

Hangar 101 Demolition Project Overview

August 17, 2021 Duluth Airport Authority Board Meeting



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Hangar 101 Demolition



- Constructed in the 1950s and at the end of its useful life
- Vacant, no tenants
- Design of hangar demolition is underway (Funded by MnDOT Aeronautics)
- Concrete floor slab will remain in place
- Long term, the site will be available for future redevelopment

Hangar 101 Demolition

- Completed steps
 - ✓ Regulated Materials Assessment – Identification of regulated material removal needed during demolition (asbestos, etc.)
 - Regulated materials were identified throughout the structure
 - ✓ Architectural history reconnaissance survey –
 - The building was determined to be ‘potentially eligible’ for listing on the National Register of Historic Places (NRHP)
 - ✓ Preliminary design
 - Survey, cost estimates, utility coordination



Hangar 101 Demolition

- Next steps
 - ❑ Architectural history Intensive Survey (in progress)
 - If structure is eligible for listing on NRHP
 - May need to complete an Environmental Assessment (EA) (6-9 months)
 - Mitigation (documentation) for loss of historical resource prior to demolition
 - If structure is not eligible for listing on NRHP
 - May need to complete a Categorical Exclusion (CATEX) NEPA document
 - ❑ Evaluate feasibility of wood beam reclamation
 - ❑ Complete final design and finalize bidding strategy
 - ❑ Bid project
 - ❑ Complete removal project

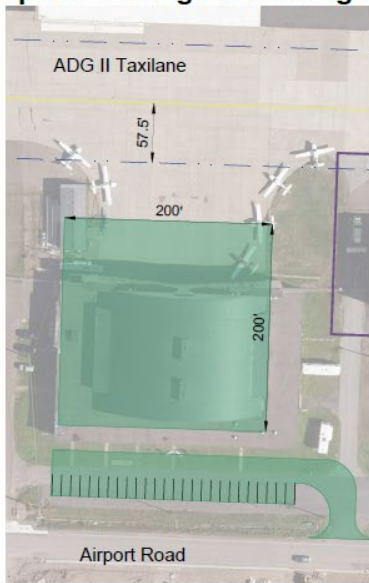
Hangar 101 Site Post Demolition

- Slab will be available for lease
- US Army Corps of Engineers (USACE) Formerly Used Defense Site (FUDS) project
 - USACE is finalizing an assessment of the property for potential and/or actual releases of contamination related to past DOD uses.
 - Assessment will determine projects recommended for further investigation or response action
 - Projects must then be added to USACE financial plan and budget
 - Decision Document identifying the remedial response action is estimated at 4.5 years from award of investigation contract (likely not prior to calendar year 2026)
 - USACE has indicated there may be some ability to accelerate schedule, but it is dependent upon many factors

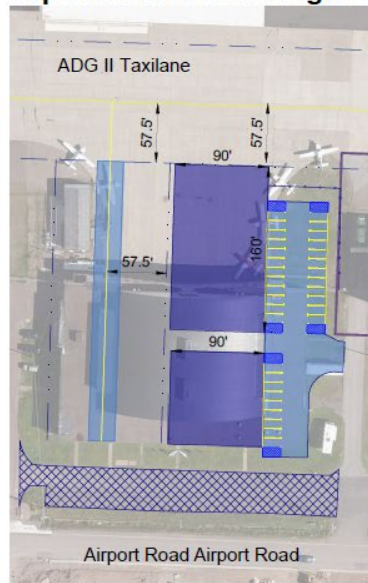


Hangar 101 Site Redevelopment (Long Term)

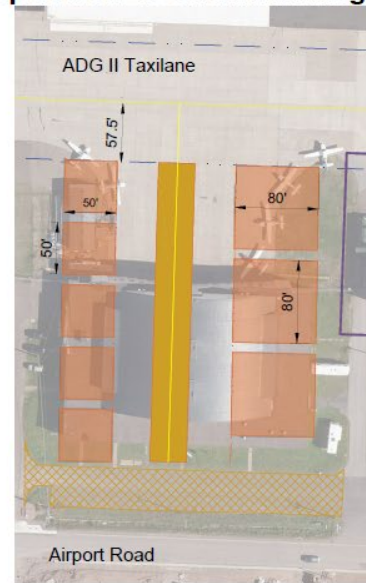
Option 1: Large Box Hangar



Option 2: ADG II Hangars



Option 3: ADG I and II Hangars



Option 4: ADG I T-Hangar

