



Council Agenda Item 26-0182R

MEETING DATE: March 23, 2026

SUBJECT/TITLE: RESOLUTION AUTHORIZING AN AGREEMENT WITH TKDA FOR DESIGN AND ENGINEERING SERVICES FOR THE PARK POINT BEACH HOUSE EXTERIOR IMPROVEMENT PROJECT

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

RECOMMENDATION: Approve

BOARD/COMMISSION/COMMITTEE RECOMMENDATION:

PREVIOUS COUNCIL ACTION: Approved Resolution 17-0172R - RESOLUTION AUTHORIZING A CONTRACT WITH DONALD HOLM CONSTRUCTION COMPANY, INC. FOR THE PARK POINT BEACH HOUSE NORTH WALL REPLACEMENT

BACKGROUND: The Park Point Beach House is a key public facility within Duluth's Park Point Recreation Area, supporting beach operations, public restrooms, seasonal programming, and visitor services. Its location along the Lake Superior shoreline exposes the building to intense environmental stresses, including wind-driven sand, moisture, and severe freeze-thaw cycles. Over time, these conditions have accelerated deterioration of the building's exterior wall assemblies beyond what routine maintenance can address.

While the north-facing exterior wall was upgraded in 2017 to address deterioration, the remaining wall sections have continued to age and degrade. City staff have identified widespread siding failure, compromised weather barriers, and areas of moisture-related softening in the original wall assemblies. These deficiencies reduce the building's durability, energy efficiency, and overall performance, and they pose long-term risks to the structure if not corrected.

To preserve the facility and extend its service life, a comprehensive replacement of the remaining exterior wall systems is necessary. This project will remove failing materials, improve the building envelope, and install modern, resilient components designed to withstand the unique environmental conditions of the Park Point peninsula. The work aligns with the City's commitment to maintaining safe, functional, and sustainable public facilities for residents and visitors.

BUDGET/FISCAL IMPACT: Budget is \$58,700.00 from the Parks Fund-Community Resources-Parks Capital-Other Professional Services- Cap Mtce Fund 205, Park Point Beach House, Rental Income/Improvements

OPTIONS: Approve the resolution and the design process can move ahead as planned. If denied the project will be halted

NECESSARY ACTION: Approve.

ATTACHMENTS: TKDA proposal