



## DULUTH – LOT D

### CURRENT STATUS

March 2, 2022

The Duluth Economic Development Authority is the owner of Lot D, which is currently not a buildable property. Significant geo-technical and environmental remediation are needed to geo-technically stabilize the site to make it suitable for new use. Inland Development Partners (IDP) was recently selected as the Developer for Lot D and is championing stabilization and remediation efforts.

The scope of work and related costs are summarized below and provided in further detail as part of the Kraus-Anderson attachments, along with a remediation and site stabilization timeline.

#### SUMMARY OF COSTS TO STABILIZE AND REMEDIATE LOT D:

Total Construction Cost (see attached for detail)	\$18,519,514
Project Scope Contingency (10%)	\$1,851,951
Project Overhead/Expenses (2%)	\$370,390
Grant solicitation, management, reporting (2%)	\$370,390
Developer Fee and Expenses (3%)	\$555,585
Total Project Cost	\$21,667,830

#### PROJECT TEAM:

Inland Development Partners – Developer  
Kraus Anderson – General Contractor  
Short Elliott Hendrickson, Inc. – Civil Engineer  
Braun Intertec - Environmental and Geo-Technical  
AMI Consulting Engineers – Seawall Design  
Ulland Brothers – Earthwork  
Brennan – Seawall Construction