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**Addendum 1**  
**Solicitation 23-99564**  
**RFP for Environmental Assessment Worksheet for Central High School Site Redevelopment**

This addendum serves to notify all bidders of the following changes to the solicitation documents:

The following questions are answered in *italics*:

1. Please confirm the proposed project does not meet the required criteria for an Environmental Impact Statement (EIS) per MN Rules 4410.4400 Subpart 21 (specifically subparts 14.D).

*The City of Duluth has an adopted comprehensive plan meeting the requirements of MN Rules 4410.4400, Subpart 14D. The proposed project includes 938 attached residential units, which is 0.6253 of the 1,500 attached residential units in the threshold for a Mandatory EIS. The proposed project includes 60,000 sq. ft. of commercial space, which is 0.06 of the 1,000,000 sq. ft. in the Mandatory EIS threshold in MN Rules 4410.4400, Subpart 11B. The sum of the thresholds for each part of the project is 0.6853, which is less than 1.0, the threshold for a Mandatory EIS on a mixed residential and commercial project according to MN Rules 4410.4400, Subpart 21.*

2. What portions of the conceptual layout will be in preliminary design at the time of starting the EAW? Additional details for specific project components will be needed to write the EAW (such as stormwater design, infrastructure needs, structure heights, etc.)

*One of the 54-unit condo buildings will be the only one in design at time of the EAW commencing. Stormwater Management plan Utility Plans will be provided by the Developers Engineer. The structure height will be determined by the approved Regulating Plan.*

3. Pages 6-7: Although not specifically mentioned in the RFP, should the consultant assume the City of Duluth will perform all Responsible Government Unit (RGU) responsibilities?

*The City of Duluth is the RGU required to review the project. The City is seeking professional services to support the process of preparing an EAW and conducting its review according to MN Rules. Bidders on the RFP should plan on providing the services listed in the RFP.*

4. Does any other information exist and if so will it be provided to the consultant that gets this project in terms of things such as Phase I Environmental Assessments for the property, wetlands delineations reports, etc.?

*There is historic information from the original construction of Central High School and the STC Building. There also is a current wetland delineation. This information will be shared with successful EAW Consultant.*

Please acknowledge receipt of this Addendum by including a copy of it with your proposal. The pages included will not count toward any page limitation, if any, identified in the RFP.

Posted: **July 28, 2023**