

# Summary of Work

July 17, 2025



## Faith Haven Apartments

4901 Grand Avenue  
Duluth, MN

Prepared by:



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Minneapolis, MN 55413

B/A project: 624-01

## Property Data

<b>Constructed</b>	1970	<b>Housing type</b>	MF Housing
<b>Units</b>	123 total: (122) One Bedroom Units (1) Two Bedroom Unit (Caretaker unit)	<b>Construction</b>	10-story concrete building, comprised of cast-in-place, precast, and concrete masonry components.
<b>Site parking and accessory structures</b>	72 on site surface parking spaces Garden shed with picnic shelter	<b>Exterior</b>	Precast concrete panel
<b>Unit HVAC</b>	Baseboard hot water heat from common gas boilers in building basement. No cooling.	<b>Windows</b>	Aluminum horizontal sliders
<b>Common HVAC</b>	Baseboard hot water heat. No cooling.	<b>Roof</b>	Adhered EPDM membrane
<b>Fire Sprinklers</b>	None	<b>Domestic HW</b>	Boilers supply a DHW storage tank located on the first floor
		<b>Laundry</b>	Shared basement laundry room with (10) washers and (8) dryers

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### Overview

The proposed renovations to Faith Haven Apartments are intended to update this invaluable resource to continue to provide an affordable housing option for Duluth's senior population. Originally built in 1970 on a HUD loan, the building has been in continuous use as a senior housing facility ever since. Since the original HUD loan was paid off several years ago, the building's owners have continued to do the right thing for their residents and offer a housing option that is affordable and allows residents to join this

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remarkable community. This is a rare situation where the same nonprofit organization that originally built the structure, has remained involved in its operation ever since. This nonprofit, Faith Haven Inc., is not affiliated with a particular faith or religious tradition but has certainly offered a haven for area seniors who earn less than 80% of the Area Median Income in a market where such options have grown scarce. However, the board is also looking to decrease their involvement with day-to-day operations and have enlisted the help of One Roof Community Housing to help with the proposed renovations and bring the building into the future by improving life safety and maintaining the quality of life for a vulnerable population who may not have another option to move to if this building ceased to operate as affordable housing.

The residents of the 122 one bedroom unit building certainly recognize their good fortune and have universally praised the building staff and amenities. However, in the more than 50 years since it was first built, the building has aged and is now in need of significant updates to ensure that it continues to meet this critical housing need for an underserved population, for decades to come.

**An outline description of proposed work scope below, with critical needs highlighted, with further critical needs description following this section.**

### Sitework

1. Parking lot: sealcoat and restripe
2. Replace/update landscaping: new plantings, mulch areas
3. Replace monument sign
4. Update accessible parking and accessible route, eliminating trip hazards (Critical Need).
5. Selective regrading around buildings for proper drainage (Critical Need).

### Building Envelope

1. Replace roofing: new fully adhered EPDM, reusing existing insulation in good condition.
2. Replace windows: new fiberglass windows at existing openings throughout (Critical Need).
3. Replace caulking at building exterior panel joints, typical at all facades/all levels (Critical Need).
4. Replace canvas awnings with new canvas awnings.

### Interior Common Areas

1. Interior finishes: new flooring and paint at all common areas and corridors.
2. Replace 50% of handrails at corridors.
3. Replace 25% of common areas doors
4. Reconfigure common laundry room, provide new appliances.
5. Construct new mail room for accessibility and compliant USPS 4c boxes.
6. Renovate existing common area restrooms on lower level to create 3 new single user restrooms.
7. Close risers and replace guardrail at lobby stair to lower level (Critical Need).

### Apartment Units

1. New unit entry door – rated SC wood door in HM frame
2. New vinyl window trim/jamb/head. New solid surface window sills.
3. Accessible unit conversions: 7 dwelling units(5%) to be reconfigured to meet Type A requirements, and 2% of units (3) to receive hearing and visually impaired improvements.
4. Kitchens:
  - a. New cabinets, counters, sink, faucets (Critical Need).
  - b. Selective appliance replacement
  - c. New firestops at hood and stainless-steel grease shield behind range
5. Bathrooms:

- a. Reconfigure accessible units – switch positions of toilets and vanities to allow toilet at corner for permanent, code-compliant grab bar installation at any/all units within building.
- b. New vanity/cultured marble top, faucet.
- c. New mirror and vanity light.
- d. New surface mounted or recessed medicine cabinet.
- e. Replace bath accessories: toilet paper holder, towel bars.
- f. Provide backing and grab bars at all unit toilets and showers.
- g. Replace toilets – 1.1GPF
6. New finishes throughout:
  - a. LVP kitchen, dining, entry, living room, bedrooms
  - b. New sheet vinyl in bathrooms
  - c. Replace vinyl base, patch walls
  - d. Spot patch walls and ceilings
  - e. Paint walls and ceilings at kitchens and baths
  - f. New outlet/device covers
7. New heavy duty wire closet shelving and rods
  - a. Accessible unit shelving on adjustable standards
8. New horizontal vinyl window blinds
9. New LED light fixtures throughout unit
10. Replace smoke/CO detectors in units: bedrooms and hallway, hardwire where feasible.


### Mechanical Systems




1. Add sprinkler system throughout building. (Critical Need).
  - a. Existing sprinkler at mechanical / trash areas only – extend wet pipe system throughout.
  - b. Add electric heaters at building stairwells where sprinkler coverage required to prevent freezing.
  - c. Revise water service to building to accommodate additional demand.
2. Replace waste and vent plumbing stacks (Critical Need).
3. Replace domestic water plumbing stacks.
4. Upgrade/replace firestopping at building plumbing/vent stacks. (Critical Need).
5. Replace plumbing fixtures (low flow Watersense fixtures) – see units.
6. Replace rooftop ventilation (PRV) components.




### Electrical

1. Replace unit light fixtures with LED fixtures
2. Replace common area light fixtures with LED fixtures
3. New smoke detectors in common and in units – see Units
4. New thermostats.
5. Update fire alarm system (Critical Need).
6. Supplemental electric heaters at stairwells where sprinkler coverage is required at non-conditioned areas.
7. New 85 kw emergency power generator and connect elevator to circuit. (Critical Need).

**Supplemental Critical Need Summary with Photos:**

<b>Site</b>		
<p><b>Update accessible parking and accessible route.</b> Correct access aisle slope and eliminate trip hazards/offsets in concrete walks through jacking, grinding and/or replacement of sidewalks.</p>		
<p><b>Selective regrading around buildings for proper drainage.</b> Water intrusion occurring in heavy rain events at foundation due to site drainage issues and lower entrance doors/paving.</p>		
<b>Building Envelope</b>		
<p><b>Existing windows</b> leak at perimeter and at sash in heavy rain events leading to water intrusion into interior wall assemblies</p>		

<p><b>Existing sealants</b> at exterior wall panels are beyond useful life with cracks and gaps leading to water intrusion and potential mold growth in unit walls</p>		
<b>Interior Common</b>		
<p><b>Existing main lobby stair</b> represents trip and fall hazard. Stair to lower level is non-compliant with open risers and baluster spacing exceeding code requirements</p>		
<b>Units</b>		
<p><b>Plumbing stack replacement</b> requires removal and replacement of kitchen cabinets and counters.</p>		

<b>Mechanical and Electrical Systems</b>		
<p><b>Non sprinklered high-rise</b> building is non code compliant. Extend system to common areas, corridors, and units for compliance.</p>		
<p><b>Cast iron drain waste and vent piping exhibits systematic failure</b> with cracks and leaks in mains, and short term repairs.</p>		
<p><b>Fire alarm system requires update</b> for compliance and AHJ approvals, remove non-compliant hose cabinets.</p>		
<p><b>Future elevator modernization will necessitate elevator is on emergency back up power.</b> New 85 kw emergency power generator and connect elevator to circuit.</p>		