

**APPENDIX A - PROPOSAL COVER SHEET
CITY OF DULUTH
RFP# 24-99309**

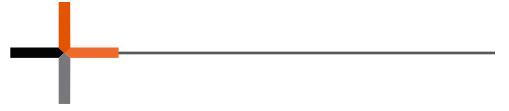
Proposer Information:	
Proposer Name	Brunton Architects
Mailing Address	225 Belgrade Avenue, North Mankato, MN 56003
Contact Person	Ginnie Schneider, Project Manager
Contact Person's Phone Number	612-435-0692
Contact Person's E-Mail Address	ginnies@bruntonarchitects.com
Federal ID Number	26-1696567
Authorized Signature	
Title of Authorized Signer	President & CEO
Email of Authorized Signer	corey@bruntonarchitects.com



TECHNICAL PROPOSAL

PROPOSAL TO CITY OF DULUTH

RFP #24-99309



Architectural
& Engineering
Services for the
**Duluth Fire
Department
Facility Planning
Services**

October 15, 2024



WIDSETH



October 15, 2024

ATTN: Purchasing Division
City of Duluth
City Hall, Room 120
411 West 1st Street
Duluth, MN 55802

RE: Response to RFP for Duluth Fire Department Facility Planning Services
RFP # 24-99309

Dear Duluth Fire Department and Properties & Facilities Management,

Brunton Architects, Widseth, and Adolfson & Peterson Construction are pleased to submit our proposal for the Duluth Fire Department's Facility Assessment and Master Plan. Together, we bring extensive local expertise and a collaborative approach that we believe will be invaluable to the City of Duluth as we assess current facility conditions and develop a strategic plan for the future of your fire stations. We look forward to understanding your specific goals and working alongside you to create a comprehensive road map for both short- and long-term improvements.

Our proposal is grounded in the following principles:

COLLABORATIVE PARTNERSHIP: We are committed to building a strong, long-lasting relationship with the City of Duluth. This begins with listening to your objectives and ensuring open, transparent communication throughout the project. Our combined team understands that the assessments and master planning for your fire stations are about more than addressing deferred maintenance—they are about creating a sustainable, efficient infrastructure that will support the Duluth Fire Department's mission for years to come.

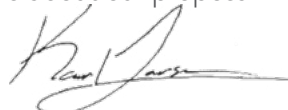
EXPERTISE IN FACILITY ASSESSMENTS & PLANNING: At Brunton Architects, we bring extensive experience working with fire codes, safety, design, and functionality. Our team brings over 40 years of combined firefighting experience. This insider knowledge is critical in making the right choices to best serve your department by providing a highly-detailed and thorough analysis. Widseth, formerly Architectural Resources, Inc., has been serving the Duluth community for over 50 years, offering deep knowledge of local building standards and public safety infrastructure. Alongside Widseth, Adolfson & Peterson Construction, a Duluth based contractor, brings valuable expertise in cost estimating, helping to provide a comprehensive review of the financial implications of the proposed work and maintenance needs. Together, we will analyze existing facility conditions, operational efficiency, and future growth trends, delivering a master plan that addresses both immediate needs and long-term priorities.

LONG-TERM SOLUTIONS: We understand that a Facility Assessment aims to provide the City with expert insights into current deficiencies and actionable recommendations. Our team is committed not only to identifying issues but also to proposing effective solutions. The challenges faced by the Duluth Fire Department are common across many departments. However, our extensive combined experience equips us to translate these challenges into proven, cost-effective, and functional solutions that will support the Department's goal of providing highly efficient and sustainable facilities that benefit occupant health, readiness, and performance.

We are enthusiastic about the opportunity to partner with the City of Duluth on this important project. Our team's experience, local presence, and commitment to public safety will ensure the development of a facility master plan that supports the Duluth Fire Department's operational needs and strategic goals well into the future. Feel free to contact either of us with any questions or concerns you may have about our proposal.



Corey Brunton, AIA, CID
President/CEO, Brunton
507-386-7996 | corey@bruntonarchitects.com



Karl Larsen, RA
VP/Local Team Lead, Widseth
218-727-8481 | karl.larsen@widseth.com



WIDSETH



TABLE OF CONTENTS

Technical Proposal:	Page:
1. Appendix A - Cover Sheet	Cover
2. Cover Letter	Cover
3. Scope of Work:	
» Approach & Understanding	1
» Timeline of Services	6
4. Key Personnel	
» Resumes	7
5. Firm Backgrounds & Qualifications	12
6. Similar Project Examples	21
7. Work Plan & Detailed Scope of Services	27
8. Client References	29
9. Addendum 1 (Acknowledgement)	30
 Cost Proposal:	 Separate Proposal
1. Lump Sum Fee	
2. Scope of Work with Costs by Phase	

PROJECT APPROACH & UNDERSTANDING



Our team understands that the City of Duluth is seeking specialized expertise in fire station and emergency response center design to support the Duluth Fire Department (DFD) through comprehensive facility planning services. The project will involve an assessment of current fire station locations, conditions, and system requirements, with a focus on health, safety, accessibility, and equity concerns. Additionally, the project will provide construction cost estimates, analyze response time metrics, and consider trends in population growth and development.

A key objective is to develop a facility master plan that will guide the City in making informed decisions related to the fire department, public safety buildings, and the communities they serve. The plan will prioritize asset management strategies to support both short- and long-term improvements, ensuring efficient, sustainable, and high-performance environments for the DFD. Ultimately, this plan will guide future fire station expansions, new facility construction, and solicitations for design and construction services.

Our team will approach this project in two phases. First, we will provide the Facility Assessment and use it to develop a facility master plan to guide the City in making informed decisions about the fire department, public safety buildings, and the communities they serve. Next, we will provide Predesign that identifies design solutions focused on maximizing the efficient use of taxpayer dollars while improving firefighter health, safety, and wellbeing. If required, our team will provide a response time study, updating the existing study provided in the proposal, to ensure optimal service delivery and resource allocation.

REVIEW ITEMS FOR 8 FIRE STATIONS:

- Building envelope
- MEP system requirements
- Site analysis and infrastructure review
- Building deficiencies related to current and future operational needs
 - » Living quarters
 - » Training opportunities
 - » Storage needs
 - » Functional apparatus bays
 - » Adequate decontamination spaces
 - » Safety, accessibility, and equity among the different facilities
- Energy efficiency
- Building code and life safety deficiencies
- Sustainability factors
- NFPA and OSHA standards

PROJECT APPROACH & UNDERSTANDING

INITIAL OBSERVATIONS OF EXISTING FIRE STATIONS

FIRE STATION #1



- » Likely to have limited storage
- » Likely to not meet NFPA Standards for a modern day fire station



FIRE STATION #2



- » Likely to have limited storage
- » Likely to not meet NFPA Standards for a modern day fire station



PROJECT APPROACH & UNDERSTANDING

INITIAL OBSERVATIONS OF EXISTING FIRE STATIONS

FIRE STATION #4



- » Likely to have limited storage
- » Likely to not meet NFPA Standards for a modern day fire station



FIRE STATION #6



- » Likely to have limited storage
- » Likely to not meet NFPA Standards for a modern day fire station



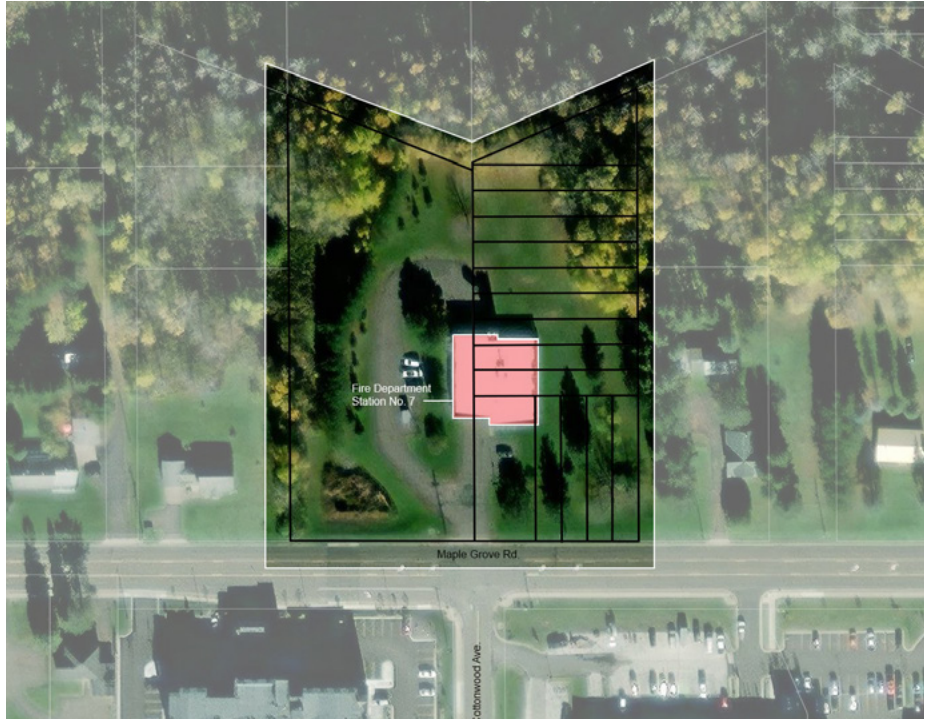
PROJECT APPROACH & UNDERSTANDING

INITIAL OBSERVATIONS OF EXISTING FIRE STATIONS

FIRE STATION #7



- » Likely to have limited storage
- » Likely to not meet NFPA Standards for a modern day fire station



FIRE STATION #8



- » Likely to have limited storage
- » Likely to not meet NFPA Standards for a modern day fire station



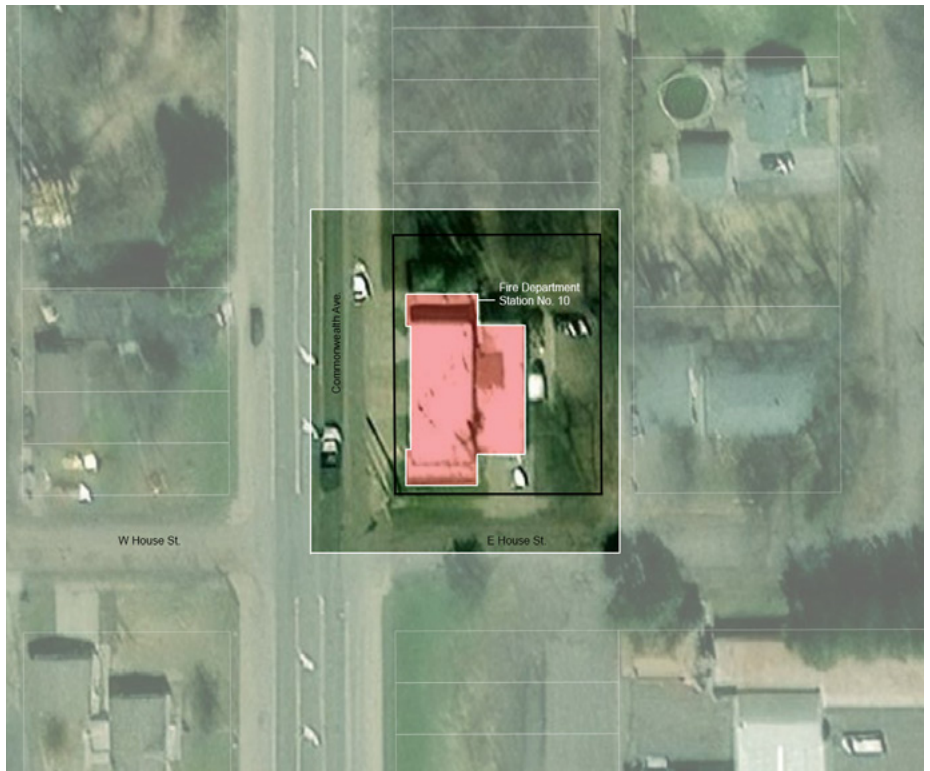
PROJECT APPROACH & UNDERSTANDING

INITIAL OBSERVATIONS OF EXISTING FIRE STATIONS

FIRE STATION #10



- » Likely to have limited storage
- » Likely to not meet NFPA Standards for a modern day fire station



FIRE STATION #11



- » Likely to have limited storage
- » Likely to not meet NFPA Standards for a modern day fire station



PROJECT TIMELINE

PHASE 1 (APPROXIMATELY 9 WEEKS)

FACILITY STUDY



PHASE 2 (APPROXIMATELY 16-20 WEEKS)

PREDESIGN





COREY BRUNTON, AIA, CID
PRESIDENT/CEO

- » Registered Architect: AZ, FL, GA, IA, IL, MN, MT, ND, NE, OH, SC, SDC, TN, TX, WI, WY
- » Masters of Architecture, BS - Environmental Design, North Dakota State University

Corey, as President and CEO, will be the Authorized Representative that can be held accountable for all representations and can sign this proposal. He will also play a vital role in the assessment and predesign processes. As a former firefighter, Corey advises our team on functional elements of these facilities and current trends in station and multi-departmental design.

RELEVANT EXPERIENCE

- » Hibbing Public Safety Facility - Hibbing, MN
- » Rice Lake Fire Feasibility Study - Rice Lake, MN
- » Eagle Lake Fire Feasibility Study - Eagle Lake, MN
- » Baldwin Township Hall & Fire Feasibility Study - Baldwin, MN
- » Hinckley Fire & Ambulance - Hinckley, MN
- » Covington Fire Feasibility Study - Covington, GA
- » Fairmont Fire Feasibility Study - Fairmont, MN
- » Mayer Fire Station - Mayer, MN
- » Hudson Fire Department - Hudson, WI
- » Clarks Grove Fire Station - Clarks Grove, MN
- » Albert Lea Fire & Rescue - Albert Lea, MN
- » Monticello Fire Department - Monticello, MN
- » Newport City Hall & Public Safety - Newport, MN
- » Windom Emergency Services - Windom, MN
- » Morristown Fire & Ambulance - Morristown, MN
- » White Shield Public Safety - White Shield, ND
- » Johnson City Fire Station #4 - Johnson City, TN
- » Elgin Emergency Services Feasibility Study - Elgin, MN



JERRY STREICH, ODP
MARKET DIRECTOR, PUBLIC SAFETY/EMERGENCY MANAGER

- » B.S. Organizational Leadership Public Administration
- » A.A.S. Fire Science, A.A.S. Building Technology
- » Certified Emergency Manager
- » Experienced Public Safety Advisor
- » Code & Standards Expert

Jerry served in the Minnesota Fire Service for 32 years as a fire chief and Emergency Manager for a Twin Cities metro department. He will be an integral part of the design team, providing expertise in safety, functionality, tradition, and regulatory compliance for public safety facilities. Jerry aims to elevate station design and collaborate closely with clients to share best practices and innovative solutions.

RELEVANT EXPERIENCE

- » Johnson City Fire Station #4 - Johnson City, TN
- » Hibbing Public Safety Facility - Hibbing, MN
- » Rice Lake Fire Feasibility Study - Rice Lake, MN
- » Baldwin Township Hall & Fire Feasibility Study - Baldwin, MN
- » Covington Fire Feasibility Study - Covington, GA
- » Fairmont Fire Feasibility Study - Fairmont, MN
- » Elgin Emergency Services Feasibility Study - Elgin, MN
- » Eagle Lake Fire Feasibility Study - Eagle Lake, MN
- » Baldwin Fire, Police and EMS Feasibility Study - Baldwin, WI



GINNIE SCHNEIDER, AIA, LFA
ARCHITECTURAL PROJECT
MANAGER

- » Registered Architect: MN
- » Living Future Accredited
- » Masters of Architecture, BS - Environmental Design, North Dakota State University

Ginnie will orchestrate team efforts to create a unique and specialized design solution. She will oversee all phases of design and construction. She makes a priority of putting the client's interests and satisfaction at the forefront, cultivating personal relationships to ensure all parties involved in the process have the best overall experience.

RELEVANT EXPERIENCE

- » Newport City Hall & Public Safety - Newport, MN
- » Johnson City Fire Station #4 - Johnson City, TN
- » St. Francis City Hall & Fire Station - St. Francis, MN
- » Hibbing Public Safety Facility - Hibbing, MN
- » Rice Lake Fire Feasibility Study - Rice Lake, MN
- » Covington Fire Feasibility Study - Covington, GA
- » Elgin Emergency Services - Elgin, MN
- » Ponemah Community Center/Public Works - Ponemah, MN
- » Blue Earth City Hall - Blue Earth, MN
- » Baldwin Public Safety Facility Feasibility Study - Baldwin, WI



GEOFF LITTLE, AIA, LEED® GREEN ASSOC.™
PROJECT ARCHITECT

- » Registered Architect: MN, SD
- » LEED® Green Associate™
- » Masters of Architecture, BS - Environmental Design, North Dakota State University

Geoff will be responsible for executing the project documentation and internal team coordination. He will also be responsible for providing milestone deliverables for coordination, code compliance, energy modeling, and building analysis. He is driven by his desire to bring the best quality of work to our first responders and the communities they serve.

RELEVANT EXPERIENCE

- » Albert Lea Fire & Rescue - Albert Lea, MN
- » Monticello Fire Department - Monticello, MN
- » White Shield Public Safety - White Shield, ND
- » St. Francis Fire Station & City Hall - St. Francis, MN
- » Mayer Fire Station - Mayer, MN
- » Montgomery Police Station - Montgomery, MN
- » Cokato Fire station - Cokato, MN
- » Clarks Grove Fire Station - Clarks Grove, MN
- » Mayo Ambulance Facilities - Albert Lea, MN
- » Mayo Ambulance Facilities - Austin, MN
- » Montgomery Police - Montgomery, MN
- » Blue Earth City Hall - Blue Earth, MN
- » Baldwin Public Safety Facility Feasibility Study - Baldwin, WI
- » Elgin Emergency Services - Elgin, MN
- » Newport City Hall & Public Safety - Newport, MN
- » Johnson City Fire Station #4 - Johnson City, TN



KARL LARSEN, RA
ARCHITECT/VICE PRESIDENT
LOCAL TEAM LEAD

- » Licensed Architect: MN (54398)
- » Bachelor of Arts, Environmental Design; Masters in Architecture, Montana State University

Karl brings over 15 years of experience in the architectural field, with expertise across a wide range of projects, from small-scale remodels to large new construction developments. He is highly skilled at translating client visions into practical, programmatic solutions, consistently delivering projects on time and within budget. As the local lead architect, Karl will oversee on-site documentation and facility condition assessments, ensuring thorough and accurate project execution.

RELEVANT EXPERIENCE

- » Hermantown Fire stations Facility Assessment and New Facilities—Hermantown, MN
- » Superior Water Light & Power Feasibility Study—Superior, WI
- » Mille Lacs Energy Cooperative, New Service Center—Aitkin, MN
- » Lake Country Power, New Service Center—Cohasset, MN



JOSEPH PELAWA, PE
CIVIL ENGINEER

- » Professional Engineer: MN (42603)
- » MnDOT Certifications: Signal and Lighting
- » Erosion & Stormwater Management: Design of Construction SWPPP
- » Bachelor of Science, Civil Engineering, University of North Dakota

Based in Widseth's Duluth office, Joe has more than 25 years of municipal engineering experience, serving as a consultant engineer for communities and mentoring both seasoned and young developing engineers. Joe possesses extensive experience in all aspects of municipal projects, including planning, feasibility reports, cost estimating, funding, financing, detailed design, bidding, and construction.

Additionally, Joe has expertise in project management, the design of municipal engineering and private development projects, and collaboration with architects on new building sites and existing site expansions to meet clients' needs. His experience encompasses projects that involve state and federal funding, as well as project funding through the Chapter 429 process.

RELEVANT EXPERIENCE

- » City of Sturgeon Lake Fire station/City Hall Feasibility Study and Facility Planning—Sturgeon Lake, MN
- » Stauber Large Mixed Use Building Site Plan and Improvements—Duluth, MN
- » Fond du Lac Event Center—Cloquet, MN
- » L&M Fleet Supply Site Improvements—Cloquet, MN



DAVID JORDAN, PE
**ELECTRICAL ENGINEER/
VICE PRESIDENT**

- » Professional Engineer: MN (42696)
- » Bachelor of Science, Electrical Engineering, University of North Dakota

David has a diverse background in design and construction, encompassing various aspects of the field. One of David's primary concerns is the practicality of each project, considering how easily the facility can be operated by the owner and constructed by the contractors. He also places great emphasis on cost considerations for both the construction and operation of the facility. While he is interested in learning about the latest advancements, he understands the importance of using proven products and methods to ensure successful outcomes.

RELEVANT EXPERIENCE

- » Hermantown Fire stations Facility Assessment and New Facilities—Hermantown, MN
- » Lakewood Township Fire station Space Needs Assessment—Duluth, MN
- » Eveleth IAQ: City Hall, Fire station, Auditorium, Library—Eveleth, MN
- » Carlton Fire station Addition—Carlton, MN
- » Duluth Courthouse, Sally Port Addition—Duluth, MN
- » Polk County Government Center Office Upgrade, Space Utilization & Facility Assessment, Law Enforcement & Justice Center—Crookston, MN



MICHAEL WASHBURN, PE
MECHANICAL ENGINEER

- » Professional Engineer: MN (52709)
- » Bachelor of Science, Mechanical Engineering, University of North Dakota

Mike's design and high analytical skills result in strong mechanical construction documents in each of his projects. He is thoroughly experienced in each aspect required for this project and is qualified to successfully lead the mechanical portion to completion. Mike prides himself on designing appropriately efficient heating, ventilation, and plumbing systems for clients, using cutting-edge technologies where appropriate and tried-and-true methods where needed.

RELEVANT EXPERIENCE

- » Hibbing Public Safety Building—Hibbing, MN
- » Hermantown Fire stations Feasibility Study and New Construction—Hermantown, MN
- » Polk County—Crookston, MN; Government Center Office Upgrade, Space Utilization & Facility Assessment, Law Enforcement & Justice Center
- » Bois Forte Law Enforcement Center and Courthouse Expansion—Nett Lake, MN
- » Eveleth IAQ-City Hall, Fire station, Auditorium, Library—Eveleth, MN
- » Breitung Township Mixed Occupancy Facility Renovation; Police Department, Fire Department, Town Hall, Community Center, Maintenance Garage—Soudan, MN



**MARK REINEKE, CMS, GISP, ASSOC.
GEOGRAPHER/GIS MANAGER**

- » Certified Mapping Scientist–GIS/LIS (GS291)
- » Certified GIS Professional (52240)
- » Bachelor of Science, Geography | University of Minnesota

Mark offers more than 25 years' experience in spatial analysis, mapping, and Geographic Information Systems (GIS). He coordinates GIS projects among the firm's 12 offices and manages Widseth's extensive spatial database. Mark assists and advises project teams by providing analysis, mapping, and technical support necessary for overall project success. His varied cartographic works include museum displays, published works in books, numerous thematic maps, and graphics for Environmental Assessment Worksheets (EAW), Environmental Impact Statements (EIS), engineering reports, and comprehensive plans.

RELEVANT EXPERIENCE

- » Winona State University Mapping & GIS Implementation—Winona, MN
- » International Falls Aerial Imagery & Lidar collection—International Falls, MN
- » ADA Transition Plan: Field Collection & Mapping—International Falls, MN
- » Tribal Land Survey & GIS Feature Data Creation—Mille Lacs Band of Ojibwe, 2012-Present
- » Alexandria Comprehensive Street Condition Survey, 2013—Alexandria, MN
- » Planning & Zoning Maps for 16+ Northern Minnesota Cities



**PATRICK SIMS
PROJECT EXECUTIVE/SENIOR
ESTIMATOR**

Patrick has been in the construction industry for 28 years, with many of those years focused on preconstruction and estimating. Patrick has extensive experience with estimating at the early stages of a project to develop accurate project budgets for similar projects. The cost estimating will be a critical process to identify a budget for the project that will financially support the project from the start to completion. He understands the importance of accurate cost estimates as they are the basis for the Duluth Fire Department and the City to make decisions that affect the project outcome.

Patrick will provide consultative guidance during the facility planning progression including: scheduling, market conditions and early material procurement, material lead times, project logistics and advice regarding the appropriate construction delivery method that all affect the project budget. In addition to Patrick's knowledge and experience, he has at his disposal additional estimating resources that will ensure the accuracy of the estimates provided. Patrick's experience and knowledge, along with additional resources, will be a benefit to the Duluth Fire Department and City.

RELEVANT EXPERIENCE

- » Superior Fire Stations #2 & #3, (preconstruction) Superior, WI
- » City of Hibbing Public Safety Building, Hibbing, MN
- » City of Chisholm Public Safety Building, Chisholm, MN

FIRM QUALIFICATIONS: BRUNTON



SERVICES OVERVIEW

Brunton Architects is an interdisciplinary commercial design firm providing high-performance architecture, interior design, and master planning services. We make the difference for our clients and communities by being responsive and adaptable to their vision, delivering working, living, healing environments that reflect, uplift, and sustain. Brunton stands by each member of our team of architects, interior designers, construction administrators and operations professionals and their commitment to design, technical, and service excellence. With offices in Minneapolis and Mankato, Minnesota, Brunton delivers public safety, tribal, healthcare, commercial, municipal and hospitality projects for clients and communities across the U.S.

FIRM HISTORY

Corey Brunton started Brunton Architects in 2007 in Mankato, Minnesota and is the sole owner of the company. The firm was expanded to the Minneapolis area in 2015. In the past 17 years, Brunton has been delivering dynamic and economical design solutions to municipalities across the country. Our vast portfolio showcases our creativity, dedication, and expertise. Every client is unique in their vision. We are attentive to these requests to ensure that our projects are tailored to fit those requirements and the community.



225 BELGRADE AVENUE
NORTH MANKATO, MN 56003
PHONE: 507.386.7996

7525 WAYZATA BLVD.
MINNEAPOLIS, MN 55426
PHONE: 763.286.0288

FIREFIGHTER OWNED & OPERATED | BRUNTONARCHITECTS.COM



FIRM QUALIFICATIONS: BRUNTON

WE WELCOME THE OPPORTUNITY to build a strong relationship with the Duluth Fire Department. As you learn more about Brunton Architects, speak to our customers, view our portfolio, and meet more of our team, we think you will see that our track record is rooted in values and achieving our clients' vision and expectations.

Integrity: Our process foundation is listening and transparency. The City representatives and valued experts will be partners in the development of your space needs analysis, and that will begin by establishing trust, open communication, and accountability from day one.

Judgment: The priorities, values and goals of the fire department, alongside our design knowledge, will be our guide through the study, and all decisions will be grounded in what is best for you and your community's public safety.

Performance: Duluth boasts beautiful, natural landscapes, civic pride, and quality of life. Our goal is to deliver the best options for your fire stations that optimize and enrich functions for all uses and resources while promoting community identity.

Timeliness: We are here and available to provide design and technical expertise in a timely and efficient manner. Time really is money, and Brunton always works as a steward of our clients' time and resources.



FIRM QUALIFICATIONS: BRUNTON



FIRE EXPERIENCE

Brunton Architects understands the complexity of fire departments. We have extensive experience working with the standards, codes, safety, and security considerations for fire stations; as well as designing multi-department municipal buildings that optimize both space and resources without sacrificing functionality, safety, or efficiency. In addition, our study will also focus on boosting recruitment and retention by considering details that embolden a sense of belonging and pride.

TEAM EXPERTISE

In addition to our firm's experience, the proposed leaders for the project offer extensive expertise. Our President/CEO, Corey Brunton has more than 14 years of firefighting experience and it shows in the care and innovation the architectural design team takes in approaching municipal design. Jerry Streich, our Market Director of Public Safety, served 32 years in the Minnesota Fire Service as a Fire Chief and Emergency Manager for a Twin Cities Metro department. Jerry advises cities across the country on public safety facilities and their function, tradition, safety, and compliance; as well as items that impact culture, recruitment, retention and team building.

AWARD-WINNING, COST-EFFECTIVE APPROACH

In addition to offering competitive design rates, Brunton has won awards for the superior aesthetics of its design with a focus on the economy of a building, while integrating unique elements that prioritize public servant health and well-being. Within the space needs assessment, we will provide cost comparisons of a variety of construction materials for each option. Simple choices can have a big impact on both short- and long-term costs, and our transparent and creative process will help the Duluth Fire Department make the best decision possible based on a highly-detailed and thorough analysis.

FIREFIGHTER TRAINING FOR OUR DESIGN TEAM: At Brunton Architects, our commitment to excellence in public safety architecture goes beyond traditional design; it's about deeply understanding and integrating the essence of public safety function, culture, tradition, and operations into each project. Our team isn't just trained in architecture; we're educated in the heart and soul of public safety by those who live it every day. This dedication ensures that our designs are not only aesthetically pleasing but are also practical, safe, and truly tailored to the needs of those who serve our communities.

We believe that to design for public safety, one must understand public safety. That's why our architects and design team undergo specialized training and regular on-site visits to public safety facilities. These visits allow us to study existing designs and incorporate the most successful features into our projects. More uniquely, our team members don the gear of firefighters and work closely with public safety personnel to gain hands-on insight. This immersive experience helps us grasp the daily realities faced by these heroes, from the physical demands of the job to the critical functionalities of the spaces they occupy.

Our approach is simple: blend our architectural expertise with genuine field experience to create environments that are not just buildings, but are beacons of safety and efficiency. When you choose Brunton Architects, you're not just hiring designers; you're partnering with advocates of public safety who design with an insider's perspective. Let us help you build facilities that are true to the spirit of service, ensuring every design detail supports the crucial work of keeping our communities safe.



“
WIDSETH IS COMMITTED TO PRESERVING AND ENHANCING THE COMMUNITIES WE SERVE THROUGH CAREFUL STEWARDSHIP OF THEIR RESOURCES.”

PERSONNEL BY DISCIPLINE

▪ Administrative	24	▪ Funding	2
▪ Aerial	11	▪ Land Surveying	49
▪ Architectural	55	▪ Marketing	9
▪ Civil Engineering	63	▪ Mechanical Engineering	15
▪ Electrical Engineering	6	▪ Structural Engineering	4
▪ Electrical Distribution	5	▪ Water Resources/GIS	12
▪ Environmental	10		



12
Locations

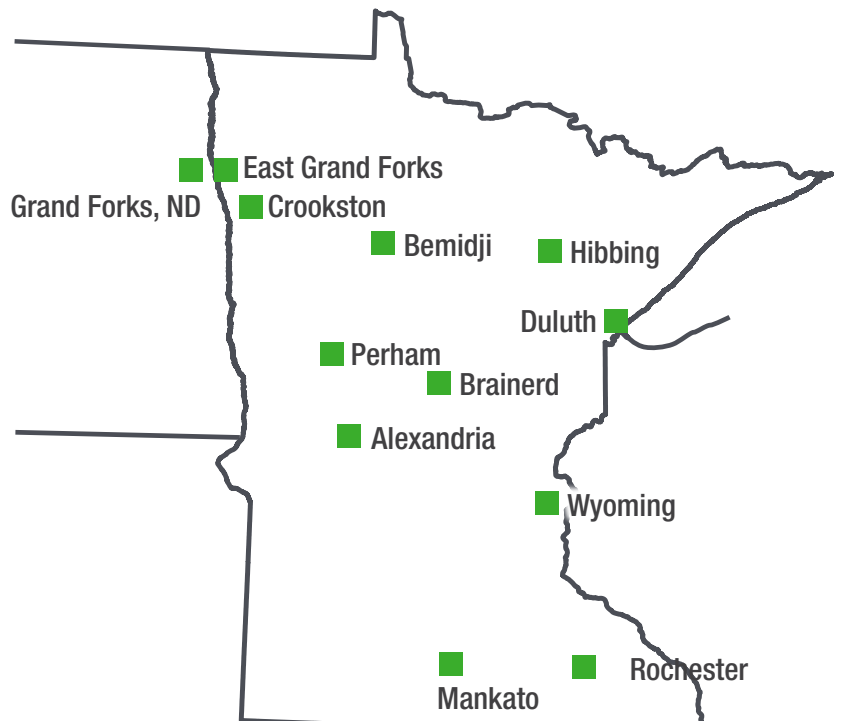


250+
Employees



MULTI
discipline
Planning & Design

Widseth is an architecture, engineering, land surveying, planning, and environmental services firm that was incorporated in 1975. We have twelve offices in Minnesota and North Dakota and over 250 employees. We create plans, design buildings, roads, bridges, water and wastewater systems. Our architectural portfolio includes public safety, recreation, schools, clinics, senior living, retail, offices, factories, historic buildings and more. Our engineering practice includes planning, civil, structural, mechanical and electrical engineers who work on a wide range of projects for public and private clients—from large-scale public works improvements to facility and site design for individual companies. Our land survey crews and environmental specialists work throughout the Midwest. Together, our multi-discipline team provides clients a complete package of services to lead their project from concept to completion.



MULTI-DISCIPLINE

ARCHITECTURE

Widseth strives to provide our clients an “All Encompassing” approach, and we accomplish it by having every discipline you will need in-house. Building our comprehensive team over the past 50 years, we have developed seamless communications between disciplines so that we can provide our clients with smooth and cost effective services:

- Functionality and aesthetics
- Site location and size
- Entrance/arrival visibility
- Public access
- Traffic patterns/circulation
- Balancing garage and office space
- Storage
- Environmental controls
- Interior and exterior lighting
- Security
- Green space
- Adaptability for future renovation or expansion
- Construction materials durability
- Code requirements
- Schedule and budget requirements

CIVIL ENGINEERING

Widseth’s civil engineers will work with you to make the most of your site. Good access, circulation, stormwater management, and utility connections are just some of the vital components of great site design.

- Hydrologic and hydraulic analysis to prepare runoff studies
- Detention pond sizing and design
- Stormwater infiltration analysis
- Grading and drainage plans
- Utility plans
- Parking and frontage road design
- Landscape plans
- Feasibility studies

GIS AND SPATIAL DATA ANALYSIS

It’s not just about what and where, but why and what’s next. Whether it is site evaluations, visualization studies, cost estimates, or comprehensive plans that need current and future trend analysis, Widseth can help make your project a success through the efficient use of GIS.

MECHANICAL ENGINEERING

Widseth’s mechanical engineers design efficient HVAC and plumbing systems. Mechanical systems provide comfort to occupants, play a key role in ensuring healthy indoor air quality, and can help extend a building’s life cycle. Regardless of your project’s size, our mechanical engineers will provide creative, sustainable solutions to fit your needs.

- Ventilation and CO₂ Control
- Control or hazardous materials and contaminants

ELECTRICAL AND LOW VOLTAGE ENGINEERING

Our electrical engineers provide lighting, power, and special systems design services. We specialize in everything from energy audits to the design and implementation of alternative energy systems. We seek to integrate the latest technological methods in our designs to provide a contemporary yet proven product for our clients. Our engineers will make sure your facility is fully equipped to remain competitive now and into the future.



DEEP EXPERIENCE IN EMERGENCY RESPONSE FACILITIES: DEDICATION TO OUR COMMUNITIES

Widseth has a deep experience in the planning and design of emergency response facilities. With our encompassing approach, we have designed over 70 public safety facilities including police/fire department, ambulance, training center, storm shelter, and flexible spaces with communities throughout Minnesota.

In addition to architects, engineering, scientists, and surveyors, our staff includes six (6) fire fighters. Our in-house firefighters provide the design team valuable hands-on information to help design a successful fire department.

Firefighters on Widseth's Staff Our firefighting staff serves communities across Minnesota

- **Nick Koos**—Alexandria Fire Department | Alexandria
- **Jackson Weniger**—Perham Fire Department | Perham
- **Keith Salminen**—Chisholm Fire Department 2000-2014, Lieutenant last 7 years | Hibbing
- **Dave Perryman**—Alexandria (and 20 years on Glenwood FD, Retired in 2015) | Alexandria
- **Ella Kohls**—Wildland Firefighter | Wyoming
- **Brandon Durbin**—New Munich Fire Department, 1 year served, then moved | Brainerd
- **Leah Berg**—Isanti County Mounted Patrol | Wyoming





FUNDING AND GRANT SUPPORT

A program of the Federal Emergency Management Agency (FEMA), grants are awarded to fire departments to enhance their ability to protect the public and fire service personnel from fire and related hazards. Three types of grants are available: Assistance to Firefighters Grants (AFG), Staffing for Adequate Fire and Emergency Response Grants (SAFER), and Fire Prevention and Safety Grants (FP&S).

~AFG | Official Site: <http://www.fema.gov/firegrants/>

Widseth can help fire departments obtain critically needed equipment, protective gear, emergency vehicles, training, and other resources needed to protect the public and emergency personnel from fire and related hazards. Our funding team has helped many departments with grant applications, securing more than \$5 million in fire grants.

Grant Application Success

- » Aitkin—\$49,400 (Personal Protective Equip.; New Commercial Dryer)
- » Albertville—\$21,330 (Personal Protective Equip.)
- » Alexandria—\$85,500 (Personal Protective Equip.)
- » Atwater—\$47,970 (Personal Protective Equip.)
- » Barnesville—\$58,235 (Equip.; Training)
- » Barrett Volunteer Fire Dept.—\$72,675 (Personal Protective Equip.)
- » Benson—\$150,564 (Personal Protective Equip.; Equip.)
- » Bertha—\$74,446 (PPE; Training)
- » Blackduck
- » Bluffton—\$220,000 (Tanker Truck)

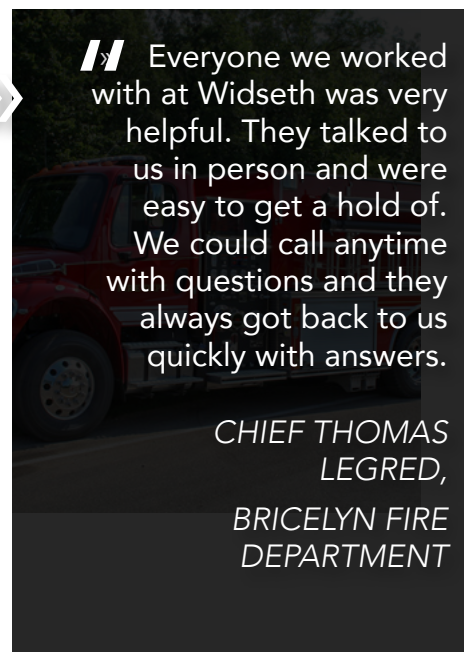
Services Provided

- » Widseth will walk you through the funding process. While no consultant can guarantee funding, we can offer:
- » 20+ years experience with FEMA firefighter and grant programs
- » Custom application preparation
- » Assistance with DUNS numbers, FEMA GO set up, and SAM registration
- » Final Report preparation



Grant Application Success (cont'd)

- » Bowlus—\$29,145 (Equip.); \$57,502 (PPE)
- » Bricelyn
- » Browns Valley—\$101,036 (PPE)
- » Campbell
- » Clarissa—\$174,500 (Vehicle Acquisition); \$38,408 (Equip.); (PPE)
- » Clearbrook—\$70,000 (SCBA; Misc. Safety Equip.)
- » Cohasset—\$177,019 (PPE)
- » Cuyuna— \$124,450 (Vehicle Acquisition); \$71,474 (Equip.; Training)
- » Deerwood—\$54,970 (PPE)
- » Dent
- » Eagle Bend—\$33,972 (PPE; Training)
- » East Otter Tail County—\$528,340 (Nine-department Cooperative Communications Grant)
- » Elbow Lake—\$144,000 (PPE)
- » Forada—\$45,505 (Equipment and Training)
- » Freeport
- » Garrison—\$44,350 (Automatic Chest Compression Device)
- » Hawley—\$90,748 (PPE; Equip.)
- » Henning—\$48,921 (Firefighting Vehicle)
- » Hoffman—\$18,478 (Equip.; Training); \$184,752 (Vehicle Acquisition)
- » Kelliher
- » Kensington—\$117,151 (Vehicle Acquisition); \$26,216 (Equip.); \$37,580 (PPE); \$96,940 (Vehicle Acquisition)
- » Larimore—\$22,858 (Training)
- » Lindstrom—\$144,675 (Radios)
- » Mahnommen—\$166,800 (PPE; Training)
- » Melrose
- » Manvel (ND)—\$59,954 (PPE)
- » Minto—\$63,650 (SCBA Units)
- » Nisswa—\$100,862 (PPE; Training)
- » Palisade
- » Pelican Rapids—\$15,238 (Equip.)
- » Pequot Lakes—\$267,809 (Vehicle – Tanker)
- » Perham—\$532,190 (Ladder Truck); \$106,210 (Equip.; Training; PPE); \$25,874 (Equip.)
- » Pequot Lakes—\$20,477 (Equip.)
- » Remer
- » Sebeka—\$165,051 (PPE)
- » Verndale—\$147,077 (PPE)
- » Villard—\$157,700 (Vehicle Acquisition)
- » Vining—\$154,827 (Vehicle Acquisition)
- » Wolf Lake—\$101,909 (PPE; Equip.)



FEASIBILITY STUDIES

MINNESOTA

- Albert Lea Fire & Rescue
- Baldwin Township Hall & Fire
- Clarks Grove Fire
- Dassel Public Works
- Delano Fire Department
- Eagle Lake Fire Department
- Elgin Emergency Services
- Fairmont Fire and City Hall
- Jackson Fire & EMS
- Jackson Police
- Glenwood City Hall, Fire & Police
- Hibbing Fire and Police
- Madelia City Hall, Fire & Police
- Madison Lake Fire & Police
- Rice Lake Fire
- St. Francis City Hall & Fire
- Virginia Fire, Police & Rescue
- Waterville Fire

IOWA

- Decorah Fire

GEORGIA

- Covington Fire

WISCONSIN

- Hudson Fire Department
- Baldwin Fire, Police & EMS



RICE LAKE FIRE STATION FEASIBILITY STUDY RICE LAKE, MN

Prior to engaging Brunton, the Rice Lake Fire Department had determined that their current fire station was ideally located for response times, however, it lacks the space they need to serve their growing community. Additionally, they stated that they desired more of a modern feel and an aesthetic "presence" along their busy street. Brunton evaluated the existing facility for ways to make affordable renovations, as well as the site to explore functional ways to add on to the building. Despite the grades on this challenging site, our team was able to present a highly functional solution to add apparatus bays, training space, administrative space, and sleep rooms, while allowing the department to remain operational during construction. The exterior design shape is influenced by the existing building, which our team proposes to re-clad to blend with the new addition.



Completion Date: February 2024
Square Footage: Est. 24,000 SF
Cost Information: Est. \$7,000,000



ALBERT LEA FIRE & RESCUE ALBERT LEA, MN

The LED lighting system on the exterior facade will alternate colors, from white to red, to alert you an apparatus will soon be leaving the station.

Completion Date: July 2020
Square Footage: 25,692 SF
Cost Information: \$7,994,000

Utilizing a variety of colors, textures and finishes gives great interest to the exterior of this building. The apparatus bays and front entrance utilized locally sourced gluelam beams adding to the unique appearance. The program boasts 12 apparatus bays, a large training room, emergency operations center (EOC), offices, combination hose/training tower, second floor living quarters for six FT firefighters, fitness room, locker rooms for FT and POC firefighters, pressurized SCBA room, and laundry facilities.



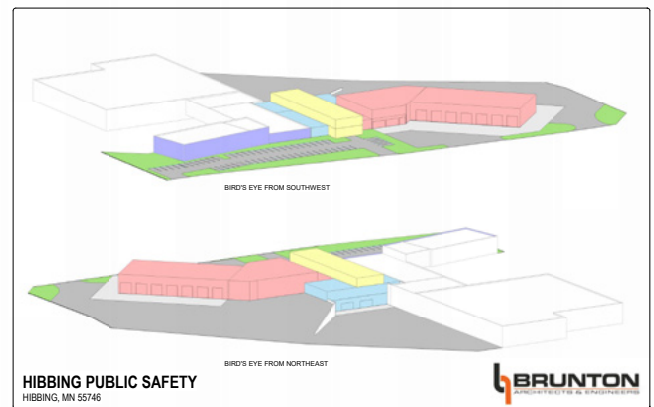
SIMILAR PROJECTS

HIBBING PUBLIC SAFETY FACILITY HIBBING, MN



The City of Hibbing Fire Department is a career department currently housed in an outdated facility that fails to meet contemporary safety and operational standards. Additionally, the Police Department lacks adequate space to perform its duties effectively and safely. To address these challenges, the Brunton and Widseth team collaborated to document the deficiencies of both facilities, conduct a comprehensive space needs assessment for a new building, and evaluate several properties for the potential construction of a joint facility. Adolfson and Peterson contributed by providing cost estimates for both renovation and new construction options. The resulting report offers extensive information to guide the City in determining the most suitable location and scope of work for this critical project. The selected project concept is currently under design development.

Completion Date: Study Completed August 2024
Square Footage: Est. 63,000 SF
Cost Information: Est. \$27,000,000



HERMANTOWN FIRE DEPARTMENT HERMANTOWN, MN

When the Hermantown Fire Department had outgrown its existing facilities, Widseth completed a feasibility study to estimate the expansion versus the total replacement with new facilities costs. Following a full demolition of the existing facilities, Widseth developed a new plan for two of their facilities that are designed for the future and better serve their community. New men's and women's locker rooms were added to the new facilities to better suit the department's needs. The facilities include maintenance garages, engine bays, living spaces, offices, break rooms, parking lots, meeting/conference areas, and landscaping.



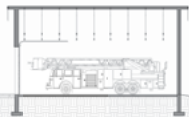
Hermantown Fire stations
Feasibility Study and Facility Design
*Completed by ARI prior to merging with Widseth



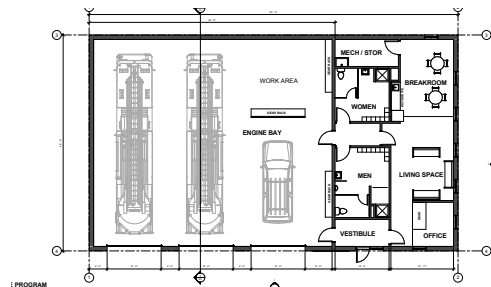
SOUTH ELEVATION



EAST ELEVATION



BUILDING SECTION



FLOOR PLAN



3D CONCEPT



CROSSLAKE FIRE DEPARTMENT CROSSLAKE, MN

To address the limitations caused by all city services operating out of a single building, Widseth undertook a comprehensive analysis of the existing facility, operations, and expected growth in Crosslake. Based on this study, the City decided to take action by constructing a new 10,500 sq. ft. City Hall and Police Department building, while also renovating the current 16,000 sq. ft. facility to accommodate the Fire Department. The city provided a project budget early in the process, allowing Widseth architects and engineers to work within realistic parameters as they designed and constructed both projects. As a result, Crosslake now boasts modern facilities, thoughtfully crafted by Widseth across all disciplines, poised to serve its community for years to come.



WORK PLAN & DETAILED SCOPE OF SERVICES

PHASE 1 - FACILITY STUDY

ENGAGEMENT AND COLLABORATION

Our initial task is to take time to get to know the City and Fire Station staff and understand their daily operations. This will be accomplished through workshop-style meetings where we get to hear your thoughts and goals for the project. We'll collect hard data on "user groups" who interact with the facilities, equipment specifications, and regulatory requirements, all of which will influence the analysis. This information will guide the Space Needs Assessment, which will summarize the holistic needs of the department throughout the City. Additionally, we will determine and identify inefficiencies and challenges within the current work environment, as well as pinpoint obstacles related to the number and locations of stations. Understanding these issues will help shape solutions that improve both functionality and operational efficiency across all fire stations.

SITE VISITS AND DOCUMENTATION

Identifying the status of the existing facilities is a key first step in the feasibility process. In order to complete this process the Widseth/Brunton team will tour all facilities with fire station representatives to provide their input regarding specific items related to each facility. Our review will encompass at a minimum the following areas:

- » Building envelope
 - » MEP system requirements
 - » Site analysis and infrastructure review
 - » Building deficiencies related to current and future operational needs
 - » Living quarters
 - » Training opportunities
 - » Storage needs
- » Functional apparatus bays
 - » Adequate decontamination spaces
 - » Safety, accessibility, and equity among the different facilities
 - » Energy efficiency
 - » Building code and life safety deficiencies
 - » Sustainability factors
 - » NFPA and OSHA standards

Our expert team of architectural, civil, structural, mechanical, and electrical engineering specialists will tour the building and grounds to observe and photograph site conditions; rooms and how they're being used; structural systems; electrical systems; and HVAC systems. We will review existing drawings. Upon completion of our on-site evaluation and analysis, we will provide a written report describing conditions and identifying deficiencies observed. We will include a photographic inventory of the items, associated estimates for the cost of corrections, and recommend priorities.

Included in Report:

- » Documentation of deficiencies
- » Ranking of issues to-be-addressed by priority
- » Identification of potential solutions, both short- and long-term
- » Cost estimates for corrections of deficient items
- » Space Needs Assessment
- » Summary of holistic Master Plan vision for Duluth Fire Department:
- » Identification of facilities suitable for renovation/addition projects
- » Identification of facilities to be relocated and/or consolidated
- » Identification of potential areas or properties to consider for new construction projects
- » Outline strategy for timeline and phasing of projects

WORK PLAN & DETAILED SCOPE OF SERVICES



PHASE 2 - PREDESIGN

SPACE PROGRAM

We will initiate the Pre-design Process with a comprehensive review of the Fire Department's Space Needs Assessment from **Phase 1**. Our team will analyze the spatial deficiencies and develop individual Space Programs for the recommended renovation/addition and new construction projects. Each program will consider the operational needs of the building while exploring opportunities for functional integration with other stations to optimize overall square footage. Using department interviews, site tours, industry standards, and our professional expertise, we will create building programs to support our space recommendations.

SITE EVALUATION

After determining the number and location of potential development sites in collaboration with the City and Fire Department, our team will assess each site using the following criteria:

- » **Safety:** Is there sufficient space to separate departing first responders from public and pedestrian traffic? Are there any concerns regarding clear lines of sight or adjacent properties?
- » **Available Infrastructure:** Are necessary utilities in place, and is the site zoned for the proposed use?
- » **Available Space:** Is the buildable area adequate for the building and parking requirements? Can the site accommodate the required turning radius for emergency vehicles, and does it align with existing grades?
- » **Response Times:** Is the site easily accessible to key arterial roads and within the appropriate coverage area?
- » **Impact on Operations:** Can the project be executed without disrupting department operations or necessitating relocations?
- » **Property Acquisition:** Is the property owned by the City, or is the current owner willing to sell at a reasonable price?
- » **Overall Fit:** Does the surrounding context support the addition of a fire station?



SPACE PLANNING

Once feasible locations are identified and agreed upon by the City, Fire Department, and design team, we will provide site-specific space planning to demonstrate the functionality and cost-effectiveness of the proposed solutions. Utilizing our expertise and understanding of the department's operational needs, we will assess the programmatic elements and their optimal relationship to the site (and existing buildings, if applicable), creating bubble and block diagrams.

COST ESTIMATING

In collaboration with Adolphson & Peterson, we will analyze all deliverables to establish an opinion of probable construction costs for the proposed solutions, projected for implementation in 2026 or 2027.



Client Reference: Steve Wiley
Fire Chief
651.485.5585
swiley@newportmn.com
City of Newport, MN
City Hall, Public Safety Facility, Site Assessment



Client Reference: Jeffery Laskowske
Deputy Fire Chief
701.739.0000
jlaskowske@ci.albertlea.mn.us
City of Albert Lea, MN
Fire & Rescue Feasibility Study & New Station



Client Reference: Kate Thunstrom
City Administrator
763.267.6191
kate.thunstrom@stfrancis.org
City of St. Francis, MN
City Hall & Fire Station & Feasibility Study



Client Reference: Toni Blomdahl,
City Administrator
218.249.0733
tblomdahl@ricelakecitymn.com
City of Rice Lake, MN
Fire Station Feasibility Study



Client Reference: Greg Pruszinske
City Administrator
GregPruszinske@hibbingmn.gov
218-312-1600
City of Hibbing, MN
Public Safety Facility Feasibility Study and New Facility
(in design phase)



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

218-730-5340
purchasing@duluthmn.gov

Addendum 1
Solicitation 24-99309
RFP Duluth Fire Department Facility Planning Analysis

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

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

1. **Are any of the Fire Stations under consideration listed on the National Register of Historic Places, or local versions of such?**
a. No
2. **Does the City anticipate the successful firm will provide energy modeling services to support upgrading building elements to the standards presented in the RFP? Or, are the standards provided only to be applied where the building elements are determined to be in need of replacement or renovation regardless of energy use or anticipated payback?**
a. The City does not anticipate needing energy modeling services for all DFD facilities in this project. The standards provided in the RFP are aimed to guide new construction specifications and improvements to existing buildings.
3. **Will the base GIS mapping data from the IAFF Station Location Study be made available to the successful firm?**
a. No
4. **Are there current plans to increase the quantity of Fire Stations?**
a. No current plans
5. **Is there a specific desired site for new training grounds?**
a. Not at this time. We are attempting to locate a piece of property that is central to our fire stations.
6. **Are energy/utility information available for the study?**
a. Yes
7. **Who pays utilities for Fire Stations?**
a. Property & Facilities Management
8. **Is there interest in setting an Energy Use Intensity standard?**
a. Yes

- 9. Are there plans for implementing more electric-engine vehicles?**
 - a. There are no current plans for expanding the EV fleet, but on-site capabilities for vehicle charging will be analyzed during this study*
- 10. Who will be on the interview panel and project team?**
 - a. The panel and project team will consist of both Duluth Fire Department and Property & Facilities Management staff.*
- 11. Is there a set budget for these services?**
 - a. The budget for these services is not set, and the selection of a firm will be based on the value of services proposed in comparison to total fees.*
- 12. Are there existing backgrounds/drawings of the building?**
 - a. Yes, there are multiple construction drawings for each building from various improvement projects over the years.*
- 13. Have there been any previous facility studies completed on any of the buildings?**
 - a. A comprehensive study of the DFD was completed in 2012 focused mostly on organizational structure but includes brief analysis of the Fire Halls at that time.*
- 14. Submittal items #3 and #7 appear to cover the same material – can this information be provided under a single section, or can the City provide clarity on the distinction between these two sections?**
 - a. These two requirements can be satisfied with a single response – the intended difference between them is that #3 would prompt a narrative response to the City’s objectives in assessing the buildings, the methodology to be used, and the sequence of doing so, whereas #7 is a quantitative and organized listing of work hours proposed to complete each scope of work.*
- 15. Are there any milestone deadlines that may drive the deliverable schedule?**
 - a. There are currently no milestone deadlines for completion of deliverables.*
- 16. Since the completion of the Mapping Analysis, has there been a significant change to the service area or response team that would require the mapping process to be redone? Is there an additional level of detail desired that would utilize the mapping results, or is the information primarily for consideration of siting a training facility or additional buildings?**
 - a. There are no significant changes that would warrant a renewal of the mapping process. The information is primarily for consideration of potential site locations.*

The pre-proposal meeting sign-in sheet and the FH Asset List Report have been uploaded to the City’s website under the solicitation at <https://www.duluthmn.gov/purchasing/bids-request-for-proposals/> and are attached.

Please acknowledge receipt of this Addendum by including a copy of it with your proposal. The pages included will not count toward any page limitation, if any, identified in the RFP.

Posted: **October 4, 2024**



SIGN-IN SHEET

PROJECT: Duluth Fire Department – Facility Planning Services

DATE: 9/18/2024

TIME: 2:00 PM

LOCATION: Duluth City Hall, Room 430

NAME	COMPANY	PHONE	E-MAIL
MIKE CLARK	EARC ARCH.	612-840-3773	MICHAEL.CLARK@EARC.NET
Jessy Steech	Brunton Architects	763-250-0288	JennyS@Bruntonarchitects.com
TODD KNEHTOFF	BRUNTON ARCHITECTS	612-490-4351	TODD@BRUNTONARCHITECTS.COM
Dee Anderson	Architecture Advantage	218-213-8992	dee@architectureadvantage.com
TATE WALKER	OPN ARCHITECTS	612-468-6851	twalker@opnarchitects.com
KARL LARSEN	WIDSETH	218-451-7090	KARL.LARSEN@WIDSETH.COM
Tony Kellen	Five Bygdes Design - Wendel	320-266-3255	tkellen@wendelcompanies.com
Fari Rayala	CR-BPS	218-591-6892	frayala@cr-bps.com
MIKE DOSAN	ICS	218-591-0943	MIKE.DOSAN@ICS-BUILD.COM
JOHN ERICKSON	DSGW	218-390-8295	jerickson@dsgw.com
CHASE FJELSTAD	TKPIA	218 481 6060	chase.fjelstad@tkpia.com
Kooper Andringa	City of Duluth	218-289-0665	Kandringa@duluthmn.gov
Mike Wolf	"	218-730-5004	mwolf@duluthmn.gov
LAURA SMITH	City of Duluth	218-730-5003	lsmith@duluthmn.gov
Kelly Ptacek	Leo A Daly	612-359-4635	Kimptacek@leoadaly.com
Todd Mell	Kraus-Anderson	651-334-5730	todd.mell@krausanderson.com



Asset List Report
By Name

Reporting Currency: USD
Adjustment Factor: 0%

Department Name: 200A - City of Duluth - Public Safety - Fire

Campus/District Name: Fire Hall #1 Campus

Asset	Number	Age	Use	Size	Replacement Value	Cost/Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Fire Hall #1 -- w/E_NG_DH_W_S	FH 1	62	Fire/Police Station	40,776	8,102,941	199	3,699,153	0.46	4,585,033	0.57	No photo available
Subtotal for Building				40,776	8,102,941	199	3,699,153	0.46	4,585,033	0.57	
Asset Type: Site Development											
Fire Hall #1 - Site Amenities	1	26		55,210	219,232	4	163,102	0.74	167,970	0.77	No photo available
Subtotal for Site Development				55,210	219,232	4	163,102	0.74	167,970	0.77	
Campus/District Name: Fire Hall #1 Campus					8,322,173		3,862,255	0.46	4,753,003	0.57	



Asset List Report
By Name

Reporting Currency: USD
Adjustment Factor: 0%

Department Name: 200A - City of Duluth - Public Safety - Fire

Campus/District Name: Fire Hall #10 Campus

Asset	Number	Age	Use	Size	Replacement Value	Cost/Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Fire Hall #10 -- w/E_NG_W_S	FH 10	97	Recreation	10,755	2,938,180	273	1,191,134	0.41	2,192,001	0.75	No photo available
Subtotal for Building				10,755	2,938,180	273	1,191,134	0.41	2,192,001	0.75	
Asset Type: Site Development											
Fire Hall #10 -- Site Amenities	1	524		10,000	33,925	3	13,576	0.40	13,576	0.40	No photo available
Subtotal for Site Development				10,000	33,925	3	13,576	0.40	13,576	0.40	
Campus/District Name: Fire Hall #10 Campus					2,972,105		1,204,710	0.41	2,205,577	0.74	



Asset List Report
By Name

Reporting Currency: USD

Adjustment Factor: 0%

Department Name: 200A - City of Duluth - Public Safety - Fire

Campus/District Name: Fire Hall #11 Campus

Asset	Number	Age	Use	Size	Replacement Value	Cost/Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Fire Hall #11 -- Storage Shed	1	19	Storage - General	64	10,779	168	597	0.06	597	0.06	No photo available
Fire Hall #11 -- w/NG_W_S_E	FH 11	102	Fire/Police Station	2,960	890,229	301	275,410	0.31	10,874,835	12.22	No photo available
Subtotal for Building				3,024	901,008	298	276,007	0.31	10,875,432	12.07	
Asset Type: Site Development											
Fire Hall #11 -- Site Amenities	1	102		27,644	39,009	1	42,927	1.10	47,795	1.23	No photo available
Subtotal for Site Development				27,644	39,009	1	42,927	1.10	47,795	1.23	
Campus/District Name: Fire Hall #11 Campus					940,017		318,934	0.34	10,923,227	11.62	



Asset List Report
By Name

Reporting Currency: USD

Adjustment Factor: 0%

Department Name: 200A - City of Duluth - Public Safety - Fire

Campus/District Name: Fire Hall #2 Campus

Asset	Number	Age	Use	Size	Replacement Value	Cost/Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Fire Hall #2 - w/E_NG_W_S	FH 2	41	Fire/Police Station	7,300	1,816,408	249	679,151	0.37	773,488	0.43	No photo available
Subtotal for Building				7,300	1,816,408	249	679,151	0.37	773,488	0.43	
Asset Type: Site Development											
Fire Hall #2 - Site Amenities	1	26		41,249	98,470	2	50,123	0.51	54,991	0.56	No photo available
Subtotal for Site Development				41,249	98,470	2	50,123	0.51	54,991	0.56	
Campus/District Name: Fire Hall #2 Campus					1,914,878		729,274	0.38	828,480	0.43	



Asset List Report
By Name

Reporting Currency: USD
Adjustment Factor: 0%

Department Name: 200A - City of Duluth - Public Safety - Fire
Campus/District Name: Fire Hall #4 Campus

Asset	Number	Age	Use	Size	Replacement Value	Cost/Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Fire Hall #4 -- w/E_NG_W_S	FH 4	48	Fire/Police Station	6,784	1,899,393	280	539,937	0.28	596,528	0.31	No photo available
Subtotal for Building				6,784	1,899,393	280	539,937	0.28	596,528	0.31	
Asset Type: Site Development											
Fire Hall #4 - Site Amenities	1	48		83,354	134,036	2	15,418	0.12	20,287	0.15	No photo available
Subtotal for Site Development				83,354	134,036	2	15,418	0.12	20,287	0.15	
Campus/District Name: Fire Hall #4 Campus					2,033,429		555,356	0.27	616,814	0.30	



Asset List Report
By Name

Reporting Currency: USD
Adjustment Factor: 0%

Department Name: 200A - City of Duluth - Public Safety - Fire
Campus/District Name: Fire Hall #6 Campus

Asset	Number	Age	Use	Size	Replacement Value	Cost/Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Fire Hall #6 -- w/E_NG_W_S	FH 6	113	Fire/Police Station	3,902	980,343	251	322,003	0.33	369,154	0.38	No photo available
Subtotal for Building				3,902	980,343	251	322,003	0.33	369,154	0.38	
Asset Type: Site Development											
Fire Hall #6 - Site Amenities	1	113		22,274	109,595	5	76,761	0.70	81,629	0.74	No photo available
Subtotal for Site Development				22,274	109,595	5	76,761	0.70	81,629	0.74	
Campus/District Name: Fire Hall #6 Campus					1,089,939		398,764	0.37	450,783	0.41	



*Asset List Report
By Name*

Reporting Currency: USD
Adjustment Factor: 0%

Department Name: 200A - City of Duluth - Public Safety - Fire

Campus/District Name: Fire Hall #7 Campus

Asset	Number	Age	Use	Size	Replacement Value	Cost/Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
Asset Type: Building											
Fire Hall #7 -- w/E_NG_W_S	FH 7	48	Fire/Police Station	6,784	1,973,954	291	476,395	0.24	543,586	0.28	No photo available
Subtotal for Building				6,784	1,973,954	291	476,395	0.24	543,586	0.28	
Asset Type: Site Development											
Fire Hall #7 - Site Amenities	1	48		100,500	209,821	2	40,614	0.19	45,482	0.22	No photo available
Subtotal for Site Development				100,500	209,821	2	40,614	0.19	45,482	0.22	
Campus/District Name: Fire Hall #7 Campus					2,183,775		517,009	0.24	589,067	0.27	
Department Name: 200A - City of Duluth - Public Safety - Fire					19,456,315		7,586,302	0.39	20,366,952	1.05	
Summary					19,456,315		7,586,302	0.39	20,366,952	1.05	