



**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](mailto: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

A	B	C	D	E	F	G	H	I	J
Loc. #	Address	Description	Buildings	BPP Value	Age	Sq. Footage	Spinkler	Construction	# Floors
1	411 West 1 <sup>st</sup> Street	City Hall	\$ 30,115,000.00	\$ 4,600,000.00	1927	127,964	Y	NCM	5
2	602 West 2 <sup>nd</sup> Street	Fire Hall #1	\$ 3,919,674.00	\$ 1,500,000.00	1965	32,800	N	NCM	3
3	520 West Superior Street	Main Library	\$ 18,200,000.00	\$ 9,900,000.00	1977	69,228	Y	FR	3
4	600 Garfield Avenue	Water & Gas Building	\$ 7,802,813.00	\$ 700,000.00	2003	82,272	N	JM	3
5	8130 Congdon Blvd.	Water Filtration Plant	\$ 7,379,095.00	\$ 50,000.00	1975	65,382	N	NCM	1
7	8131 Congdon Blvd.	Water Filtration Plant--Pump	\$ 697,938.00	\$ 25,000.00	1897	12,350	N	JM	2
8	1532 West Michigan Street	Maintenance Shop	\$ 5,361,000.00	\$ 150,000.00	1938	39,765	N	JM	3
9	12 East 4 <sup>th</sup> Street	Central Hillside Com. Ct.	\$ 1,238,570.00	\$ 25,500.00	1975	16,630	N	NCM	2
10	5830 Grand Avenue	City Center West	\$ 3,852,437.00	\$ 780,000.00	1988	5,850	Y		1
11	5830 Grand Avenue	West Duluth Branch Library	\$ -	\$ 556,150.00	1988	22,487	Y		1
12	33 West Mulberry Street	Duluth Heights Com. Club	\$ 833,821.00	\$ 5,000.00	1929	10,560	N	JM	2
13	1102 Commonwealth Ave.	Fire Hall #10, Senior Center	\$ 890,282.00	\$ 65,000.00	1927	11,180	N	JM	3
14	2627 West Superior Street	Fire Hall #2	\$ 885,520.00	\$ 350,000.00	1983	7,365	Y	NCM	1
15	425 West College Street	Fire Hall #4	\$ 658,279.00	\$ 300,000.00	1976	5,475	N	NCM	1
16	5030 East Superior Street	Fire Hall #6	\$ 726,469.00	\$ 61,000.00	1917/1998	2,184	N	JM	1
17	1419 W. Maple Grove Road	Fire Hall #7	\$ 658,279.00	\$ 400,000.00	1976	5,475	N	NCM	1
18	1242 - 88 <sup>th</sup> Avenue West	Goodfellowship Com. Center	\$ 1,186,566.00	\$ 5,000.00	1976	8,820	N	JM	1
19	105 Mt Royal Shopping Ct.	Mt. Royal Branch Library	\$ -	\$ 905,270.00					
20	105 North 40 <sup>th</sup> Avenue W.	West Duluth Toolhouse	\$ 2,855,000.00	\$ 1,110,000.00	1975	5,355	N	JM	1
21	3501 Grand Avenue	Wheeler Com. Club	\$ 841,911.00	\$ 5,000.00	1938	10,680	N	FC	2
22	3211 Allendale Avenue	Woodland Com. Club	\$ 749,747.00	\$ 5,000.00	1972	9,328	N	JM	2
23	3211 Allendale Avenue	Woodland/Fryberger Arena	\$ 1,312,926.00	\$ 37,500.00	1971	24,990	N	FR	1+
24	72 <sup>nd</sup> Avenue & Grand Ave.	Zoo Administration Bldg.	\$ 1,395,102.00	\$ 63,000.00	1900	10,942	N	JM	3
25	72 <sup>nd</sup> Avenue & Grand Ave.	Animal Care Center	\$ 1,183,875.00	\$ 25,000.00	2000	7,533	N	JM	1
26	72 <sup>nd</sup> Avenue & Grand Ave.	Zoo - Polar Complex	\$ 564,424.00	\$ 5,000.00	1930	6,380	N	JM	1
27	72 <sup>nd</sup> Avenue & Grand Ave.	Zoo- Australian Bldg.	\$ 305,744.00	\$ 10,000.00	1930	4,410	N	JM	1
28	72 <sup>nd</sup> Avenue & Grand Ave.	Zoo- Children's Bldg.	\$ 620,159.00	\$ 15,000.00	1930	7,010	N	JM	1
29	1801 W. Skyline Blvd.	Enger Golf - Club House	\$ 509,176.00	\$ 10,000.00	1942	6,414	N	FC	2
30	5148 Mike Colalito Drive	Fleet Service Center	\$ 2,936,000.00	\$ 237,500.00	1992	21,708	Y	FR	1
31	3002 West 3 <sup>rd</sup> Street	Harrison Com. Club	\$ 430,251.00	\$ 5,000.00	1936	4,800	N	FC	2
32	3026 Minnesota Avenue	Lafayette Square Com. Club	\$ 433,151.00	\$ 5,000.00	1942	4,840	N	FC	2
33	1860 Lester River Road	Lester Golf Club House	\$ 398,305.00	\$ 10,000.00	1952	4,720	N	FC	3
34	4017 West 7 <sup>th</sup> Street	Merritt Com. Club	\$ 451,264.00	\$ 5,000.00	1939	5,088	N	FC	2
35	5000 Minnesota Avenue	Park Point Area Beach House	\$ 475,359.00	\$ 7,500.00	1930	5,890	N	FC	1
36	110 N. 42 <sup>nd</sup> Avenue W.	Parks Toolhouse	\$ 2,068,000.00	\$ 495,000.00	1975	6,894	N	JM	2
37	2302 W. 23 <sup>rd</sup> Street	Piedmont Height Com. Club	\$ 382,992.00	\$ 5,000.00	1970	2,000	N	NCM	2
38	4601 McCulloch Street	Portman Com. Club	\$ 590,984.00	\$ 15,000.00	1951	5,680	N	FC	2
39	1 <sup>st</sup> Avenue & Commerce St.	Sewer Lift Station #6	\$ 315,299.00	\$ 7,500.00					
40	2407 Commonwealth Ave.	Lund Toolhouse	\$ 1,411,000.00	\$ 825,000.00	1970	10,200	N	FR	1
41	35 <sup>th</sup> Avenue W. & 1 <sup>st</sup> Street	Wade Stadium	\$ 353,871.00	\$ 25,000.00	1946	12,000	N	JM	1
42	4600 Stebner Road	Air Maintenance Bldg.	\$ 28,950,000.00	\$ 900,000.00	1996	158,686	Y	JM	2
43	1800 E. Skyline Pkwy.	Chest Bowl Ski Chalet	\$ 423,739.00	\$ 5,000.00	1962	11,840	N	FC	1

# 2016 - 2017 CITY BUILDINGS

	A	B	C	D	E	F	G	H	I	J
44	36	3501 Woodland Avenue	Fire Hall #11	\$ 281,201.00	\$ 156,369.00	1922	2,800	N	JM	2
45	37	2627 Courtland Street	Animal Shelter	\$ 413,459.00	\$ 25,000.00	1975	3,360	N	JM	1
46	38	201, 203 & 205 E. Superior St	NotShor/Temple Opera	\$ 2,000,000.00	\$ 50,000.00	1910	12,425	N	JM	3
47	39	2030 N. Arlington Avenue	DPD Public Safety Bldg.	\$ 11,000,000.00	\$ 2,000,000.00	2011	32,824	Y	NCM	2
48	40	3252 Riley Road	Tree Farm Toolhouse	\$ 654,000.00	\$ 100,000.00	2010	3,344	N	FC	1
49	41	West Skyline Parkway	Enger Tower Gazebo	\$ 250,000.00	\$ 5,000.00	2015		N	FC	1
50	42	4960 Airport Approach Road	Airport/Hanger 103	\$ 3,000,000.00		1970	40,000	Y	NCM	1
51	43	4927 Airport Approach Road	Airport/Hanger 104 - Bay 7/8 & 9/10	\$ 650,000.00		1975	38,000	N	NCM	1
52		4923 Airport Approach Road	Airport/Hanger 104 - Bay 9/10	\$ 650,000.00		1975	38,000	N	NCM	1
53	44	4527 Vanderberg Drive	Airport/Hanger 105	\$ 285,000.00		1970	3,380	N	NCM	1
54	45	4529 Vanderberg Drive	Airport/Hanger 106	\$ 285,000.00		1970	3,380	N	NCM	1
55	46	4531 Vanderberg Drive	Airport/Hanger 107	\$ 285,000.00		1970	3,380	N	NCM	1
56	47	4863 Airport Road	Airport/Electrical Vault	\$ 1,000,000.00			2,000	N	NCM	1
57	48	4875 Malstrom Street	Airport/Snow Removal Equipment Building 303	\$ 5,000,000.00	\$ 750,000.00	1975	30,000	Y	JM	1
58	49	4845 Lackland Street	Airport/Building 305	\$ 1,300,000.00		1980	13,867	N	JM	1
59	50	4848 Lackland Street	Airport/911 Building 308	\$ 850,000.00		1980		N	JM	1
60	51	4464 Ralston Drive	Airport/Building 311	\$ 2,100,000.00		1975	30,000	Y		1
61	52	4526 Airport Approach Road	Airport/Ranch Hangars 614	\$ 425,000.00		1980	12,000	N	NCM	1
62	53	4524 Airport Approach Road	Airport/T-Hangers (14) 615	\$ 600,000.00		1980	12,000	N	NCM	1
63	54	4525 Airport Approach Road	Airport/Tower Building 616	\$ 1,950,000.00	\$ 125,000.00	1969	20,000	Y	NCM	1
64	55	4535 Airport Approach Road	Airport/Municipal Hanger II 622	\$ 1,600,000.00		1960	15,000	N	JM	1
65	56	4701 Grinder Drive	Airport/Terminal	\$ 62,000,000.00	\$ 750,000.00	2014	110,000	Y	NCM	3
66	57	5000 Minnesota Avenue	Airport/Sky Harbor Airport			1975	10,000	Y	NCM	1
67	58	All Locations - Duluth, MN	Offices/Hanger Computers	\$ 500,000.00	\$ 250,000.00					
68	59	1 Lake Place Drive	Steam Plant	\$ 19,890,734.00	\$ 3,041,171.00	1915	13,604	N	JM	5
69			Office			1950	2,680			
70			Utility Building			1960	2,785			
71			TOTAL:	\$ 251,333,416.00	\$ 38,463,460.00					
72										
73										
74	*	Location #59 also has:	Business Income Coverage:	\$ 1,400,000.00						
75			Extra Expense Coverage:	\$ 800,000.00						
76										
77		Construction Materials are categorized by the following abbreviations:								
78		FC: Framed Construction								
79		JM: Joist Masonry								
80		NCM: Non-Combustible Masonry								
81		FR: Fire Resistant								

Lake Superior Zoo  
Duluth, Minnesota

Preliminary Summary of Repair Costs  
November 26, 2012

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





Madsen, Knapperts & Associates, Inc.  
Construction Consultants & Engineers

GROSS TOTAL FOR ALL  
Less Deductible

\$503,513.28  
-\$250,000.00

Net Loss

\$253,513.28

MKA Project No. 2012.1130  
Prepared by: TJC

