



**3. Task 5: Environmental Documentation & Agency Approvals**

- a. Additional direct expenses were incurred to assist the City in permitting. This included:
  - i. Shoreland Variance Permit Fee: \$999.00
  - ii. MN DNR Review Fee: \$90.00
  - iii. ShelDon Printing Cost for Shoreland Variance sign: \$109.00

**4. Task 7: Final Design**

- a. Wetland Delineation
  - i. Once detailed design and grading of the trail realignment near London Road was complete, it became apparent that there could be wetland areas at the existing drainage that could be impacted by the project. LHB performed field visits to take soil samples and verify vegetation to determine the extents of any wetlands in the area. LHB subsequently mapped the wetland boundaries, researched and documented the wetland types. This wetland evaluation was not included in our original scope.
- b. London Road Trail Redesign
  - i. During design coordination with MnDOT regarding proposed work in their right-of-way, MnDOT informed the City they would not allow the proposed retaining wall in their right-of-way. The ADA reroute near London Road was redesigned to eliminate the proposed retaining wall. Eliminating the wall meant the design could no longer meet horizontal curve design guidance so a design exception was needed from MnDOT State Aid. This change was incorporated into the plans after the State Aid Submittal (3-31-25) near final design plans.
- c. Cantilever Trail Design
  - i. At the 90% design level, the City asked that LHB include a structural design to eliminate a pinch point in the trail SW of Leif Erikson Park. The design included studying the existing retaining wall design and detailing a cantilever trail structure through the area. This was not included in our original structural scope and adding it late in design took additional effort to incorporate into the plans and details (added after 90% submittal (12-27-24)).
- d. Amber Lighting
  - i. The City wanted to pursue amber lighting through portions of the project. Additional research, evaluation and design to incorporate the amber lighting while still providing safe lighting levels was required.
- e. Bike/Ped Counter Coordination
  - i. MnDOT reached out to discuss changing the existing ped/bike detection system to a pole mounted camera system. The team met with the City and MnDOT to coordinate the changes and re-revised the plans and specs to include the pole mounted camera system instead of the existing system. This change took place after MnDOT State Aid review when plans were already finalized (3-24-26).
- f. Value Engineering
  - i. Funding was limited for this project, so the team went through multiple iterations of cost estimating, value engineering and alternative analysis to ensure the project stayed within that budget while achieving the project goals. In the end, six (6) add alternates were included in the project in case bids exceeded the available funding. These alternates needed to be managed throughout the plans, SEQ and specs.
- g. Spec Revisions
  - i. With the project extending beyond October of 2025, the special provisions were updated to conform with MnDOT 2025 Boilerplate special provisions. After completing the updates to the

provisions, the City released their updated boilerplate special provisions. LHB updated the project special provisions a second time to incorporate these changes.

**5. Task 8: Bidding Assistance**

- a. We updated our fee estimate for bidding assistance to reflect current rates, given the change in construction schedule.

**6. Task 9: Construction Administration**

- a. We updated our fee estimate for construction administration to reflect our current rates and assigned staff.
- b. When the project was originally scoped, the construction was assumed to be 16 weeks. Now that the full scope of the project is known, we estimate the project will be constructed in a total of 26 weeks. We also expect that the project will begin in 2026 but will extend into 2027 construction season. The warranty period will extend through June 2028.

**Contract Date**

With the change in construction schedule, we proposed extending our contract date to August 2028. This allows time for inspection of vegetation establishment in the early summer after substantial completion and final closeout.

**Proposed Fee**

LHB proposes an hourly not to exceed fee of Two Hundred Thirty-Nine Thousand Six Hundred and Thirty-Four Dollars (\$239,634) including reimbursable expenses. The fee is divided as follows:

|                                                             |          |
|-------------------------------------------------------------|----------|
| ▪ Task 1: Project Management/Coordination.....              | \$27,454 |
| ▪ Task 4: Survey and Right-of-Way Mapping (See Note 1)..... | \$37,061 |
| ▪ Task 7a: Wetland Delineation .....                        | \$6,480  |
| ▪ Task 7b: London Road Trail Redesign .....                 | \$16,980 |
| ▪ Task 7c: Cantilever Trail Design .....                    | \$35,124 |
| ▪ Task 7d: Amber Lighting .....                             | \$7,450  |
| ▪ Task 7e: Bike/Ped Counter Coordination.....               | \$6,772  |
| ▪ Task 7f: Value Engineering .....                          | \$18,670 |
| ▪ Task 7g: Spec Revisions.....                              | \$7,690  |
| ▪ Task 8: Bidding Assistance .....                          | \$1,535  |
| ▪ Task 9: Construction Administration .....                 | \$67,370 |
| ▪ Reimbursable Expenses (Task 4).....                       | \$1,050  |
| ▪ Reimbursable Expenses (Task 5).....                       | \$1,198  |
| ▪ Reimbursable Expenses (Task 9).....                       | \$4,800  |

*Note (1): LHB recognizes that there were some inherent challenges with delivering the additional services in Task 4 (Survey & Right-of-Way Mapping). Although the right-of-way and property mapping, and easement assistance proved to be more complex and time-intensive, the additional effort was met with capacity challenges. Please see the following request for additional fees to cover part of the costs incurred, recognizing a discount in fees absorbed by LHB:*

|                                           |                    |
|-------------------------------------------|--------------------|
| <i>Task 4 Total Costs:</i>                | <i>\$75,680.00</i> |
| <i>Task 4 Original Contract Budget:</i>   | <i>\$27,267.00</i> |
| <i>Total Additional Costs:</i>            | <i>\$48,413.00</i> |
| <i>15% Reduction in Additional Costs:</i> | <i>\$11,352.00</i> |
| <i>Task 4 Total Amendment Costs:</i>      | <i>\$37,061.00</i> |

We appreciate the opportunity to provide you with our services. We look forward to working with you. Please contact me at [megan.goplin@lhbcorp.com](mailto:megan.goplin@lhbcorp.com) if you have any questions.

**LHB, INC.**



**MEGAN GOPLIN, PE**



**MATT J. SETTERGREN, PE**

Attachments: Updated Fee Estimate for Construction Administration

LHB Project No. 240252

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**Lakewalk Final Design and Construction-Am01**  
**City of Duluth**  
**Megan Goplin**

**Project Number**  
**Date**

240252  
May 22, 2026

| Project Breakdown<br>Task Description                         | P3                | P6              | P10       | P7                    | P12         | P9          | T5           | P5         | T5          | P5          | T6                   | T11          | T7      | Total Labor Costs (\$) |
|---------------------------------------------------------------|-------------------|-----------------|-----------|-----------------------|-------------|-------------|--------------|------------|-------------|-------------|----------------------|--------------|---------|------------------------|
|                                                               | Project Principal | Project Manager | Civil Eng | LA Lead               | LA Designer | Struc. Lead | Senior Tech. | Elec. Lead | Elec. Tech. | Survey Lead | Survey Tech.         | Survey Tech. | 0 Admin |                        |
|                                                               | \$ 275            | \$ 230          | \$ 130    | \$ 181                | \$ 132      | \$ 163      | \$ 118       | \$ 249     | \$ 129      | \$ 219      | \$ 130               | \$ 103       | \$ 102  |                        |
| Reflects Change in Rates for Construction Season              |                   |                 |           |                       |             |             |              |            |             |             |                      |              |         |                        |
| Task 9 - Construction Administration                          |                   |                 |           |                       |             |             |              |            |             |             |                      |              |         | \$ -                   |
| Review Shop Drawings                                          |                   |                 | 4         |                       | 2           | 2           |              | 2          |             |             |                      |              |         | \$ 1,608.00            |
| Pre-construction Meeting                                      |                   | 2               | 2         |                       | 2           |             |              |            |             |             |                      |              |         | \$ 984.00              |
| Weekly construction meetings (assume 26)                      |                   |                 | 26        |                       | 17          | 8           |              | 8          |             |             |                      |              |         | \$ 8,920.00            |
| Full Time Construction Observation (50 hrs/week for 26 weeks) |                   |                 |           |                       |             |             | 1,300        |            |             |             |                      |              |         | \$ 153,400.00          |
| Engineer & LA Site Visits (assume 5)                          |                   | 10              |           |                       | 10          | 10          |              |            |             |             |                      |              |         | \$ 5,250.00            |
| Coordination & Engineering Consultation                       |                   | 11              | 12        |                       |             |             |              |            |             |             |                      |              |         | \$ 4,090.00            |
| Bit Trail Staking (12,600 LF)                                 |                   |                 |           |                       |             |             | 4            |            |             | 4           | 30                   | 70           |         | \$ 12,458.00           |
| Retaining Wall Staking (520 LF)                               |                   |                 |           |                       |             |             | 4            |            |             | 4           | 30                   | 70           |         | \$ 12,458.00           |
| Fence Staking (7,400 LF)                                      |                   |                 |           |                       |             |             | 4            |            |             | 4           | 30                   | 70           |         | \$ 12,458.00           |
| Misc Features Staking (150 each)                              |                   |                 |           |                       |             |             | 4            |            |             | 4           | 30                   | 70           |         | \$ 12,458.00           |
| Construction Documentation                                    |                   | 2               |           |                       |             |             | 20           |            |             |             |                      |              | 30      | \$ 5,880.00            |
| Punch List & Project Closeout                                 |                   | 2               | 4         | 2                     | 2           |             | 20           |            |             |             |                      |              | 30      | \$ 7,026.00            |
| Final Record Drawings                                         |                   | 2               |           |                       |             |             | 40           |            |             |             |                      |              |         | \$ 5,180.00            |
| CA Tracking Log & Issuance of RFIs, ASIs, PRs                 |                   |                 |           |                       |             |             |              |            |             |             |                      |              | 40      | \$ 4,080.00            |
|                                                               |                   |                 |           |                       |             |             |              |            |             |             |                      |              |         | \$ -                   |
|                                                               |                   |                 |           |                       |             |             |              |            |             |             |                      |              |         | \$ -                   |
|                                                               |                   |                 |           |                       |             |             |              |            |             |             |                      |              |         | \$ -                   |
|                                                               |                   |                 |           |                       |             |             |              |            |             |             |                      |              |         | \$ -                   |
|                                                               |                   |                 |           |                       |             |             |              |            |             |             |                      |              |         | \$ -                   |
|                                                               |                   |                 |           |                       |             |             |              |            |             |             |                      |              |         | \$ -                   |
|                                                               |                   |                 |           |                       |             |             |              |            |             |             |                      |              |         | \$ -                   |
|                                                               |                   |                 |           |                       |             |             |              |            |             |             |                      |              |         | \$ -                   |
|                                                               |                   |                 |           |                       |             |             |              |            |             |             |                      |              |         | \$ -                   |
|                                                               |                   |                 |           |                       |             |             |              |            |             |             |                      |              |         | \$ -                   |
|                                                               |                   |                 |           |                       |             |             |              |            |             |             |                      |              |         | \$ -                   |
|                                                               |                   |                 |           |                       |             |             |              |            |             |             |                      |              |         | \$ -                   |
|                                                               |                   |                 |           |                       |             |             |              |            |             |             |                      |              |         | \$ -                   |
|                                                               |                   |                 |           |                       |             |             |              |            |             |             |                      |              |         | \$ -                   |
| Total Hours                                                   | -                 | 29              | 48        | 2                     | 33          | 20          | 1,396        | 10         | -           | 16          | 120                  | 280          | 100     |                        |
| Travel Expenses                                               | Qty               | Rate            | Cost      | Total Direct Expenses |             |             |              |            | Cost        |             | Labor Cost           |              |         | \$ 246,250.00          |
|                                                               |                   |                 | -         |                       |             |             |              |            |             |             | Travel Costs         |              |         | \$ 28,800.00           |
| 4WD Survey Truck (includes 124 miles in a day)                | 130               | 135.00          | 17,550.00 |                       |             |             |              |            |             |             | Direct Costs         |              |         | \$ -                   |
| GPS Unit                                                      | 30                | 200.00          | 6,000.00  |                       |             |             |              |            |             |             |                      |              |         |                        |
| RoboticTotal Station                                          | 30                | 175.00          | 5,250.00  |                       |             |             |              |            |             |             | Subconsultant - AMI  |              |         |                        |
|                                                               |                   | -               | -         |                       |             |             |              |            |             |             |                      |              |         |                        |
|                                                               |                   | -               | -         |                       |             |             |              |            |             |             |                      |              |         |                        |
|                                                               |                   | -               | -         |                       |             |             |              |            |             |             |                      |              |         |                        |
| Total Travel Costs                                            |                   |                 | 28,800.00 | Total Direct Costs    |             |             |              |            | -           |             | Total Estimated Cost |              |         | \$ 275,050.00          |