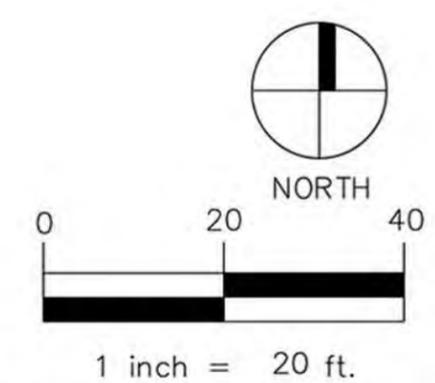
Printed Name: Kathy L. Anderson
Signature: *[Signature]*
Date: 1-20-13 License #: 22285

1527 6TH ST. SOUTH
MINNEAPOLIS, MN

SITE PLAN
SCALE: 1" = 20'-0"

PROJECT NUMBER: 07-1088-01
ISSUED DATE: 1-20-13
DRAWN BY: BD
CHECKED BY: KA

A1-A



Attachment 11

received
2-1-13

LEONARD
STREET
AND
DEINARD

150 SOUTH FIFTH STREET SUITE 2300
MINNEAPOLIS, MINNESOTA 55402
612-335-1500 MAIN
612-335-1657 FAX

TIMOTHY M. KELLEY
612-335-1458
TIMOTHY.KELLEY@LEONARD.COM

January 31, 2013

Robert T. Kueppers
Fine Associates
1916 IDS Center
Minneapolis, MN 55402

Re: 1527 Sixth Street South

Dear Mr. Kueppers:

I represent Sherman Associates, Inc. On January 22, 2013, you requested Sherman's consent to "use some of the parking area adjacent to the property at 1527 Sixth Street S. for about three weeks." You stated that Currie Park Developments "will need to excavate some of that area to remove the transit beams used in the moving of the building and to establish a temporary slope as needed to construct the building foundation" on Currie Park Developments' property.

Sherman does not consent to the temporary use requested. Currie Park Developments, and anyone acting on its behalf, does not have permission to enter or perform any work on Sherman's real property. Sherman will sue to enjoin any attempt by Currie Park Developments to trespass on its property and perform the work described in your letter.

Finally, in your letter, you indicated that Mr. Abdinarsir Mohammed, Sherman's tenant, consented to the temporary use requested. Mr. Mohammed does not have the legal authority to consent to such use or to bind Sherman Associates, Inc. Mr. Mohammed's consent is irrelevant.

Please contact me if you have any questions.

Sincerely,

LEONARD, STREET AND DEINARD
Professional Association



Timothy M. Kelley

TMK/ds

A Professional Association

LAW OFFICES IN MINNEAPOLIS • MANKATO • ST. CLOUD • BISMARCK • WASHINGTON, D.C.
WWW.LEONARD.COM

9512352v1

Attachment 12

Estimates for the moving of 1500 6th Street Building to 1527 6th Street S.

| | Work | Estimate | Notes |
|----|--|-------------------|--|
| 1 | <u>Proposal A, Move:</u> Stubbs Building Movers | \$257,000 | See Stubbs Building Movers estimate dated 1-6-13 |
| 2 | <u>Proposal B, Move:</u> Their Moving Company | \$300,000 | See Their Moving Company estimate dated 1-7-13 |
| 3 | Excavation/concrete removal, new foundation/restore concrete parking | \$96,835 | See Innovative Concrete, Inc. estimate dated 12-6-12 |
| 4 | Sewer & Water Connection | \$12,000 | Based on consultation with Top Notch Sewer Company. Based on a consultation with Midwest Fire Sprinkler Co., an additional \$25,000 expense would be incurred if the building is required to have fire sprinklers |
| 5 | Electrical Hookup | \$1,000 | Based on consultation with Stinson Electric |
| 6 | Site Improvements | \$2,400 | Includes sod, plantings, bicycle rack and walkway |
| 7 | Tree Removals/Replacement | \$5,000 | Based on consultation with Minneapolis Park Board arborist |
| 8 | Front Window Restoration | \$2,575 | See Minneapolis Glass Company estimate dated 5-24-13 |
| 9 | Street Electric Lines and Lights – Temporary Clearance | \$10,000 | Based on consultation with Xcel Energy |
| 10 | Pollution Inspection | \$1,501 | See Braun Intertec Company Invoice |
| 11 | Mold Remediation | \$8,970 | Based on consultation with Frana Construction |
| 12 | Miscellaneous & Contingency (5%) | \$19,864 | Proposal A, Stubbs Building Movers |
| | | \$22,014 | Proposal B, Their Moving Company |
| | Total with Proposal A (Stubbs) | \$417, 145 | |
| | Total with Proposal B (Their) | \$462, 295 | |

STUBBS BUILDING MOVERS

185 N. OLD CRYSTAL BAY ROAD
LONG LAKE, MINNESOTA 55356
612-282-1139

| | | |
|------------------------|--------------------------|--------|
| PROPOSAL SUBMITTED TO | PHONE FAX | DATE |
| Fine Associates | | 1-6-13 |
| ADDRESS | JOB NAME | |
| | Gluek Brewing House | |
| Jim White 612-332-2561 | JOB LOCATION | |
| | 1500 6 th St. | |

Price to move building at 1500 6th Street to 1526 6th Street S. \$257,000.00

Includes: Clean up of basement as needed to move building
Remove dirt as needed around building and up to fence line
Saw cutting and beam work as needed to load building
Load building and move to new site
Set building at finish height
Remove steel

Owner: MPCA inspection and requirements

Disconnect of all utilities and removal of units in basement
Demo of attached wall, garage, slab, sidewalk to curb line, any frost footing and upper deck
Prepare move path and new site as needed by Stubbs
Fencing of sites
Set up with City for no parking as needed for work at both sites

Move permit fee is not in quoted price

Any insurance requirements more than what Stubbs is currently carrying is extra cost

Any fees connected with closing of side walk, road or other City requirements is extra cost

Cargo insurance is extra cost

Larry Stubbs
612-282-1139

Jim White

From: stubbsls@stubbsmovers.com
Sent: Tuesday, January 29, 2013 9:30 AM
To: Jim White
Subject: building

Jim;

It is past Wednesday but I had to hold off because I needed to check the Cedar site again.

In between the hotdog cafe and other building I measured 32.6'. I can get in between them by using shorter cross steel but I would also need to pull up to the cafe, do a pivot on Cedar and the straight in. Using that site you will add about \$35,000. to the cost for moving + the other wire and light work.

If this site would be better for you what I would do is just confirm that I have the room to do the pivot on Cedar. I couldn't get enough time with traffic to get a measurement across Cedar. I stepped it off 2 times so looks like enough room but I would like to use a tape to feel more comfortable that the room is there.

Let me know and I will figure out a time to not get run over.

Thanks
Larry

Thein Moving

23 North Main Street
Box 298
Clara City, MN 56222

Estimate

| Date | Estimate # |
|----------|------------|
| 1/7/2013 | 196 |

| Name / Address |
|------------------------------------|
| Fine Associates Robert Kueppers |

| Project |
|---------|
| |

| Item | Description | Qty | Cost | Total |
|---|---|-----|--------------|--------------|
| Building relocation | To move a 26x62 two story brick building from present site to new location 1 block away in front of Somali Mall. Lower to new elevation and await new foundation to be built under building. Remove all steel under building. | | 300,000.00 | 300,000.00 |
| Any Questions call Matt at 320-894-7056 | | | Total | \$300,000.00 |

| Phone # | Fax # |
|--------------|--------------|
| 320-847-2255 | 320-847-2278 |

INNOVATIVE CONCRETE INC.

4266 WEST 126TH STREET
SAVAGE, MN 55378

Estimate

| Date | Estimate # |
|-----------|------------|
| 12/6/2012 | 1008 |

| Name / Address |
|--|
| Fine Associates Real Estate Jim White 1916 IDS Center Minneapolis, MN 55402 |

| Project |
|--------------------------|
| 1500 6th st. S, Mpls,... |

| Description | Qty | Cost | Total |
|--|-----|--------------|-------------|
| All exterior concrete to be 4000 psi concrete with steel mat 30" on center and control joints per code. One coat of Cure'N' Seal for broom finished concrete and one coat of Tri-Grip with Super Clear Coat sealer for stamped concrete. | | 0.00 | 0.00 |
| Bid excludes if any: Permits, unsuitable soil, silt fence, damage to access path due to truck or equipment traffic, soil settling, finish grade, winter conditions, water pumping and road restrictions. | | 0.00 | 0.00 |
| Winter charge 8% starts Nov. 15th through May 15th. (not included in bid) | | | |
| Material Tax | | 7.12% | 0.00 |
| All estimates expire after 10 days. | | Total | \$96,835.00 |

Customer Signature _____

INNOVATIVE CONCRETE INC.

4266 WEST 126TH STREET
SAVAGE, MN 55378

Estimate

| | |
|-----------|------------|
| Date | Estimate # |
| 12/6/2012 | 1008 |

| Name / Address |
|--|
| Fine Associates Real Estate Jim White 1916 IDS Center Minneapolis, MN 55402 |

| Project |
|--------------------------|
| 1500 6th st. S, Mpls,... |

| Description | Qty | Cost | Total |
|--|-------|--------------|-----------|
| * This is a preliminary estimate ... waiting on final set of plans | | 0.00 | 0.00T |
| Saw cut 280 Lft. of 6" thick concrete. | 280 | 3.00 | 840.00 |
| Demo and haul away a 70' x 70' x 6" thick area (bid a with no steel in slab). | 4,900 | 1.00 | 4,900.00 |
| Dig and back fill for a 26' x 63' x 8' deep basement. | 1 | 3,276.00 | 3,276.00 |
| Load and haul away extra soil from basement (price per yard). | 533 | 14.00 | 7,462.00 |
| Load and haul back fill soil to storage area across the street (price per yard). | 250 | 5.00 | 1,250.00 |
| Load and haul back fill soil from storage area to back fill basement (price per yard). | 250 | 5.00 | 1,250.00 |
| Haul in place and grade 8" of clear rock for basement floor (price per sqft). | 1,638 | 1.50 | 2,457.00 |
| Dig and backfill a 30' x 70' x 4' deep area to allow access to movers. | 1 | 3,150.00 | 3,150.00 |
| Load and haul excavated soil to storage area across the street (price per yard) | 340 | 5.00 | 1,700.00 |
| Load and haul excavated soil to storage area across the street to backfill (price per yard). | 340 | 5.00 | 1,700.00 |
| Haul in place and grade 6" of class 5 over disturbed area for new flat work (price per sqft). | 2,990 | 2.00 | 5,980.00 |
| Labor and material to install 12" x 2'4" with three #5 bars continuous through footings with L bars 4' on center for vertical support; 12 courses of 12" CMUs and 11 courses of 8" CMUs with corefills every 4' and bond beam on top course of both walls. Price includes: corefill and bond beam materials and pumps for footings and corefill. | 1 | 36,845.00 | 36,845.00 |
| Post pad footings in basement. | 8 | 150.00 | 1,200.00 |
| Re-pour parking lot around new building and where movers need parking lot removed. | 1 | 19,984.00 | 19,984.00 |
| Water proofing on exterior walls. | 1 | 3,276.00 | 3,276.00 |
| 2" foam if needed for exterior block walls. | 1 | 1,565.00 | 1,565.00 |
| All estimates expire after 10 days. | | Total | |

Customer Signature _____



Date: 05/24/2013

PROJECT: 1500 6 TH ST. SO.

To: FINE ASSOCIATES

Location: MPLS,MN

ATTEN: JIM WHITE

Arch/Engr:

Plans dated:

FOR THE SUM OF: **\$2,575.00**

WE PROPOSE TO FURNISH MATERIALS AND LABOR AS FOLLOWS:

3 - BRONZE ALUM WINDOWS WITH CLEAR INSULATED GLASS

NO DEMO INCLUDED

ADDENDUMS NOTED:

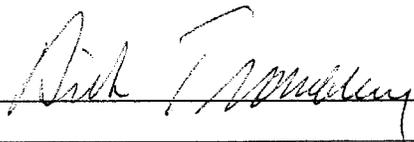
TAX INCLUDED

EXCLUSIONS: NO FINAL CLEANING,

This proposal is subject to revision if not accepted within 30 days. Respectfully submitted by: **DICK TROMBLEY**

Accepted by _____

Date _____



MINNEAPOLIS GLASS COMPANY

14600 28th AVENUE NORTH • PLYMOUTH, MINNESOTA 55447
Phone 763-559-0635 • Fax 763-559-4202
www.dickt@minneapolisglass.com



Copy

PLEASE REMIT TO
BRAUN INTERTEC CORPORATION
NW 7644 • P.O. BOX 1450
MINNEAPOLIS, MN 55485-7644
(952) 995-2086 • FAX (952) 995-2020
Tax I.D.#41-1684205

Jim White
Fine Associates Real Estate
IDS Center Suite 1916
Minneapolis, MN 55402

Invoice Date : 7/17/2013
Invoice # : 371144
Project # : BL-13-00952A
Client # : F03296
Client Ref :

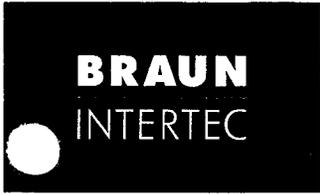
Former Glueks Saloon
Asbestos Inspection
1500 - 6th Street South
Minneapolis, MN

For Professional Services rendered through 7/12/2013

| | |
|----------------------------------|-----------------|
| Professional Consulting Services | 1,122.50 |
| Other Expenses | 378.50 |
| Invoice Total | 1,501.00 |

Please pay from this invoice.
Terms: Due on receipt, 1 1/2% per month after 30 days, 18% annual percentage rate.





PLEASE REMIT TO
 BRAUN INTERTEC CORPORATION
 NW 7644 • P.O. BOX 1450
 MINNEAPOLIS, MN 55485-7644
 (952) 995-2086 • FAX (952) 995-2020
 Tax I.D. #41-1684205

Project : BL-13-00952A -- Former Glueks Saloon

Invoice # : 371144

Consulting Services

| <u>Class / Employee Name</u> | <u>Date</u> | <u>Hours</u> | <u>Rate</u> | <u>Amount</u> |
|------------------------------|-------------|--------------|-------------|---------------|
| Campbell, Erin | 06/28/2013 | 1.00 | 90.00 | 90.00 |
| Project Assistant | 06/21/2013 | 0.25 | 90.00 | 22.50 |
| Kruse, Gregg D | 06/28/2013 | 1.00 | 185.00 | 185.00 |
| Pavek, Daniel S | 06/28/2013 | 2.00 | 135.00 | 270.00 |
| Pavek, Daniel S | 07/05/2013 | 1.00 | 135.00 | 135.00 |
| | | 3.00 | | 405.00 |
| Pavek, Daniel S | 06/21/2013 | 4.00 | 105.00 | 420.00 |

Consulting Services 1,122.50

Other Expenses

| <u>Vendor / Employee Name</u> | <u>Doc Nbr</u> | <u>Date</u> | <u>Units</u> | <u>Rate</u> | <u>Amount</u> |
|---|----------------|-------------|--------------|-------------|---------------|
| Vehicle, per mile | ER00156995 | 6/21/2013 | 38.00 | 0.750 | 28.50 |
| Polarized Light Microscopy (PLM), 5 day TAT | 1303213 | 6/26/2013 | 14.00 | 25.000 | 350.00 |

Other Expenses 378.50

Total Project: BL-13-00952A -- Former Glueks Saloon 1,501.00

Please pay from this invoice.
 Terms: Due on receipt, 1 1/2% per month after 30 days, 18% annual percentage rate.



FORM NO. BI12-01 (5/12)

Estimates for the moving of 1500 6th Street Building to 420 Cedar Avenue S.

| | Work | Estimate | Notes |
|----|--|------------------|--|
| 1 | <u>Proposal A, Move:</u> Stubbs Building Movers | \$292,000 | See Stubbs Building Movers estimate dated 1-6-13 and email dated January 29,2013 |
| 2 | <u>Proposal B, Move:</u> Thein Moving Company | \$300,000 | See Thein Moving Company estimate dated 1-7-13 |
| 3 | Excavation/new foundation | \$59,231 | See Innovative Concrete, Inc. estimate dated 12-6-12 |
| 4 | Sewer & Water Connection | \$12,000 | Based on consultation with Top Notch Sewer Company. Based on a consultation with Midwest Fire Sprinkler Co., an additional \$25,000 expense would be incurred if the building would be required to have fire sprinklers |
| 5 | Electrical Hookup | \$1,000 | Based on consultation with Stinson Electric |
| 6 | Site Improvements to include parking area, lighting, bicycle rack, walkways, & landscaping | \$89,300 | Based on consultation with Frana Companies. Includes shoring at existing adjacent building foundation. |
| 7 | Tree Removals & Replacement | \$24,800 | Based on consultation with Minneapolis Park Board forester. |
| 8 | Front Window Restoration | \$2,575 | See Minneapolis Glass Company estimate dated 5-24-13 |
| 9 | Traffic Signal/Power Line – Temporary Removal | \$15,000 | Based on consultation with Hennepin County Transportation Department and Xcel Energy |
| 10 | Pollution Inspection | \$1,501 | See Braun Intertec Company Invoice |
| 11 | Mold Remediation | \$8,970 | Based on consultation with Frana Construction |
| 12 | Miscellaneous & Contingency (5%) | \$25,319 | Proposal A, Stubbs Building Movers |
| | | \$25,719 | Proposal B, Thein Moving Company |
| | Total with Proposal A (Stubbs) | \$531,696 | |
| | Total with Proposal B (Thein) | \$540,096 | |

STUBBS BUILDING MOVERS

185 N. OLD CRYSTAL BAY ROAD
LONG LAKE, MINNESOTA 55356
612-282-1139

| | | |
|------------------------|--------------------------|--------|
| PROPOSAL SUBMITTED TO | PHONE FAX | DATE |
| Fine Associates | | 1-6-13 |
| ADDRESS | JOB NAME | |
| | Gluek Brewing House | |
| Jim White 612-332-2561 | JOB LOCATION | |
| | 1500 6 th St. | |

Price to move building at 1500 6th Street to 1526 6th Street S. \$257,000.00

Includes: Clean up of basement as needed to move building
Remove dirt as needed around building and up to fence line
Saw cutting and beam work as needed to load building
Load building and move to new site
Set building at finish height
Remove steel

Owner: MPCA inspection and requirements

Disconnect of all utilities and removal of units in basement
Demo of attached wall, garage, slab, sidewalk to curb line, any frost footing and upper deck
Prepare move path and new site as needed by Stubbs
Fencing of sites
Set up with City for no parking as needed for work at both sites

Move permit fee is not in quoted price

Any insurance requirements more than what Stubbs is currently carrying is extra cost

Any fees connected with closing of side walk, road or other City requirements is extra cost

Cargo insurance is extra cost

Larry Stubbs
612-282-1139

Jim White

From: stubbsls@stubbsmovers.com
Sent: Tuesday, January 29, 2013 9:30 AM
To: Jim White
Subject: building

Jim;

It is past Wednesday but I had to hold off because I needed to check the Cedar site again.

In between the hotdog cafe and other building I measured 32.6'. I can get in between them by using shorter cross steel but I would also need to pull up to the cafe, do a pivot on Cedar and the straight in. Using that site you will add about \$35,000. to the cost for moving + the other wire and light work.

If this site would be better for you what I would do is just confirm that I have the room to do the pivot on Cedar. I couldn't get enough time with traffic to get a measurement across Cedar. I stepped it off 2 times so looks like enough room but I would like to use a tape to feel more comfortable that the room is there.

Let me know and I will figure out a time to not get run over.

Thanks
Larry

Thein Moving

23 North Main Street
Box 298
Clara City, MN 56222

Estimate

| Date | Estimate # |
|----------|------------|
| 1/7/2013 | 196 |

| Name / Address |
|------------------------------------|
| Fine Associates Robert Kueppers |

| | | | | Project |
|--|---|-----|--------------|--------------|
| Item | Description | Qty | Cost | Total |
| Building relocation | To move a 26x62 two story brick building from present site to new location 1 block away in front of Somali Mall. Lower to new elevation and await new foundation to be built under building. Remove all steel under building. | | 300,000.00 | 300,000.00 |
| 3/15/13 - Confirmation from Thein Moving that this price is the same for the move to 420 Cedar Avenue. | | | | |
| Any Questions call Matt at 320-894-7056 | | | Total | \$300,000.00 |

| Phone # | Fax # |
|--------------|--------------|
| 320-847-2255 | 320-847-2278 |

INNOVATIVE CONCRETE INC.

4266 WEST 126TH STREET
SAVAGE, MN 55378

Estimate

| | |
|-----------|------------|
| Date | Estimate # |
| 12/6/2012 | 1008 |

| Name / Address |
|--|
| Fine Associates Real Estate Jim White 1916 IDS Center Minneapolis, MN 55402 |

| Project |
|--------------------------|
| 1500 6th st. S, Mpls,... |

| Description | Qty | Cost | Total |
|--|-------|--------------|-----------|
| * This is a preliminary estimate ... waiting on final set of plans | | 0.00 | 0.00T |
| Saw cut 280 Lft. of 6" thick concrete. | 280 | 3.00 | 840.00 |
| Demo and haul away a 70' x 70' x 6" thick area (bid a with no steel in slab). | 4,900 | 1.00 | 4,900.00 |
| Dig and back fill for a 26' x 63' x 8' deep basement. | 1 | 3,276.00 | 3,276.00 |
| Load and haul away extra soil from basement (price per yard). | 533 | 14.00 | 7,462.00 |
| Load and haul back fill soil to storage area across the street (price per yard). | 250 | 5.00 | 1,250.00 |
| Load and haul back fill soil from storage area to back fill basement (price per yard). | 250 | 5.00 | 1,250.00 |
| Haul in place and grade 8" of clear rock for basement floor (price per sqft). | 1,638 | 1.50 | 2,457.00 |
| Dig and backfill a 30' x 70' x 4' deep area to allow access to movers. | 1 | 3,150.00 | 3,150.00 |
| Load and haul excavated soil to storage area across the street (price per yard) | 340 | 5.00 | 1,700.00 |
| Load and haul excavated soil to storage area across the street to backfill (price per yard). | 340 | 5.00 | 1,700.00 |
| Haul in place and grade 6" of class 5 over disturbed area for new flat work (price per sqft). | 2,990 | 2.00 | 5,980.00 |
| Labor and material to install 12" x 2'4" with three #5 bars continuous through footings with L bars 4' on center for vertical support; 12 courses of 12" CMUs and 11 courses of 8" CMUs with corefills every 4' and bond beam on top course of both walls. Price includes: corefill and bond beam materials and pumps for footings and corefill. | 1 | 36,845.00 | 36,845.00 |
| Post pad footings in basement. | 8 | 150.00 | 1,200.00 |
| Re-pour parking lot around new building and where movers need parking lot removed. | 1 | 19,984.00 | 19,984.00 |
| Water proofing on exterior walls. | 1 | 3,276.00 | 3,276.00 |
| 2" foam if needed for exterior block walls. | 1 | 1,565.00 | 1,565.00 |
| All estimates expire after 10 days. | | Total | |

Customer Signature _____

INNOVATIVE CONCRETE INC.

4266 WEST 126TH STREET
SAVAGE, MN 55378

Estimate

| Date | Estimate # |
|-----------|------------|
| 12/6/2012 | 1008 |

| Name / Address |
|--|
| Fine Associates Real Estate Jim White 1916 IDS Center Minneapolis, MN 55402 |

| Project |
|--------------------------|
| 1500 6th st. S. Mpls,... |

| Description | Qty | Cost | Total |
|--|-----|--------------|-------------|
| All exterior concrete to be 4000 psi concrete with steel mat 30" on center and control joints per code. One coat of Cure'N' Seal for broom finished concrete and one coat of Tri-Grip with Super Clear Coat sealer for stamped concrete. | | 0.00 | 0.00 |
| Bid excludes if any: Permits, unsuitable soil, silt fence, damage to access path due to truck or equipment traffic, soil settling, finish grade, winter conditions, water pumping and road restrictions. | | 0.00 | 0.00 |
| Winter charge 8% starts Nov. 15th through May 15th. (not included in bid) | | | |
| Material Tax | | 7.12% | 0.00 |
| All estimates expire after 10 days. | | Total | \$96,835.00 |

Customer Signature _____



Date: 05/24/2013

PROJECT: 1500 6 TH ST. SO.

To: FINE ASSOCIATES

Location: MPLS,MN

ATTEN: JIM WHITE

Arch/Engr:

Plans dated:

FOR THE SUM OF: **\$2,575.00**

WE PROPOSE TO FURNISH MATERIALS AND LABOR AS FOLLOWS:

3 - BRONZE ALUM WINDOWS WITH CLEAR INSULATED GLASS

NO DEMO INCLUDED

ADDENDUMS NOTED:

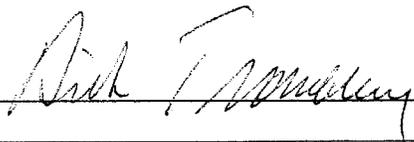
TAX INCLUDED

EXCLUSIONS: NO FINAL CLEANING,

This proposal is subject to revision if not accepted within 30 days. Respectfully submitted by: **DICK TROMBLEY**

Accepted by _____

Date _____



MINNEAPOLIS GLASS COMPANY

14600 28th AVENUE NORTH • PLYMOUTH, MINNESOTA 55447
Phone 763-559-0635 • Fax 763-559-4202
www.dickt@minneapolisglass.com

Attachment 13: Costs of moving to 420 Cedar Avenue

We concluded, however, that moving the Affected Property to the 420 Cedar site is not a reasonable alternative, for the following reasons:

- The necessary route of the approximately four-block move would require removal of most of the boulevard trees along 6th Street. Many of those trees are mature trees with a large canopy. Even though we would replace them, the replacement trees would be small and would not compensate for the loss of some of the few significant elements of landscape in this green-starved neighborhood. We have discussed this issue with Council Members Cam Gordon and Gary Schiff, who are both unequivocally opposed to the removal of those trees. (See Attachment A.)
- A move to the 420 Cedar site would be prohibitively expensive, even more than a move to the site approved by the City Council, for reasons that include:
 - The 420 Cedar site would require constructing a parking area with associated drainage facilities, walkways, lighting and landscaping site improvements.
 - This location would require shoring to protect the foundation of an existing adjacent building.

We have obtained cost estimates from two reputable movers for moving the Affected Property to the 420 Cedar Avenue site: I attach a schedule of the total estimated costs. As you can see, the average expected cost of the move is about \$535,000—almost \$100,000 higher than the move to the 1527 6th Street site. (See Attachment B.)

Please be advised that for either sites the above costs do not include the costs of restoring the building to make it usable for a commercial use of the first floor and for an apartment unit on the second floor. Those costs would be approximately \$75/square foot (for a total of \$232,500 since the building has 1550 square feet of surface on each floor). Please be advised that the second floor of the building could only be used as a residential unit because the building is too small to fit an elevator in it to make it ADA-compliant for a commercial use of the second floor.

I hope that this will answer your questions. Please let me know if you need any additional information.

Regards,

Bob Kueppers

Robert T. Kueppers
Fine Associates
1916 IDS Center
80 S 8th Street
Minneapolis, MN 55402
Phone: 612-332-2561
Fax: 612-334-3348
Cell: 612-418-1900
Email: rkueppers@fineassociates.com



Copy

PLEASE REMIT TO
BRAUN INTERTEC CORPORATION
NW 7644 • P.O. BOX 1450
MINNEAPOLIS, MN 55485-7644
(952) 995-2086 • FAX (952) 995-2020
Tax I.D.#41-1684205

Jim White
Fine Associates Real Estate
IDS Center Suite 1916
Minneapolis, MN 55402

Invoice Date : 7/17/2013
Invoice # : 371144
Project # : BL-13-00952A
Client # : F03296
Client Ref :

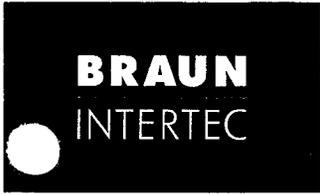
Former Glueks Saloon
Asbestos Inspection
1500 - 6th Street South
Minneapolis, MN

For Professional Services rendered through 7/12/2013

| | |
|----------------------------------|-----------------|
| Professional Consulting Services | 1,122.50 |
| Other Expenses | 378.50 |
| Invoice Total | 1,501.00 |

Please pay from this invoice.
Terms: Due on receipt, 1 1/2% per month after 30 days, 18% annual percentage rate.





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 BRAUN INTERTEC CORPORATION
 NW 7644 • P.O. BOX 1450
 MINNEAPOLIS, MN 55485-7644
 (952) 995-2086 • FAX (952) 995-2020
 Tax I.D. #41-1684205

Project : BL-13-00952A -- Former Glueks Saloon

Invoice # : 371144

Consulting Services

| <u>Class / Employee Name</u> | <u>Date</u> | <u>Hours</u> | <u>Rate</u> | <u>Amount</u> |
|------------------------------|-------------|--------------|-------------|---------------|
| Campbell, Erin | 06/28/2013 | 1.00 | 90.00 | 90.00 |
| Project Assistant | 06/21/2013 | 0.25 | 90.00 | 22.50 |
| Kruse, Gregg D | 06/28/2013 | 1.00 | 185.00 | 185.00 |
| Pavek, Daniel S | 06/28/2013 | 2.00 | 135.00 | 270.00 |
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| Pavek, Daniel S | 06/21/2013 | 4.00 | 105.00 | 420.00 |

Consulting Services 1,122.50

Other Expenses

| <u>Vendor / Employee Name</u> | <u>Doc Nbr</u> | <u>Date</u> | <u>Units</u> | <u>Rate</u> | <u>Amount</u> |
|---|----------------|-------------|--------------|-------------|---------------|
| Vehicle, per mile | ER00156995 | 6/21/2013 | 38.00 | 0.750 | 28.50 |
| Polarized Light Microscopy (PLM), 5 day TAT | 1303213 | 6/26/2013 | 14.00 | 25.000 | 350.00 |

Other Expenses 378.50

Total Project: BL-13-00952A -- Former Glueks Saloon 1,501.00

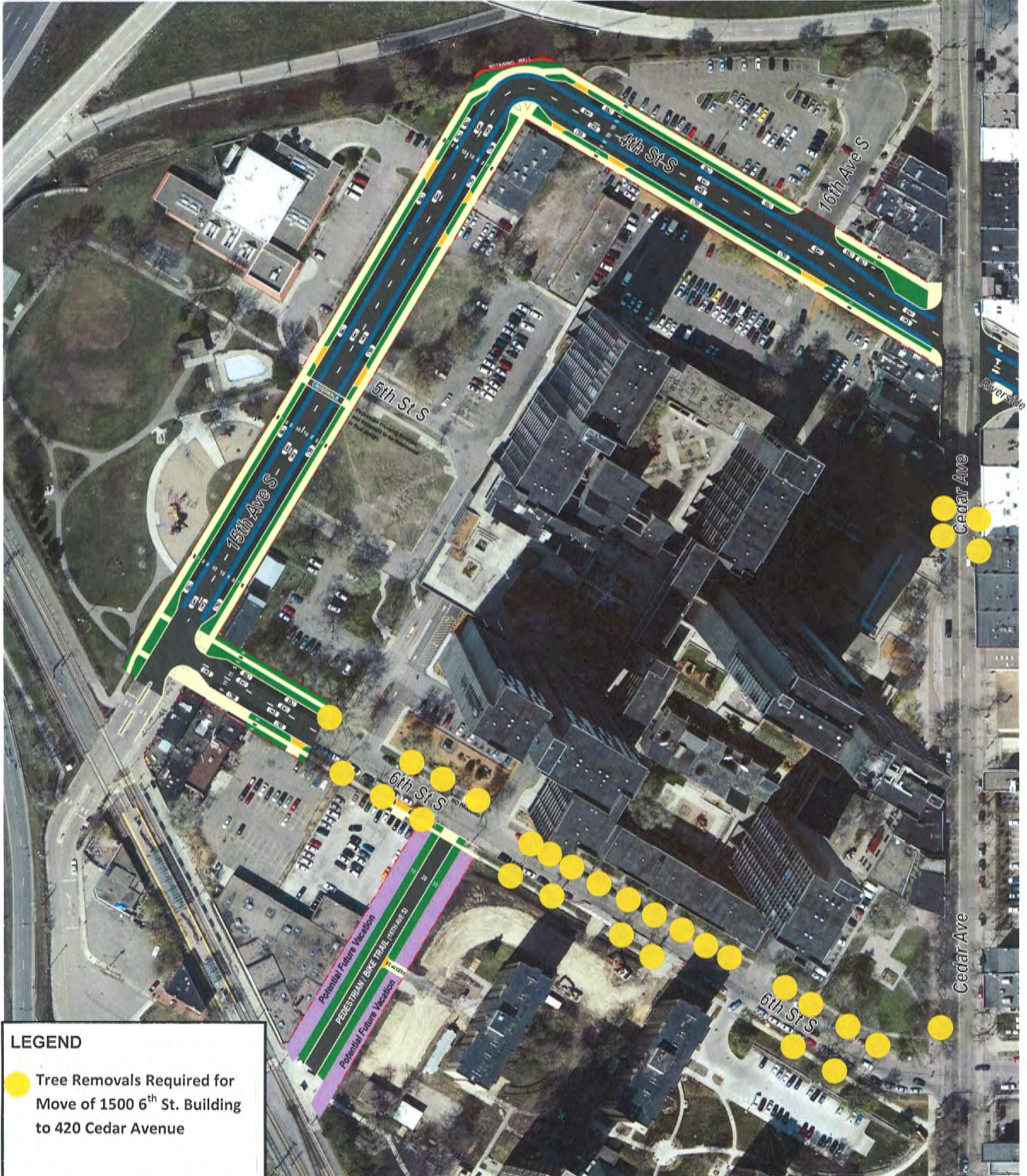
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 Terms: Due on receipt, 1 1/2% per month after 30 days, 18% annual percentage rate.



FORM NO. BI12-01 (5/12)

Riverside Extension (15th Ave S/ 4th St S Reconstruction)

City Preferred Layout 3 (modified 4-23-13)



LEGEND

- Tree Removals Required for Move of 1500 6th St. Building to 420 Cedar Avenue

December 26, 2012
April 24, 2013



Good evening, Aaron.

Currie Park Developments, LLC, the Applicant for Demolition of Historic Resource related to the 1500 6th Street S. building (the “Affected Property”), has tried unsuccessfully to find an individual or an entity who would take the Affected Property for a symbolic price such as \$1, provided that such individual or entity would shoulder the costs of moving and retrofitting the Affected Property.

The reasons of our lack of success were twofold:

1. **The costs of moving and retrofitting the Affected Property, which would make the re-use of the building financially impossible for any commercial or residential purpose.** As summarized in previous correspondence, the cost of moving the building would average \$440,000 if moved a very short distance, such as to the 1527 6th Street S. lot; or \$536,000 if moved further away, such as to a location along the 400 block of Cedar Avenue S. To these amounts we would need to add approximately \$70/sq. ft. of retrofitting costs, for a total of \$232,500 (the building has a footprint of 1550 sq. ft., and two floors).

This expense (between \$672,500 and \$768,500) would yield a building that would include 1,450 sq. ft. of commercial leasable space on the first floor, and approximately 1,450 sq. ft. of housing leasable space on the second floor (the stairway to the second floor removes approximately 100 sq. ft. from the leaseable square footage of each floor).

Thus, the cost per sq. ft. of the leasable space of the moved Affected Property would be between \$232/sq. ft. and \$265/sq. ft. The typical price of new construction for commercial space is about \$100/sq. ft. or less, and for low-rise housing is \$120/sq. ft. or less. Thus, the cost of space in the Affected Property would be up to 260% more than that financially reasonable and sustainable for this kind of structure.

2. **The presence between the Affected Property and potential relocation sites of power lines and trees that could not be cut; the additional land at a potential relocation site that would have been needed to accommodate the building, and that could not be bought; and the need from neighboring property owners of temporary easements, which were denied.**

I summarize below the most significant attempts we made:

- a) We investigated through our contacts in the West Bank Business Association whether any business in the area was interested in the Affected Property. We entertained extensive discussions with Mr. Peter Dodge, who with his daughter, Ms. Susannah Dodge, owns several commercial properties in the neighborhood. We investigated the possibility to move the Affected Property to a lot owned by Mr. Dodge at the corner of 6th and Cedar. However, Mr. Dodge concluded that the cost was too high, and he could not make it work financially.
- b) We entertained discussions with the City to determine whether we could move the Affected Property to the Dania Hall site at 427 Cedar Avenue. However, the City

decided they wanted a more intense development of the site, and the Affected Property did not satisfy that plan.

- c) An early discussion was with the owners of the property at 1504 7th Street S., across the Blue Line from 1501 6th Street. These discussions, however, ended when we learned that the Met Transit will not allow the LRT power lines to be temporarily cut at this location to allow for the building to be moved.
- d) We discussed the possibility of donating the building to Ka Joog, the non-profit Somali youth organization. This possibility, however, was made moot by Ka Joog's inability to raise the money necessary for the move and retrofit of the building, especially considering the small size of the building, which would make it suitable only for a temporary accommodation, and the extra costs required to make the Affected Property ADA-compliant.

This option would have required that we donate the land. However, the three possible land parcels where the Affected Property could in principle be moved had to be dismissed as viable candidates for the following reasons:

- The lot we own at 1527 6th Street S. could not be used because the adjoining landowner (Sherman Associates) refused to provide the temporary easement needed to allow the moving the Affected Property to the 1527 6th Street S. site.
- A small lot we own at 308 Cedar Avenue had to be abandoned as a potential candidate because it would have required that Hennepin County sell us a small amount of right-of-way land, to allow the building to fit. Hennepin County turned down our request because they wanted to wait to decide on the use of their right-of-way land until the Central Corridor LRT line (Green Line) will be open. The County and City have hopes for development of adjacent parcels of land they own in that area (the City owns the adjoining so-called "Parking Lot A").
- The property we own at 420 Cedar had to be abandoned as a candidate for the reasons summarized in our previous correspondence.

I hope this satisfies your request for information on these issues.

Regards,

Bob Kueppers

Robert T. Kueppers
Fine Associates LLC
1916 IDS Center
Minneapolis, MN 55402
Tel: 612-332-2561
Fax: 612-334-3348
Cell: 612-418-1900
Email: rkueppers@fineassociates.com

Attachment 14: Notification to Council Member and
Neighborhood Association

Paul Kluge

From: Paul Kluge on behalf of Robert Kueppers
Sent: Monday, August 19, 2013 6:42 AM
To: Gordon, Cam A. (Cam.Gordon@minneapolismn.gov)
Cc: Bianca Fine; Jim White
Subject: 1500 6th Street S. - Supplemental Application for Demolition of Historic Resource

Dear Council Member Gordon:

This is to inform you that we are submitting a supplemental Application for Demolition of Historic Resource to the Minneapolis Heritage Preservation Commission for the building at 1500 6th Street S. We anticipate a public hearing on September 10, 2013. Please contact me if you have any questions about this application.

Regards,

Robert T. Kueppers
Fine Associates LLC
1916 IDS Center
Minneapolis, MN 55402
Tel: 612-332-2561
Fax: 612-334-3348
Cell: 612-418-1900
Email: rkueppers@fineassociates.com

Paul Kluge

From: Paul Kluge on behalf of Robert Kueppers
Sent: Monday, August 19, 2013 6:43 AM
To: hussein.ahmed@westbankcc.org
Cc: Bianca Fine; Jim White
Subject: 1500 6th Street S. - Supplemental Application for Demolition of Historic Resource

Dear Mr. Ahmed:

This is to inform the WBCC that we are submitting a supplemental Application for Demolition of Historic Resource to the Minneapolis Heritage Preservation Commission for the building at 1500 6th Street S. We anticipate a public hearing on September 10, 2013. Please contact me if you have any questions about this application.

Regards,

Robert T. Kueppers
Fine Associates LLC
1916 IDS Center
Minneapolis, MN 55402
Tel: 612-332-2561
Fax: 612-334-3348
Cell: 612-418-1900
Email: rkueppers@fineassociates.com