

CITY OF DULUTH

PURCHASING DIVISION
Room 100 City Hall
411 West First Street
Duluth, Minnesota 55802-1199
218/730-5340 218/730-5922 FAX
purchasing@duluthmn.gov

Addendum #3 File # 17-0039 Project: Citywide Property Insurance

This addendum serves to notify all bidders of changes to the solicitation documents. The following questions are answered below:

- Q1 Can you provide copies of any Affiliated FM engineering reports from recent years? These reports provide critical underwriting data used in placing each location in the correct rating tiers. Some of that data includes construction type, number of stories, sprinkler status, historical buildings, utility types and updates, etc.
- A1 The attached revised property list should answer this question.
- Q2 Which building on the Statement of Values is the Barn at the Zoo, that Affiliated FM excludes from Flood coverage?
- A2 We do not insure the barn, so no flood insurance is required. The City does not purchase any NFIP coverage.
- Q3 The Affiliated FM policy excludes flood at the polar complex building. How much of / was any portion of the flood loss on 6/20/12 attributed to this building? Does the City require flood insurance on this building? Does the insured purchase any NFIP coverage on this building? If so, could you please provide details?
- A3 The largest portion of damages suffered in the 6/20/12 flood was to the Polar Building. This building contained the pump system for the polar bear and penguin ponds and the system was rendered unusable. The City no longer has these animals, nor do we expect to get them back, since the ponds do not meet the Zoological requirements to have them. Because the building is next to Kingsbury Creek, we have no intention to use it for any animal use at this time. The building is not currently in use. The City does not have any NFIP insurance on any of our buildings. The only flood insurance we have is with FM Global. Since the 6/20/12 flood, two major factors have been corrected. First, the storm drain system under Grand Avenue has been completely reconstructed with higher drainage capability. Second, the railroad bridge across Grand Avenue has been replaced and there is no longer an obstruction that would slow or hinder the flow of Kingsbury Creek, which is located next to the Polar Building. We have eliminated the use of the Polar Building, and the draining modification to

Grand Avenue and replacement of the railroad bridge should solve the flooding issue.

- Q4 What would the flood loss from 2012 been paid total, had the City had a \$100,000 per occurrence Flood deductible, in lieu of the \$250,000 per location that the claim was adjusted at? Was just one location affected by the flood or were multiple locations damaged?
- A4 See the attached cost sheet. The total loss was \$503,513.28. There was only one location that exceeded the \$250,000 deductible per location and that was the Zoo. There were two other locations that would have come close to meeting a \$100,000 deductible, but have since been torn down.

Please acknowledge receipt of this Addendum by initialing and dating Addendum #3 below the bid form on the invitation for bids.

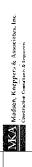
Posted: December 16, 2016

2016 - 2017 CITY BUILDINGS

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	_	411 West 1" Street	602 West 2" Street	520 West Superior Street	600 Garfield Avenue	8130 Congdon Blvd.	8131 Congdon Blvd.	1532 West Michigan Street	12 East 4 ^m Street	1 0 0000	5850 Grand Avenue	5830 Grand Avenue	33 West Mulberry Street	1102 Commonwealth Ave.	2627 West Superior Street	425 West College Street	5030 East Superior Street	1419 W. Maple Grove Road	1242 – 88 th Avenue West	105 Mt Royal Shopping Ct.	105 North 40th Avenue W.	3501 Grand Avenue	3211 Allendale Avenue	3211 Allendale Avenue	72nd Avenue & Grand Ave.	72nd Avenue & Grand Ave.	72nd Avenue & Grand Ave.	72" Avenue & Grand Ave.	72nd Avenue & Grand Ave.	1801 W. Skyline Blvd.	5148 Mike Colallilo Drive	3002 West 3rd Street	3026 Minnesota Avenue	1860 Lester River Road	4017 West 7th Street	5000 Minnesota Avenue	110 N. 42 nd Avenue W.	2302 W. 23 rd Street	4601 McCulloch Street	Ist Avenue & Commerce St.	2407 Commonwealth Ave.	35th Avenue W. & 1st Street	4600 Stebner Road	1800 E. Skyline Pkwy.
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2016 - 2017 CITY BUILDINGS

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	В	3501 Woodland Avenue	2627 Courtland Street	201, 203 & 205 E. Superior St	2030 N. Arlington Avenue	3252 Riley Road	West Skyline Parkway	4960 Airport Approach Road	4927 Airport Approach Road	4923 Airport Approach Road	4527 Vanderberg Drive	4529 Vanderberg Drive	4531 Vanderberg Drive	4863 Airport Road	4875 Malstrom Street	4845 Lackland Street	4848 Lackland Street	4464 Ralston Drive	4526 Airport Approach Road	4524 Airport Approach Road	4525 Airport Approach Road	4535 Airport Approach Road	4701 Grinder Drive	5000 Minnesota Avenue	All Locations - Duluth, MN	I Lake Place Drive						Location #59 also has:			Construction Materials are catago	FC: Framed Construction	JM: Joist Masonry	NCM: Non-Combustible Mason	FR: Fire Resistant
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Lake Superior Zoo Duluth, Minnesota

Preliminary Summary of Repair Costs November 26, 2012

00 Proposal	00 Allowance	50 Proposal	00 Proposal	30 Budget	30 Budget	30 Budget	30 To Be Determined	<u>09</u>	89	! 8:	30 Reviewed-Claimed-\$40,953.0 30 Reviewed-Contents 30 Reviewed-Claimed \$52,811.0
\$13,858.00	\$10,000.00	\$29,627.60	\$10,567.00	\$8,500.00	\$1,900.00	\$98,200.00	\$6,990.00	\$179,642.60	\$227,086.68	\$406,729.28	\$29,610.00 \$0.00 \$17,482.00 \$49,692.00
Replace OH door, HM door and FRP panels	Repairs to exterior pools, piping and fittings	Replace water heater, miscellaneous piping, broken PVC, circulating pumps	Temperature controllers and wiring in filter room	Cleaning and sanitizing of life support systems	Replace two hydraulic controllers	Replace devices, fixtures and miscellaneous items that were submerged, Replace 600 Amp switchboard, 400 amp panel, 4 small panels, wire motors, starters and VFD's.	Engineering evaluation of sink holes and foundations	Total Repair Cost Budget	Emergency Services ATI Final Invoice	Total Emergency Services and Repair Costs	Flood Clean up-equipment rentals, clear the grounds so repairs Revenue Loss- \$113,242-Not Covered-Insd and broker agree Contents Loss Insd labor hours expended for response and clean up
Johnson Williams	Allowance	Jamar	ABE Costs	Aqua Logic	Nemato	Benson Electrical	Kresch Ojard Engineering				City of Duluth City of Duluth City of Duluth City of Duluth



\$253,513.28

🐴 Madsen, Kneppers & Associates, Inc.	Construction Censultants & Engineers	
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GROSS TOTAL FOR ALL Less Deductible

Net Loss

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