



# GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

Thursday, March 12, 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, March 12, 2026 immediately following the closed meeting.

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 February 26, 2026 regular meeting.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$24,171.56

BUSINESS

3. Consider approving a proposal from Braun Intertec for construction and materials testing for the demolition and utility service construction in connection with the Crystal Lake Estates Second Addition Housing Project. (former ISD Admin. Building)

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, February 26, 2026  
4:00 PM

## CALL TO ORDER

Pursuant to due notice and call thereof, a Regular Meeting of the Grand Rapids Economic Development Authority (GREDA) was called to order on Thursday, February 26, 2026, at 4:00 p.m. in Conference Room 2A of City Hall, 420 North Pokegama Avenue, in Grand Rapids, Minnesota.

## CALL OF ROLL

### PRESENT

Commissioner Al Hodnik  
Commissioner Wayne Bruns  
Commissioner Bill Martinetto  
Council Representative Molly MacGregor

### ABSENT

President Sholom Blake  
Council Representative Tom Sutherland  
Commissioner Jean MacDonell

**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 as written.

## APPROVE MINUTES

1. Consider approval of minutes from the January 22, 2026 regular meeting.

Motion made by Commissioner Bruns, Seconded by Commissioner Martinetto to approve the minutes from the January 22, 2026, regular meeting. The following voted in favor thereof: Commissioner Hodnik, Commissioner Bruns, Commissioner Martinetto, Council Representative MacGregor. Opposed: None, motion passed unanimously.

## APPROVE CLAIMS

2. Consider approval of claims in the amount of \$53,489.00.

Motion by Council Representative MacGregor, Seconded by Commissioner Martinetto to approve claims in the amount of \$53,489.00. The following voted in favor thereof: Commissioner Hodnik, Commissioner Bruns, Commissioner Martinetto, Council Representative MacGregor. Opposed: None, motion passed unanimously.

## BUSINESS

3. Consider entering into a professional engineering services agreement with Bolton & Menk in connection with the Crystal Lake Estates Second Addition (aka ISD 318 Admin. Building site) demolition and utility extension project.

Community Development Director Rob Mattei stated that they received two proposals for the professional engineering services for the Crystal Lake Estates Second Addition (aka ISD 318 Admin. Building site) demolition and utility extension project. He and the City Engineer, Matt Wegwerth reviewed both proposals and are recommending Bolton & Menk for this project. Bolton and Menk's proposal came in \$10,000 lower than the other proposal and they have also done a very good job on numerous other projects throughout the city.

Motion made by Commissioner Bruns, second by Council Representative MacGregor to enter into a professional engineering services agreement with Bolton & Menk in connection with the Crystal Lake Estates Second Addition (aka ISD 318 Admin. Building site). Voting Yea: Commissioner Hodnik, Commissioner Bruns, Commissioner Martinetto, Council Representative MacGregor Opposed: None, motion passed unanimously.

4. Discuss the status of GREDA's application to DEED for a Demolition Loan for the Hwy 2 W. Redevelopment Project.

Community Development Director Rob Mattei discussed GREDA's DEED application. The loan process closed February 1st and in order to secure the loan, DEED required bonding. According to the state statutes, legally, GREDA is unable to do this and will need to explore other opportunities for a Demolition Loan for the Highway 2 W Redevelopment Project. Director Mattei will bring this back to GREDA after he discusses other opportunities for this with the City Administrator and the City Council.

## UPDATES

None.

## ADJOURN

There being no further business, the meeting adjourned at 4:35pm.

Respectfully submitted:  
Cynthia Lyman

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 - MARCH 12, 2026  
SUMMARY REPORT

EDA

BOLTON & MENK, INC	\$	16,621.00
BRAUN INTERTEC CORPORATION	\$	718.50
CHAD B STERLE LAW OFFICE P.C.	\$	682.50
J KING CONSULTING	\$	2,080.00
KUTAK ROCK LLP	\$	2,414.00
NORTHERN STAR COOPERATIVE	\$	619.97
SEH - GRAND RAPIDS	\$	1,035.59

**TOTAL UNPAID TO BE APPROVED IN THE SUM OF: \$ 24,171.56**



## REQUEST FOR GRAND RAPIDS EDA ACTION

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**AGENDA DATE:** March 12, 2026

**STATEMENT OF ISSUE:** Consider approving a proposal from Braun Intertec for construction and materials testing for the demolition and utility service construction in connection with the Crystal Lake Estates Second Addition Housing Project. (former ISD Admin. Building)

**PREPARED BY:** Rob Mattei, Executive Director

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### **BACKGROUND:**

At the previous meeting, GREDA approved a contract for engineering services with Bolton & Menk. As you'll recall, the scope of those services did not include construction and materials testing.

Braun Intertec has provided a proposal for those service for an estimated fee of \$10,007.50, as detailed in the proposal.

Bolton & Menk will coordinate these testing activities during the project.

**REQUIRED ACTION:** Make a motion to approve the proposal from Braun Intertec for construction and materials testing for the demolition and utility service construction in connection with the Crystal Lake Estates Second Addition Housing Project. (former ISD Admin. Building)

March 2, 2026

Proposal 10007301\_001

Robert Mattei  
**Grand Rapids Economic Development Authority**  
420 North Pokegama Avenue  
Grand Rapids, MN 55744

Re: Proposal for Construction Materials Testing Services  
Crystal Lake Estates Second Addition  
802 NW 1<sup>st</sup> Avenue  
Grand Rapids, Minnesota

Dear Mr. Mattei:

This proposal presents an overview of our testing services for Crystal Lake Estates Second Addition in Grand Rapids, Minnesota. Braun Intertec Corporation (Braun Intertec) understands the following services will be required on an on-call basis as scheduled by you or the general contractor.

## Proposed Services

### Soil Related

- Observe excavations to document that all building materials, utilities and existing fill soils have been removed from excavations prior to backfill.
- Perform laboratory gradation (sieve analysis) on prospective fill materials.
- Perform laboratory Proctor tests to determine the maximum Proctor dry densities and optimum moisture contents of prospective fill materials.
- Test compacted fill placed within building demolition excavation backfill and in utility trench backfill, to determine if the relative compaction was achieved.

### Concrete Related

- Sample and test the plastic concrete for slump, air content, and temperature.
- Prepare test cylinders for laboratory compressive strength testing.
- Perform laboratory compressive strength testing of the concrete samples.

## Engineering Consulting and Project Communication and Reporting

- Management, including scheduling of our field personnel and communication with the project team.
- Transmit results on a weekly basis to the project team.

## Assumptions

This proposal was prepared using the following documents and information.

- Request for Proposal – Civil Engineering Services, prepared by the Grand Rapids Economic Development Authority, dated February 3, 2026.
- Partial project plans prepared by SEH, Inc., dated March 4, 2025.
- Pre-Demolition Hazardous Building Materials Survey Report, prepared by Braun Intertec, dated February 7, 2025.
- The scope of work and number of trips required to perform these services are as shown in the attached table.
- You, or others you may designate, will provide us with the current and approved plans and specifications for the project. Modification to these plans must also be sent to us so we can review their incorporation into the work.
- We assume Bolton & Menk, Inc., will document the extent (size, location and depth) of below grade removals prior to the contractor backfilling.
- No special site specific training or gear is required to complete our scope of services.
- Parking will be available on site for our vehicles.
- We will require a minimum of 24 hours' notice for scheduling inspections for a specific time. Less than 24 hours' notice may impact our ability to perform the requested services, and the associated impacts will be the responsibility of others.

The costs associated with the proposed scope of services were estimated using the previously listed information. If the construction schedule is modified, the plans change, or the contractor completes the various phases of the project at different rates than are reported herein or at rates that require more tests, hours per trip or trips, we may need to adjust the overall cost accordingly. Please confirm that the scope of work and number of trips described in this proposal meets your expectations.

## Cost

We will furnish the services described in this proposal for an estimated fee of \$10,007.50. A tabulation showing hourly and unit rates associated with our proposed scope of services is attached. The actual cost of our services will be based on the actual units or hours expended to meet the requirements of the project documents.

This cost estimate was developed with the understanding that the scope of services defined herein will be required and requested during our normal work hours of 6:00 a.m. to 4:00 p.m., Monday through Friday. Services that we are asked to provide to meet the project requirements or the contractor's construction schedule **outside** our normal business hours will be invoiced using an overtime rate factor. The factor for services provided outside our normal work hours or on Saturday will be 1.25 times the listed hourly rate for the service provided. The factor for services provided on Sunday or legal holidays will be 1.5 times the listed hourly rate for the service provided. You will be billed only for services provided on a time and materials basis.

Because our services are directly controlled by the schedule and performance of others, the actual cost may vary from our estimate. It is difficult to project all of the services and the quantity of services that may be required for any project. If services are required that are not discussed above, we will provide them at the rates shown in the attached table or, if not shown, at our current Schedule of Charges. We will invoice you on a monthly basis.



## General Remarks

We based the proposed fee on the scope of services described and the assumption that you will authorize our services within 30 days and that others will not delay us beyond our proposed schedule. If anything in this proposal is not consistent with your requirements, please let us know immediately.

We include the Braun Intertec General Conditions, which provide additional terms and are a part of our agreement. To accept this proposal and authorize us to proceed, please sign and return it to us in its entirety.

We appreciate the opportunity to present this proposal to you. We will be happy to meet with you to discuss our proposed scope of services further and clarify the various scope components. Braun Intertec will not release any written reports until we have received a signed agreement. Ordering services from Braun Intertec constitutes acceptance of the terms of this proposal.

To have questions answered or schedule a time to meet and discuss our approach to this project further, please contact Jared Lubben at 218.263.8869 or [jlubben@braunintertec.com](mailto:jlubben@braunintertec.com).

Sincerely,

### Braun Intertec Corporation

Mickale L. Endres, PE  
Senior Manager, Senior Engineer

Jared D. Lubben  
Associate Director

Attachments:  
Cost Estimate Table  
General Conditions (11/04/2024)

The proposal is accepted, and Braun Intertec is authorized to proceed.

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Authorizer's Firm

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Authorizer's Signature

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Authorizer's Name (please print or type)

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Authorizer's Title

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Date



**Fee Estimate**  
**10007301\_001**  
**Crystal Lake Estates Second Addition**

**Client:**

City of Grand Rapids - Grand Rapids Economic  
 Development Authority  
 Robert Mattei  
 420 N Pokegama Ave  
 Grand Rapids, Minnesota 55744-2658  
 (218) 326-7601

**Work Site Address:**

802 NW 1st Ave  
 Grand Rapids, Minnesota 55744

	Qty/Hours	Rate	Amount
<b>Task 1: Construction Materials Testing</b>			
<b>Subtask 1.1: Construction Materials Testing</b>			<b>\$10,007.50</b>
<b>Subtask 1.1.1: Soils Observations and Testing</b>			<b>\$7,117.50</b>
Soil Observations	6.00	105.00	\$630.00
<i>Excavation Observations</i>	<i>2 Trips @ 3 Hr</i>	<i>6.00</i>	
Soil Compaction Testing - Nuclear	40.00	95.00	\$3,800.00
<i>Building Excavation Backfill</i>	<i>2 Trips @ 8 Hr</i>	<i>16.00</i>	
<i>Utility Trench Backfill</i>	<i>6 Trips @ 4 Hr</i>	<i>24.00</i>	
Soil Sample pick-up	2.50	95.00	\$237.50
<i>Gradation/Proctor Pick-up</i>	<i>1 Trip @ 2.5 Hr</i>	<i>2.50</i>	
Nuclear moisture-density meter charge, per hour	40.00	30.00	\$1,200.00
Soil Proctor MD Relationship (Standard) ASTM D698 each	2.00	185.00	\$370.00
Soil Sieve Analysis with 200 wash, each	2.00	165.00	\$330.00
Trip Charge	11.00	50.00	\$550.00
<b>Subtask 1.1.2: Concrete Observations and Testing</b>			<b>\$1,425.00</b>
Concrete Testing	6.00	95.00	\$570.00
<i>Curb and Gutter</i>	<i>1 Trip @ 3 Hr</i>	<i>3.00</i>	
<i>Sidewalk</i>	<i>1 Trip @ 3 Hr</i>	<i>3.00</i>	
Concrete Cylinder Pick Up	5.00	95.00	\$475.00
<i>Cylinder Pick-up</i>	<i>2 Trips @ 2.5 Hr</i>	<i>5.00</i>	
Trip Charge	4.00	50.00	\$200.00
Concrete Compressive Strength Cylinders ASTM C39 each	6.00	30.00	\$180.00
<i>Curb and Gutter</i>	<i>1 Set @ 3 Qty</i>	<i>3.00</i>	
<i>Sidewalk</i>	<i>1 Set @ 3 Qty</i>	<i>3.00</i>	
<b>Subtask 1.1.3: Project Management and Reporting</b>			<b>\$1,465.00</b>
Project Assistant	2.00	95.00	\$190.00
Project Manager	4.00	195.00	\$780.00
Senior Project Manager	1.00	225.00	\$225.00
Project Control Specialist II	2.00	135.00	\$270.00
<b>Task 1 Total:</b>			<b>\$10,007.50</b>
<b>Project Total</b>			<b>\$10,007.50</b>

**BRAUN INTERTEC GENERAL CONDITIONS****SECTION 1: AGREEMENT**

**1.1 Agreement.** This agreement consists of these General Conditions and the accompanying written proposal or authorization (“Agreement”). This Agreement is the entire agreement between Consultant and Client and supersedes all prior negotiations, representations or agreements, either written or oral.

**1.2 Parties to the Agreement.** The parties to this Agreement are the Braun Intertec entity (“Consultant”) and the client (“Client”) as described in the accompanying written proposal or authorization. Consultant and Client may be individually referred to as a Party or collectively as the Parties.

**SECTION 2: SCOPE OF SERVICES**

**2.1 Services.** Consultant will provide services (“Services”) in connection with the project (“Project”) which are specifically described in this Agreement. Client understands and agrees that Consultant’s Services are limited to those which are expressly set forth in this Agreement.

**2.2 Additional Services.** Any Services not specifically set forth in the Agreement constitute “Additional Services.” Additional Services must be agreed upon in writing by the Parties prior to performance of the Additional Services and may entitle Consultant to additional compensation and schedule adjustments. Additional compensation will be based upon Consultant’s then current rates and fees.

**SECTION 3: PERFORMANCE OF SERVICES**

**3.1 Standard of Care.** Consultant will perform its professional Services consistent with the degree of care and skill exercised by members of Consultant’s profession performing under similar circumstances at the same time and in the same locality in which the professional Services are performed. CONSULTANT DISCLAIMS ALL STATUTORY, ORAL, WRITTEN, EXPRESS, AND IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR PERFORMANCE OF SERVICES IN A GOOD AND WORKMANLIKE MANNER.

**3.2 Written Reports and Findings.** Unless otherwise agreed in writing, Consultant’s findings, opinions, and recommendations will be provided to Client in writing and may be delivered via electronic format. Client agrees not to rely on oral findings, opinions, or recommendations.

**3.3 Observation or Sampling Locations.** Locations of field observations or sampling described in Consultant’s report or shown on Consultant’s sketches reference Project plans or information provided by others or estimates made by Consultant’s personnel. Consultant will not survey, set, or check the accuracy of those points unless Consultant accepts that duty in writing. Client agrees that such dimensions, depths, or elevations are approximations unless specifically stated otherwise in the report. Client accepts the inherent risk that samples or observations may not be representative of items not sampled or seen and further that site conditions may vary over distance or change over time.

**3.4 Project Site Information.** Client will provide Consultant with prior environmental, geotechnical and other reports, specifications, plans, and information to which Client has access about the Project site and which are necessary for Consultant to carry out Consultant’s Services. Client agrees to provide Consultant with all plans, changes in plans, and new information as to Project site conditions until Consultant has completed its Services.

**3.5 Subsurface Objects.** To the extent required to carry out Consultant’s Services, Client agrees to provide Consultant, in a timely manner, with information that Client has regarding buried objects at the Project site. Consultant will not be responsible for locating buried objects or utilities at the Project site unless expressly set forth in this Agreement, or expressly required by applicable law. Client agrees to hold Consultant harmless, defend, and indemnify Consultant from claims, damages, losses, penalties and expenses (including attorney fees) involving buried objects or utilities that were not properly marked or identified or of which Client had or should have had knowledge but did not timely notify Consultant or correctly identify on the plans Client or others furnished to Consultant. Consultant, from time to time, may hire a third party to locate underground objects or utilities and, unless otherwise expressly stated in this Agreement, such action shall be for the sole benefit of Consultant and in no way will alleviate Client of its responsibilities hereunder.

**3.6 Hazardous Materials.** Client will notify Consultant of any knowledge or suspicion of the presence of hazardous or dangerous materials present on any Project site or in any sample or material provided to Consultant. Client agrees to provide Consultant with information in Client’s possession or control relating to such samples or materials. If Consultant observes or suspects the presence of contaminants not anticipated in this Agreement, Consultant may terminate Services without liability to Client or to others, and Client will compensate Consultant for fees earned and expenses incurred up to the time of termination.

**3.7 Supervision of Others.** Consultant shall have no obligation to supervise or direct Client’s representatives, contractors, or other third parties retained by Client. Consultant has no authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by Client, Client’s representatives, contractors, or other third parties retained by Client.

**3.8 Safety.** Consultant will provide a health and safety program for its employees as well

as reasonable personal protective equipment (“PPE”) typical for the performance of Services provided by this Agreement and as required by law. Consultant shall be entitled to compensation for all extraordinary PPE required by Client. Client will provide, at no cost to Consultant, appropriate Project site safety measures which are necessary for Consultant to perform its Services at the Project location or work areas in connection with the Project. Consultant’s employees are expressly authorized by Client to refuse to work under conditions that may, in an employee’s sole discretion, be unsafe. Consultant shall have no authority over or be responsible for the safety precautions and programs, or for security, at the Project site (except with respect to Consultant’s own Services and those of its subconsultants).

**3.9 Project Site Access and Damage.** Client will provide or ensure access to the site. In the performance of Services some Project site damage is normal even when due care is exercised. Consultant will use reasonable care to minimize damage to the Project site. Unless otherwise expressly stated in this Agreement, the cost of restoration for such damage has not been included in the estimated fees and will be the responsibility of the Client.

**3.10 Monitoring Wells.** To the extent applicable to the Services, monitoring wells are Client’s property, and Client is responsible for monitoring well permitting, maintenance, and abandonment unless otherwise expressly set forth in this Agreement.

**3.11 Contaminant Disclosures Required by Law.** Client agrees to make all disclosures related to the discovery or release of contaminants that are required by law. In the event Client does not own the Project site, Client acknowledges that it is Client’s duty to inform the owner of the Project site of the discovery or release of contaminants at the site. Client agrees to hold Consultant harmless, defend, and indemnify Consultant from claims, damages, penalties, or losses and expenses, including attorney fees, related to Client’s failure to make any disclosure required by law or for failing to make the necessary disclosure to the owner of the Project site.

**SECTION 4: SCHEDULE**

**4.1 Schedule.** Consultant shall complete its obligations within a reasonable time and shall make decisions and carry out its responsibilities in a manner consistent with the Standard of Care. Specific periods of time for rendering Services or specific dates by which Services are to be completed are provided in this Agreement. If Consultant is delayed in the performance of the Services by actions, inactions, or neglect of Client or others for whom Client is responsible, by changes ordered in the Services, or by other causes beyond the control of Consultant, including force majeure events, then the time for Consultant’s performance of Services shall be extended and Consultant shall receive payment for all expenses attributable to the delay in accordance with Consultant’s then current rates and fees.

**4.2 Scheduling On-Site Observations or Services.** To the extent Consultant’s Services require observations, inspections, or testing be performed at the Project site, Client understands and agrees that Client, directly or indirectly through its authorized representative, has the sole right and responsibility to determine and communicate to Consultant the scheduling of observations, inspections, and testing performed by Consultant. Accordingly, Client also acknowledges that Consultant bears no responsibility for damages that may result because Consultant did not perform such observations, inspections, or testing that Client failed to request and schedule. Client understands that the scheduling of observations, inspections, or testing will dictate the time Consultant’s field personnel spend on the job site and agrees to pay for all services provided by Consultant due to Client’s scheduling demands in accordance with Consultant’s then current rates and fees.

**SECTION 5: COST AND PAYMENT OF SERVICES**

**5.1 Cost Estimates.** Consultant’s price or fees provided for in this Agreement are an estimate and are not a fixed amount unless otherwise expressly stated in this Agreement. Consultant’s estimated fees are based upon Consultant’s experience, knowledge, and professional judgment as well as information available to Consultant at the time of this Agreement. Actual costs may vary and are not guaranteed or warranted.

**5.2 Payment.** Consultant will invoice Client on a monthly basis for Services performed. Client will pay for Services as stated in this Agreement together with costs for Additional Services or costs otherwise agreed to in writing within thirty (30) days of the invoice date. Unless otherwise stated in this Agreement or agreed to in writing, Consultant’s costs for all services performed will be based upon Consultant’s then current rates, fees, and charges. No retainage shall be withheld by Client. All unpaid invoices will incur an interest charge of 1.5% per month or the maximum allowed by law.

**5.3 Other Payment Conditions.** Consultant will require Client credit approval and Consultant may require payment of a retainer fee. Client agrees to pay all applicable taxes. Client’s obligation to pay for Services under this Agreement is not contingent on Client’s ability to obtain financing, governmental or regulatory agency approval, permits, final adjudication of any lawsuit, Client’s successful completion of any project, receipt of payment from a third party, or any other event.

**5.4 Third Party Payment.** Provided Consultant has agreed in writing, Client may request Consultant to invoice and receive payment from a third party for Consultant’s Services. Consultant, in its sole discretion, may also require the third party to provide written acceptance of all terms of this Agreement. Neither payment to Consultant by a third party nor a third party’s written acceptance of all terms of this Agreement will alter Client’s rights and responsibilities under this Agreement. Client expressly agrees

the Agreement contains sufficient consideration notwithstanding Consultant being paid by a third party.

**5.5 Non-Payment.** If Client does not pay for Services in full as agreed, Consultant may retain work not yet delivered to Client and Client agrees to return all Project Data (as defined in this Agreement) that may be in Client's possession or under Client's control. If Client fails to pay Consultant in accordance with this Agreement, such nonpayment shall be considered a default and breach of this Agreement for which Consultant may terminate for cause consistent with the terms of this Agreement and without liability to Client or to others. Client will compensate Consultant for fees earned and expenses incurred up to the time of termination. Client agrees to be liable to Consultant for all costs and expenses Consultant incurs in the collection of amounts invoiced but not paid, including but not limited to attorney fees and costs.

#### SECTION 6: OWNERSHIP AND USE OF DATA

**6.1 Ownership.** All reports, notes, calculations, documents, and all other data prepared by Consultant in the performance of the Services ("Project Data") are instruments of Consultant's Services and are the property of Consultant. Consultant shall retain all common law, statutory and other reserved rights, including the copyright thereto, of Project Data.

**6.2 Use of Project Data.** The Project Data of this Agreement is for the exclusive purpose disclosed by Client and, unless agreed to in writing, for the exclusive use of Client. Client may not use Project Data for a purpose for which the Project Data was not prepared without the express written consent of Consultant. Consultant will not be responsible for any claims, damages, or costs arising from the unauthorized use of any Project Data provided by Consultant under this Agreement. Client agrees to hold harmless, defend and indemnify Consultant from any and all claims, damages, losses, and expenses, including attorney fees, arising out of such unauthorized use.

**6.3 Samples, Field Data, and Contaminated Equipment.** Samples and field data remaining after tests are conducted, as well as field and laboratory equipment that cannot be adequately cleansed of contaminants, are and continue to be the property of Client. Samples may be discarded or returned to Client, at Consultant's discretion, unless within fifteen (15) days of the report date Client gives Consultant written direction to store or transfer the samples and materials. Samples and materials will be stored at Client's expense.

**6.4 Data Provided by Client.** Electronic data, reports, photographs, samples, and other materials provided by Client or others may be discarded or returned to Client, at Consultant's discretion, unless within 15 days of the report date Client gives Consultant written direction to store or transfer the materials at Client's expense.

#### SECTION 7: INSURANCE

**7.1 Insurance.** Consultant shall keep and maintain the following insurance coverages:

- a. Workers' Compensation: Statutory
- b. Employer's Liability: \$1,000,000 bodily injury, each accident | \$1,000,000 bodily injury by disease, each employee | \$1,000,000 bodily injury/disease, aggregate
- c. General Liability: \$1,000,000 per occurrence | \$2,000,000 aggregate
- d. Automobile Liability: \$1,000,000 combined single limit (bodily injury and property damage)
- e. Excess Umbrella Liability: \$5,000,000 per occurrence | \$5,000,000 aggregate
- f. Professional Liability: \$2,000,000 per claim | \$2,000,000 aggregate

**7.2 Waiver of Subrogation.** Client and Consultant waive all claims and rights of subrogation for losses arising out of causes of loss covered by the respective insurance policies.

**7.3 Certificate of Insurance.** Consultant shall furnish Client with a certificate of insurance upon request.

#### SECTION 8: INDEMNIFICATION, CONSEQUENTIAL DAMAGES, LIABILITY LIMITS

**8.1 Indemnification.** Consultant's only indemnification obligation shall be to indemnify and hold harmless the Client, its officers, directors, and employees from and against those damages and costs incurred by Client or that Client is legally obligated to pay as a result of third party tort claims, including for the death or bodily injury to any person or for the destruction or damage to any property, but only to the extent proven to be directly caused by the negligent act, error, or omission of the Consultant or anyone for whom the Consultant is legally responsible. This indemnification provision is subject to the Limitation of Liability set forth in this Section 8.

**8.2 Intellectual Property.** Client agrees to indemnify Consultant against losses and costs arising out of claims of patent or copyright infringement as to any process or system that is specified or selected by Client or others on behalf of Client.

**8.3 Mutual Waiver of Consequential Damages.** NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREUNDER, NEITHER CONSULTANT NOR CLIENT SHALL BE LIABLE TO THE OTHER FOR ANY CONSEQUENTIAL, PUNITIVE, INDIRECT, INCIDENTAL OR SPECIAL DAMAGES, OR LOSS OF USE OR RENTAL, LOSS OF PROFIT, LOSS OF BUSINESS OPPORTUNITY, LOSS OF PROFIT OR REVENUE OR COST OF FINANCING, OR OTHER SUCH SIMILAR AND RELATED DAMAGE ASSERTED IN THIRD PARTY CLAIMS, OR CLAIMS BY EITHER PARTY AGAINST THE OTHER.

**8.4 Limitation of Liability.** TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL LIABILITY IN THE AGGREGATE OF CONSULTANT, CONSULTANT'S OFFICERS, DIRECTORS, PARTNERS, EMPLOYEES, AGENTS, AND SUBCONSULTANTS, TO CLIENT AND ANYONE CLAIMING BY, THROUGH OR UNDER CLIENT FOR ANY CLAIMS, LOSSES, COSTS, OR DAMAGES WHATSOEVER ARISING OUT OF, RESULTING FROM OR IN ANY WAY RELATED

**CONSULTANT'S PERFORMANCE OF THE SERVICES OR THIS AGREEMENT CAUSE OR CAUSES, INCLUDING BUT NOT LIMITED TO NEGLIGENCE, PF ERRORS AND OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, INDE OBLIGATIONS OR BREACH OF WARRANTY, SHALL NOT EXCEED THE TOTAL COMPENSATION RECEIVED BY CONSULTANT OR \$50,000, WHICHEVER IS GREATER.**

Item 3.

#### SECTION 9: MISCELLANEOUS PROVISIONS

**9.1 Services Prior to Agreement.** Directing Consultant to commence Services prior to execution of this Agreement constitutes Client's acceptance of this unaltered Agreement in its entirety.

**9.2 Confidentiality.** To the extent Consultant receives Client information identified as confidential, Consultant will not disclose that information to third parties without Client consent. Additionally, any Project Data prepared in performance of the Services will remain confidential and Consultant will not release the reports to any third parties not involved in the Project. Neither of the aforesaid confidentiality obligations shall apply to any information in the public domain, information lawfully acquired from others on a nonconfidential basis, or information that Consultant is required by law to disclose.

**9.3 Relationship of the Parties.** Consultant will perform Services under this Agreement as an independent contractor, and its employees will at all times be under its sole discretion and control. No provision in this Agreement shall be deemed or construed to create a joint venture, partnership, agency or other such association between the Parties.

**9.4 Resource Conservation and Recovery Act.** To the extent applicable to the Services, neither this Agreement nor the providing of Services will operate to make Consultant an owner, operator, generator, transporter, treater, storer, or a disposal facility within the meaning of the Resource Conservation and Recovery Act, as amended, or within the meaning of any other law governing the handling, treatment, storage, or disposal of hazardous substances. Client agrees to hold Consultant harmless, defend, and indemnify Consultant from any claims, damages, penalties or losses resulting from the storage, removal, hauling or disposal of such substances.

**9.5 Services in Connection with Legal Proceedings.** Client agrees to compensate Consultant in accordance with its then current fees, rates, or charges if Consultant is asked or required to respond to legal process arising out of a proceeding related to the Project and as to which Consultant is not a party.

**9.6 Assignment.** This Agreement may not be assigned by Consultant or Client without the prior written consent of the other Party, which consent shall not be unreasonably withheld.

**9.7 Third Party Beneficiaries.** Nothing in this Agreement, express or implied, is intended, or will be construed, to confer upon or give any person or entity other than Consultant and Client, and their respective permitted successors and assigns, any rights, remedies, or obligations under or by reason of this Agreement.

**9.8 Termination.** This Agreement may be terminated by either Party for cause upon seven (7) days written notice to the other Party. Should the other Party fail to cure and perform in accordance with the terms of this Agreement within such seven-day period, the Agreement may terminate at the sole discretion of the Party that provided the written notice. The Client may terminate this Agreement for its convenience. If Client terminates for its convenience, then Consultant shall be compensated in accordance with the terms hereof for Services performed, reimbursable costs and expenses incurred prior to the termination, and reasonable costs incurred as a result of the termination.

**9.9 Force Majeure.** Neither Party shall be liable for damages or deemed in default of this Agreement to the extent that any delay or failure in the performance of its obligations (other than the payment of money) results, without its fault or negligence, from any cause beyond its reasonable control, including but not limited to acts of God, acts of civil or military authority, embargoes, pandemics, epidemics, war, riots, insurrections, fires, explosions, earthquakes, floods, adverse weather conditions, strikes or lock-outs, declared states of emergency, and changes in laws, statutes, regulations, or ordinances.

**9.10 Disputes, Choice of Law, Venue.** In the event of a dispute and prior to exercising rights at law or under this Agreement, Consultant and Client agree to negotiate all disputes in good faith for a period of 30 days from the date of notice of such dispute. This Agreement will be governed by the laws and regulations of the state in which the Project is located and all disputes and claims shall be heard in the state or federal courts for that state. Client and Consultant each waive trial by jury.

**9.11 Individual Liability.** No officer or employee of Consultant, acting within the scope of employment, shall have individual liability for any acts or omissions, and Client agrees not to make a claim against any individual officers or employees of Consultant.

**9.12 Severability.** Should a court of law determine that any clause or section of this Agreement is invalid, all other clauses or sections shall remain in effect.

**9.13 Waiver.** The failure of either Party hereto to exercise or enforce any right under this Agreement shall not constitute a release or waiver of the subsequent exercise or enforcement of such right.

**9.14 Entire Agreement.** The terms and conditions set forth herein constitute the entire understanding of the Parties relating to the provision of Services by Consultant to Client. This Agreement may be amended only by a written instrument signed by both Parties. In the event Client issues a purchase order or other documentation to authorize Consultant's Services, any conflicting or additional terms of such documentation are expressly excluded from this Agreement.