



April 26, 2021

Mr. Mark Gettinger
Community Manager
Sharper Management
10340 Viking Drive #105
Eden Prairie, MN 55344

RE: Microbial Consulting
Cityview Cooperative
1801 – 1817 Elliot Avenue, Minneapolis, MN
April 23rd Site Visit
LEGEND No. 21-1809

1.0 INTRODUCTION

The Cityview Cooperative consists of three separate buildings at the north end of Elliot Avenue on the east side of the street in Minneapolis, MN. The buildings were constructed in 1891 and substantially renovated in the 1980s. Building 1801-1803 is currently under renovation. Renovation includes removal of the rear stucco finish and replacement with lapped siding. Windows on the rear are also being replaced as part of the renovation. Atlas Restoration is performing the renovation work.

2.0 SITE VISIT

Cheryl A Sykora, CIH, CSP, CHMM visited the project in the morning of April 23, 2021. At that time the stucco had already been removed from the rear of 1801-1803 and the exposed cavity was covered over with reinforced polyethylene sheeting. LEGEND received photographs of the exposed framework previous to the site visit and did not request opening the sheeting to the rain.

The plan for replacing structurally marginal wood was discussed with Justin Hamm. It was identified that most wood was structurally sound and additional wood would be added where there were issues with the framework. The framework, itself, appears to be original to the building based on appearance. The darkness in the wood is from the vintage and not an indication of rot conditions as it would be in more recently installed wood. Mr. Hamm stated that some wood is suspected to have been replaced in the 1980s when the major renovation took place and wood replacement was not expected to be significant.

Unit 5 inside building 1801-1803 was empty (owner was out of town) and that unit was viewed. The exterior wall had been sheeted off with 2 mil polyethylene sheeting using portable supports for enclosure construction. Inside the poly sheeting, the window trim was removed and one

window had plywood in it. The exterior inside wall was observed to be gypsum wallboard with a full skim coat over the GWB. The window wells were observed to be wide, especially on the below grade level. The GWB appeared to be structurally sound around the window and visible fungal growth was either not present or minimal.

3.0 RECOMMENDATIONS

Recommendations were discussed with Mr. Hamm. LEGEND prefers a hydrogen peroxide-based disinfectant because it is effective and non-corrosive. Specific brand is a determination Atlas can make. Safety Data Sheet (SDS) will be available for the product as it is regulatory mandated to be available and should be provided to responsible cooperative members for reference. Exposure to the hydrogen peroxide is limited to workers directly applying the material and not to the occupants. Biocides are highly reactive chemicals and do not create a residual exposure concern. The applied strength is usually around 3 - 5% and two applications of a weaker strength solution is more effective than one application of a stronger solution. This can be applied where significant wood disintegration and/or visible mold are noted. The structural wood in this building is denser than newer construction. Application of an anti-fungal paint (generally are white and contain zinc oxide) is optional in LEGEND's opinion. It is assumed that the renovation will make the building less prone to water retention and wood rot so anti-fungal paint would be more cosmetic than a needed step in this situation.

The interior enclosure needs to be more of a containment than a barrier. If Unit #5 is representative of all units, there is substantial furnishings that can be impacted with renovation dust and the enclosure will serve to both control fugitive dust and fungal spore dispersal to the inside of the unit. Conditions are hidden and it is possible, more extreme conditions could be encountered than what was observed in Unit #5. It was suggested that the enclosure include a recirculating small HEPA filtered unit to capture dust as it is generated. A tack mat outside the enclosure would control transfer of dust outside the enclosure. This is a minimum containment but should be sufficient to control fungal spore and dust exposure to the occupants during the interior work. If no interior work is done, the outside work would require no special enclosure inside the building.

4.0 SAMPLING

If more extreme fungal conditions are encountered as the renovation progresses, the process can be changed to accommodate as needed.

If occupants are concerned about their air quality that can be determined on an as needed basis. At this time there is no reason to air sample and none was done. No visible fungus was noted to sample during the visit.

5.0 STANDARD OF CARE

This report presents our findings and recommendations. Recommendations are based on current published information and regulatory requirements. Other than this no warranty or guarantee is made or implied.

Cordially,

LEGEND TECHNICAL SERVICES, INC.

A handwritten signature in black ink that reads "Cheryl Sykora". The signature is written in a cursive style with a large initial 'C' and a long horizontal stroke at the end.

Cheryl Sykora, CIH, CSP, CHMM
Senior Industrial Hygienist

Attachment
Photos



Photo 1 - Elliot Street Front Face of the Building



Photo 2 - Rear of the Building



Photo 3 - Stucco Was On the 1801 Building Similar to the Next Door 1809 Bldg



Photo 4 - Rear Showing 1801 and 1809 Buildings



Photo 5 - Close up of Polyethylene Covered Opened Exterior Wall



Photo 6 - Looking Inside the Wall Cavity



Photo 7 - Unit 5 Exterior Wall Where Window Work Will Be Done



Photo 8 - Another Window that is Being Replaced.
NOTE: Window Wells Are Close to A Foot Deep (Sub-Ground Level) Unit 5