



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

**Thursday, September 24, 2026
4:00 PM**

NOTICE IS HEREBY GIVEN, that a regular meeting of the Grand Rapids Economic Development Authority will be held in the City Council Chambers in the Grand Rapids City Hall, 420 North Pokegama Avenue, in Grand Rapids, Minnesota on Thursday, September 24, 2026 at 4:00 PM.

CALL TO ORDER

CALL OF ROLL

SETTING OF THE REGULAR AGENDA - *This is an opportunity to approve the regular agenda as presented, or to add/delete an agenda item by a majority vote of the Commissioners present .*

APPROVE MINUTES

1. Consider approval of minutes from the August 27, 2026 regular meeting.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$83,307.12

BUSINESS

3. Consider approval of Change Order 1 and Change Order 2 to TNT Construction for the Crystal Lake Estates 2nd Addition Demolition and Utility Project
4. Consider the approval of an amendment to the scope and fee under the contract with Bolton & Menk for professional engineering services connected to the Crystal Lake Estates Second Addition Demolition and Utility Project.

UPDATES

ADJOURN

MEMBERS & TERMS

Molly MacGregor - 12/31/2026 Council Representative

Tom Sutherland - 12/31/2026 Council Representative

Wayne Bruns - 3/1/31

Sholom Blake - 3/1/31

Al Hodnik - 3/1/27

Bill Martinetto - 3/1/29

Jean MacDonell - 3/1/30



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, August 27, 2026
4:00 PM

CALL TO ORDER

CALL OF ROLL

PRESENT

President Sholom Blake
Commissioner Wayne Bruns
Commissioner Bill Martinetto
Commissioner Molly MacGregor

ABSENT

Commissioner Al Hodnik
Commissioner Jean MacDonell
Commissioner Tom Sutherland

STAFF

Rob Mattei
Aurimy Groom
Will Richter

SETTING OF THE REGULAR AGENDA - *This is an opportunity to approve the regular agenda as presented, or to add/delete an agenda item by a majority vote of the Commissioners present .*

The agenda was approved without addition.

APPROVE MINUTES

1. Consider approval of minutes from the August 13, 2026 regular meeting.

Motion by Commissioner Martinetto, second by Commissioner MacGregor to approve the minutes from the August 13, 2026 regular meeting. The following voted in favor thereof: Bruns, MacGregor, Blake, Martinetto. Opposed: None, motion passed unanimously.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$480,879.46.

Motion by Commissioner Bruns, second by Commissioner Martinetto to approve claims in the amount of \$480,879.46. The following voted in favor thereof: Martinetto, Blake, MacGregor, Bruns. Opposed: None, motion passed unanimously.

BUSINESS

3. Consider approving an amended version a professional services agreement with Lane Design Group for the preparation of a Downtown Pedestrian Wayfinding Plan.

After reviewing the contract the consultant had two changes, in the original contract they had not included the cost of insurance and clarification on reimbursable expenses. The amended version includes the cost of insurance \$6,765.36 and reimbursables up to \$5,200.00.

Motion by Commissioner Bruns, second by Commissioner Martinetto to approve an amended version of a professional services agreement with Lane Design Group for the preparation of a Downtown Pedestrian Wayfinding Plan. The following voted in favor thereof: Bruns, MacGregor, Blake, Martinetto. Opposed: None, motion passed unanimously.

4. Consider approval of a proposal from Bruan Intertec for professional service in connection with the preparation of a hazardous material survey.

After the purchase of the former Ben's Bait property the GREDA will need to do a hazardous materials survey before demolition. Braun Intertec has provided a proposal for this work at an estimated cost of \$3,912.50.

Motion by Commissioner MacGregor, second by Commissioner Martinetto to approve a proposal from Braun Intertec for professional services in connection with the preparation of a hazardous material survey. The following voted in favor thereof: Martinetto, Blake, MacGregor, Bruns. Opposed: None, motion passed unanimously.

ADJOURN

There being no further business the meeting adjourned at 4:06 p.m.

MEMBERS & TERMS

Molly MacGregor - 12/31/2026 Council Representative

Tom Sutherland - 12/31/2026 Council Representative

Wayne Bruns - 3/1/31

Sholom Blake - 3/1/31

Al Hodnik - 3/1/27

Bill Martinetto - 3/1/29

Jean MacDonell - 3/1/30

GRAND RAPIDS EDA BILL LIST - SEPTEMBER 24 2026
DEPARTMENT SUMMARY REPORT

Item 2.

EDA

BLANDIN FOUNDATION	\$	43,314.59
BOLTON & MENK, INC	\$	16,437.50
BRAUN INTERTEC CORPORATION	\$	6,947.25
BURGGRAF'S ACE HARDWARE	\$	48.95
CITY OF GRAND RAPIDS	\$	3,100.00
DISCOVER THE RANGE	\$	75.00
KUTAK ROCK LLP	\$	2,149.50
LHB INC	\$	8,876.88
UNIVERSITY OF MINNESOTA	\$	2,000.00

TOTAL UNPAID TO BE APPROVED IN THE SUM OF: \$ 82,949.67

CHECKS ISSUED-PRIOR APPROVAL

PUBLIC UTILITIES COMMISSION	300660ADMIN BLDG/AUG26-E	\$	98.14
PUBLIC UTILITIES COMMISSION	301052/FARM SVC/AUG26-E	\$	84.04
PUBLIC UTILITIES COMMISSION	301053/KENT PROPERTY/AUG26-E	\$	152.12
PUBLIC UTILITIES COMMISSION	301054/KENT SHOP/AUG26-E	\$	23.15

TOTAL PRIOR APPROVAL ALLOWED IN THE SUM OF: \$ 357.45

TOTAL ALL DEPARTMENTS: \$ 83,307.12



REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: September 24, 2026

STATEMENT OF ISSUE: Consider approval of Change Order 1 and Change Order 2 to TNT Construction for the Crystal Lake Estates 2nd Addition Demolition and Utility Project

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

GREDA's project involving the demolition of the former school administration office, extension of sewer and water services and grading of the eight single family home parcels in this new subdivision is substantially complete.

During the demolition, the contractor encountered portions of the original senior high school building foundation that hadn't been removed. The additional time and materials cost, including disposal fees is represented in Change Order #1 in the amount of \$37,969.62.

During construction of the utilities, it was necessary to replace sanitary sewer connection into Pokegama Avenue and to lower a watermain. The additional time and material cost is represented in Change Order #2 in the amount of \$21,731.67.

Original Contract Amount	\$583,800.00
Change Order #1	\$39,969.62
<u>Change Order #2</u>	<u>\$21,731.67</u>
Adjusted Contract Amount	\$643,501.29

RECOMMENDATION:

REQUIRED ACTION: Make a motion to approve Change Order 1 and Change Order 2 to TNT Construction for the Crystal Lake Estates 2nd Addition Demolition and Utility Project.

CHANGE ORDER FORMNO.: 2

Owner: GREDA
 Engineer: Bolton & Menk, Inc
 Owner's Project No.:
 Engineer's Project No.: 26X.143585.000
 Contractor's Project No.:
 Contractor: TNT Construction Group, LLC
 Project: Crystal Lake Estates Second Addition Demolition & Utility Project
 Contract Name:

Effective Date of Change
 Date Issued: 8/21/2026
 Order: 8/4/2026

The Contract is modified as follows upon execution of this Change Order:

Description: Existing sanitary service from building was too high in elevation to connect new sanitary sewer to. Sanitary sewer needed to be replaced all the way to the manhole in Pokegama Ave. The watermain was directly in the path of the sanitary sewer and needed to be lowered to make the sanitary connection.

Attachments: Time and Materials Summary for the removal. Invoice for disposal.

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 583,800.00	Original Contract Times: Substantial Completion: 8/7/2026 Ready for final payment: 8/14/2026
Increase from previously approved Change Orders No. 1 to No. 1: \$ 37,969.62	Increase from previously approved Change Orders No.1 to No. 1: Substantial Completion: 3 Working Days Ready for final payment: 3 Working Days
Contract Price prior to this Change Order: \$ \$621,769.62	Contract Times prior to this Change Order: Substantial Completion: 8/12/2026 Ready for final payment: 8/19/2026
Increase this Change Order: \$ 21,731.67	Increase this Change Order: Substantial Completion: 1 Working Days Ready for final payment: 1 Working Days
Contract Price incorporating this Change Order: \$ 643,501.29	Contract Times with all approved Change Orders: Substantial Completion: 8/13/2026 Ready for final payment: 8/20/2026

Recommended by Engineer (if required)
 By: Kory Johnson Kory Johnson
 Title: Municipal Project Manager
 Date: 8/21/2026

Authorized by Owner
 By: Rob Mattei
 Title: Director of Community Development
 Date:

Accepted by Contractor
 Dominic Ellison
 Sr Project Manager/Estimator
 8/25/2026

Approved by Funding Agency (if applicable)

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Change Order #2 Summary						
ITEM	Description	Quantity	Unit	Unit Price	Amount	Comment
9	Remove Sewer Pipe Sanitary	27.00	LF	\$ 30.00	\$ 810.00	Additional footage to manhole in Pokegama Ave
12	Remove Curb and Gutter	38.00	LF	\$ 1.70	\$ 64.60	Additional footage due to increased depth of excavation for watermain offset
14	Remove Bituminous Pavement	99.80	SY	\$ 1.40	\$ 139.72	Remove bituminous to manhole in Pokegama Ave
21	Bituminous Patch	99.80	SY	\$ 43.25	\$ 4,316.35	Patch for Pokegama Ave
22	8" PVC Pipe Sewer	29.00	LF	\$ 85.00	\$ 2,465.00	Additional footage to manhole in Pokegama Ave
44	T&M for CO #2	1.00		\$ 13,936.00	\$ 13,936.00	Watermain offset
					\$ 21,731.67	Total





16:45:26 AUG 10 2026

Page 1 of 2

FERGUSON ENTERPRISES LLC #2518

Price Quotation

Phone: 715-392-3288

Fax: 715-392-1802

Bid No: B189014
Bid Date: 08/10/26
Quoted By: JWK**Cust Phone:** 218-326-1881
Terms: NET 10TH PROX**Customer:** TNT CONSTRUCTION GROUP LLC
40 COUNTY ROAD 63
CRYSTAL LAKES ESTATES GRA
GRAND RAPIDS, MN 55744**Ship To:** TNT CONSTRUCTION GROUP LLC
40 COUNTY ROAD 63
CRYSTAL LAKES ESTATES GRA
GRAND RAPIDS, MN 55744**Cust PO#:****Job Name:** CRYSTAL LAKES ESTATES GRA

Item	Description	Quantity	Net Price	UM	Total
AFT52PX	8 CL52 CL DI FASTITE PIPE	20	50.240	FT	1004.80
DMJ4LAX	DOM 8 MJ C153 45 BEND L/A	4	247.230	EA	988.92
FUFR1400D8U	8 DIP WDG REST GLND USA	8	55.013	EA	440.10
IMJGAX	8 SBR MJ GSKT	8	6.381	EA	51.05
DCBTBNFNAIS	3/4X3-1/2 CORE BLU MJ T- N&B AIS	48	6.150	EA	295.20
Net Total:					\$2780.07
Tax:					\$191.14
Freight:					\$0.00
Total:					\$2971.21

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.

**HOW ARE WE DOING? WE WANT YOUR FEEDBACK!**

Scan the QR code or use the link below to
complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=2518&on=31332>

Fax: 715-392-1802

16:45:26 AUG 10 2026
Reference No: B189014



HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

Scan the QR code or use the link below to
complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=2518&on=31332>

CHANGE ORDER FORM

NO.: 1

Owner: GREDA Owner's Project No.:
 Engineer: Bolton & Menk, Inc Engineer's Project No.: 26X.143585.000
 Contractor's Project
 Contractor: TNT Construction Group, LLC No.:
 Project: Crystal Lake Estates Second Addition Demolition & Utility Project
 Contract Name:
 Effective Date of Change
 Date Issued: 8/21/2026 Order: 7/20/2026

The Contract is modified as follows upon execution of this Change Order:

Description: **Time and materials removal of a second basement slab, and various foundations that were found during the building foundation demolition from a previous building on the site. This also includes the hauling and disposing of the old foundations that were removed.**

Attachments: **Time and Materials Summary for the removal. Invoice for disposal.**

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>583,800.00</u>	Original Contract Times: Substantial Completion: <u>8/7/2026</u> Ready for final payment: <u>8/14/2026</u>
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. [Number of previous Change Order] : \$ <u>N/A</u>	[Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order] : Substantial Completion: <u>N/A</u> Ready for final payment: <u>N/A</u>
Contract Price prior to this Change Order: \$ <u>\$583,800</u>	Contract Times prior to this Change Order: Substantial Completion: <u>8/7/2026</u> Ready for final payment: <u>8/14/2026</u>
Increase this Change Order: \$ <u>37,969.62</u>	Increase this Change Order: Substantial Completion: <u>3 Working Days</u> Ready for final payment: <u>3 Working Day</u>
Contract Price incorporating this Change Order: \$ <u>621,769.62</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>8/12/2026</u> Ready for final payment: <u>8/19/2026</u>

Recommended by Engineer (if required)
 By: Kory Johnson Kory Johnson
 Title: Municipal Project Manager
 Date: 8/21/2026
 Authorized by Owner
 By: Rob Mattei
 Title: Director of Community Development
 Date: _____

Accepted by Contractor
Dominic Ellison
Sr Project Manager/Estimator
8/25/2026
 Approved by Funding Agency (if applicable)

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City of Taconite - 26X.143585.000

May 11, 2026

CHANGE ORDER FORM

PAGE 00 63 63-1

Kory Johnson

From: Dominic Ellison <dominic@tnt-cg.com>
Sent: Friday, August 21, 2026 1:00 PM
To: Kory Johnson
Subject: CLE
Attachments: HWW Change Order.pdf

***** WARNING: This email is from outside the company. Proceed with Caution*****

Kory

Attached is the revised change order breakdown as we all agreed upon. The total, I feel, should be the following:

\$31,935.83

X 5% Prime Contractor Markup

\$33,532.62

\$4,437.00 Trucking

\$37,969.62 TOTAL

Let me know if you agree with my math.

Thanks

Dominic Ellison
Sr. Project Manager/Estimator
218-244-4166



Additional Work Authorization Form



HOSIER WORLDWIDE

Date: 7/16/26 - 7/20/26
 Job Name: Crystal Lake Estates
 Job Address: _____
 Project Manager: _____
 Customer: TNT Construction Group
 Describe Work: Unforeseen buried debris discovery (3 Hours) and removal of former building foundations (2 Hours).

Labor					
Name	Position	Date	Hours	Rate	Total
Matt	Superintendent ST		1.00	\$130.00	\$130.00
Steven	Operator ST		5.00	\$120.00	\$600.00
kyle	Laborer		2.00	\$110.00	\$220.00
Subtotal Labor:					\$950.00

Equipment					
Description	Number	Date	Hours	Rate	Total
Komatsu 360 Excavator			0.00	\$225.00	\$0.00
CAT 329 Excavator			5.00	\$180.00	\$900.00
GDR 300 Concrete Pulverisor			0.00	\$150.00	\$0.00
Hydraulic Hammer			0.00	\$150.00	\$0.00
Skidsteer			2.00	\$74.00	\$148.00
Subtotal Equipment:					\$1,048.00

Materials & Subs				
Description	Units	Quantity	Rate	Total
Trucking		0.00	\$174.00	\$0.00
Disposal		0.00	\$20.60	\$0.00
John Deere 200		0.00	\$230.00	\$0.00
Subtotal Materials:				\$0.00

Labor Total: \$950.00 Equipment Total: \$1,048.00 Materials Cost: \$0.00 Total Cost: \$1,998.00 Markup on Mat & Subs \$0.00 Total Billed: \$1,998.00		On behalf of the contracting authority, I hereby agree with and authorize full payment of the additional work: Phone Number: _____ Date: _____ Print Name: _____ Owner Signature: _____	
Hosier Worldwide, Inc Superintendent Signature: _____			

Additional Work Authorization Form



HOSIER WORLDWIDE

Date: 7/23/2026
 Job Name: Crystal Lake Estates
 Job Address: _____
 Project Manager: _____
 Customer: TNT Construction Group
 Describe Work: Demolish buried floor beneath existing floor

Labor					
Name	Position	Date	Hours	Rate	Total
Matt	Superintendent	ST	8.00	\$130.00	\$1,040.00
Matt	Superintendent	OT	6.25	\$170.00	\$1,062.50
Steve	Owner	ST	1.75	\$130.00	\$227.50
kyle	Laborer	st	0.50	\$110.00	\$55.00
Nik - mobilize hammer	Owner	st	3.50	\$130.00	\$455.00
Subtotal Labor:					\$2,840.00

Equipment					
Description	Number	Date	Hours	Rate	Total
Komatsu 360 Excavator			1.75	\$225.00	\$393.75
CAT 329 Excavator			9.50	\$180.00	\$1,710.00
GDR 300 Concrete Pulverisor			1.75	\$150.00	\$262.50
Hydraulic Hammer			2.00	\$150.00	\$300.00
Skidsteer			0.00	\$74.00	\$0.00
Subtotal Equipment:					\$2,666.25

Materials & Subs				
Description	Units	Quantity	Rate	Total
Trucking		0.00	\$174.00	\$0.00
Disposal		0.00	\$20.60	\$0.00
John Deere 200		0.00	\$230.00	\$0.00
Subtotal Materials:				\$0.00

Labor Total: \$2,840.00 Equipment Total: \$2,666.25 Materials Cost: \$0.00 Total Cost: \$5,506.25 Markup on Mat & Subs \$0.00 Total Billed: \$5,506.25	On behalf of the contracting authority, I hereby agree with and authorize full payment of the additional work: Phone Number: _____ Date: _____ Print Name: _____ Owner Signature: _____
Hosier Worldwide, Inc Superintendent Signature: _____	

Additional Work Authorization Form



HOSIER WORLDWIDE

Date: 7/27/2026
 Job Name: Crystal Lake Estates
 Job Address: _____
 Project Manager: _____
 Customer: TNT Construction Group
 Describe Work: Demolish buried floor beneath existing floor

Labor					
Name	Position	Date	Hours	Rate	Total
Matt	Superintendent	ST	5.00	\$130.00	\$650.00
		OT			
		ST			
		st			
		st			
Subtotal Labor:					\$650.00

Equipment					
Description	Number	Date	Hours	Rate	Total
Komatsu 360 Excavator			3.00	\$225.00	\$675.00
CAT 329 Excavator			0.00	\$180.00	\$0.00
GDR 300 Concrete Pulverisor			1.00	\$150.00	\$150.00
Hydraulic Hammer			0.00	\$150.00	\$0.00
Skidsteer			0.00	\$74.00	\$0.00
Subtotal Equipment:					\$825.00

Materials & Subs				
Description	Units	Quantity	Rate	Total
Trucking		0.00	\$174.00	\$0.00
Disposal		0.00	\$20.60	\$0.00
John Deere 200		0.00	\$230.00	\$0.00
Subtotal Materials:				\$0.00

Labor Total: \$650.00 Equipment Total: \$825.00 Materials Cost: \$0.00 Total Cost: \$1,475.00 Markup on Mat & Subs \$0.00 Total Billed: \$1,475.00	On behalf of the contracting authority, I hereby agree with and authorize full payment of the additional work: Phone Number: _____ Date: _____ Print Name: _____ Owner Signature: _____
Hosier Worldwide, Inc Superintendent Signature: _____	

Additional Work Authorization Form



HOSIER WORLDWIDE

Date: 7/28/2026
 Job Name: Crystal Lake Estates
 Job Address: _____
 Project Manager: _____
 Customer: TNT Construction Group
 Describe Work: Demolish buried floor beneath existing floor

Labor					
Name	Position	Date	Hours	Rate	Total
Matt	Superintendent	ST	8.00	\$130.00	\$1,040.00
Matt	Superintendent	OT	3.00	\$170.00	\$510.00
		ST	0.00	\$0.00	\$0.00
		st	0.00	\$0.00	\$0.00
		st	0.00	\$0.00	\$0.00
Subtotal Labor:					\$1,550.00

Equipment					
Description	Number	Date	Hours	Rate	Total
Komatsu 360 Excavator			10.00	\$225.00	\$2,250.00
CAT 329 Excavator			0.00	\$180.00	\$0.00
GDR 300 Concrete Pulverisor			0.00	\$150.00	\$0.00
Hydraulic Hammer			0.00	\$150.00	\$0.00
Skidsteer			0.00	\$74.00	\$0.00
Subtotal Equipment:					\$2,250.00

Materials & Subs				
Description	Units	Quantity	Rate	Total
Trucking		18.50	\$174.00	\$3,219.00
Disposal		522.00	\$20.60	\$10,753.20
John Deere 200		5.50	\$230.00	\$1,265.00
Subtotal Materials:				\$15,237.20

Labor Total: \$1,550.00 Equipment Total: \$2,250.00 Materials Cost: \$15,237.20 Total Cost: \$19,037.20 Markup on Mat & Subs \$1,523.72 Total Billed: \$20,560.92		On behalf of the contracting authority, I hereby agree with and authorize full payment of the additional work: Phone Number: _____ Date: _____ Print Name: _____ Owner Signature: _____	
Hosier Worldwide, Inc Superintendent Signature: _____			

Additional Work Authorization Form



HOSIER WORLDWIDE

Date: 7/29/2026
 Job Name: Crystal Lake Estates
 Job Address: _____
 Project Manager: _____
 Customer: TNT Construction Group
 Describe Work: Demolish buried floor beneath existing floor

Labor					
Name	Position	Date	Hours	Rate	Total
Matt	Superintendent	ST	2.50	\$130.00	\$325.00
		OT	0.00	\$170.00	\$0.00
		ST	0.00	\$0.00	\$0.00
		st	0.00	\$0.00	\$0.00
		st	0.00	\$0.00	\$0.00
Subtotal Labor:					\$325.00

Equipment					
Description	Number	Date	Hours	Rate	Total
Komatsu 360 Excavator			1.50	\$225.00	\$337.50
CAT 329 Excavator			0.00	\$180.00	\$0.00
GDR 300 Concrete Pulverisor			0.00	\$150.00	\$0.00
Hydraulic Hammer			0.00	\$150.00	\$0.00
Skidsteer			0.00	\$74.00	\$0.00
Subtotal Equipment:					\$337.50

Materials & Subs				
Description	Units	Quantity	Rate	Total
Trucking		7.00	\$174.00	\$1,218.00
Disposal		216.00	\$20.60	\$4,449.60
John Deere 200		1.50	\$230.00	\$345.00
Subtotal Materials:				\$6,012.60

Labor Total: \$325.00 Equipment Total: \$337.50 Materials Cost: \$6,012.60 Total Cost: \$6,675.10 Markup on Mat & Subs \$601.26 Total Billed: \$7,276.36	On behalf of the contracting authority, I hereby agree with and authorize full payment of the additional work: Phone Number: _____ Date: _____ Print Name: _____ Owner Signature: _____
Hosier Worldwide, Inc Superintendent Signature: _____	

P.O. BOX 236
DEER RIVER,
MN 56636



Invoice

Item 3.

Date	Invoice #
8/4/2026	26-240

Bill To
Hosier Worldwide 37368 Little Itasca Road Deer River, MN 56636

Project
GR Admin Building

Terms
Net 15

Description	Qty	Rate	Amount
7/28 522 CY Concrete Demo (29 Loads)	522	20.60	10,753.20
7/29 216 CY Concrete Demo (12 Loads)	216	20.60	4,449.60

Make all checks payable to Trout Enterprises, Inc.
Total due in 30 days. Overdue accounts subject to a service charge of 1% per month.
Thank you for your business.

Total	\$15,202.80
--------------	--------------------



No 60645

Item 3.

40 County Road 63 • Grand Rapids, MN 55744

TRUCK NO 332 TRAILER NO 4106 DATE 7-28-26

BILL TO: 261241

LOCATION AND DESCRIPTION	TOTAL LOADS	TIME		TOTAL HOURS
		START	STOP	
FROM: <u>Crystal Lake</u>		<u>11:30</u>	<u>6:30</u>	<u>7</u>
TO: <u>Trout</u>				
TYPE OF MAT:				

LOAD TIME	TICKET NO	NET WEIGHT	LOAD TIME	TICKET NO	NET WEIGHT
11:44	Concrete				
12:20					
1:04					
1:50					
2:19					
2:54					
2:30					
3:00					
3:41					
4:05					
4:34			OFFICE USE ONLY		
5:09					
5:40					

AUTHORIZED SIGNATURE

OPERATOR

COMPANY NAME

An Equal Opportunity Employer



Item 3.

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Item 3.

TRUCK NO 348 TRAILER NO 412 DATE 7-28-26

BILL TO: 26124

LOCATION AND DESCRIPTION			TOTAL LOADS	TIME		TOTAL HOURS
FROM: Old school Cleona				START 7:00	STOP 6:00	(11)
TO: Trout				START	STOP	
TYPE OF MAT: Concrete				START	STOP	
LOAD TIME	TICKET NO	NET WEIGHT	LOAD TIME	TICKET NO	NET WEIGHT	
1241	124ds					5.5 hours out of the 11 estimated for hauling buried debris to Trout Landfill
127						
204						
312						
345						
421						
458						
527						
			OFFICE USE ONLY			

AUTHORIZED SIGNATURE

OPERATOR

~~COMPANY NAME~~

An Equal Opportunity Employer

[illegible]



Item 3.

BILL TO: 2624

 $\frac{13}{4}$ OFFICE USE ONLY

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Item 3.



Item 3.

BILL TO: 26124

[illegible]

AUTHORIZED SIGNATURE _____
OPERATOR _____
COMPANY NAME _____

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Item 3.

TRUCK NO 348 TRAILER NO 412 DATE 7-29-26

BILL TO: 26124

LOCATION AND DESCRIPTION	TOTAL LOADS	TIME		TOTAL HOURS
FROM: <u>Old school</u>		START 7:00	STOP 9:00	2 hrs
TO: <u>trout</u>		START	STOP	
TYPE OF MAT: <u>concrete</u>		START	STOP	

[illegible]

~~AUTHORIZED SIGNATURE~~

OPERATOR

~~COMPANY NAME~~

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REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: September 24, 2026

STATEMENT OF ISSUE: Consider the approval of an amendment to the scope and fee under the contract with Bolton & Menk for professional engineering services connected to the Crystal Lake Estates Second Addition Demolition and Utility Project.

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

The previous agenda item described additional work performed under Change Orders 1 and 2 by TNT Construction during the construction of utilities and demolition of the former ISD 318 Administration Building.

Those additions to the scope of the project required additional services from Bolton & Menk to both coordinate and supervise the work done by TNT. Bolton & Menk has requested an amendment to their contract with GREDA to compensate them for their work, as provided for in our contract. The attached requested addendum provides and hourly breakdown of their time, with rates that are also consistent with the hourly rates in the contract.

The requested amendment will add \$5,821.00 of fee to the previous contract which contained within it a fee of \$74,934.00.

RECOMMENDATION:

REQUIRED ACTION:



Real People. Real Solutions.

506 NW 2nd Avenue
Grand Rapids, MN 55701

Item 4.

Phone: (218) 571-4347
Bolton-Menk.com

September 8, 2026

Mr. Rob Mattei
Community Development Director
Grand Rapids Economic Development Authority
420 N Pokegama Ave
Grand Rapids, MN 55765

Re: Crystal Lake Estates – Scope and Fee Amendment Request

Dear Mr. Mattei:

On behalf of Bolton & Menk, Inc., we thank you for the opportunity to present this fee amendment to the agreement for the **Crystal Lake Estates** project. We are requesting your consideration for a fee amendment to the Crystal Lake Estates contract for additional time associated with Change Order No. 1 and Change Order No. 2.

Change Order No. 1 included time and material work by the contractor for the removal of a second basement foundation, and additional foundation walls from an unknown building that had previously occupied the site prior to the ISD 318 Administration Building. Additional time was spent by Bolton & Menk staff for the tracking of time and material work by the contractor. Below is a breakdown of additional time spent on this task.

Breakdown of Additional Time – Change Order No. 1				
Date	Employee	Hours	Rate	Amount
7/20/2026	Bodi George	5	\$ 107.00	\$ 535.00
7/20/2026	Kory Johnson	2	\$ 207.00	\$ 414.00
7/23/2026	Bodi George	9.5	\$ 107.00	\$ 1,016.50
7/23/2026	Kory Johnson	2	\$ 207.00	\$ 414.00
7/27/2026	Bodi George	5	\$ 107.00	\$ 535.00
7/28/2026	Bodi George	10	\$ 107.00	\$ 1,070.00
7/29/2026	Bodi George	2.5	\$ 107.00	\$ 267.50
Subtotal:				\$ 4,252.00

Change Order No. 2 included time and material work for the extension of sanitary sewer to the manhole in Pokegama Avenue and a watermain offset to achieve the appropriate separation from the sanitary sewer. Additional time was spent by Bolton & Menk staff to track the time and material work by the contractor. Below is a breakdown of additional time spent on that task.

Breakdown of Additional Time – Change Order No. 2				
Date	Employee	Hours	Rate	Amount
8/4/2026	Ben Gornik	3	\$ 102.00	\$ 306.00
8/4/2026	Kory Johnson	2	\$ 207.00	\$ 414.00
8/5/2026	Bodi George	6	\$ 107.00	\$ 642.00
8/5/2026	Kory Johnson	1	\$ 207.00	\$ 207.00
Subtotal:				\$ 1,569.00

Name: Scope and Fee Amendment Request – Crystal Lake Estates

Date: 9/8/2026

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Item 4.

The total fee amendment requested for the Crystal Lake Estates Project is \$5,821.00.

We appreciate the opportunity to continue serving the Grand Rapids Economic Development Authority and value the great working relationship we have developed with your team. Please feel free to contact me with any questions or comments regarding this request.

Sincerely,

Bolton & Menk, Inc.

A handwritten signature in blue ink, appearing to read 'Kory Johnson', with a stylized flourish at the end.

Kory Johnson, PE
Municipal Project Manager

Former ISD #318 Administration Bldg. Redevelopment -Affordable Single Family

Sources and Uses

Uses	Budget	IRRR	City TIF	SAHA Allotment	HRA	GRPUC	Blandin	Total
Site Acquisition	\$ 80,000				\$ 80,000			\$ 80,000
Demolition	\$ 412,969	\$ 206,484		\$ 71,485			\$ 135,000	\$ 412,969
Engineering/Platting	\$ 109,913	\$ 9,076	\$ -	\$ 66,667		\$ 34,170		\$ 109,913
Utility Services	\$ 249,347	\$ 124,674		\$ 24,250		\$ 100,423		\$ 249,347
Contingency	\$ -		\$ -	\$ -		\$ -		\$ -
	\$ 852,229	\$ 340,234	\$ -	\$ 162,402	\$ 80,000	\$ 134,593	\$ 135,000	\$ 852,229

HRA able to purchase and sell to end user 8 lots at \$10,000 each

Engineering Costs:

SEH Platting	\$ 19,150
Bolton & Menk Design/Const.	\$ 74,934
Braun Construction Testing	\$ 10,008
	\$ 104,092
Bolton & Menk Fee Amendment	\$ 5,821
	\$ 109,913

Engineering Cost Share:

GRPUC	\$ 34,170	(Bolton & Menk + Braun) * 37.65%
		(((\$249,347)/(\$247,349 + \$412,969)) = 37.65%

IRRR Cost Share: \$ 340,234 (50% of Demo and Utility + 10% of Bolton & Menk and Braun) \$ 331,158.0 \$ 9,076.30 \$ 340,234.3

SAHA Funding: 196,562 (Current Balance)-\$34,160 (Amount committed to Waters Edge ICHRA Project) = \$162,402