



**CITY OF DULUTH**  
PURCHASING DIVISION  
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411 West First Street  
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**Addendum #1**  
**File # 17-0039**  
**Project: Citywide Property Insurance**

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

- 1) A revised City Buildings Schedule is attached to this addendum with two address corrections, highlighted, and the age and square footage of each building.
- 2) For clarification purposes, the City of Duluth is *not* seeking bids for boiler insurance. We will retain our existing coverage with Hartford Steam Boiler Inspection and Insurance Company.

Please acknowledge receipt of this Addendum by initialing and dating Addendum #1 below the bid form on the invitation for bids.

Posted: December 5, 2016

**2016 - 2017 CITY BUILDINGS**

<b>Loc. #</b>	<b>Address</b>	<b>Description</b>	<b>Buildings</b>	<b>BPP Value</b>	<b>Age</b>	<b>Sq. Footage</b>
1	411 West 1 <sup>st</sup> Street	City Hall	\$ 30,115,000.00	\$ 4,600,000.00	1927	127,964
2	602 West 2 <sup>nd</sup> Street	Fire Hall #1	\$ 3,919,674.00	\$ 1,500,000.00	1965	32,800
3	520 West Superior Street	Main Library	\$ 18,200,000.00	\$ 9,900,000.00	1977	69,228
4	520 Garfield Avenue	Water & Gas Building	\$ 7,802,813.00	\$ 700,000.00	2003	82,272
5	8130 Congdon Blvd.	Water Filtration Plant	\$ 7,379,095.00	\$ 50,000.00	1975	65,382
	8130 Congdon Blvd.	Water Filtration Plant –Pump	\$ 697,938.00	\$ 25,000.00	1897	12,350
6	1532 West Michigan Street	Maintenance Shop	\$ 5,361,000.00	\$ 150,000.00	1938	39,765
7	12 East 4 <sup>th</sup> Street	Central Hillside Com. Ct.	\$ 1,238,570.00	\$ 25,500.00	1975	16,630
8	5830 Grand Avenue	City Center West	\$ 3,852,437.00	\$ 780,000.00	1988	5,850
	5830 Grand Avenue	West Duluth Branch Library	\$ -	\$ 556,150.00	1988	22,487
9	33 West Mulberry Street	Duluth Heights Com. Club	\$ 833,821.00	\$ 5,000.00	1929	10,560
10	1102 Commonwealth Ave.	Fire Hall #10, Senior Center	\$ 890,282.00	\$ 65,000.00	1927	11,180
11	2627 West Superior Street	Fire Hall #2	\$ 885,520.00	\$ 350,000.00	1983	7,365
12	425 West College Street	Fire Hall #4	\$ 658,279.00	\$ 300,000.00	1976	5,475
13	5030 East Superior Street	Fire Hall #6	\$ 726,469.00	\$ 61,000.00	1911/1998	2,184
14	1419 W. Maple Grove Road	Fire Hall #7	\$ 658,279.00	\$ 400,000.00	1976	5,475
15	1302 – 88 <sup>th</sup> Avenue West	Goodfellowship Com. Center	\$ 1,186,566.00	\$ 5,000.00	1976	8,820
16	105 Mt Royal Shopping Ct.	Mt. Royal Branch Library	\$ -	\$ 905,270.00		
17	105 North 40 <sup>th</sup> Avenue W.	West Duluth Toolhouse	\$ 2,855,000.00	\$ 1,110,000.00	1975	5,355
18	3501 Grand Avenue	Wheeler Com. Club	\$ 841,911.00	\$ 5,000.00	1938	10,680
19	3211 Allendale Avenue	Woodland Com. Club	\$ 749,747.00	\$ 5,000.00	1972	9,328
	3211 Allendale Avenue	Woodland/Fryberger Arena	\$ 1,312,926.00	\$ 37,500.00	1971	24,990

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20	72 <sup>nd</sup> Avenue & Grand Ave.	Zoo Administration Bldg.	\$ 1,395,102.00	\$ 63,000.00	1900	10,942
	72 <sup>nd</sup> Avenue & Grand Ave.	Animal Care Center	\$ 1,183,875.00	\$ 25,000.00	2000	7,533
	72 <sup>nd</sup> Avenue & Grand Ave.	Zoo – Polar Complex	\$ 564,424.00	\$ 5,000.00	1930	6,380
	72 <sup>nd</sup> Avenue & Grand Ave.	Zoo- Australian Bldg.	\$ 305,744.00	\$ 10,000.00	1930	4,410
	72 <sup>nd</sup> Avenue & Grand Ave.	Zoo- Children’s Bldg.	\$ 620,159.00	\$ 15,000.00	1930	7,010
21	1801 W. Skyline Blvd.	Enger Golf – Club House	\$ 509,176.00	\$ 10,000.00	1942	6,414
22	5148 Mike Colallilo Drive	Fleet Service Center	\$ 2,936,000.00	\$ 237,500.00	1992	21,708
23	3002 West 3 <sup>rd</sup> Street	Harrison Com. Club	\$ 430,251.00	\$ 5,000.00	1936	4,800
24	3026 Minnesota Avenue	Lafayette Square Com. Club	\$ 433,151.00	\$ 5,000.00	1942	4,840
25	1860 Lester River Road	Lester Golf Club House	\$ 398,305.00	\$ 10,000.00	1952	4,720
26	4017 West 7 <sup>th</sup> Street	Merritt Com. Club	\$ 451,264.00	\$ 5,000.00	1939	5,088
27	5000 Minnesota Avenue	Park Point Area Beach House	\$ 475,359.00	\$ 7,500.00	1930	5,890
28	110 N. 42 <sup>nd</sup> Avenue W.	Parks Toolhouse	\$ 2,068,000.00	\$ 495,000.00	1975	6,894
29	2302 W. 23 <sup>rd</sup> Street	Piedmont Height Com. Club	\$ 382,992.00	\$ 5,000.00	1970	2,000
30	4601 McCulloch Street	Portman Com. Club	\$ 590,984.00	\$ 15,000.00	1951	5,680
31	1 <sup>st</sup> Avenue & Commerce St.	Sewer Lift Station #6	\$ 315,299.00	\$ 7,500.00		
32	2407 Commonwealth Ave.	Lund Toolhouse	\$ 1,411,000.00	\$ 825,000.00	1970	10,200
33	35 <sup>th</sup> Avenue W. & 1 <sup>st</sup> Street	Wade Stadium	\$ 353,871.00	\$ 25,000.00	1946	12,000
34	4600 Stebner Road	Air Maintenance Bldg.	\$ 28,950,000.00	\$ 900,000.00	1996	158,686
35	1800 E. Skyline Pkwy.	Chest Bowl Ski Chalet	\$ 423,739.00	\$ 5,000.00	1962	11,840
36	3501 Woodland Avenue	Fire Hall #11	\$ 281,201.00	\$ 156,369.00	1922	2,800
37	2627 Courtland Street	Animal Shelter	\$ 413,459.00	\$ 25,000.00	1975	3,360
38	201, 203 & 205 E. Superior St	NorShor/Temple Opera	\$ 2,000,000.00	\$ 50,000.00	1910	12,425

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39	2030 N. Arlington Avenue	DPD Public Safety Bldg.	\$ 11,000,000.00	\$ 2,000,000.00	2011	32,824
40	3252 Riley Road	Tree Farm Toolhouse	\$ 654,000.00	\$ 100,000.00	2010	3,344
41	West Skyline Parkway	Enger Tower Gazebo	\$ 250,000.00	\$ 5,000.00	2015	
42	4960 Airport Approach Road	Airport/Hanger 103	\$ 3,000,000.00		1970	40,000
43	4927 Airport Approach Road	Airport/Hanger 104 - Bay 7/8 & 9/10	\$ 650,000.00		1975	38,000
	4923 Airport Approach Road	Airport/Hanger 104 - Bay 9/10	\$ 650,000.00		1975	38,000
44	4527 Vanderberg Drive	Airport /Hanger 105	\$ 285,000.00		1970	3,380
45	4529 Vanderberg Drive	Airport/Hanger 106	\$ 285,000.00		1970	3,380
46	4531 Vanderberg Drive	Airport/Hanger 107	\$ 285,000.00		1970	3,380
47	4867 Airport Road	Airport/Electrical Vault	\$ 1,000,000.00			2,000
48	4875 Malstrom Street	Airport/Snow Removal Equipment Building 303	\$ 5,000,000.00	\$ 750,000.00	1975	30,000
49	4845 Lackland Street	Airport /Building 305	\$ 1,300,000.00		1980	13,867
50	4848 Lackland Street	Airport /911 Building 308	\$ 850,000.00		1980	
51	4464 Ralston Drive	Airport/Building 311	\$ 2,100,000.00		1975	30,000
52	4526 Airport Approach Road	Airport/Ranch Hangars 614	\$ 425,000.00		1980	12,000
53	4524 Airport Approach Road	Airport/T-Hangers (14) 615	\$ 600,000.00		1980	12,000
54	4525 Airport Approach Road	Airport/Tower Building 616	\$ 1,950,000.00	\$ 125,000.00	1969	20,000
55	4535 Airport Approach Road	Airport/Municiple Hanger II 622	\$ 1,600,000.00		1960	15,000
56	4701 Grinder Drive	Airport/Terminal	\$ 62,000,000.00	\$ 750,000.00	2014	110,000
57	5000 Minnesota Avenue	Airport/Sky Harbor Airport Office/Hanger	\$ 500,000.00	\$ 250,000.00	1975	10,000
58	All Locations - Duluth, MN	Computers		\$ 7,000,000.00		

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59*	1 Lake Place Drive	Steam Plant	\$ 19,890,734.00	\$ 3,041,171.00	1915	13,604
					1950	2,680
		TOTAL:	\$ 251,333,416.00	\$ 38,463,460.00	1960	2,785
*	<b>Location #59 also has:</b>	Business Income Coverage:	\$ 1,400,000.00			
		Extra Expense Coverage:	\$ 800,000.00			