

**Special School Board Meeting**  
Duluth Public Schools, ISD 709

Agenda

Tuesday, October 3, 2023

District Services Center

709 Portia Johnson Dr.

Duluth, MN 55811

4:00 PM

1. **Call to Order**
2. **Roll Call**
3. **Resolution B-10-23-3987 Authorizing the closing of the sale of real property with the street address of 3200 West Superior Street, Duluth, Minnesota** 2
4. **Approval of RFP - 317 Construction Management** 4
5. **Adjournment**

**RESOLUTION**

Authorizing the closing of the sale of real property  
with the street address of 3200 West Superior Street, Duluth, Minnesota

WHEREAS, the School Board previously authorized, upon the identification of a buyer and agreement to all terms and conditions of a sale, the sale of the real property legally described on Exhibit A hereto (the “**Real Property**”); and

WHEREAS, the School Board has reviewed and considered a written purchase agreement for the sale of the Real Property in a Closed Session held on Thursday, July 27, 2023;

NOW, THEREFORE, BE IT RESOLVED, that the School Board authorizes the execution of the purchase agreement by School Board Chair Jill Lofald and authorizes School Board Chair Jill Lofald to sign all other documents required to carry out and close the sale and conveyance of the Real property and the performance and obligations of the District under the purchase agreement.

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Jill Lofald, Board Chair

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Amber Sadowski, Board Clerk

B-10-23-3987

October 3, 2023

## EXHIBIT A

### LEGAL DESCRIPTION

NWly 95 feet of Block 18, all that part of Block 19, O'HARA'S DIVISION OF DULUTH, lying NWly of a line running parallel with and 95 feet distant SEly (measured at right angles) from the NWly line of said Block 19 and lying Southerly of the Southerly line of Carlton Street as the same was located on November 1, 1978.

AND

All that part of Block 13, MARINE DIVISION OF DULUTH, lying NWly of a line running parallel with and 95 feet distant SEly (Measured at right angles) from the NWly line of said Block 13 and lying Southerly of the Southerly line of Carlton Street as the same was located on November 1, 1978

TORRENS PROPERTY - Certificate of Title Number - 282288.0

Fractional Lots 1, 2, 3 and 5, Block 13 EXCEPT those parts of Block 13, lying NWly of a line running parallel with and 95 feet distant SEly (measured at right angles) from the NWly lines of said Blocks 13 and 19 and lying Sly of the Sly line of Carlton Street as now laid out, MARINE DIVISION OF DULUTH.

and

Lots 7 and 10, Block 13 EXCEPT those parts of Block 13, lying NWly of a line running parallel with and 95 feet distant SEly - measured at right angles - from the NWly line of said Block 13 and 19 and lying Sly of the Sly line of Carlton Street as now laid out, MARINE DIVISION OF DULUTH.

TORRENS PROPERTY - Certificate of Title Number - 284956.0

Block 18, EXCEPT the Northwesterly 95 feet, O'HARA'S DIVISION OF DULUTH, and all that part of Block 19, O'HARA'S DIVISION OF DULUTH, lying southerly of the southerly line of Carlton Street as the same was located on November 1, 1978, EXCEPT that part lying Northwesterly of a line running parallel with and 95 feet distant southeasterly (measured at right angles) from the northwesterly line of said Block 19, and all that part of Block 13, MARINE DIVISION OF DULUTH, lying southerly of the southerly line of Carlton Street as the same was located on November 1, 1978. EXCEPT that part lying northwesterly of a line running parallel with and 95 feet distant southeasterly (measured at right angles) from the northwesterly line of said Block 13.

ABSTRACT PROPERTY

St. Louis County, Minnesota

**INDEPENDENT SCHOOL DISTRICT NO. 709**

Duluth Public Schools  
713 Portia Johnson Drive  
Duluth, Minnesota 55811  
218-336-8738

**MEMORANDUM**

**To:** Simone Zunich, Executive Director of Business Services  
**From:** Cathy Holman, Purchasing Coordinator  
**Subject:** **RFP – 317 Construction Management**  
**Date:** September 25, 2023

RFP is for Construction Management on the Duluth News and Tribune Building project.

Three (3) vendors responded with the following results:

<b><u>VENDOR</u></b>	<b><u>TOTAL</u></b>
ICS	1.95% X6M = \$117,000.00
APEX	2.00% X6M = \$120,000.00
KRAUSE-ANDERSON	2.00% X6M = \$120,000.00

The Facilities Department (Bryan Brown, Jeremy DeGraef and Corey Karen) reviewed the RFP.

Bryan Brown, Manager of Facilities, recommends accepting and rewarding the FRP meeting specifications as submitted by ICS for the amount of **1.95% on a 6 million project for the DNT.**

Bryan Brown will attend the HR/Business Committee meeting to answer any questions as they pertain to this recommendation.

Bryan Brown will attend the School Board meeting to answer any questions as they pertain to this recommendation, if needed.

**Program:** Facilities

**Fund Custodian:** Bryan Brown, Manager of Facilities