



Council Agenda Item 26-0273R

MEETING DATE: April 13, 2026

SUBJECT/TITLE: RESOLUTION AWARDING A CONTRACT TO BP BUILDERS FOR THE CONSTRUCTION OF THE CHESTER BOWL CHALET RECONSTRUCTION PROJECT

SUBMITTED BY: Kooper Andringa, Project Tech, Property & Facilities Management

RECOMMENDATION: Approve

BOARD/COMMISSION/COMMITTEE RECOMMENDATION:

PREVIOUS COUNCIL ACTION: Approved Resolution 22-0927R - RESOLUTION AUTHORIZING ACCEPTANCE OF AN AMERICAN RESCUE PLAN ACT CORONAVIRUS LOCAL FISCAL RECOVERY FUND GRANT FROM ST. LOUIS COUNTY IN AN AMOUNT NOT TO EXCEED \$125,000 FOR CONSTRUCTION OF A BRIDGE AND CHALET IMPROVEMENTS WITHIN THE CHESTER BOWL PARK AREA.

Approved Resolution 24-0229R – RESOLUTION AUTHORIZING APPLICATION TO THE LEGISLATIVE CITIZENS COMMISSION ON MINNESOTA RESOURCES FOR FUNDS FROM THE ENVIRONMENTAL AND NATURAL RESOURCES TRUST FUND FOR UP TO \$2,850,000 TO COMPLETE A RENOVATION OF THE THOM STORM CHALET AND OUTDOOR RECREATION CENTER AT CHESTER PARK.

Approved Resolution 25-0789R – RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT WITH THE CHESTER BOWL IMPROVEMENT CLUB FOR RECONSTRUCTION OF THE THOM STORM CHALET AND OUTDOOR RECREATION CENTER AT CHESTER PARK.

Approved Resolution 25-0790R – RESOLUTION AUTHORIZING ACCEPTANCE OF A GRANT IN THE AMOUNT OF \$2,312,000 FROM THE ENVIRONMENTAL AND NATURAL RESOURCES TRUST FUND FOR RECONSTRUCTION OF THE THOM STORM CHALET AND OUTDOOR RECREATION CENTER AT CHESTER PARK.

Approved Resolution 25-0901R – RESOLUTION AUTHORIZING ASSUMPTION OF AND AMENDMENT TO AN AGREEMENT BETWEEN THE CHESTER BOWL IMPROVEMENT CLUB AND LHB, INC., TO TRANSFER AGREEMENT OWNERSHIP TO THE CITY OF DULUTH FOR AN AGREEMENT TOTAL NOT TO EXCEED \$197,625.00, AND RESCINDING RESOLUTION NO. 25-0791R.

Approved Resolution 26-0046R – RESOLUTION AUTHORIZING THE FIRST AMENDMENT TO A DEVELOPMENT AGREEMENT WITH THE CHESTER BOWL IMPROVEMENT CLUB FOR RECONSTRUCTION OF THE THOM STORM CHALET AND OUTDOOR RECREATION CENTER AT CHESTER PARK.

Approved Resolution 26-0046R – RESOLUTION AUTHORIZING A MEMORANDUM OF AGREEMENT WITH THE MINNESOTA STATE HISTORIC PRESERVATION OFFICE REGARDING THE CHESTER BOWL CHALET DEMOLITION AND REPLACEMENT.

BACKGROUND: The Chester Bowl Chalet Replacement project is a major capital initiative undertaken jointly by the City of Duluth and the Chester Bowl Improvement Club (CBIC) to modernize and expand the long-serving Thom Storm Chalet at Chester Park. The existing 50-year-old facility has been identified as outdated, undersized, and beyond its useful lifespan, with significant structural, accessibility, and functional deficiencies. These conditions limit the City's and CBIC's ability to meet growing community demand for nature-based recreation, environmental education, and year-round programming.

Chester Park is a heavily used, 135-acre urban natural area featuring a restored trout stream, ski hill, and extensive outdoor recreation amenities. The Chalet serves as the central hub for CBIC's programming, which includes ski and snowboard lessons, summer and fall day camps, community festivals, concerts, and youth leadership development. Demand for these programs continues to exceed capacity, with families regularly turned away due to space constraints and facility limitations. The new design includes expanded multipurpose spaces, improved infrastructure, an accessible elevator, upgraded restrooms, and a viewing deck. The project is designed to meet contemporary sustainability standards while preserving the Chalet's role as a year-round community resource.

Funding for the project includes \$2.312 million from the Minnesota Environment and Natural Resources Trust Fund, recommended by the Legislative-Citizen Commission on Minnesota Resources (LCCMR). CBIC has also contributed to cover the rest of the bid

The project will ensure that Chester Bowl continues to serve as an inclusive, accessible, and sustainable recreation and education hub for future generations, supporting the City's broader goals of environmental stewardship, community health, and equitable access to outdoor spaces.

BUDGET/FISCAL IMPACT: Budget is \$3,254,735.00 from the Parks Fund-Community Resources-Parks Capital- Buildings & Structures- Cap Mtce Fund 205, Chester Park, Chester MMP Park Implementation fund.

OPTIONS: Approve the resolution and the construction contract can move ahead as planned and the project will begin this spring. If denied the project will be halted

NECESSARY ACTION: Approve.

ATTACHMENTS: