



Purchasing Division
Finance Department
Room 120
411 West First Street
Duluth, Minnesota 55802

218-730-5340
purchasing@duluthmn.gov

Addendum 1
Solicitation 25-99633
Leif Erickson Park Stage Rehabilitation

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

- Bid Item #1 has been updated in Bid Express, it has been corrected to:
 1. Tuckpointing and replacing missing stones for entire structure
 2. Remove wall and stairs on East tower
 3. **Install cmu on back side of stage wall (south to block under stage opening)**Alternate 1. Install door on back side of stage (south)
- The Structural Review has been attached to this addendum as Exhibit A
- An On site visit has been scheduled for Wednesday, August 6 from 1pm-2pm.

QUESTIONS: The following questions were asked and are answered in *italics* below:

1. Are we not putting a drainage mat under the flagstone?
a. No drainage mat under flagstone, just a waterproof membrane.
2. Does the mason need to get pricing for the roof and ceiling repair, and act as the general?
a. Yes.
3. Do we only need to take stairs down to ground level, or do we need to take the foundation out also?
a. Foundations need to be taken out
4. Will there be a spec section or product that you are looking for in regards to the waterproofing membrane called for below the stone on the stage?
a. No
5. Will there be liquidated damages on the project?
a. No

Please acknowledge receipt of this Addendum by checking the acknowledgement box within the www.bidexpress.com solicitation.

Posted: **July 30, 2025**

Bid Item #1

- 1. Tuck point and replace missing stones for entire structure
- 2. Remove wall and stairs on East tower
- 3. Install CMU on back side of stage wall (south) to block under stage opening.

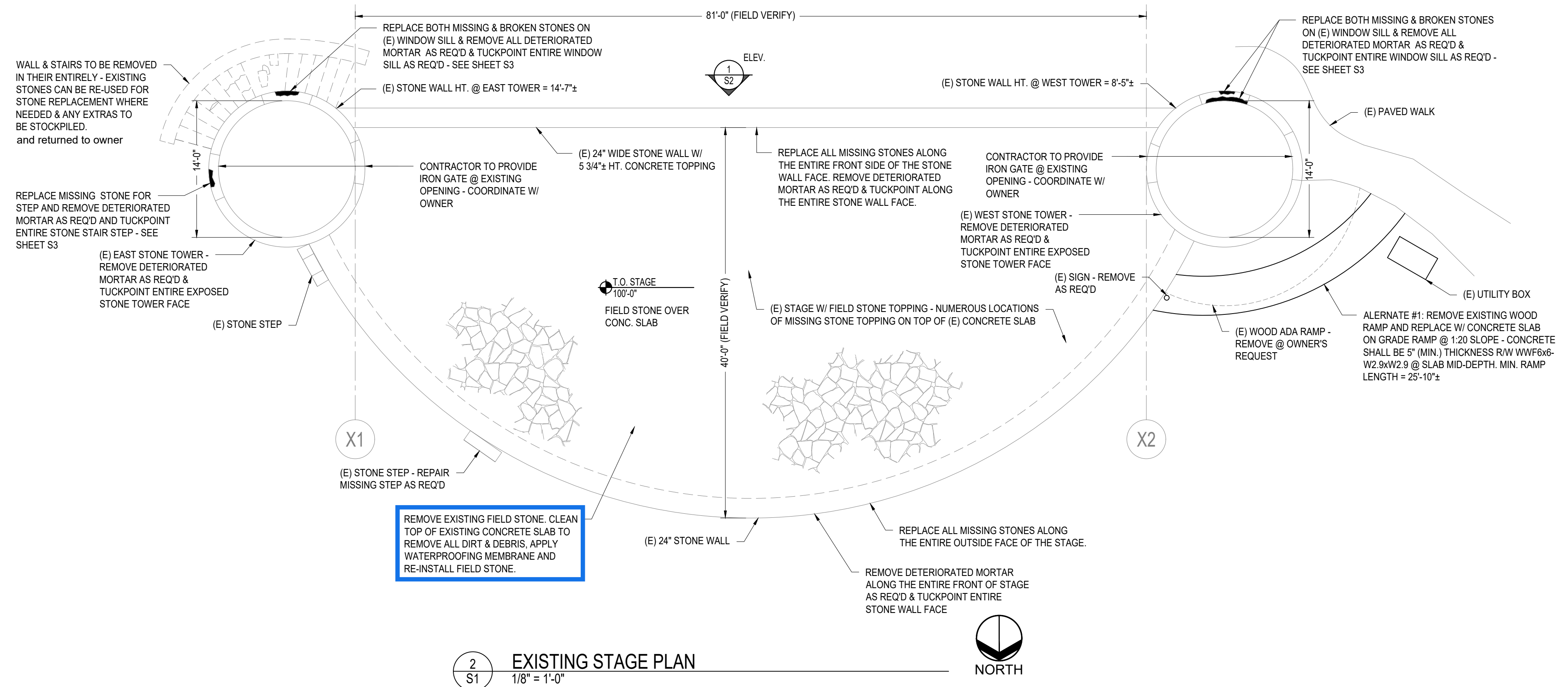
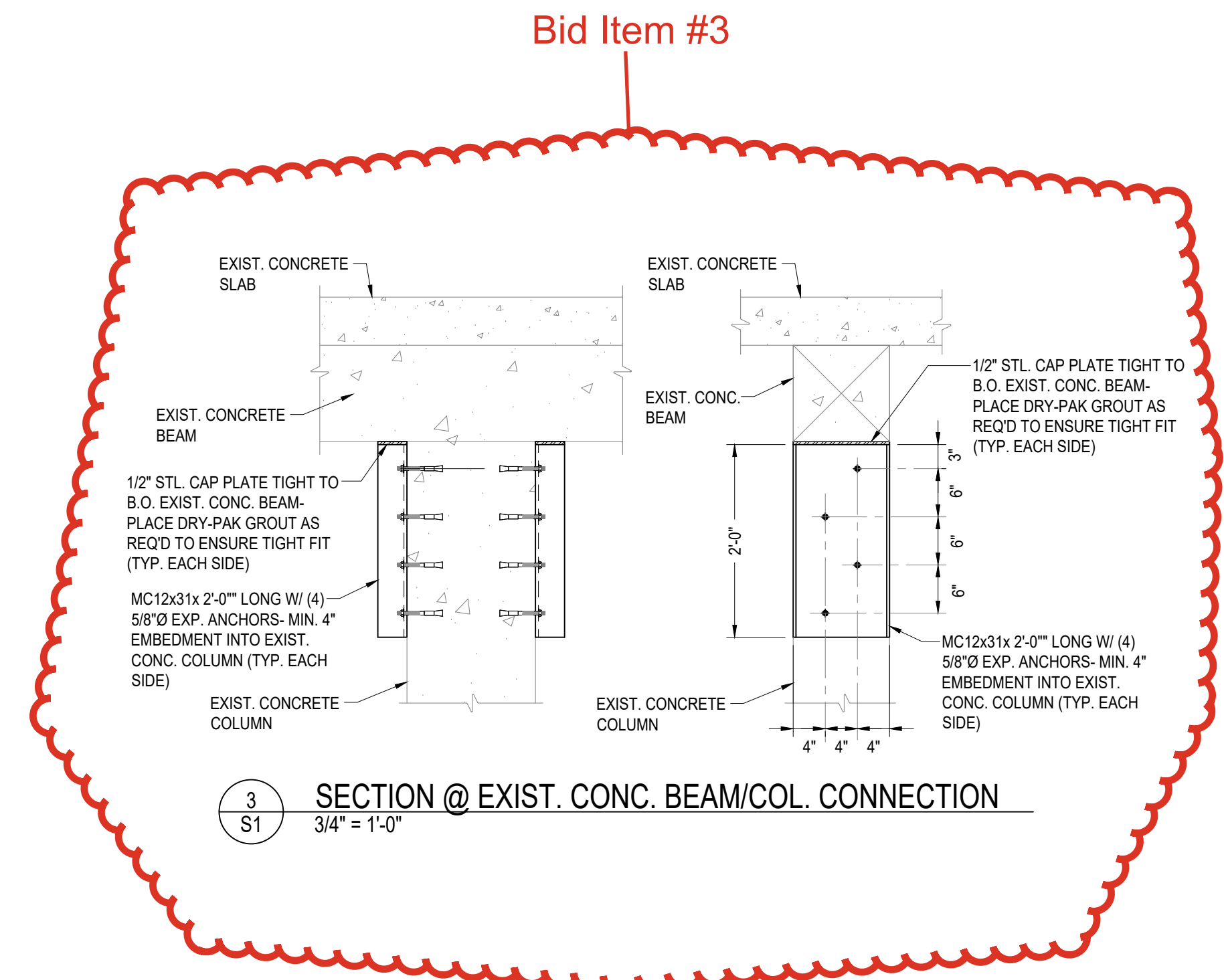
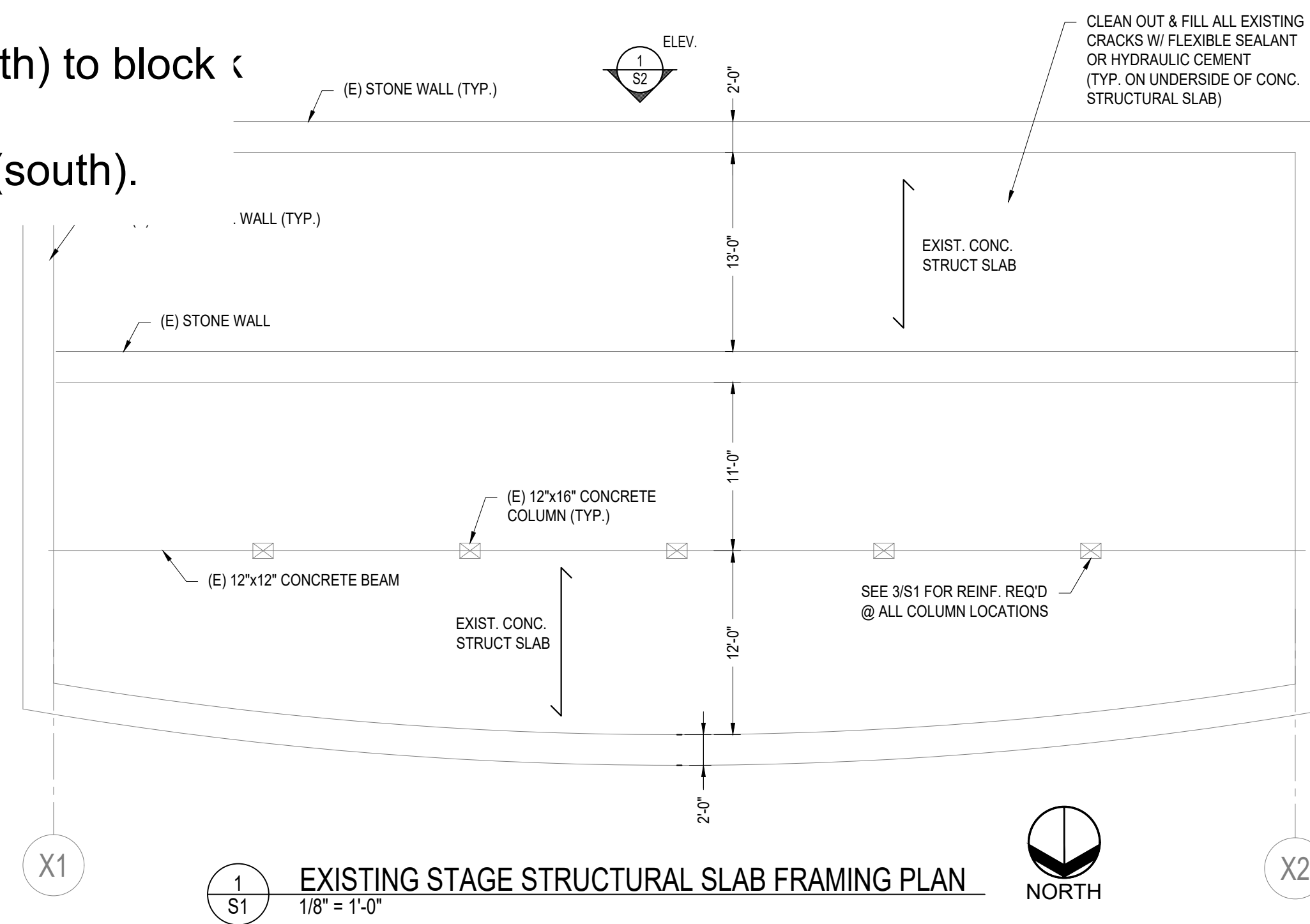
Alt.#1 Install door on back side of stage wall (south).

Bid Item #2

- Remove field stones from stage
- Clean top of concrete slab
- Install waterproof membrane on top of concrete slab
- Re-install field stone

Bid Item #3

- Complete structural repairs as detailed in 3/S1



- STONE MASONRY**
1. ALL MORTAR SHALL BE TYPE M AS PER ASTM C-91 GUIDELINES.
 2. ALL GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS GREATER THAN OR EQUAL TO 2500 PSI. AIR-ENTRAINMENT LEVEL SHALL BE 10 TO 12 PERCENT FOR RESISTANCE TO FREEZE-THAW CYCLES.
 3. CONSTRUCT ALL GROUTED STONE WALLS, WHERE REQUIRED, IN ACCORDANCE WITH THE BUILDING CODE.
 4. COORDINATE STONE TYPE AND COLOR ALONG WITH MORTAR COLOR WITH THE CITY OF DULUTH PARKS AND RECREATION REPRESENTATIVE.
- EXISTING STRUCTURE**
1. EXISTING STRUCTURAL DIMENSIONS AND MEMBER SIZES ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO COMMENCING REPAIR WORK. THE CONTRACTOR SHALL VERIFY THE ACTUAL CONFIGURATION OF EXISTING CONSTRUCTION AND THE CONDITION OF THE STRUCTURE BEFORE BEGINNING WORK.
 2. ANY DISCREPANCIES OF UNSOUND CONDITIONS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION BEFORE BEGINNING WORK.

PROJECT NOTES:
 1.) ALL LIME SCALING PRESENT ON EXISTING STRUCTURE SHALL BE CLEANED AND REMOVED.
 2.) NO WASTE MATERIAL FROM THIS PROJECT SHALL BE ALLOWED TO FALL INTO THE LAKE. ALL WASTE MATERIAL SHALL BE CAPTURED, HAULED AWAY AND DISPOSED OF PROPERLY BY THE CONTRACTOR PERFORMING THEIR WORK.

Project Name:
 I hereby verify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 Signature: *Mark R. Udd*
 Engineer: Mark R. Udd Reg. # 40443

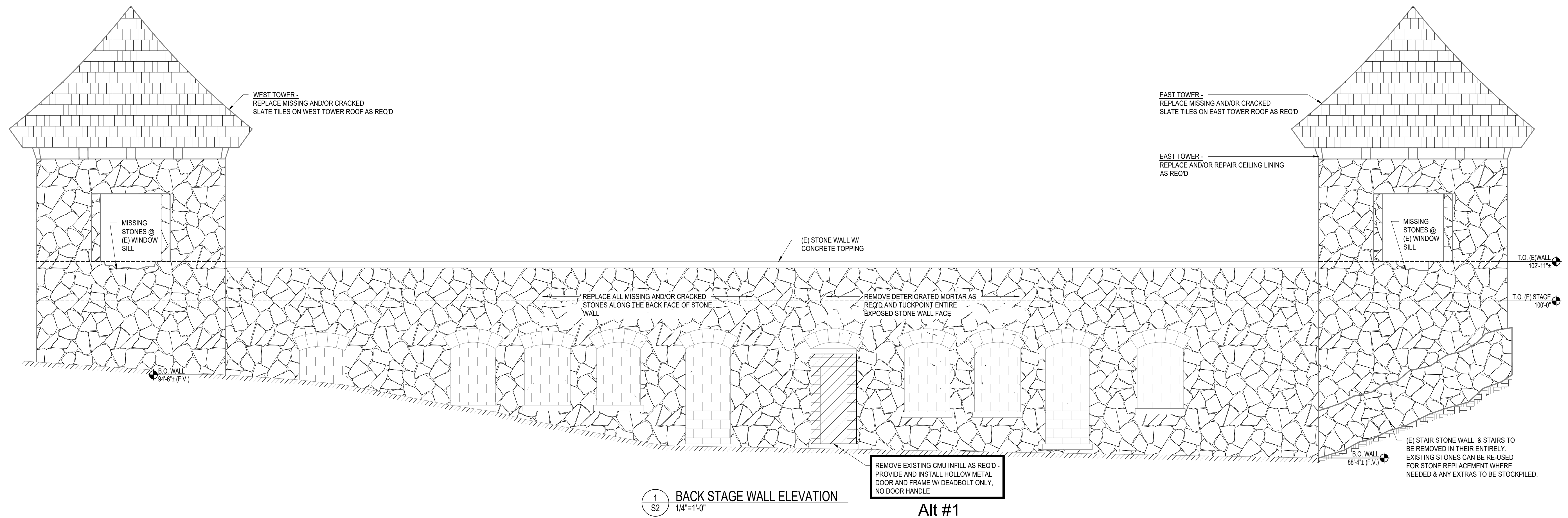
NCE Project # 25-229
 Date: 05-21-2025
 Drawn By: PJB
 Checked By: MRU

Revisions:

STAGE PLANS / DETAIL / NOTES

Sheet title sheet number

S1



Project Name:

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Signature: *Mark R. Udd*
Engineer: Mark R. Udd Reg. # 40443

NCE Project # 25-229
Date: 05-21-2025
Drawn By: PJB
Checked By: MRU

Revisions:

**BACK STAGE WALL
ELEVATION / NOTES
WALL PHOTOS**

Sheet
Title
Sheet
Number

S2





EXISTING STAGE - EAST SIDE



EXISTING STAGE - CENTER



EXISTING STAGE - WEST SIDE



TYPICAL PHOTO OF DETERIORATED STAGE FIELD STONE



TYPICAL STAGE FRONT WALL DETERIORATED MORTAR JOINTS



EXISTING EAST TOWER DETERIORATED ENTRY STEP



EAST TOWER DETERIORATED WINDOW SILL



FRONT VIEW OF BACK STAGE WALL DETERIORATED MORTAR JOINTS



WEST TOWER DETERIORATED WINDOW SILL

Project Name:

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Signature: *Mark R. Udd*
 Engineer: Mark R. Udd Reg. # 40443

NCE Project # 25-229
 Date: 05-21-2025
 Drawn By: PJB
 Checked By: MRU

Revisions:

STAGE PHOTOS / TOWER WINDOW SILL PHOTOS

Sheet title sheet number

S3

Structural Engineering Report

Date: May 17, 2024

Project: Leif Erickson Park Stage Structural Review

Recipient: Lisa MacManus- City of Duluth Construction Project Coordinator
1532 West Michigan Street- Duluth, MN 55806

Email: lmacmanus@duluthmn.gov

Regarding: **NCE # 24-115: Structural Observations – Professional Opinions**

Dear Lisa:

This report is in regard to our visual review of the existing Leif Erickson Park stage structure located in Duluth, Minnesota. We visited the site multiple times to review the existing conditions for the stage structure and stone walls. You and Robert Hurd were also on site on two occasions to support our review. Based on our observations, discussions, and visual review, we present the following report.

Structure description:

- A) The existing stage structure is a concrete structural slab supported by 24" wide stone foundation walls and a concrete beam line. The thickness of the existing concrete structural slab could not be determined.
- B) Circular stone tower structures are located on the east and west end of the stage.
- C) The existing stage surface consists of field stone placed on top of the concrete structural slab.

Observations:

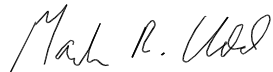
- A) During our site visits and visual reviews, we noted no evidence of settlement in the existing structure. The existing foundation walls appear to be stable and in satisfactory condition at this time.
- B) We noted one structural concern with the existing stage floor framing system. Vertical cracks were evident where the concrete beams bear on the concrete columns, the width of which vary on each concrete beam. The cracks are due to shear forces being exerted at the ends of the concrete beams. The existing concrete beam reinforcing size and quantity are not known. The existing cracks are currently filled with foam insulation.
- C) We also noted an area on the western end of the stage slab where water penetration is occurring through a crack in the concrete structural slab and leaking into the basement area below the stage.
- D) Numerous locations of missing or displaced stones are evident on the north and south faces of the existing stone walls, in the stone wall of the east stair and at the sill of the wall openings on both of the stone towers.
- E) Severely decayed mortar joints are also evident in all the existing stone walls, both the exterior and interior wall faces.
- F) Numerous locations of missing field stone are evident on the stage surface. Dirt and debris is building up on top of the existing concrete structural slab in the missing field stone locations.
- G) Ponding water was also noted on top of the stage surface in locations along with inside the east tower at the time of one of our site visits after a rain event.
- H) The existing slate tiles on the two tower roof areas are in need of maintenance as cracked and missing slate tiles are evident.
- I) The wood framed ADA ramp on the west end of the stage appears to be in good condition and performing adequately at this time.

Professional Opinions- Based on our observations:

1. Reinforcing of all the existing concrete beam to column connections needs to be performed. See the following pages for a reinforcing section. Temporary shoring posts should be placed below the existing concrete beams on each side of the existing concrete column locations until the reinforcing work can be completed. Place the shoring posts within 12" of the concrete columns. Temporary shoring post bases can be placed on 12" concrete masonry blocks placed on top of the existing sand base.
2. Overall, based on our limited visual review the existing stage concrete structural slab appears to be in good condition and performing satisfactorily. The existing crack in the concrete slab outlined in the observation section above shall be sealed to prevent water penetration. Clean out any dirt/debris in the existing crack and fill the crack with either a flexible sealant or hydraulic cement. This shall be performed at any other cracks in the concrete slab that are noted during the repair work or in a future review of the top of the existing concrete structural slab.
3. The existing stage surface field stone needs to be removed in order to inspect the condition of the top of the existing concrete structural slab. Currently, the top of the existing concrete structural slab cannot be reviewed and inspected for deficiencies. After review and any repairs that are needed in the concrete structural slab are completed, the field stone can be reinstalled, or a different stage surface installed, on top of an EPDM rubber, or waterproof, membrane.
4. Replace all missing stones in the existing stone walls. Tuckpointing shall be performed on the exterior and interior faces of the existing stone walls around the stage structure, the two tower structures and the east stair wall. A licensed masonry contractor needs to be consulted on the cost of this work.
5. The existing stone steps for the east stairway shall be removed and reinstalled as they are currently not serviceable due to shifting and frost movement in the stone steps.
6. The slate tile roofs on the towers will be maintenance and repair work in the near future. In addition, the ceiling lining in the east tower is also in need of repair or removal and replacement as funding allows.

Thank you for requesting our structural services. Please call with any questions or comments regarding this project at (218) 727-5995.

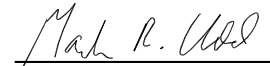
Sincerely,



Mark R. Udd, P.E.
Principal Partner

Professional Certification:

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



Mark R. Udd, P.E.
MN Reg. No. 40443

5/17/2024

Date



Photo 1: View of stage from the park.



Photo 2: View of stage looking to the East.



Photo 3: View of stage looking to the West.



Photo 4: View of east stair from walkway to the lake.



Photo 5: Vertical crack in concrete beam below the stage.



Photo 6: Crack in stage slab from below. This does allow water to leak into the basement area.



Photo 7: Exterior face of south stone wall. Note missing stones and decayed mortar joints present.



Photo 8: Example of missing stones/void spaces present in the stone walls, photo on south wall face.



Photo 9: Example of the displaced/loose stones evident on the stage north stone wall.



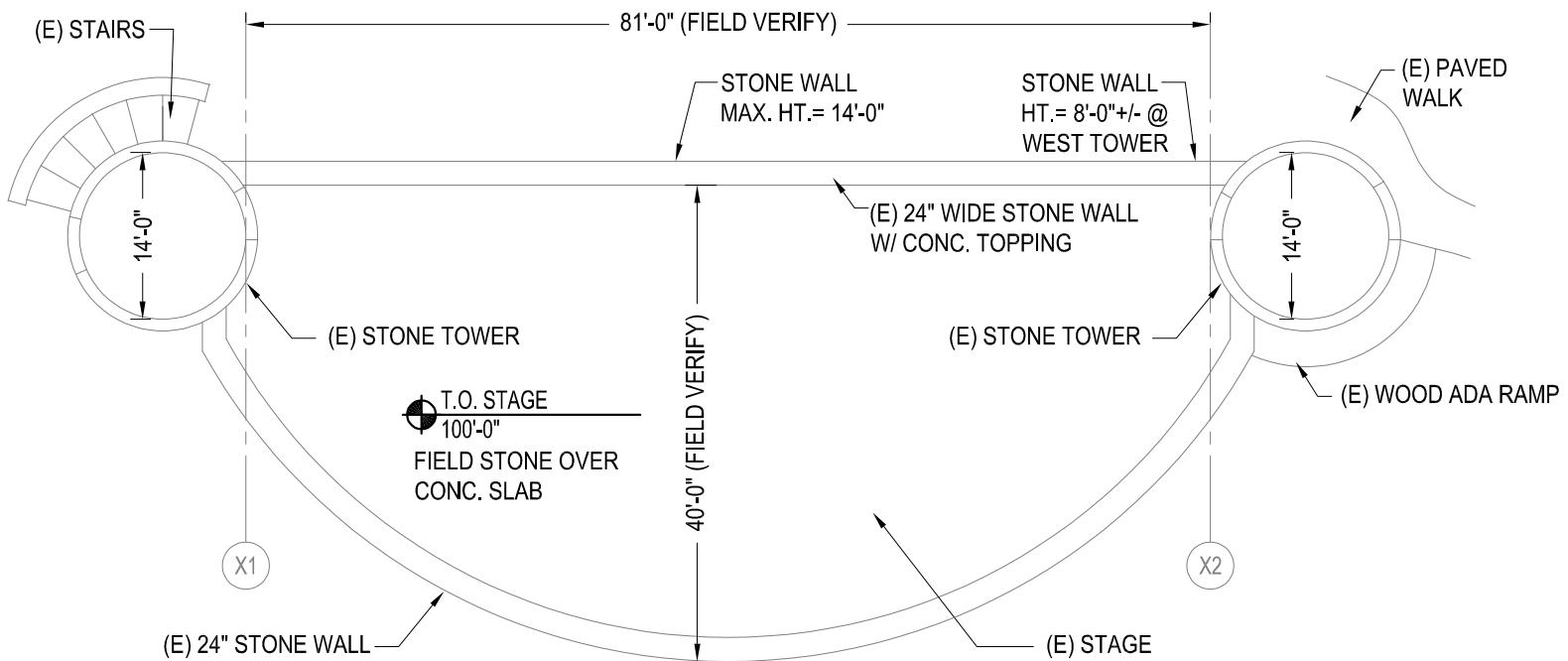
Photo 10: View of missing stones on the sill of West tower wall opening.



Photo 11: View of missing field stones and ponding water on the stage surface.



Photo 12: Example of dirt and debris (mud) building up on top of the concrete structural slab due to missing field stone.



1
S2.0

EXISTING STAGE PLAN

1/16"=1'-0"



NORTH



Voice: (218)727-5995
Fax: (218)727-7779

Structural, Civil and Forensic Engineering Services

www.nce-engineers.com

Project Name:

Leif Erickson Park Stage

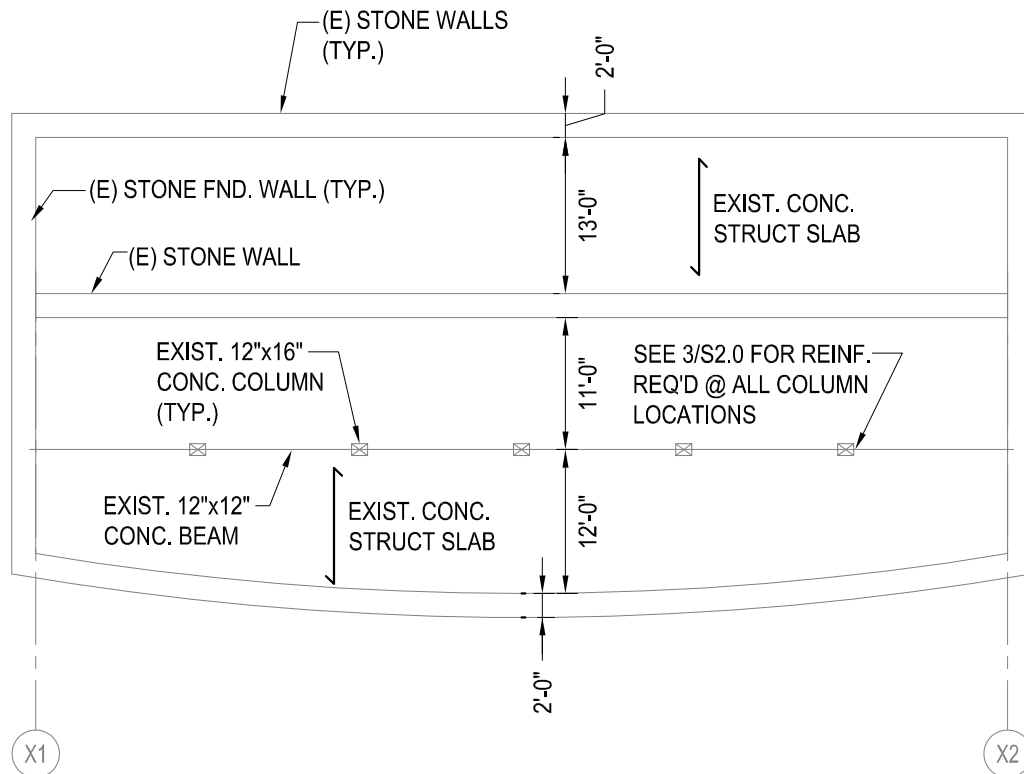
Duluth, Minnesota

NCE Project # 24-115

Date: 5/17/2024

Drawn By: PJB

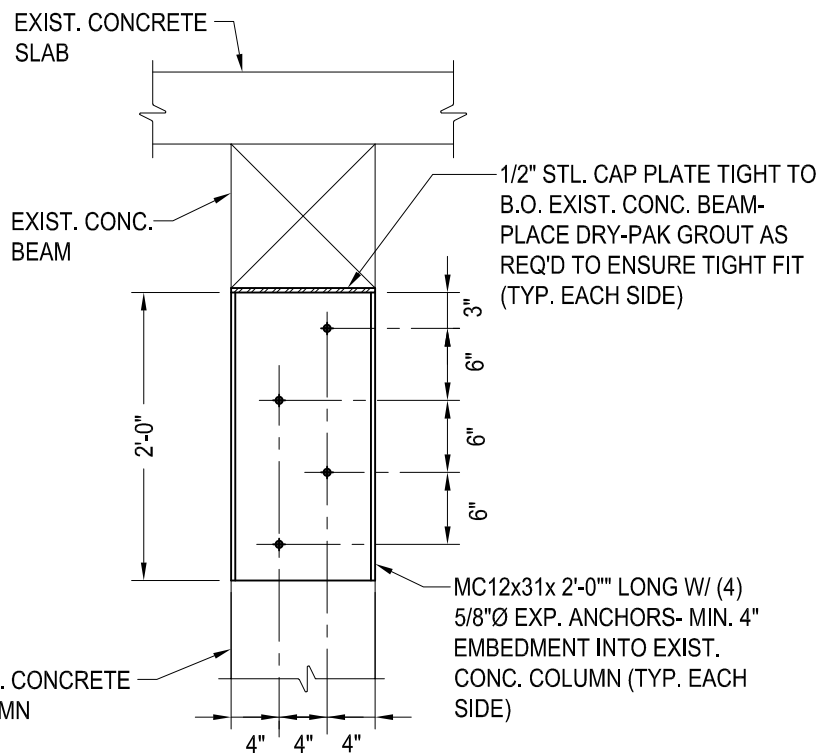
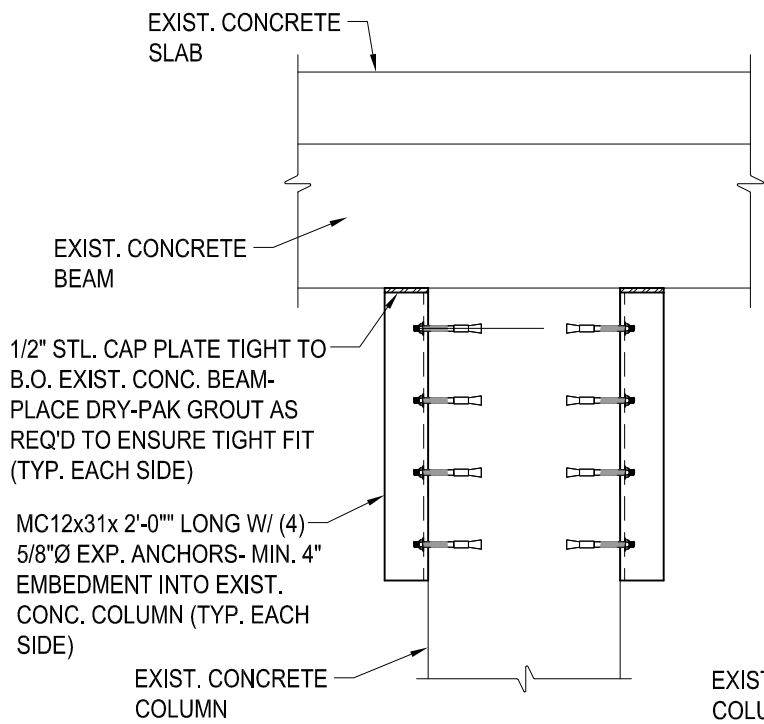
Checked By: MRU



2
S2.0
EXISTING STAGE FRAMING PLAN
 1/16"=1'-0"



Project Name: <h2 style="margin: 0;">Leif Erickson Park Stage</h2> <p>Duluth, Minnesota</p>	NCE Project # 24-115 Date: 5/17/2024 Drawn By: PJB Checked By: MRU
--	---



3
S2.0

SECTION @ EXIST. CONC. BEAM/COL. CONNECTION

3/4" = 1'-0"