

PMC-EF2a

**U.S. DEPARTMENT OF ENERGY  
EERE PROJECT MANAGEMENT CENTER  
NEPA DETERMINATION**



**RECIPIENT:** City of Philadelphia and Philadelphia Industrial Development Corporation

**STATE:** PA

**PROJECT TITLE :** City of Philadelphia (PA), EECBG: Commercial and Industrial Energy Efficiency Building Retrofit Revolving Loan -- Campus Apts

<b>Funding Opportunity Announcement Number</b>	<b>Procurement Instrument Number</b>	<b>NEPA Control Number</b>	<b>CID Number</b>
DE-FOA-0000013	EE0000927		0

**Based on my review of the information concerning the proposed action, as NEPA Compliance Officer (authorized under DOE Order 451.1A), I have made the following determination:**

**CX, EA, EIS APPENDIX AND NUMBER:**

**Description:**

**B5.1** Actions to conserve energy, demonstrate potential energy conservation, and promote energy-efficiency that do not increase the indoor concentrations of potentially harmful substances. These actions may involve financial and technical assistance to individuals (such as builders, owners, consultants, designers), organizations (such as utilities), and state and local governments. Covered actions include, but are not limited to: programmed lowering of thermostat settings, placement of timers on hot water heaters, installation of solar hot water systems, installation of efficient lighting, improvements in generator efficiency and appliance efficiency ratings, development of energy-efficient manufacturing or industrial practices, and small-scale conservation and renewable energy research and development and pilot projects. The actions could involve building renovations or new structures in commercial, residential, agricultural, or industrial sectors. These actions do not include rulemakings, standard-settings, or proposed DOE legislation.

**Rational for determination:**

The City of Philadelphia is proposing to award \$1,600,000 in EECBG ARRA funding to Campus Apartments to cover the incremental cost of purchasing energy efficient equipment and building materials, over traditional equipment and materials, for a new, LEED-certified, extended stay hotel. The new building will be constructed in a highly developed, urban area. The EECBG funding amount is 3.8% of the total cost of the \$41,900,000 project.

A Phase 1 Environmental Site Assessment was conducted of the site by Environmental Consulting Inc. in November 2007 found no pre-existing contamination on the site.

The project will obtain and comply with all standard building permits and code requirements. A City of Philadelphia Zoning Permit, a City of Philadelphia Building Permit; PA Act 537 and IRSA compliance are required and will be obtained.

Meetings have been held with the local Spruce Hill community group and a letter of support has been obtained. Public hearings have been held by the Philadelphia City Planning Commission and the project has their support. An ordinance that will allow this project has been introduced to the Philadelphia City Council and their approval is pending.

No vegetation exists on the portion of the site that will be occupied by the new building. The remainder of the site is occupied by six 3 story residential buildings and their yards. These buildings are to remain. Excavation will take place for the hotel cellar which will require removal from the site of approximately 12,000 cubic yards of soil. Soil will be tested for contaminants and relocated to an appropriate approved site. Any run off will be contained on site by appropriate filter barriers. There are no surface water bodies in proximity to this site. There are not expected to be any adverse effects to threatened and endangered species, wetlands, floodplains, cultural resources or visual resources as a result of the construction of the new building. EECBG funding will go towards the purchase and installation of the following equipment and building material:

**Building Envelop**

- Wall Panels - 3 inch thick metal faced panels and 6 inches of internal insulation, for a wall R-value of R-42.
- Roof - Roof will be insulated to R-30. About two-thirds of the roof will be a green vegetative roof to delay peak air conditioning loads and to control storm water runoff from the building. The other third of the roof will be a white reflective ENERGY STAR roof.
- Windows - The windows are thermal-break aluminum with double glazed, low E tinted glass. The overall window U-value will be 0.40 or lower.



Heating, Ventilation and Air Conditioning

- Energy-efficient water-loop heat pump system.
- Gas-fired condensing boiler that is 90+ percent efficient.
- Two-way control valves at each heat pump to reduce pumping energy requirements by not pumping water through the heat pumps unless they are on.
- Heat-recovery wheel to condition incoming ventilation air.
- Ventilation air fans controlled by CO2 sensors.
- Smart control system to control building temperature. This system will allow the manager to remotely put unoccupied rooms in an unoccupied mode and to control the building's peak demand.

Lighting

- Energy-efficient light fixtures will be used throughout the building.
- Occupancy sensors control lighting in the common areas.

Plumbing

- Humidity recovery system to reclaim heat.

After a thorough review of the submitted information, it has been determined that the project will not have a significant impact to human health and/or environment. Therefore, the project has been categorically excluded under CX B5.1 "actions to conserve energy" from further NEPA review.

**NEPA PROVISION**

Insert the following language in the award:

You are required to:

Prior to the expenditure of Federal funds to implement any of the above activities, the City of Philadelphia has the affirmative responsibility to ensure they are in compliance with Sec. 106 of the National Historic Preservation Act (NHPA), consistent with DOE's 2009 letter of delegation of authority regarding the NHPA. If applicable, the sub-recipient must contact the State Historic Preservation Officer.

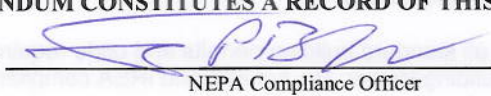
The recipient is required to obtain the necessary permits regarding all actions involved with the proposed project.

Note to Specialist :

EF-2a prepared by Logan Sholar.

**SIGNATURE OF THIS MEMORANDUM CONSTITUTES A RECORD OF THIS DECISION.**

NEPA Compliance Officer Signature:



NEPA Compliance Officer

Date:

9/22/10

**FIELD OFFICE MANAGER DETERMINATION**

Field Office Manager review required

**NCO REQUESTS THE FIELD OFFICE MANAGER REVIEW FOR THE FOLLOWING REASON:**

- Proposed action fits within a categorical exclusion but involves a high profile or controversial issue that warrants Field Office Manager's attention.
- Proposed action falls within an EA or EIS category and therefore requires Field Office Manager's review and determination.

**BASED ON MY REVIEW I CONCUR WITH THE DETERMINATION OF THE NCO :**

Field Office Manager's Signature:

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Field Office Manager

Date:

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