



# MEETING AGENDA

**Heritage Preservation Commission Meeting  
Tuesday, January 13<sup>th</sup>, 2025 – 12:00pm  
City Council Chambers, Third Floor City Hall, 411 W. First Street**

- 1. Call to Order/Determination of Quorum**
- 2. Consideration of Minutes – November 12<sup>th</sup>, 2024**
- 3. Consideration of Matters Regarding Commission Action**
  - PLHCDP-2412-0002 Alteration of Interior Walls and Corridors at 132 E Superior St (Oliver Inn/Old City Hall)
  - PLHCDP-2412-0005 Electrical Upgrades to the Interior of 8131 Congdon Blvd (Lakewood Pump House and/or Surge Valve Building)
- 4. Other Business/Presentation**
  - Duluth Aerial Lift Bridge Rehabilitation – Joseph Litman, PE, LHB
  - Skyline Parkway/Bardon's Peak – Duncan Schwensohn, PE, City of Duluth
- 5. Communications**
- 6. Report of Final Disposition on Matters Previously Before the Commission**
- 7. Reports of Officers, Staff and Committees**
  - PC Liaison Update
- 8. Adjournment**

Heritage Preservation Commission  
November 12<sup>th</sup>, 2024 Annual Meeting Minutes  
Council Chambers – City Hall

**Call to Order and Roll Call**

President Jess McCullough called to order the meeting of the Heritage Preservation Commission (HPC) at 12:02 p.m. on Tuesday, November 12<sup>th</sup>, 2024.

**Attendance:**

Attending: Ken Buehler, Jess McCullough, and Kal Randa

Absent: Chris Adatte

Staff Present: Chris Lee, Ariana Dahlen, Kathy Wilson, and Sam Smith

**Consideration of Minutes**

October 30<sup>th</sup>, 2024 HPC Meeting

**MOTION/Second:** Buehler/Randa approved

**VOTE: (3-0)**

**Consideration of Matters Regarding Commission Action**

N/A

**Presentation**

N/A

**Communications**

N/A

**Report of Final Disposition of Matters Previously Before the Commission**

N/A

**Reports of Officers, Staff and Committees**

PC Liaison Update – Chris Adatte was absent. Staff member Chris Lee stated there were no items on the November Planning Commission agenda that would be related to the Heritage Preservation Commission. The Bellanger building project will coming up in December or January.

**Other Business**

Preliminary Review/Comments - Programmatic Agreement for HUD programs in Minnesota (Part 50 and 58)

**Staff:** Kathy Wilson addressed the commission to give a brief overview of the Programmatic Agreement for HUD programs in Minnesota. This is for all the City's HUD programs. The City of Duluth receives about 3 million dollars a year in HUD funding. Any project, whether it be new apartment buildings or rehab of older buildings, staff must send it to the State Historic

Preservation Office (SHPO). This office receives a lot of requests, so SHPO has been working with HUD to come up with a Programmatic Agreement for the entire state of Minnesota in order to streamline that process.

Wilson stated at this point, what is before the commissioners is the preliminary draft where HUD is asking responsible entities (with the City of Duluth being a responsible entity) around the state to take a preliminary review of this agreement that they have drafted up, and to provide any comments as well. This review runs from November 7<sup>th</sup> through November 22<sup>nd</sup>, so the city can give any initial comments during this time. If commissioners have comments they would like to share, staff will include those with other city comments. Later, there will be an informational webinar held to go through this process, as well as a more formal and open public comment period on the draft.

Any buildings that are less than 45 years old do and have not been previously listed or eligible for the Register of Historic Places do not have to be reviewed by SHPO. There are several other types of projects that don't have to be reviewed by SHPO, and these are projects that will not have an effect on historic properties. The purpose of this agreement is to help SHPO get the HUD funds out to the community faster with less review needed from SHPO. In order for the city to sign on to this agreement, staff needs to consult with the Heritage Preservation Commission and get its approval. At this point, the process is in the preliminary review stage and there will be more time for comments.

**Commissioners:** Commissioner Buehler stated that his understanding is that all responsible parties in the state of Minnesota will need to sign off on this agreement. He asked staff how this agreement changes what this commission can do.

**Staff:** Wilson responded that several years ago, the city of Duluth had an individual programmatic agreement with SHPO, and it had many similar components to the agreement now. The agreement helped streamline the process for HUD-funded projects that were very unlikely to have impacts on historic resources. These projects would not have to be sent to SHPO, which helped cut the environmental review process by 30 days and it helped staff get the money out to the projects faster. The agreement on the agenda today is very similar to the individual agreement that was in place previously, which has since expired. SHPO did not want to renew the previous agreement because they were working on rolling out this state-wide agreement.

**Commissioners:** Commissioner Randa asked for Wilson's contact information. McCullough asked about the timeline for this public comment period.

**Staff:** Wilson responded that HUD would like comments by November 22<sup>nd</sup> for this preliminary comment period. Wilson believes HUD is using the preliminary review to get feedback from a select group of organizations around the state before they have the formal comment public period. Commissioners will also be able to submit comments at that time.

**Commissioners:** Randa requested that a note be put on the agenda for the next HPC meeting to acknowledge that the commissioners read over the preliminary agreement and submitted comments to Wilson.

**Staff:** Lee stated that he would send out an email to commissioners with the preliminary programmatic agreement as well as Wilson's contact information. The email will also include a spreadsheet where commissioners can leave their comments. This item can stay on the agenda for meetings going forward until commissioners are comfortable removing it.

#### Election of Officers

**Staff:** Chris Lee addressed the commissioners. Per bylaws, the annual HPC meeting is when the election of officers takes place. Today the commissioners will select a President and a Vice

President. Commissioners may nominate themselves or others for either position, and then a vote will be held. The President serves a one year position , no more than 2 years consecutively  
**Commissioners:** McCullough stated that he would be happy to continue on as President, but welcomes others to nominate themselves as well if they would like. He was made Vice President previously but has been acting President since March of 2024 since Jessica Glander’s term ended. Discussion ensued about bylaws and who on the commission can serve which positions. Jess Mccullough is nominated for President, and Kal Randa is nominated for Vice President. The new Planning Commission liaison is forthcoming.

**MOTION/Second:** Buehler/Randa approved to elect Jess McCullough as President and Kal Randa as Vice President.

**VOTE: (3-0)**

#### Review Bylaws

**Staff:** Chris Lee stated that staff do not have any recommendations for changes to the bylaws at this time. He welcomed commissioners to bring forth any ideas or suggestions at this time.

**Commissioners:** McCullough asked a question regarding public participation in commission proceedings. He asked staff if there are any provisions for parking for people who wish to participate at this commission and other meetings at City Hall. He was not sure how much a parking fee would deter people from coming, but he just wanted to check into it.

**Staff:** Lee answered that many city-held meetings are typically held after 5pm, and he believes that the meters outside City Hall stop after 5pm so it hasn’t been a huge issue. When folks from public show up to a meeting, it is on their own time and for their own interest. In the event someone receives a parking ticket while they are attending a meeting at City Hall, they could choose to appeal it with the Parking department. Lee also noted that staff parks near and around City Hall as well, and it is not free. He said he will ask about temporary passes for commissioners or applicants. Lee was not sure if this can be incorporated into the bylaws for this commission, but staff certainly does not want barriers for people who attend meetings at the city.

**MOTION/Second:** Buehler/Randa approved the bylaws as they stand with no changes

**VOTE: (3-0)**

**Commissioners:** Commissioner Randa asked staff for an update regarding the new applications received from candidates who wish to serve on the HPC. Commissioners expressed their concern of potential applicants who wish to serve on the board losing interest and encouraged staff to keep open communication with the applicants as well as city administration.

**Staff:** Lee responded that there two interested candidates, and both have them have submitted all required materials. Staff has reviewed their applications, and they are currently with administration to determine that they will go to city council. As of last week, the applications are still at the administrative level to be put before the council members. Lee believes that any new members will be joining sometime early next year. The Planning department recently hired a new director, which could help push things forward. Lee will bring the HPC’s wishes to administration to try to help speed things along, and he will reach out to the applicants to let them know the process is moving along.

**Adjournment**

Meeting adjourned at 12:27 p.m.

Respectfully,

---

Jenn Moses, Manager  
Planning and Development Division



**Planning & Development Division**  
*Planning & Economic Development Department*

Room 160  
411 West First Street  
Duluth, Minnesota 55802

218-730-5580  
planning@duluthmn.gov

## MEMORANDUM

**DATE:** January 8, 2025  
**TO:** Heritage Preservation Commission  
**FROM:** Chris Lee, Planner II  
**RE:** PLHCDP-2412-0002, Application for Certificate of Appropriateness for 132 East Superior Street (Old City Hall).

On December 27, 2024, the city received a zoning application from the owner of 132 East Superior Street requesting HPC approval to modify and fill in existing openings to match adjacent walls.

The property is known as the Former City Hall. The Former City Hall was nominated to the Local Landmark Designations in 1997.

Included with this memo is scope of work for the changes to the corridors and public spaces submitted by the property owner of 132 East Superior Street.

The scope of work includes replacing walls and renovation of building's 2nd level (Superior Street level) to include sleeping units.

According to the bylaws:

10.1 Public Testimony. Any person desiring to speak to the HPC during an official public hearing shall be heard prior to any determination of the matter in question. Such testimony shall be accompanied by the person's name and address for the public record. Letters received in lieu of oral testimony shall become a part of the public record and be considered prior to any final determination of the matter by the HPC.

10.2 Time Limits. The president of the HPC may establish such time limits on testimonies as are reasonable to provide for an efficient meeting so long as all interested parties are given a chance to testify.

10.3 Termination of Hearing. Upon close of public hearing no further presentation shall be allowed except upon suspension of the rules.

After closing the public hearing and reviewing all the appropriate information, the HPC may:

- Make a motion to approve the zoning application (Certificate of Appropriateness) allowing the demolition and reconstruction. The motion will have to include findings to support the motion.
- Make a motion to deny the zoning application, denying the demolition. The motion will have to include findings to support the motion.
- Table the item until the next meeting, but tabling the item should be accompanied by specific information requests to allow the HPC to take action on the zoning application at their next meeting.

Note that if the Certificate of Appropriateness is approved and the demolition and reconstruction of the structure is allowed by the HPC, the project proposer would still need to receive the appropriate building permits from the City of Duluth, and follow any additional regulatory requirements.

Decisions of the HPC, like the PC, are able to be appealed to the City Council within 10 calendars days of the decision.

**RENOVATION PLAN  
HISTORIC PRESERVATION REQUIREMENTS**

**FORMER DULUTH CITY HALL  
132 EAST SUPERIOR STREET, DULUTH, MN**

**BUILDING OWNER: JUST TAKE ACTION  
CONTACT: ROD RAYMOND  
218-393-0970 / RODRAYMOND@GMAIL.COM**

**PER THE PRESERVATION PLAN ADOPTED 1/28/1998:**

Those interior portions of this building designated for preservation are limited to the public corridors and stairways and skylights. The original width and height of the corridors should be maintained, except in the case where accessibility to the entire building is enhanced, such as with the introduction of an elevator. Original woodwork, railings and wainscoting which remain in place should be retained. In the case of skylights, they should be maintained in their original condition. Lower ceilings or other construction that would block these features are not permissible.

**CURRENT PROJECT SCOPE: RENOVATION OF BUILDING'S 2ND LEVEL TO INCLUDE SLEEPING UNITS. NO WORK IS BEING DONE TO MODIFY EXISTING WIDTH OR HEIGHT OF CORRIDORS, EXISTING STAIR, FLOOR, OR SKYLIGHTS. CORRIDOR HAS EXISTING, NON-HISTORIC, LARGE OPENINGS IN EAST WALL. OUR INTENTION IS TO INFILL THESE OPENINGS TO MATCH THE ADJACENT WALLS. EXISTING WAINSCOT & TRIM TO REMAIN. NEW TRIM AND WALL BASE TO MATCH SIMILAR TO EXISTING,**



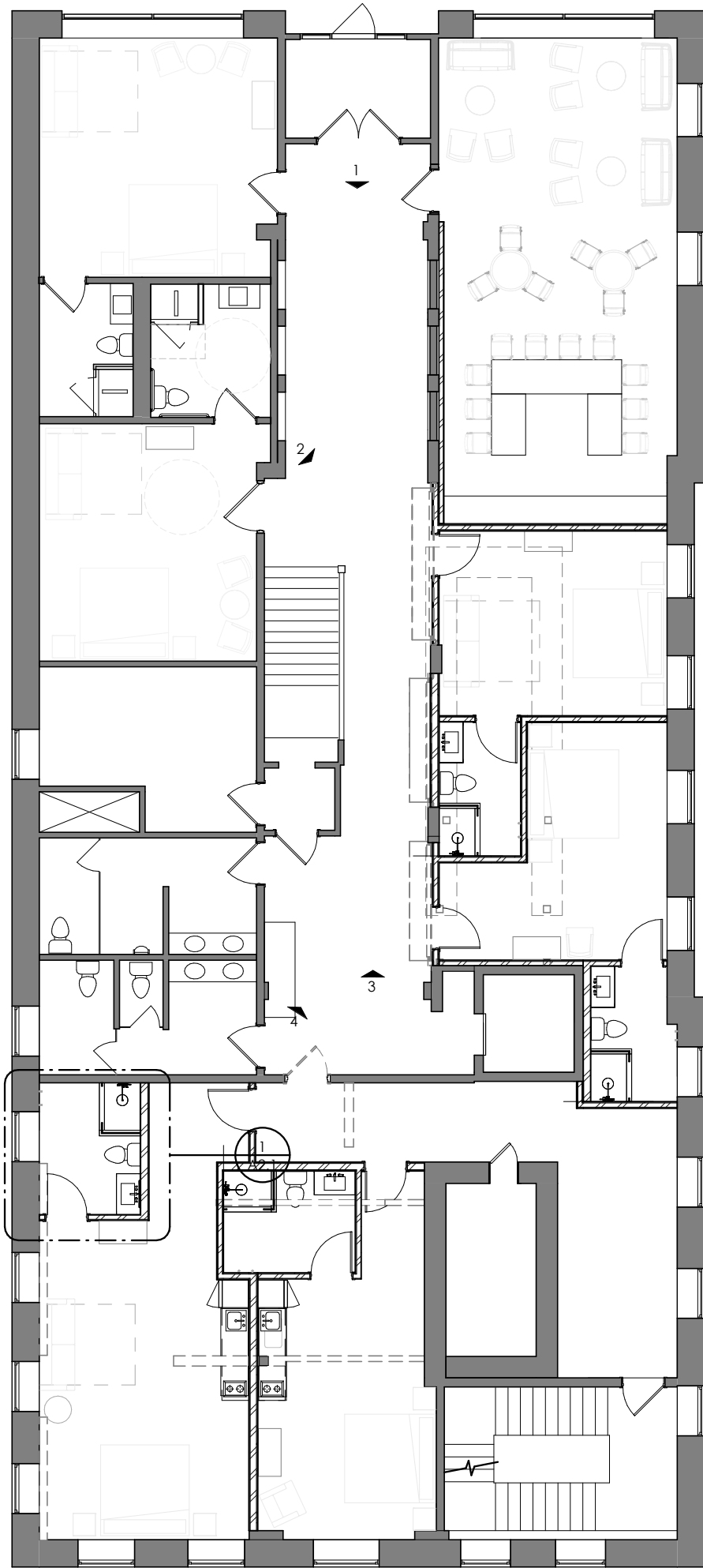


PHOTO 1



**ARCHITECTURAL FEATURE:** CORRIDOR  
**APPROXIMATE DATE OF FEATURE:**  
 WIDTH & HEIGHT PER 1998 HISTORIC  
 PRESERVATION PLAN. NON-HISTORIC  
 WALL OPENINGS PER 2011  
 RENOVATION.

EXISTING CORRIDOR WALLS, CEILING,  
 STAIR, FILLED WINDOW RECESSES, AND  
 FLOOR TO REMAIN. LARGE WALL  
 OPENINGS TO BE INFILLED W/ SIMILAR  
 WALL.

**EXISTING FEATURE & CONDITION:**

EXISTING 2ND LEVEL CORRIDOR WITH  
 STAIRS, HARDWOOD FLOORING, HIGH  
 CEILINGS, AND WAINSCOTING  
 REMAINS IN SELECT AREAS PER 1998  
 HISTORIC PRESERVATION PLAN.  
 OPENINGS IN CORRIDOR WALLS PER  
 2011 RENOVATION.

NEW WALL INFILLS TO BE OF METAL  
 STUD AND GYPSUM BOARD  
 CONSTRUCTION.

PHOTO 2



**ARCHITECTURAL FEATURE:** CORRIDOR  
**APPROXIMATE DATE OF FEATURE:**  
 WIDTH & HEIGHT PER 1998 HISTORIC  
 PRESERVATION PLAN. NON-HISTORIC  
 WALL OPENINGS PER 2011  
 RENOVATION.

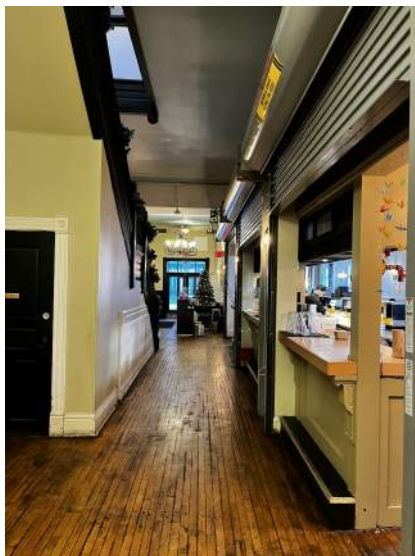
EXISTING CORRIDOR WALLS, CEILING,  
 STAIR, FILLED WINDOW RECESSES,  
 WAINSCOT, AND FLOOR TO REMAIN.  
 LARGE WALL OPENINGS TO BE INFILLED W/  
 SIMILAR WALL.

**EXISTING FEATURE & CONDITION:**

EXISTING 2ND LEVEL CORRIDOR WITH  
 STAIRS, HARDWOOD FLOORING, AND  
 HIGH CEILINGS PER 1998 HISTORIC  
 PRESERVATION PLAN. WAINSCOTING  
 REMAINS IN SELECT AREAS.  
 LOCATION OF CORRIDOR END WALLS  
 HAVE BEEN MODIFIED SINCE 1998  
 PRESERVATION PLAN. EXISTING WALL  
 OPENINGS IN CORRIDOR WALLS PER  
 2011 RENOVATION.

NEW WALL INFILLS TO BE OF METAL  
 STUD AND GYPSUM BOARD CONSTRUCTION.  
 DOOR TO BE RATED WOOD STILE & RAIL  
 W/ GLASS HALF-LITE. NO WORK TO BE  
 DONE TO REMAINING CORRIDOR  
 FEATURES.

PHOTO3



**ARCHITECTURAL FEATURE:** CORRIDOR  
**APPROXIMATE DATE OF FEATURE:**  
 WIDTH & HEIGHT PER 1998 HISTORIC  
 PRESERVATION PLAN. NON-HISTORIC  
 WALL OPENINGS 2011 RENOVATION.

EXISTING CORRIDOR WALLS, CEILING,  
 FILLED WINDOW RECESSES, AND FLOOR  
 TO REMAIN. LARGE WALL OPENINGS TO  
 BE INFILLED W/ SIMILAR WALL.

**EXISTING FEATURE & CONDITION:**

EXISTING 2ND LEVEL CORRIDOR WITH,  
 HARDWOOD FLOORING, AND HIGH  
 CEILINGS. WAINSCOTING REMAINS IN  
 SELECT AREAS. LARGE WALL  
 OPENINGS PER 2011 RENOVATION.

NEW WALL INFILLS TO BE OF METAL  
 STUD AND GYPSUM BOARD CONSTRUCTION.  
 DOOR TO BE RATED WOOD STILE & RAIL  
 W/ GLASS HALF-LITE. NO WORK TO BE  
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 FEATURES.

PHOTO 4

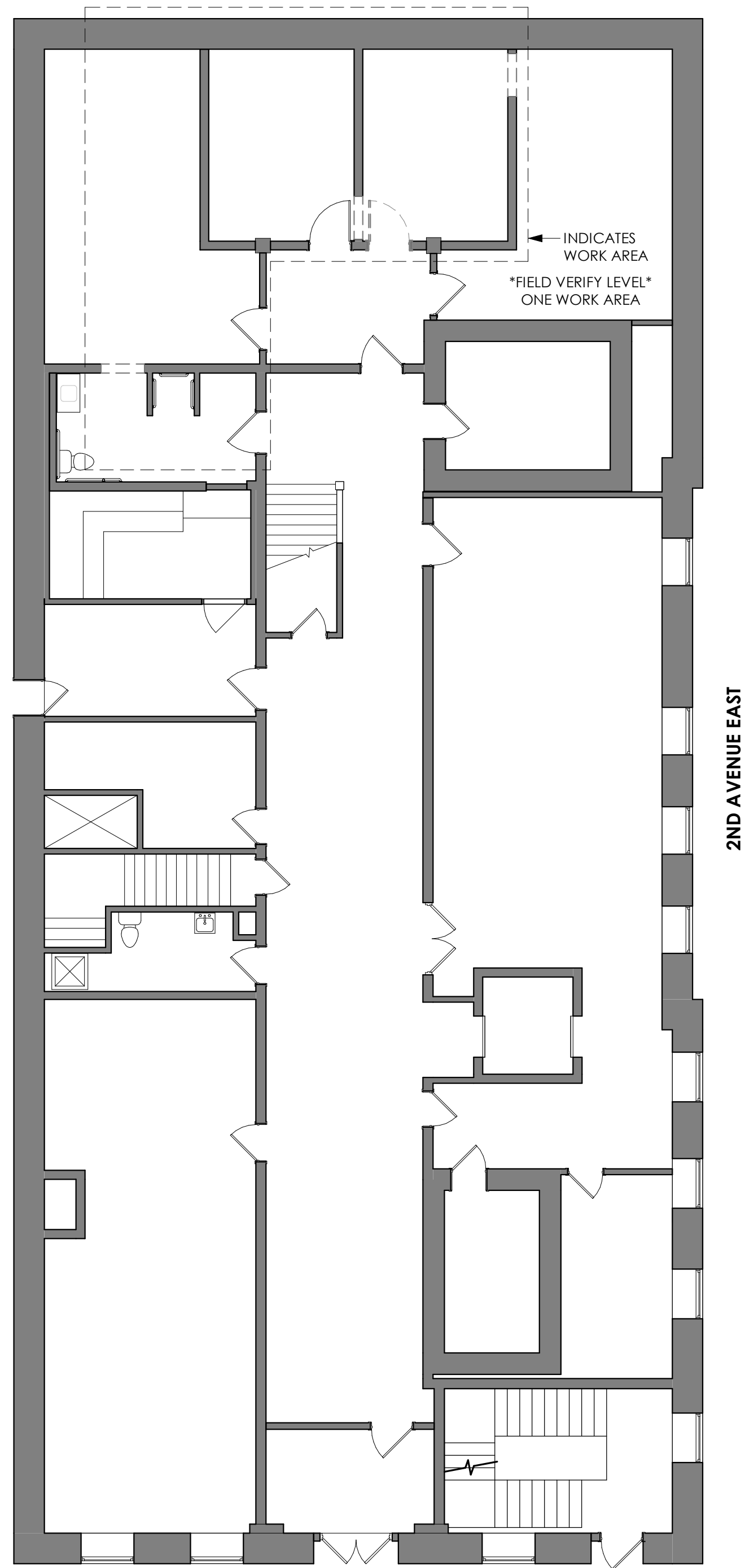


**ARCHITECTURAL FEATURE:** CORRIDOR  
**APPROXIMATE DATE OF FEATURE:**  
WIDTH & HEIGHT PER 1998 HISTORIC  
PRESERVATION PLAN. NON-HISTORIC  
WALL OPENINGS (2011 RENOVATION).

**EXISTING FEATURE & CONDITION:**  
EXISTING 2ND LEVEL CORRIDOR WITH  
HARDWOOD FLOORING, AND HIGH  
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EXISTING CORRIDOR WALLS, CEILING,  
FILLED WINDOW RECESSES, AND FLOOR TO  
REMAIN. LARGE WALL OPENINGS TO BE  
INFILLED W/ SIMILAR WALL UNIT DOOR TO  
MATCH SIMILAR TO EXISTING DOORS.

NEW WALL INFILLS TO BE OF METAL STUD  
AND GYPSUM BOARD CONSTRUCTION.  
DOOR TO BE RATED WOOD STILE & RAIL  
W/ GLASS HALF-LITE. NO WORK TO BE  
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FEATURES.

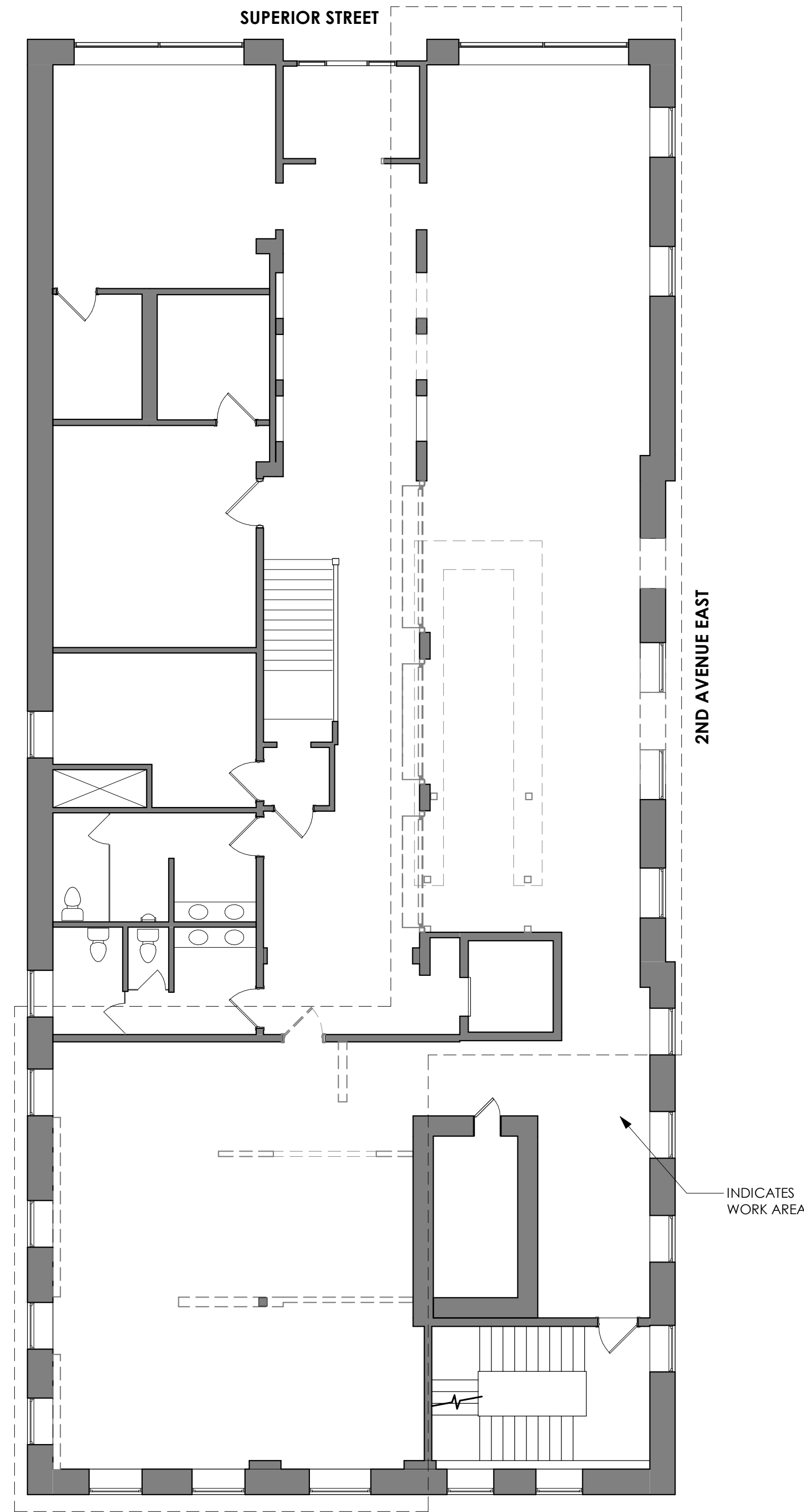


MICHIGAN STREET

2ND AVENUE EAST

③ DEMOLITION PLAN - LEVEL 1  
1/8" = 1'-0"

-PHASE 2-



SUPERIOR STREET

2ND AVENUE EAST

INDICATES WORK AREA

② DEMOLITION PLAN - LEVEL 2  
1/8" = 1'-0"

-PHASE 2-

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
DATE: 01.04.21

**OLIVER INN - PHASE II**  
132 EAST SUPERIOR STREET  
DULUTH, MINNESOTA

ISSUE DATE  
XXXX

PROJECT NO.  
2334

REVISIONS

SHEET NO.

**A1.0**

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 DATE: 01.04.21

**OLIVER INN - PHASE II**  
 132 EAST SUPERIOR STREET  
 DULUTH, MINNESOTA

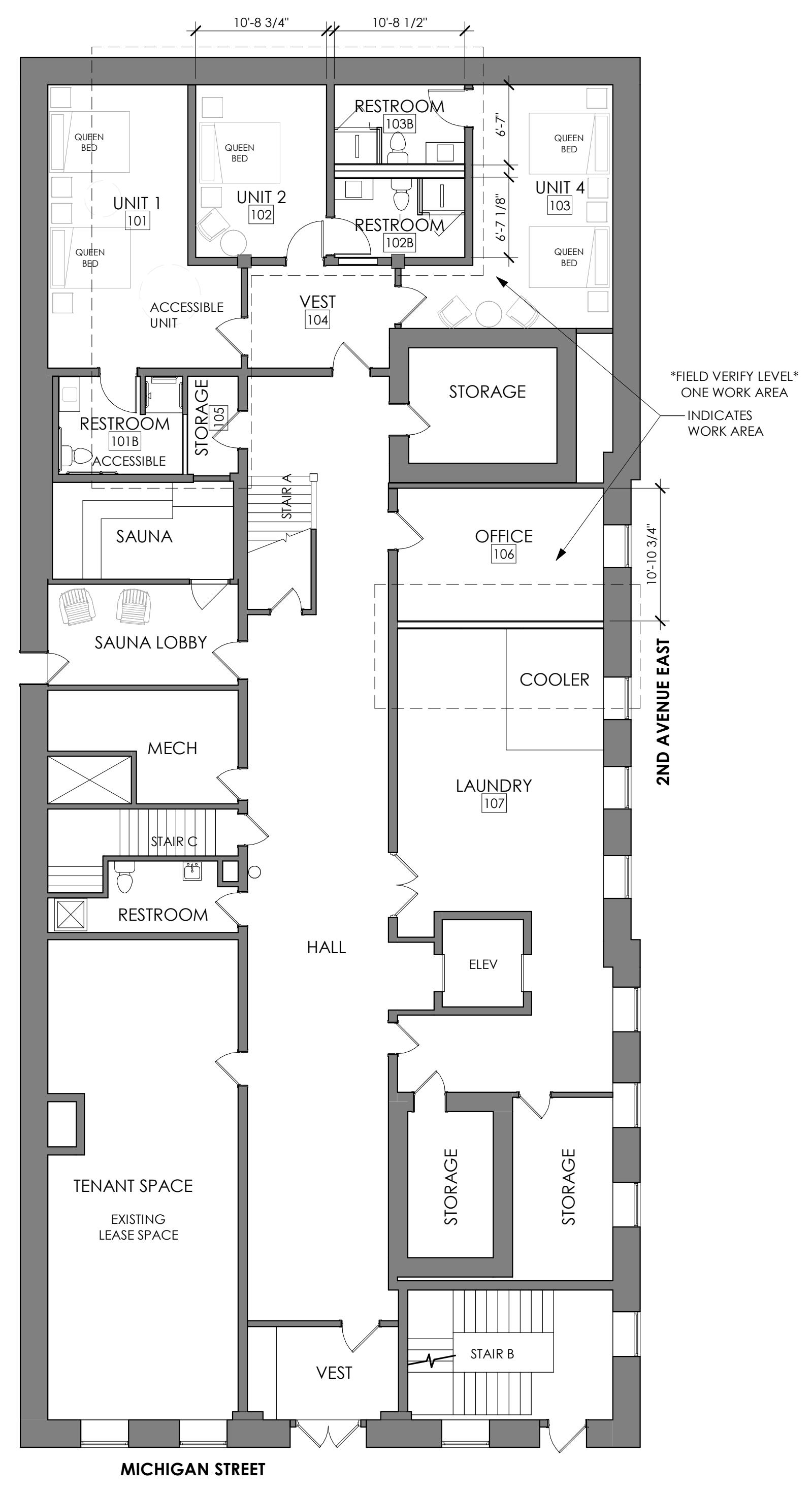
ISSUE DATE  
 XXXX

PROJECT NO.  
 2334

REVISIONS

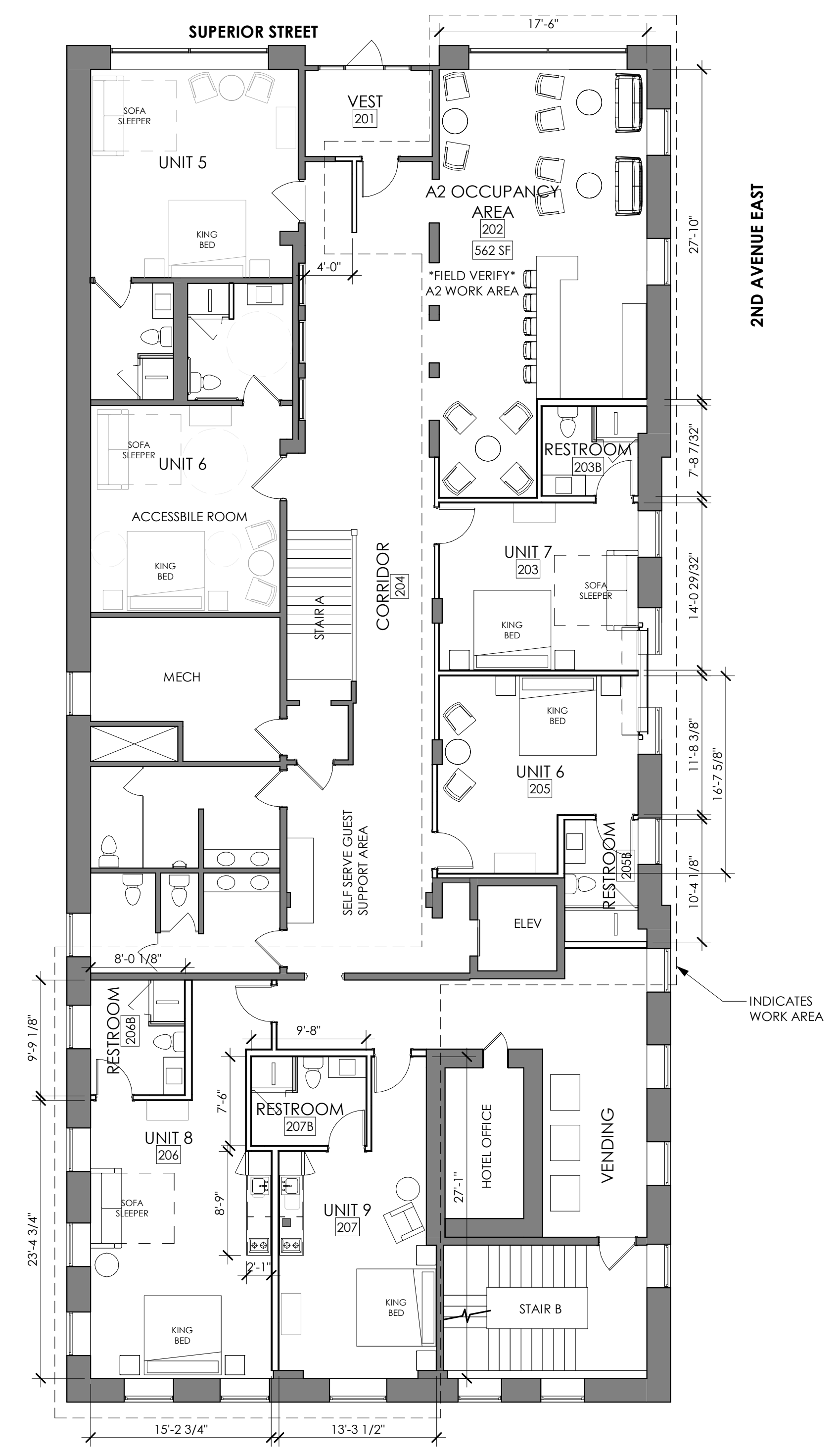
SHEET NO.

**A2.0**



③ FLOOR PLAN - LEVEL 1  
 1/8" = 1'-0"

-PHASE 2-



② FLOOR PLAN - LEVEL 2  
 1/8" = 1'-0"

-PHASE 2-



**Planning & Development Division**  
*Planning & Economic Development Department*

Room 160  
411 West First Street  
Duluth, Minnesota 55802

218-730-5580  
planning@duluthmn.gov

## MEMORANDUM

**DATE:** January 8, 2025  
**TO:** Heritage Preservation Commission  
**FROM:** Chris Lee, Planner II  
**RE:** PLHCDP-2412-0005, Application for Certificate of Appropriateness for 8130 Congdon Boulevard (Lakewood Pumping Station).

On December 30, 2024, the city received a zoning application from the City of Duluth for modifications being made to the Lakewood Pumping Station and its grounds at 8130 Congdon Boulevard.

The property is known as the Lakewood Pumping Station. The Lakewood Pumping Station is locally designated under file 97053 and designated in 1998.

Included with this memo is scope of work for improvements to the Surge Valve Building.

The scope of work includes repairing the roof and installing a man-door in the place of a window on the Surge Valve Building. These improvements are necessary for updating equipment and providing means for emergency back-up equipment.

According to the bylaws:

- 10.1 Public Testimony. Any person desiring to speak to the HPC during an official public hearing shall be heard prior to any determination of the matter in question. Such testimony shall be accompanied by the person's name and address for the public record. Letters received in lieu of oral testimony shall become a part of the public record and be considered prior to any final determination of the matter by the HPC.
- 10.2 Time Limits. The president of the HPC may establish such time limits on testimonies as are reasonable to provide for an efficient meeting so long as all interested parties are given a chance to testify.
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After closing the public hearing and reviewing all the appropriate information, the HPC may:

- Make a motion to approve the zoning application (Certificate of Appropriateness) allowing the demolition and reconstruction. The motion will have to include findings to support the motion.
- Make a motion to deny the zoning application, denying the demolition. The motion will have to include findings to support the motion.
- Table the item until the next meeting, but tabling the item should be accompanied by specific information requests to allow the HPC to take action on the zoning application at their next meeting.


Note that if the Certificate of Appropriateness is approved and the demolition and reconstruction of the structure is allowed by the HPC, the project proposer would still need to receive the appropriate building permits from the City of Duluth, and follow any additional regulatory requirements.

Decisions of the HPC, like the PC, are able to be appealed to the City Council within 10 calendars days of the decision.



## Engineering

Room 240  
411 West First Street  
Duluth, Minnesota 55802

 218-730-5200

Oct 1, 2024

Kristy Dellwo  
State Hazard Mitigation Officer  
Homeland Security and Emergency Management  
Minnesota Department of Public Safety  
445 Minnesota Street  
Saint Paul, MN 55101

Re: HMA Generator Application Consultant Certification Letter – Change of Scope  
Lakewood Water Treatment Plant Power System Resiliency Improvements  
Pre-Design Study

Dear Ms. Dellwo:

This letter summarizes project history and proposes “Change of Scope” amendment request to the proposed power system improvements and increased resiliency at the City of Duluth Lakewood Water Treatment Plant. The pre-design and original project concept were developed in 2020. In the time between 2020 and 2024, the original grant application and project underwent several review steps. The steps include an extensive environmental and historical review, design, and bidding. The project was bid during spring of 2024. The construction bids received significantly exceeded the 2020 pre-design estimate. Inflation in construction cost, especially heavy electrical construction, between 2020 and 2024 exceeded the norm. Inflation is the primary cause for budget overrun.

### Project Scope and Approach

The project funding was insufficient to proceed with the project. For this reason, the city decided to evaluate the original pre-design and other alternatives that may offer value engineering for the project. Key objectives in the project scope that were investigated:

1. Providing docking stations for portable standby generators as an alternative to permanently installed generators.
2. Using a smaller permanently installed natural gas fueled standby generator to provide critical and essential power to the facility.
3. Relocating substation gear in an existing building.

Currently, the city has investigated several alternatives and is focused on attempting to construct the project within one of the existing buildings. Renovation of historical buildings poses several challenges. Such as extensive code requirements for spaces housing medium voltage switchgear. The proposed approach to the project does not change the primary objective: enhancing the resilience of Lakewood WTP. The following table summarizes the change of project scope.



Table 1 - Pre-design Project Scope versus Proposed Project Scope

| <b>2020 Predesign Scope</b>  | <b>2024 Proposed Amended Scope</b>  |
|--|---|
| Reuse existing utility manual transfer switch between the dual utility grids.                  | <b>Upgrade the utility service with automatic transfer switch</b>                   |
| Reuse the existing utility owner overhead electrical service                                   | <b>Upgrade utility service to underground electrical service.</b>                   |
| Provide new city owner point of service  | Provide new city owner point of service   |
| Provide redundant UGE feeders from the service to the new powerhouse.                          | Provide redundant UGE feeders from the service to the new powerhouse.               |
| Provide new generator to provide essential and critical house power to the facility            | Provide new generator to provide essential and critical house power to the facility |
| Provide new Powerhouse with new sub-station  | <b>Construct a new substation inside an existing building</b>                       |
| Provide permanently installed generators for the operation of the High Lift and Low Lift Pumps | <b>Provide docking stations for connection of portable standby generators</b>       |

Note: Tasks in **BOLD** identify proposed scope changes.

Apart from replacing the permanent standby generators with connections for portable generators, all the proposed scope changes increase the level of resiliency. The city has confirmed that portable generators are available and located within 2- hours of the Lakewood WTP. The upgrade utility service and replacement of the utility’s overhead lines, upgrade of the manual utility grid switch, and redundant underground feeders all serve to decrease the possible need for the stand-by gen-set. The generators are third tier of back up and resilience.

Currently the city is evaluating the estimated project costs and funding for the project. The cost of construction continues to escalate. The city recognizes the project will not be less expensive in the future. However, limited funds for the O&M of the system must be prioritized.

Additionally, permitting upgrades with SHPO to and outside the historic Pump House is an unknown. The present alternative considers installation of electrical gear inside either the Existing Surge Valve building or inside the northern addition of the Pump House.

- The Surge Valve Building Alternative includes updates to the roof, replacement of windows, installation of additional exterior doors, and installation of utility ground transformers outside the WTP fence. This alternative would renovate the interior of the building as needed for the new purpose. The alternative would focus on preserving the overall appearance of the building with the enhanced accessibility required by the electrical code.
- The alternative repurposing using the northern addition of the Pump House includes updates to the roof, installation of additional exterior doors, and installation of utility ground transformers inside the building. This alternative would renovate the interior of the building as needed for the new purpose. The alternative requires the addition of exterior doors. The doors would be north facing and have a limited view from the road frontage or lakeside of the Pump House.

Enclosed with this letter are Figures of the concept layouts for each alternative.

Estimated Project Costs

The spring bids have boosted our confidence in the potential value of the proposed project cost. However, the construction industry remains busy, and the availability of equipment and materials continues to dictate project timelines. The upcoming presidential election could also impact project funding. Additionally, we’ve noticed a slowdown in private and commercial construction this summer. These factors suggest a favorable outlook for projects bidding in 2024. The current estimate for the alternatives is as follows:

- The Surge Valve Building alternative is estimated to cost approximately \$12M.
- The Pump House alternative is currently estimated to cost approximately \$13M.

The cost difference between the alternatives is related to location. There is substantially less sitework needed to extend the electrical feeders with Surge Valve Building alternatives as with the Pump House alternative. The interior renovation of the Pump House alternative is larger than what will be required in the Surge Valve Building.

Project Schedule

It is unlikely to meet the current project completion identified in the grant. Therefore, for the project to proceed with the project completion requires an extension. Recognizing the estimated delivery times for some of the equipment and electrical gear is currently up to 2-years, the following is estimating project milestones:

- |   |                              |
|---|------------------------------|
| 1. Confirm Project Approach and project funding | By Nov 1, 2024               |
| 2. Redesign and development of bid documents    | Nov – Dec 2024               |
| 3. Bidding                                      | Dec 2024                     |
| 4. Contracting                                  | Jan-March 2025               |
| 5. Construction                                 | April 2027-June 2028         |
| a. Shop Drawings                                | April-July 2025              |
| b. Equipment Manufacturing                      | Aug 2025-August 2027         |
| c. Installation, Start-up and commissioning     | September 2027-November 2027 |
| d. Substantial Completion                       | Dec 2027                     |
| e. Final Completion                             | June 2028                    |

The proposed Lakewood WTP Power System Resiliency Improvements is estimated to cost between \$12M and \$13M. This includes engineering, project management, generator equipment, soft costs, and all work and materials to construct a complete and operable standby power system. A detailed cost estimate is available upon request.

In conclusion, this letter summarizes the status of the proposed Lakewood Water Treatment Plant Power System Resiliency Improvements project. Due to market availability and escalating construction costs, the feasibility and approach to the project is being evaluated. This letter highlights the change to the project scope, increased estimated costs, and timeline. The recommended improvements will provide enhanced flexibility, increased safety, and a higher level of system resiliency and redundancy to maintain an uninterrupted supply of potable water to the City of Duluth water customers.

Sincerely,

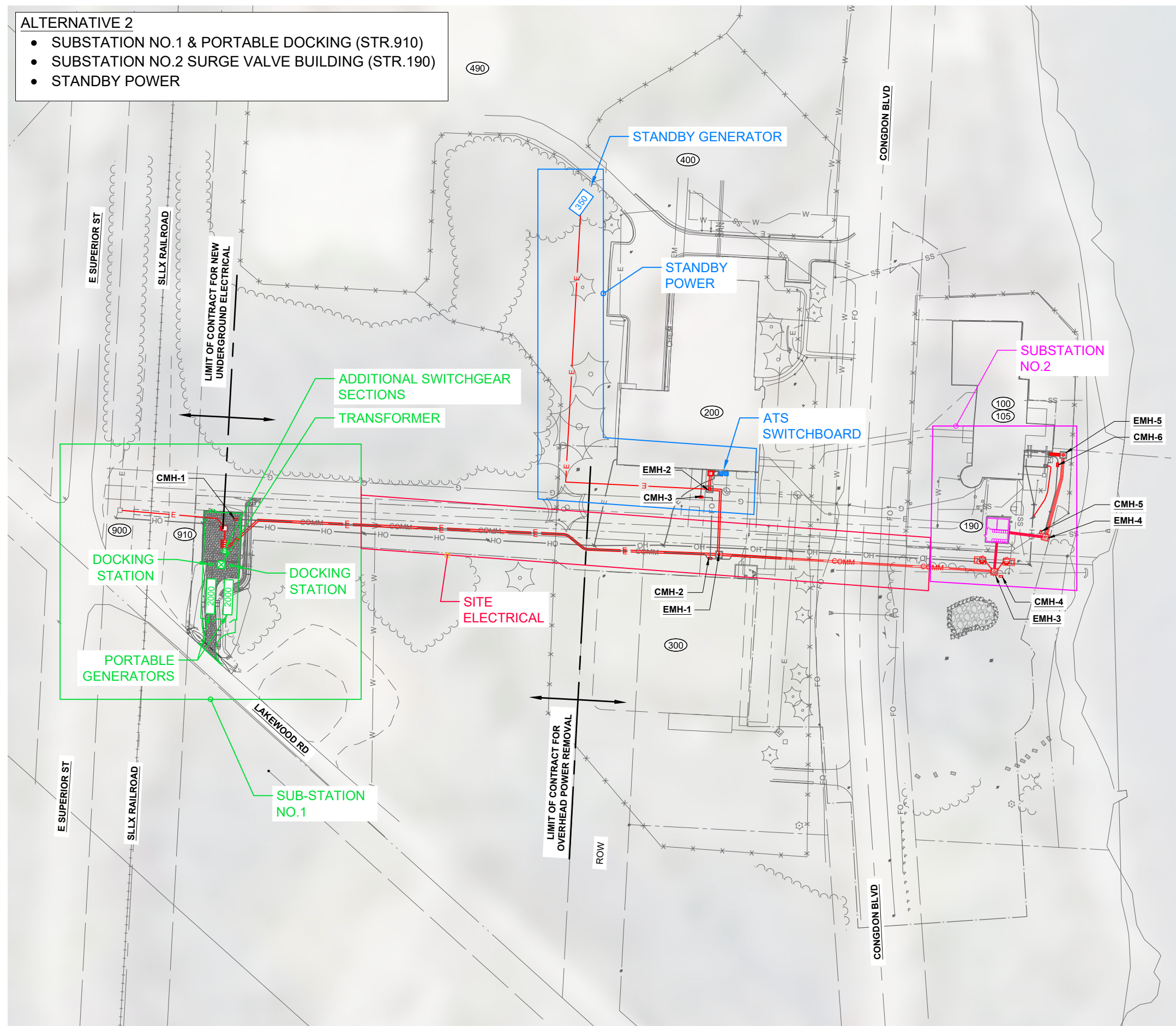


Aaron Soderlund, PE  
Senior Engineer  
City of Duluth, Mn

enc.

**ALTERNATIVE 2**

- SUBSTATION NO.1 & PORTABLE DOCKING (STR.910)
- SUBSTATION NO.2 SURGE VALVE BUILDING (STR.190)
- STANDBY POWER



**SYMBOL & COLOR LEGEND**

- BACKUP HOUSE POWER EQUIPMENT**
- 350 350kW GENERATOR, 480VAC POWER
    - 5 GENERATOR LOCATION OPTIONS (B-E)
    - ATS & DISTRIBUTION SWITCHBOARD LOCATED AT STR.200 (WTP)

- PORTABLE GENERATOR EQUIPMENT (STR.910)**
- 2000 (2) 2000kW PORTABLE GENERATORS AT STR.910
    - ☒ (1) 5000kVA STEP-UP TRANSFORMER
    - (2) DOCKING STATIONS WITH CAM-LOCKS

- SUBSTATION NO.2 EQUIPMENT (STR.190)**
- SWITCHGEAR, SUBSTATION NO.2
  - ⊞ (2) 3000kVA TRANSFORMER, 13.8kVA / 2400V
  - ⊞ ELECTRICAL MANHOLE
  - ══ ELECTRICAL FEEDERS TO NEW LOCATION

**SITE ELECTRICAL**

**SITE STRUCTURES/BUILDINGS:**

- 100 PUMP HOUSE
- 105 INTAKE BUILDING
- 190 SURGE VALVE BUILDING
- 200 WATER TREATMENT FACILITY
- 300 FLOCCULATION FACILITY
- 400 WASH WATER RECOVERY FACILITY
- 490 DECANT STORAGE FACILITY
- 900 POWER & CONTROL FACILITY
- 910 ELECTRICAL UTILITY SERVICE - SUBSTATION NO.1
- 940 POWER DISTRIBUTION FACILITY - SUBSTATION NO.2
- 960 STANDBY POWER GENERATION FACILITY

PLOT DATE: 8/13/2024 10:41 AM; C:\msa\msoffice\projects\2024\05-01 SITE PLAN OVERVIEW 2.dwg

| PROJECT DATE:     | JUNE 2024 | DESIGNED BY: | ARL | DESIGNED BY: | SRG | CHECKED BY: | mm | DATE: | August 13, 2024 |
|-------------------|-----------|--------------|-----|--------------|-----|-------------|----|-------|-----------------|
| <b>CONCEPTUAL</b> |           |              |     |              |     |             |    |       |                 |

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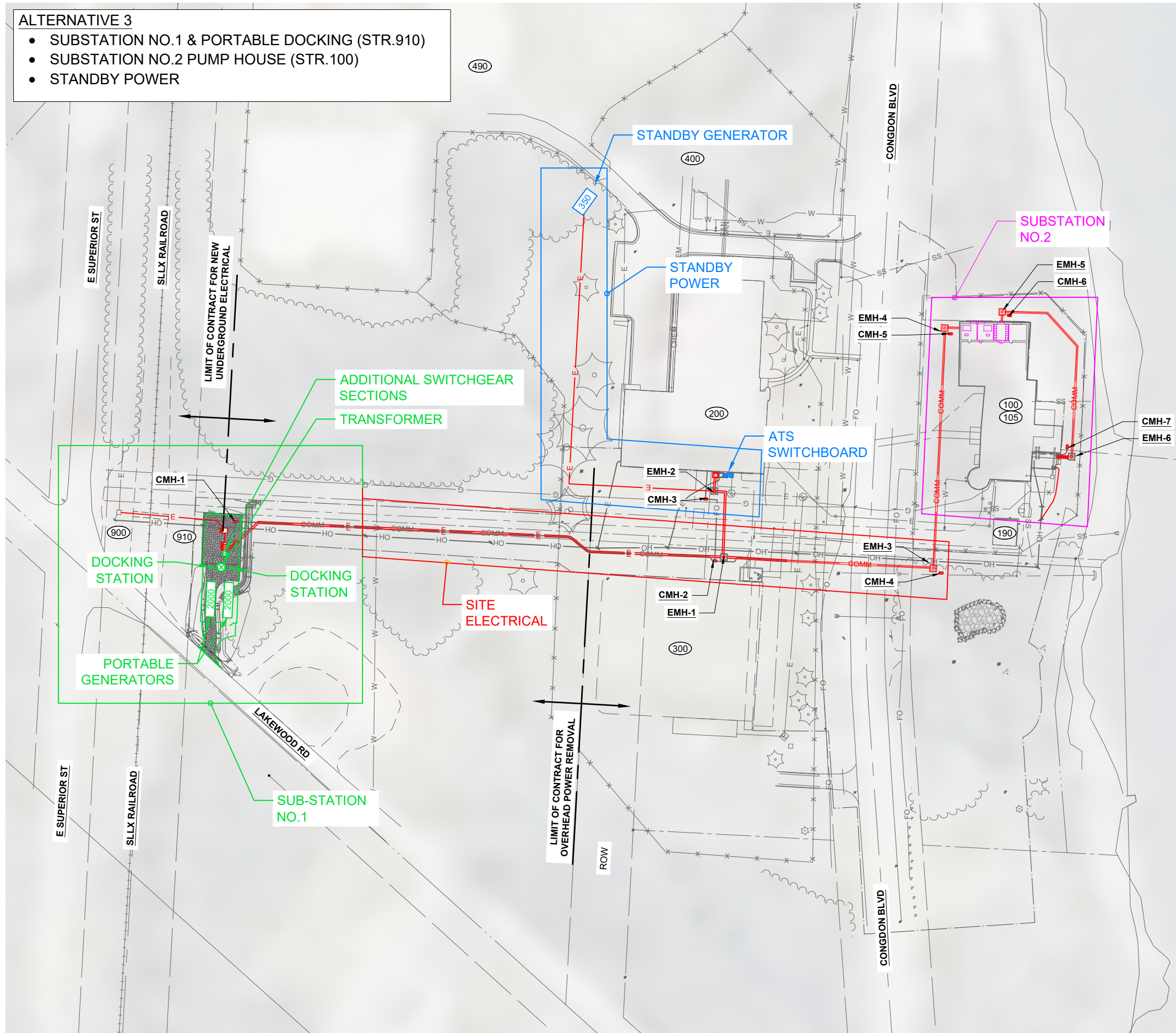
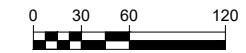
**LAKEWOOD WTP POWER SYSTEM**  
 CITY OF DULUTH  
 DULUTH, MN

**SITE PLAN OVERVIEW - ALT 2**

|                         |
|-------------------------|
| PROJECT NO.<br>00616197 |
| SHEET<br>005-CE101-2    |

**ALTERNATIVE 3**

- SUBSTATION NO.1 & PORTABLE DOCKING (STR.910)
- SUBSTATION NO.2 PUMP HOUSE (STR.100)
- STANDBY POWER



**SYMBOL & COLOR LEGEND**

**BACKUP HOUSE POWER EQUIPMENT**

**350** 350kW GENERATOR, 480VAC POWER

- 5 GENERATOR LOCATION OPTIONS (B-E)
- ATS & DISTRIBUTION SWITCHBOARD LOCATED AT STR.200 (WTP)

**PORTABLE GENERATOR EQUIPMENT (STR.910)**

**2000** (2) 2000kW PORTABLE GENERATORS AT STR.910

- ☒ (1) 5000kVA STEP-UP TRANSFORMER
- (2) DOCKING STATIONS WITH CAM-LOCKS

**SUBSTATION NO.2 EQUIPMENT (STR.100)**

- SWITCHGEAR, SUBSTATION NO.2
- ⊗ DRY TYPE TRANSFORMER
- ⊙ ELECTRICAL MANHOLE
- ≡ ELECTRICAL FEEDERS TO NEW LOCATION

**SITE ELECTRICAL**

**SITE STRUCTURES/BUILDINGS:**

- 100 PUMP HOUSE
- 105 INTAKE BUILDING
- 190 SURGE VALVE BUILDING
- 200 WATER TREATMENT FACILITY
- 300 FLOCCULATION FACILITY
- 400 WASH WATER RECOVERY FACILITY
- 490 DECANT STORAGE FACILITY
- 900 POWER & CONTROL FACILITY
- 910 ELECTRICAL UTILITY SERVICE - SUBSTATION NO.1
- 940 POWER DISTRIBUTION FACILITY - SUBSTATION NO.2
- 960 STANDBY POWER GENERATION FACILITY

PLOT DATE: 8/13/2024 10:41 AM; C:\Users\mduffy\Documents\Projects\2024\CE-011 SITE PLAN OVERVIEW - 13.dwg

| PROJECT DATE: | JUNE 2024 | DRAWN BY:   | ARL | No | DATE | REVISIONS | BY |
|---------------|-----------|-------------|-----|----|------|-----------|----|
| DESIGNED BY:  | SRG       | CHECKED BY: | mm  |    |      |           |    |

**CONCEPTUAL**



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**LAKEWOOD WTP POWER SYSTEM**  
 CITY OF DULUTH  
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**SITE PLAN OVERVIEW - ALT 3**

PROJECT NO.  
00616197  
SHEET  
005-CE101-3

**ALTERNATIVE 2**

- SUBSTATION NO.2 SURGE VALVE BUILDING (STR.190)
- PORTABLE DOCKING AT STR.910



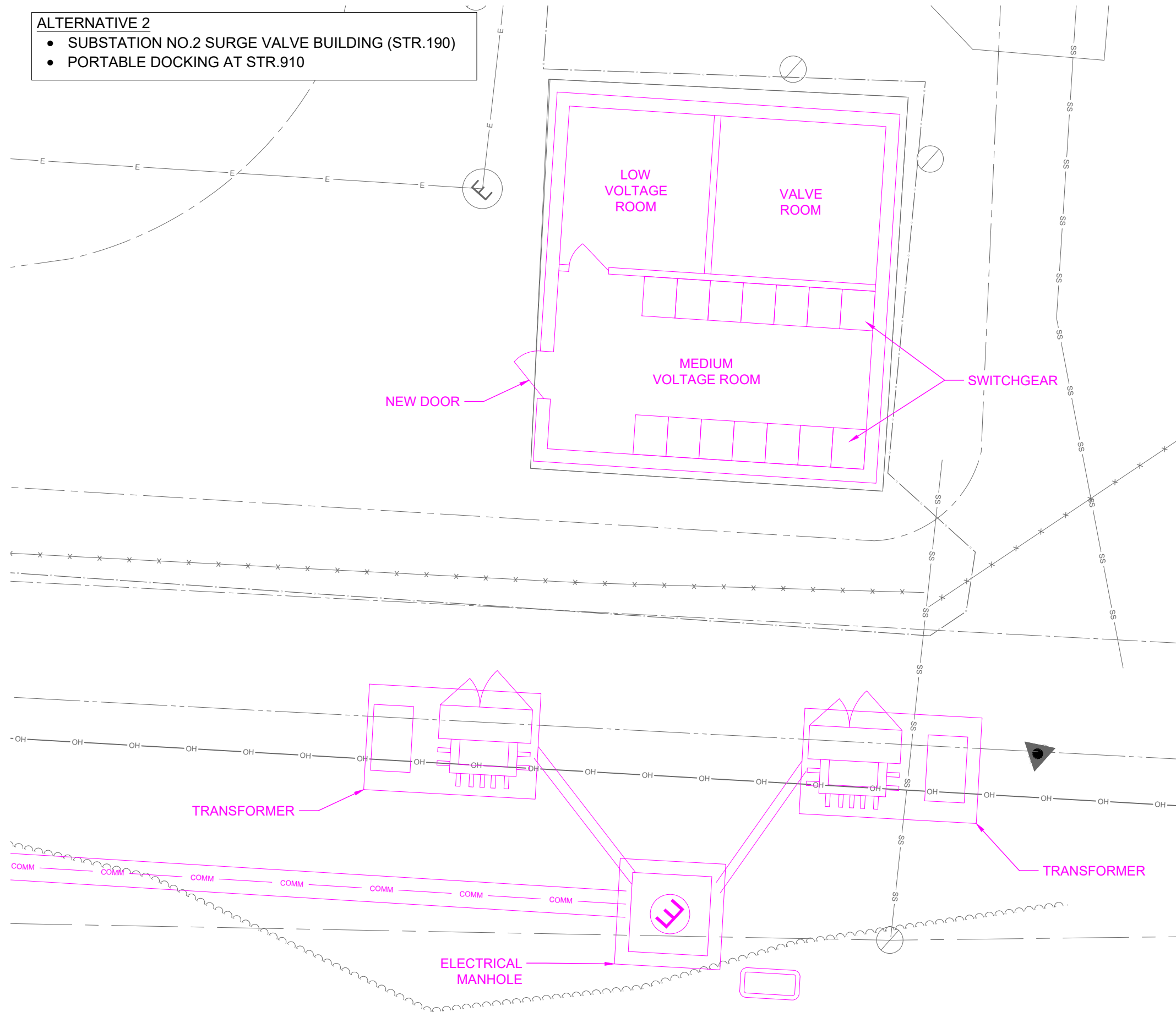
**SYMBOL & COLOR LEGEND**

**SUBSTATION NO.2 EQUIPMENT (STR.190)**

- SWITCHGEAR, SUBSTATION NO.2
- (2) 3000kVA TRANSFORMER, 13.8kVA / 2400V
- ELECTRICAL MANHOLE
- ELECTRICAL FEEDERS TO NEW LOCATION

**SITE STRUCTURES/BUILDINGS:**

- 100 PUMP HOUSE
- 105 INTAKE BUILDING
- 190 SURGE VALVE BUILDING
- 200 WATER TREATMENT FACILITY
- 300 FLOCCULATION FACILITY
- 400 WASH WATER RECOVERY FACILITY
- 490 DECANT STORAGE FACILITY
- 900 POWER & CONTROL FACILITY
- 910 ELECTRICAL UTILITY SERVICE - SUBSTATION NO.1
- 940 POWER DISTRIBUTION FACILITY - SUBSTATION NO.2
- 960 STANDBY POWER GENERATION FACILITY



PLOT DATE: 8/13/2024 10:41 AM, C:\Users\mason\Documents\190E101\ELECTRICAL\_SHEET.dwg

| PROJECT DATE: | JUNE 2024 | DRAWN BY: | ARL | No | DATE | REVISIONS | BY |
|---------------|-----------|-----------|-----|----|------|-----------|----|
| DESIGNED BY:  | SRC       |           |     |    |      |           |    |
| CHECKED BY:   | INT       |           |     |    |      |           |    |

**CONCEPTUAL**

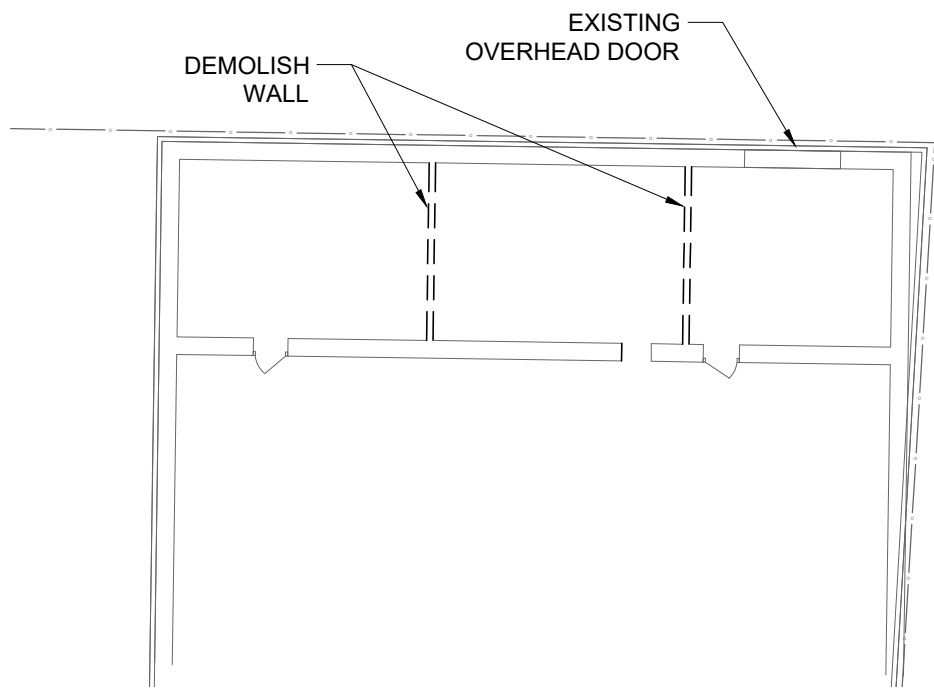


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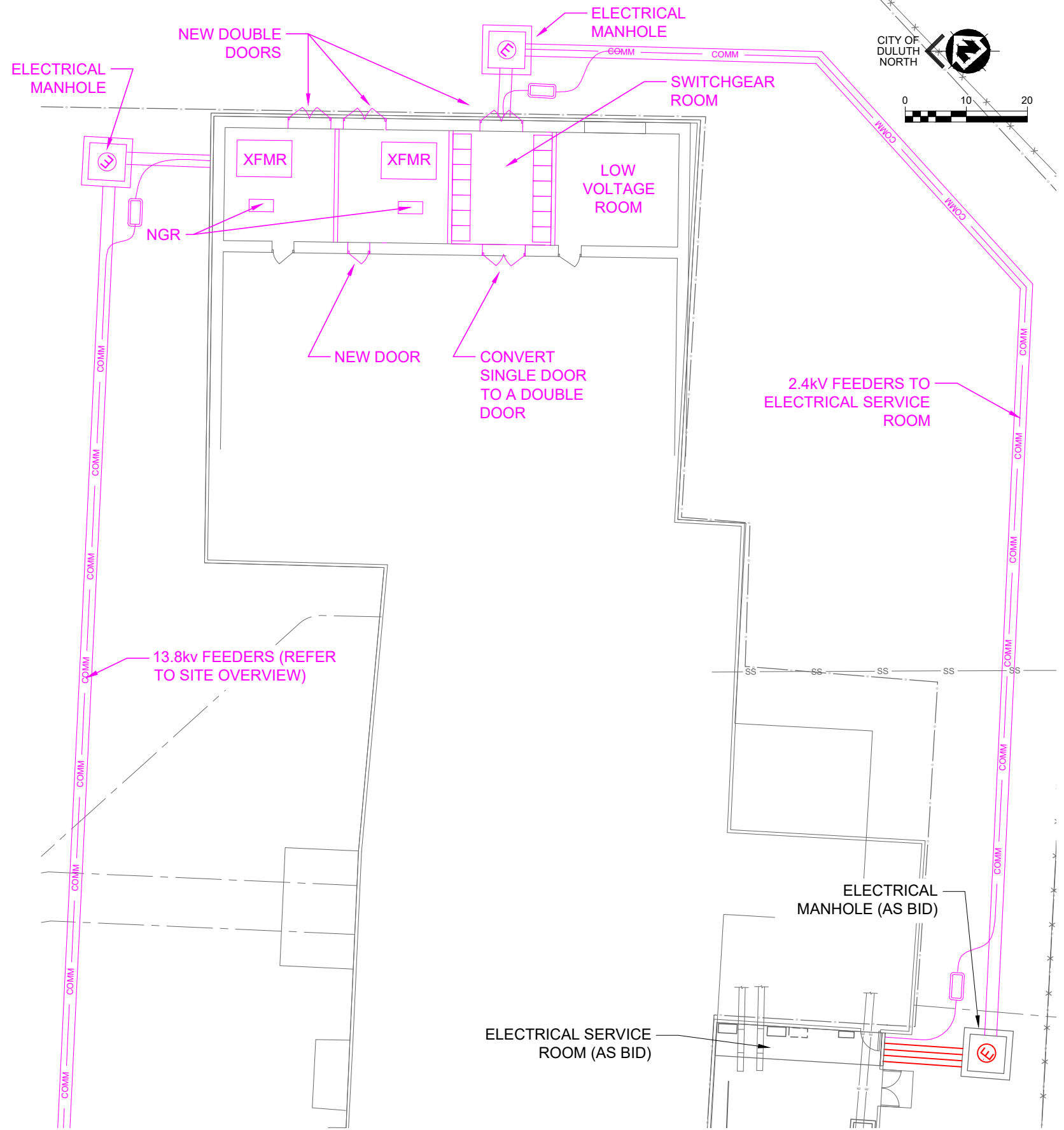
**LAKEWOOD WTP POWER SYSTEM**  
 CITY OF DULUTH  
 DULUTH, MN

**VALVE BUILDING - ALT 2**

PROJECT NO.  
00616197  
SHEET  
190-E101







1 EXISTING PUMP HOUSE - EAST END OF BUILDING  
100-E101 N.T.S



2 PROPOSED PUMP HOUSE SUBSTATION LAYOUT  
100-E101 N.T.S

**SYMBOL & COLOR LEGEND**

**SUBSTATION NO.2 EQUIPMENT (STR.190)**

-  SWITCHGEAR, SUBSTATION NO.2
-  (2) 3000kVA TRANSFORMER, 13.8kVA / 2400V
-  ELECTRICAL MANHOLE
-  ELECTRICAL FEEDERS TO NEW LOCATION

**ELECTRICAL DUCT BANK (AS BID)**

PLOT DATE: 8/13/2024 10:41 AM; C:\Users\mason\Documents\Projects\220005\01\ELECTRICAL\_SHEETS\100-E101.dwg

| PROJECT DATE: | JUNE 2024 | DRAWN BY: | ARL | No | DATE | REVISIONS | BY |
|---------------|-----------|-----------|-----|----|------|-----------|----|
| DESIGNED BY:  | SRC       |           |     |    |      |           |    |
| CHECKED BY:   | INT       |           |     |    |      |           |    |

**CONCEPTUAL**

ENGINEER: SCOTT R. CHILSON  
LICENSE #: 000000

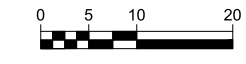
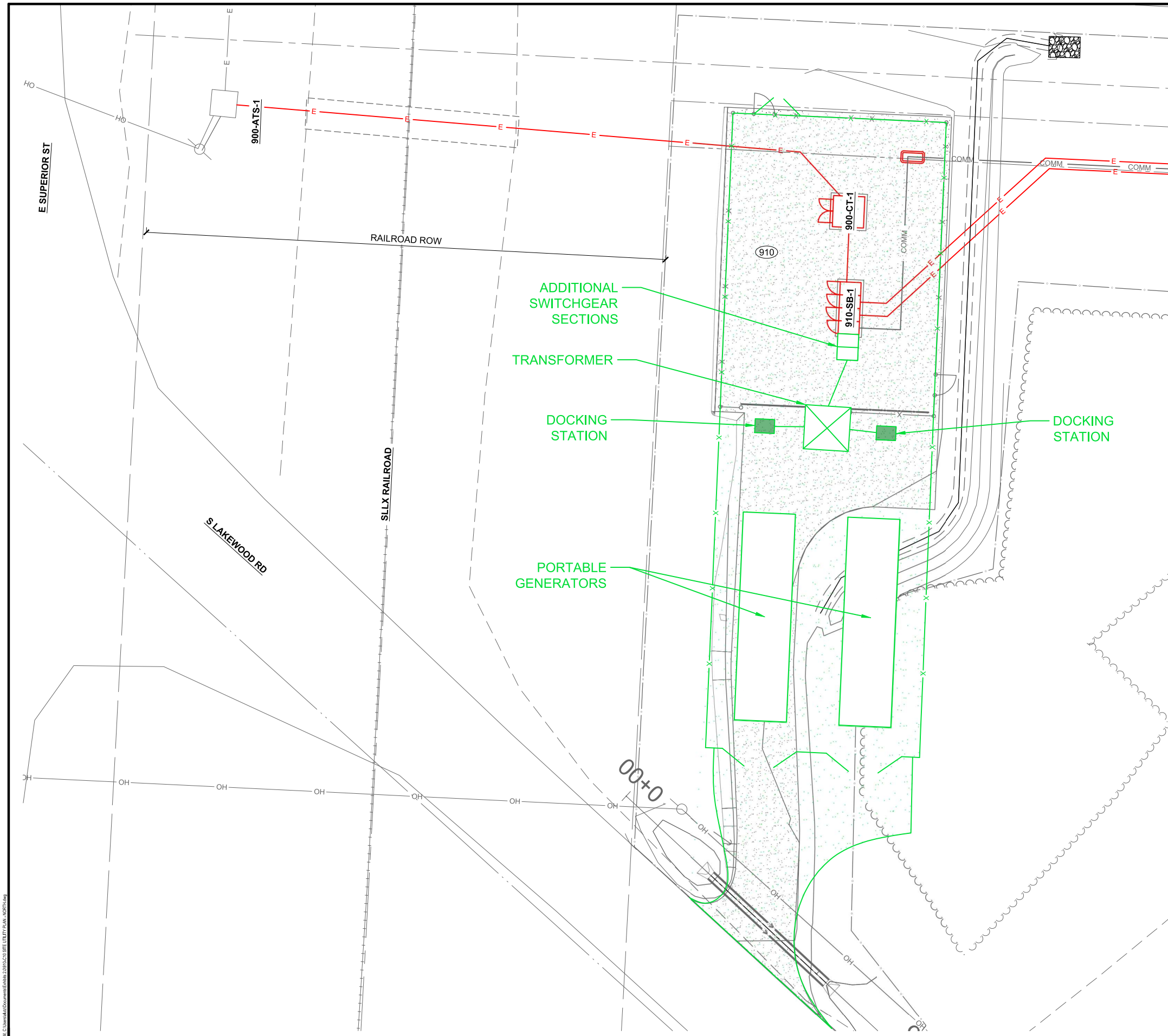


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**LAKEWOOD WTP POWER SYSTEM**  
CITY OF DULUTH  
DULUTH, MN

**PUMP HOUSE - ALT 3**

PROJECT NO.  
00616197  
SHEET  
100-E101



**SYMBOL & COLOR LEGEND**

- PORTABLE GENERATOR EQUIPMENT (STR.910)**
- (2) 2000kW PORTABLE GENERATORS AT STR.910
  - (1) 5000kVA STEP-UP TRANSFORMER
  - (2) DOCKING STATIONS WITH CAM-LOCKS

**ELECTRICAL DUCT BANK (AS BID)**

**SITE STRUCTURES/BUILDINGS:**

- 100 PUMP HOUSE
- 105 INTAKE BUILDING
- 190 SURGE VALVE BUILDING
- 200 WATER TREATMENT FACILITY
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- 910 ELECTRICAL UTILITY SERVICE - SUBSTATION NO.1
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- 960 STANDBY POWER GENERATION FACILITY

| PROJECT DATE: | JUNE 2024 | DRAWN BY: | ARL | No | DATE | REVISIONS | BY |
|---------------|-----------|-----------|-----|----|------|-----------|----|
| DESIGNED BY:  | SRG       |           |     |    |      |           |    |
| CHECKED BY:   | Int       |           |     |    |      |           |    |

**CONCEPTUAL**

HEREBY CERTIFY THAT THIS PLAN, REPORT, OR SPECIFICATION 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. DATE: June 20, 2024

**MSA**

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**LAKEWOOD WTP POWER SYSTEM**  
 CITY OF DULUTH  
 DULUTH, MN

**SITE UTILITY PLAN**

|             |          |
|-------------|----------|
| PROJECT NO. | 00616197 |
| SHEET       | 910-C102 |

Application for CERTIFICATE OF APPROPRIATENESS for Duluth Heritage Preservation Landmarks and Districts

Please complete this application as it pertains to your project. Attach all information required, including a scope of work form.

Location of Building: 8131 Congdon Blvd Duluth, MN 55804
Owner: City of Duluth 411 W 1st Street Duluth, MN 55802 (218)- 730-5000
Applicant: Aaron Soderlund (Senior Engineer) 411 W 1st Street Duluth, Mn 55802 (218)- 730-5083

TYPE OF WORK PROPOSED

- Exterior Restoration Addition to Building Landscaping Signs New Construction
Interior Restoration (COA may not be required - please check building's preservation plan)

EXTERIOR ALTERATIONS (CHECK ALL WHICH APPLY)

- Windows Doors Siding Roof change Chimney Lighting Facade Other
Checklist of items needed for application: Scale drawings of all building elevations impacted by change Photos of current condition of all building elevations impacted by Detailed specifications and scope of work Materials to be used (color number, sample of material & that which is being matched, name of manufacturer & material) Detailed drawings of new windows, doors, or other features in scope of work

Description of proposed changes: Surge valve building currently has a leaking roof and would need to be replaced as part of the proposed project. Additionally, to provided egress to meet electrical code, a new man door would need to be installed, likely in current window opening on the side of the building facing the boulevard.

Reason for changes: Changes would be to allow for the installation of new electrical switch gear inside the building as part of the treatment plants power system resiliency project.

Location of changes on Building: Changes would be repairs and replacement of the existing roof of the building, which currently leaks. Along with the addition of a doorway on the northwest wall.

ADDITION TO BUILDING

Description of Addition:

Reason for changes:

Location of Addition on site:

Reason for Addition:

Size: (Number of Stories) (Length) (Width) (Height)

Architect: (Name) (Street Address, City, State, Zip Code) (Phone)

Contractor: (Name) (Street Address, City, State, Zip Code) (Phone)



Checklist of items needed for application:

- Scale drawings of all building elevations impacted by change
- Photos of current condition of all building elevations impacted by change
- Detailed specifications and architectural drawings of existing structure
- Detailed specifications and architectural drawings of new construction (Including but not limited to: materials to be used on exterior and architectural elements - color numbers, samples of materials & samples of existing materials being matched, name of manufacturers & materials)
- Site Plan showing existing and new construction

**LANDSCAPING:**

Description of proposed landscape changes:

\_\_\_\_\_

Reason for changes: \_\_\_\_\_

Location of changes on site: \_\_\_\_\_

- Detailed architectural landscape design plans to scale with building elevations shown
- Detailed site plans to scale
- Material samples and existing materials samples
- Photos of existing landscape and structures to be impacted.
- Detailed scope of work and specifications.
- Photos of statues, structures, etc. to be incorporated, if appropriate

**SIGNS**

Purpose: \_\_\_\_\_

Location: \_\_\_\_\_

Size: \_\_\_\_\_

Material: \_\_\_\_\_

Description: \_\_\_\_\_

Checklist of items for application:

- Architectural drawings of all building elevations related to new sign - must illustrate the location of both proposed and existing signs and method of lighting (if any).
- Architectural drawings of all proposed signs illustrating style(s), noting dimensions, materials, method of attachment to building or below ground structure, if free-standing, etc.
- Samples of all materials to be used (specific colors).
- Associated lighting, specifications, photos and/or catalog cuts
- A full description of the work to be performed.
- If prefabricated sign, photos and name of manufacturer, model number, etc.

**INTERIOR RESTORATION**

Description of proposed interior changes: New electrical gear would be installed in the unused portion of the building. A new concrete floor would be poured and formerly used equipment would be removed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reason for interior changes: Changes would be to allow for the installation of new electrical switch gear in the building as part of the treatment plants power system resiliency project.

Location of changes within building: Any changes will allow use of the currently unused portions of the building once again.

Checklist of items for application:

- Scale drawings of all building elevations impacted by change
- Photos of current condition of all building to be impacted by changes
- Detailed specifications and architectural drawings of modifications to be made (Including but not limited to: materials to be used on exterior and architectural elements - color numbers, samples of materials & samples of existing materials being matched, name of manufacturers & materials)
- Detailed floor plan showing existing and new construction

**NEW CONSTRUCTION ON SITE**

Description of Addition: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reason for Addition: \_\_\_\_\_

Location of Addition on site: \_\_\_\_\_

Size: \_\_\_\_\_

(Number of Stories)                      (Length)                      (Width)                      (Height)

Architect: \_\_\_\_\_ ( ) -

(Name)                      (Street Address, City, State, Zip Code)                      (Phone)

Contractor: \_\_\_\_\_ ( ) -

(Name)                      (Street Address, City, State, Zip Code)                      (Phone)

Checklist of items needed for application:

- Scale drawings of all building elevations impacted by change
- Photos of current condition of all building elevations impacted by change
- Detailed specifications and architectural drawings of existing structure
- Detailed specifications and architectural drawings of new construction (Including but not limited to: materials to be used on exterior and architectural elements - color numbers, samples of materials & samples of existing materials being matched, name of manufacturers & materials)
- Site Plan showing existing and new construction

**Reductions to 11" by 17" are required of all oversized blueprints, plans, and drawings.**

No Applications will be processed without a complete application, signed by the owner, and all required attachments.

Duluth Heritage Preservation Commission  
Jen Bergum, Administrative Specialist  
Duluth City Planning Department  
Room 402 City Hall  
Duluth, MN 55802  
Phone: 730-5580  
fax: 730-5904

email: [jbergum@duluthmn.gov](mailto:jbergum@duluthmn.gov)

## SCOPE OF WORK FORM

### Instructions for Completing the Scope of Work Form for Local Historic Landmark Designations

**Detailed Description of Work.** In the numbered blocks, provide a description of project work.

Describe the site work. A separate block should be used to describe each work item and its effect on architectural features or spaces.

In the left block, identify the architectural feature to be impacted, and indicate whether the feature described is original to the building, was added at a later date, or is new construction. Give the approximate date of the feature. In the appropriate space, describe its physical condition. Indicate the photograph or drawing numbers that show the feature described.

In the right block, explain in detail the work to be undertaken. Describe the effect (visual, structural, or other) on existing features. List drawings, marked photographs, or specification page numbers that show the work and impact on the existing building.

**Photographs.** The applicant must submit a sufficient number of good, clear photographs to document both interior and exterior conditions, including site and environment, prior to any work to be performed, and to show the areas of proposed or completed work.

Elevations and interior features and spaces of the buildings should be shown.

#### Example:

Architectural feature facade brick  
Approximate date of feature: ca. 1880

Describe the existing feature and its condition:  
Hard pressed red brick with butter joints in good condition.  
Mortar mostly sound, but deteriorated and missing around  
Downspout at east end of facade. Some graffiti at first floor.  
Photo no. 3.6 Drawing No. \_\_\_\_\_

Photographs should be numbered, dated and labeled with the property name, the view (e.g., east side) and a brief description of what is shown; photographs should be keyed to the application narrative, where appropriate. In many cases, it may be helpful to mark directly on the photographs the areas of proposed or complete work. Photographs may be black-and-white or color, but must show architectural features *clearly*. Photographs are not returnable.

**Drawings or sketches.** Drawings or sketches are required for proposed work to show planned alterations or new construction. They must be sufficiently detailed to show existing wall configurations and anticipated changes. If warranted by the work to be performed, documentation should include floor plans, sections and elevations. All drawings and sketches submitted with the review form should be numbered and should be keyed to the form.

**Project amendments.** If changes are made to a project at any time after submission of the initial review form, submit a continuation/amendment sheet. Provide the name and address of the property, indicate changes in project work, giving the originally proposed treatment and the amended work item description. Give the owner's name. Sign and date the form. Give the owner's address and daytime telephone number. Return to City Planning Department.

Describe the work and impact on existing feature:

Will selectively hand clean deteriorated joints and repoint  
With mortar and joint width to match existing (See spec.  
33-35); chemically clean graffiti from 1<sup>st</sup> floor piers (see  
spec. p. 30-31)



















42"

36"

