



GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

Thursday, February 26, 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, February 26, 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 January 22,2026 regular meeting.

APPROVE CLAIMS

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

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.
4. Discuss the status of GREDA's application to DEED for a Demolition Loan for the Hwy 2 W. Redevelopment 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, January 22, 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, January 22, 2026 at 4:32 p.m. in Conference Room 2A of City Hall, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL

PRESENT

Commissioner Al Hodnik
President Sholom Blake
Council Representative Molly MacGregor
Council Representative Tom Sutherland
Commissioner Jean MacDonell

ABSENT

Commissioner Wayne Bruns
Commissioner Bill Martinetto

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 .*

Approved with addition:

Consider approval of payment to the Itasca County Auditor/Treasurer in the amount of \$81.00.

Consider approval of payment to Bolton & Menk in the amount of \$13,610.00.

APPROVE MINUTES

1. Consider approval of minutes from the January 8, 2026 regular meeting.

Motion by Commissioner MacDonell, second by Commissioner Hodnik to approve the minutes from the January 8, 2026 regular meeting. The following voted in favor thereof: Sutherland, MacDonell, Blake, MacGregor, Hodnik. Opposed: None, motion passed unanimously.

APPROVE CLAIMS

2. Consider approval of claims in the amount of \$157,563.

Motion by Commissioner Hodnik, second by Commissioner MacGregor to approve claims in the amount of \$157,563.00. The following voted in favor thereof: Hodnik, MacGregor, Blake, MacDonell, Sutherland. Opposed: None, motion passed unanimously.

2a. Consider payment in the amount of \$81.00 to the Itasca County Auditor/Treasurer.

Motion by Commissioner MacGregor, second by Commissioner MacDonell to approve payment in the amount of \$81.00 to the Itasca County Auditor/Treasurer. The following voted in favor thereof: Sutherland, MacDonell, Blake, MacGregor, Hodnik. Opposed: None, motion passed unanimously.

2b. Consider payment in the amount of \$13,610.00 to Bolton & Menk.

Motion by Commissioner Hodnik, second by Commissioner Sutherland to approve payment in the amount of \$13,610.00 to Bolton & Menk. The following voted in favor thereof: Hodnik, MacGregor, Blake, MacDonell, Sutherland. Opposed: None, motion passed unanimously.

BUSINESS

3. Consider approval of a lease with True North Salon for Suite 103 of Central School.

President Blake and Commissioner Mertes along with staff reviewed the proposed lease and are recommending approval. It would be a four year lease with a graduated rate that would increase 10% each year.

Motion by Commissioner MacGregor, second by Commissioner Sutherland to approve a lease with True North Salon for Suite 103 of Central School. The following voted in favor thereof: Hodnik, MacGregor, Blake, MacDonell, Sutherland. Opposed: None, motion passed unanimously.

UPDATES

DEED Demo Application- Staff is expecting to hear if this grant will be awarded to the GREDA mid March.

Former ISD 318 Admin Bldg- Mr. Mattei is putting together an RFP which would include the bidding and contract management for the demo and utility project.

ADJOURN

There being no further business the meeting adjourned at 4:41 p.m.

Respectfully Submitted:

Aurimy Groom

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

Item 1.

GRAND RAPIDS EDA BILL LIST - FEBRUARY 26, 2026
DEPARTMENT SUMMARY REPORT

EDA

BALDWIN CREATIVE CO LLC		\$ 2,385.00
BLANDIN FOUNDATION		\$ 20,160.00
GRAND RAPIDS ARTS		\$ 300.00
J KING CONSULTING		\$ 3,200.00
KUTAK ROCK LLP		\$ 1,062.00
NORTHERN STAR COOPERATIVE		\$ 722.10
PRIMACY STRATEGY GROUP LLC		\$ 5,000.00
RAPIDS PLUMBING & HEATING INC		\$ 3,200.00
SEH - GRAND RAPIDS		\$ 3,423.50

TOTAL UNPAID TO BE APPROVED IN THE SUM OF: \$ 39,452.60

CHECKS ISSUED-PRIOR APPROVAL

BOLTON & MENK, INC.	Bill #0383793-E	\$ 13,610.00
PUBLIC UTILITIES COMMISSION	Kent/JAN26-E	\$ 21.40
PUBLIC UTILITIES COMMISSION	Kent/JAN26-E	\$ 89.46
PUBLIC UTILITIES COMMISSION	Admn Bldg/JAN26-E	\$ 133.36
PUBLIC UTILITIES COMMISSION	Admn Bldg/SWU/Jan26-E	\$ 98.14
PUBLIC UTILITIES COMMISSION	Farm Svc/SWU/Jan26-E	\$ 84.04

TOTAL PRIOR APPROVAL ALLOWED IN THE SUM OF: \$ 14,036.40

TOTAL ALL DEPARTMENTS: \$ 53,489.00



REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: February 26, 2026

STATEMENT OF ISSUE: 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.

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

A request for proposal (RFP) was issued to two local engineering firms. In summary, the scope of work in the RFP for the project involved:

- Preparation of plans and bidding documents
- Administering the competitive bidding process
- Construction administration
 - On-site representation/inspection, construction staking
 - Coordinating materials and compaction testing by a third-party testing company
 - Preparing monthly certificates of payment
 - Collecting certified payroll reports and IC-134s
 - As-built utility plans

Staff, the City Engineer and myself, have reviewed the proposals and we are recommending that GREDA enter into the attached agreement with Bolton & Menk. The hourly, not-to-exceed fee for their services is \$74,934. This does not include the expense of hiring a third-party testing company, which I expect will have a cost of approximately 10,000. We will request a quote on that and bring it to the Board at a future meeting.

As shown in the attached sources and uses table, we budgeted \$175,000 for engineering and platting. We've already spent for preliminary engineering work and platting \$19,150. The total of past spending and projected cost is approximately \$104,000, which would put us about \$71,000 under budget.

REQUIRED ACTION: Make a motion 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) demolition and utility extension project.

CONTRACT SUMMARY PAGE

Term	Description	Section
"CONSULTANT"	Bolton & Menk, Inc.	Preamble
"CLIENT"	Grand Rapids Economic Development Authority	Preamble
"Project"	Crystal Lake Estates Second Addition Demolition and Utility Project	Preamble
Scope of Services	Services to be performed in connection with the Project	Exhibit A/Exhibit I
Fees	Consultant shall be compensated by (check one): <input checked="" type="checkbox"/> on an hourly basis pursuant to the Schedule of Fees, but the total fees shall not exceed \$74,934.00	Section III.A, Schedule 1
Schedule of Fees	Hourly rates to be charged for the Project or for Additional Services	Schedule 1
Reimbursable Expenses	Consultant shall be reimbursed at cost plus an overhead fee not to exceed 10.00% for Direct Expenses incurred in the performance of the work.	Section III.A.6
Payment	Consultant shall invoice Client no more than monthly, with payments to be due within 45 days of invoice.	Section III.B
Limitation of Liability	Consultant's aggregate liability shall not exceed: ___[the total available insurance proceeds paid on behalf of or to Consultant in satisfaction of Client's claims, up to the then available amount of insurance under the applicable policy	Section IV.C.5
Term of Agreement	two (2) years or a longer identified completion period	Section IV.J

ATTACHMENTS:

- Schedule 1 Schedule of Fees
- Exhibit A Scope of Services

AGREEMENT FOR PROFESSIONAL SERVICES MN

STANDARD PROJECT-PUBLIC CLIENT

PUBLIC CLIENT and BOLTON & MENK, INC.

This Agreement, made this 20th day of February, 2026, by and between Grand Rapids Economic Development Authority, Grand Rapids, MN 55744, (“CLIENT”), and Bolton & Menk, Inc., 1960 Premier Drive, Mankato, MN 56001, (“CONSULTANT”).

WITNESS, whereas the CLIENT requires professional services in conjunction with Crystal Lake Estates Second Addition Demolition and Utility Project (“Project”) and whereas the CONSULTANT agrees to furnish the various professional services (the “Services”), including Basic Services and Additional Services as defined in Section I, as requested by the CLIENT.

NOW, THEREFORE, in consideration of the mutual covenants and promises between the parties hereto, it is agreed:

SECTION I – CONSULTANT’S SERVICES

- A.** The CONSULTANT agrees to perform the various Basic Services in connection with the Project as described in Exhibit A.
- B.** Upon mutual agreement of the parties, professional services in addition to the Basic Services (the “Additional Services”) may be authorized as described in Paragraph IV.B, and when so authorized, shall be included with the Services to be provided under this Agreement.

SECTION II - THE CLIENT'S RESPONSIBILITIES

- A.** The CLIENT shall promptly compensate the CONSULTANT for the Services in accordance with Section III of this Agreement.
- B.** The CLIENT shall place any and all previously acquired information related to the Project in its custody at the disposal of the CONSULTANT for its use. Such information shall include, but is not limited to: boundary surveys, topographic surveys, preliminary sketch plan layouts, building plans, soil surveys, abstracts, deed descriptions, tile maps and layouts, aerial photos, utility agreements, environmental reviews, and zoning limitations. The CONSULTANT may rely upon the accuracy and sufficiency of all such information in performing services unless otherwise instructed, in writing, by CLIENT.
- C.** The CLIENT will guarantee access to and make all provisions for entry upon public portions of the project and reasonable efforts to provide access to private portions and pertinent adjoining properties.
- D.** The CLIENT will give prompt notice to the CONSULTANT whenever the CLIENT observes or otherwise becomes aware of any defect in the proposed project.
- E.** The CLIENT shall designate a liaison person to act as the CLIENT'S representative with respect to services to be rendered under this Agreement. Said representative shall have the authority to transmit instructions, receive instructions, receive information, interpret and define the CLIENT'S policies with respect to the project and CONSULTANT'S services.

F. The CONSULTANT'S services do not include legal, insurance counseling, accounting, independent cost estimating, financial advisory or "municipal advisor" (as described in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act 2010 and the municipal advisor registration rules issued by the SEC) professional services and the CLIENT shall provide any such services as may be required for completion of the Project described in this Agreement.

G. The CLIENT will obtain any and all regulatory permits required for the proper and legal execution of the Project. CONSULTANT will assist CLIENT with permit preparation and documentation to the extent described in Exhibit I.

H. The CLIENT may hire, at its discretion, when requested by the CONSULTANT, an independent test company to perform laboratory and material testing services, and soil investigation that can be justified for the proper design and construction of the Project. The CONSULTANT shall assist the CLIENT in selecting a testing company. Payment for testing services shall be made directly to the testing company by the CLIENT and is not part of this Agreement. If CLIENT elects not to hire an independent test company, CLIENT shall provide CONSULTANT with guidance and direction on completing those aspects of design and construction that require additional testing data.

SECTION III - COMPENSATION FOR SERVICES

A. FEES.

1. The CLIENT will compensate the CONSULTANT in accordance with the Schedule of Fees attached hereto as Schedule 1 for the time spent by CONSULTANT'S personnel in performance of the Services. Total fees for the Services shall not exceed \$74,934.00 without the prior consent of CLIENT. See the attached Schedule 1 for Schedule of Fees applicable to this Agreement.
2. The preceding Schedule of Fees shall apply for services provided through December 31, 2026. Hourly rates may be adjusted by CONSULTANT, in consultation with CLIENT, on an annual basis thereafter to reflect reasonable changes in its operating costs and other market factors. Adjusted rates will become effective on January 1st of each subsequent year, upon written acceptance by CLIENT.
3. Rates and charges do not include sales tax. If such taxes are imposed and become applicable after the date of this Agreement CLIENT agrees to pay any applicable sales taxes.
4. The rates in the Schedule of Fees include labor, general business and other normal and customary expenses associated with operating a professional business. Unless otherwise agreed in writing, the above rates include vehicle and personal expenses, mileage, telephone, survey stakes and routine expendable supplies; and no separate charges will be made for these activities and materials.
5. Additional Services as outlined in Section I.B will vary depending upon project conditions and will be billed on an hourly basis at the rate described in Section III.A.1.
6. Expenses required to complete the agreed scope of services or identified in this paragraph will be invoiced separately, and include but are not limited to large quantities of prints; extra report copies; out-sourced graphics and photographic reproductions; document recording fees; special field and traffic control equipment rental; outside professional and technical assistance; geotechnical services; and other items of this general nature required by the CONSULTANT to fulfill the terms of this Agreement. CONSULTANT shall be reimbursed at cost plus an overhead fee (not-to-exceed 10%) for these Direct Expenses incurred in the performance of the work

B. PAYMENTS AND RECORDS.

1. The payment to the CONSULTANT will be made by the CLIENT upon billing at intervals not more often than monthly at the herein rates and terms.
2. If CLIENT fails to make any payment due CONSULTANT for Services and expenses within 45 days after date of the CONSULTANT'S invoice, a service charge of one and one-half percent (1.5%) per month or the maximum rate permitted by law, whichever is less, will be charged on any unpaid balance.
3. In addition to the service charges described in preceding paragraph, if the CLIENT fails to make payment for Services and expenses within 60 days after the date of the invoice, the CONSULTANT may, upon giving seven days' written notice to CLIENT, suspend Services and withhold project deliverables due under this Agreement until CONSULTANT has been paid in full for all past due amounts for Services, expenses and charges, without waiving any claim or right against the CLIENT and without incurring liability whatsoever to the CLIENT.
4. Documents Retention. The CONSULTANT will maintain records that reflect all revenues, costs incurred and the Services provided in the performance of the Agreement. The CONSULTANT will also agree that the CLIENT, State, or their duly authorized representatives may, at any time during normal business hours and as often as reasonably necessary, have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., and accounting procedures and practices of the CONSULTANT which are relevant to this Contract for a period of six years.

SECTION IV – GENERAL

- A. **STANDARD OF CARE.** Professional services provided under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the CONSULTANT'S profession currently practicing under similar conditions. No warranty, express or implied, is made.
- B. **CHANGE IN PROJECT SCOPE.** In the event the CLIENT changes or is required to change the scope or duration of the Project from that described in Exhibit I, and such changes require Additional Services by the CONSULTANT, the CONSULTANT shall be entitled to additional compensation at the applicable hourly rates. To the fullest extent practical, the CONSULTANT shall give notice to the CLIENT of any Additional Services, prior to furnishing such Additional Services. The CONSULTANT shall furnish an estimate of additional cost, prior to authorization of the changed scope of work and this Agreement will be revised in writing.
- C. **LIMITATION OF LIABILITY**
 1. Liability of CONSULTANT. CONSULTANT shall indemnify CLIENT from losses, damages, and judgments arising from third-party claims or actions relating to the Project only to the extent caused by the negligent acts, errors or omissions (whether in the performance of professional services or otherwise) of CONSULTANT or CONSULTANT'S officers, employees, or subconsultants occurring during the scope of CONSULTANT'S work on the Project and provided that any such claim, action, loss, damages, or judgment is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property. CONSULTANT'S obligation to indemnify the CLIENT and CLIENT'S officers and employees harmless does not include a duty to defend. This indemnification shall not apply to third-party claims or

actions for consequential damages, lost revenues, increased expense, or lost profits, nor to any claim for punitive or exemplary damages.

2. Liability of Client. To the fullest extent permitted by law and subject to the maximum limits of liability set forth in Minnesota Statutes Section 466.04, Wisconsin Statutes Section 893.80, CLIENT shall indemnify CONSULTANT from losses, damages, and judgments (including reasonable attorneys' fees and expenses of litigation) arising from claims or actions relating to the Project, provided that any such claim, action, loss, damages, or judgment is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, but only to the extent caused by the acts or omission of CLIENT or CLIENT'S employees, agents, or other consultants. This indemnification shall not apply to third-party claims or actions for consequential damages, lost revenues, increased expense or lost profits, nor to any claim for punitive or exemplary damages.
3. To the fullest extent permitted by law, CLIENT and CONSULTANT waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement, from any cause or causes. CLIENT waives all claims against individuals involved in the services provided under this Agreement and agrees to limit all claims to the CONSULTANT'S corporate entity.
4. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the CONSULTANT. The CONSULTANT'S services under this Agreement are being performed solely for the CLIENT'S benefit, and no other entity shall have any claim against the CONSULTANT because of this Agreement or the performance or nonperformance of services provided hereunder.

D. INSURANCE

1. The CONSULTANT agrees to maintain, at CONSULTANT'S expense a commercial general liability (CGL) and excess or umbrella general liability insurance policy or policies insuring CONSULTANT against claims for bodily injury, death or property damage arising out of CONSULTANT'S general business activities. The general liability coverage shall provide limits of not less than \$2,000,000 per occurrence and not less than \$2,000,000 general aggregate. Coverage shall include Premises and Operations Bodily Injury and Property Damage; Personal and Advertising Injury; Blanket Contractual Liability; Products and Completed Operations Liability.
2. The CONSULTANT also agrees to maintain, at CONSULTANT'S expense, a single limit or combined limit automobile liability insurance and excess or umbrella liability policy or policies insuring owned, non-owned and hired vehicles used by CONSULTANT under this Agreement. The automobile liability coverages shall provide limits of not less than \$1,000,000 per accident for property damage, \$2,000,000 for bodily injuries, death and damages to any one person and \$2,000,000 for total bodily injury, death and damage claims arising from one accident.
3. CLIENT shall be named Additional Insured for the above CGL and Auto liability policies, to the extent permitted by CONSULTANT'S insurers.
4. The CONSULTANT agrees to maintain, at the CONSULTANT'S expense, statutory worker's compensation coverage together with Coverage B, Employer's Liability limits of not less than \$500,000 for Bodily Injury by Disease per employee, \$500,000.00 for Bodily Injury by Disease aggregate and \$500,000 for Bodily Injury by Accident.

5. The CONSULTANT also agrees to maintain, at CONSULTANT'S expense, Professional Liability Insurance coverage insuring CONSULTANT against damages for legal liability arising from a negligent act, error or omission in the performance of professional services required by this Agreement during the period of CONSULTANT'S services and for three years following date of final completion of its services. The professional liability insurance coverage shall provide limits of not less than \$2,000,000 per claim and an annual aggregate of not less than \$2,000,000 on a claims-made basis.
 6. CLIENT shall maintain statutory Workers Compensation insurance coverage on all of CLIENT'S employees and other liability insurance coverage for injury and property damage to third parties due to the CLIENT'S negligence.
 7. Prior to commencement of this Agreement, CONSULTANT will provide the CLIENT with certificates of insurance, showing evidence of required coverages. All policies of insurance shall contain a provision or endorsement that the coverage afforded will not be canceled or reduced in limits by endorsement for any reason except non-payment of premium, until at least 30 days prior written notice has been given to the Certificate Holder, and at least 10 days prior written notice in the case of non-payment of premium
- E. OPINIONS OR ESTIMATES OF CONSTRUCTION COST.** Where provided by the CONSULTANT as part of Exhibit I or otherwise, opinions or estimates of construction cost will generally be based upon public construction cost information. Since the CONSULTANT has no control over the cost of labor, materials, competitive bidding process, weather conditions and other factors affecting the cost of construction, all cost estimates are opinions for general information of the CLIENT and the CONSULTANT does not warrant or guarantee the accuracy of construction cost opinions or estimates. The CLIENT acknowledges that costs for project financing should be based upon contracted construction costs with appropriate contingencies.
- F. CONSTRUCTION SERVICES.** It is agreed that the CONSULTANT and its representatives shall not at any time supervise, direct, control, or have authority over any contractor's work, nor shall CONSULTANT have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at any Project site, nor for any failure of a Contractor to comply with Laws and Regulations applicable to that Contractor's furnishing and performing of its work. CONSULTANT shall not be responsible for the acts or omissions of any Contractor. CLIENT acknowledges that on-site contractor(s) are solely responsible for construction site safety programs and their enforcement.
- G. USE OF ELECTRONIC/DIGITAL DATA.**
1. Because of the potential instability of electronic/digital data and susceptibility to unauthorized changes, copies of documents that may be relied upon by CLIENT are limited to the printed copies (also known as hard copies) that are signed or sealed by CONSULTANT. Except for electronic/digital data which is specifically identified as a project deliverable for this Agreement or except as otherwise explicitly provided in this Agreement, all electronic/digital data developed by the CONSULTANT as part of the Project is acknowledged to be an internal working document for the CONSULTANT'S purposes solely and any such information provided to the CLIENT shall be on an "AS IS" basis strictly for the convenience of the CLIENT without any warranties of any kind. As such, the CLIENT is advised and acknowledges that use of such information may require substantial modification and independent verification by the CLIENT (or its designees).
 2. Provision of electronic/digital data, whether required by this Agreement or provided as a convenience to the Client, does not include any license of software or other systems necessary to read, use or reproduce

the information. It is the responsibility of the CLIENT to verify compatibility with its system and long-term stability of media. CLIENT shall indemnify and hold harmless CONSULTANT and its Subconsultants from all claims, damages, losses, and expenses, including attorneys' fees arising out of or resulting from third party use or any adaptation or distribution of electronic/digital data provided under this Agreement, unless such third party use and adaptation or distribution is explicitly authorized by this Agreement.

H. REUSE OF DOCUMENTS

1. Drawings and specifications and all other documents (including electronic and digital versions of any documents) prepared or furnished by CONSULTANT pursuant to this Agreement are instruments of service in respect to the Project and CONSULTANT shall retain an ownership interest therein. Upon payment of all fees owed to the CONSULTANT, the CLIENT shall acquire a limited license in all identified deliverables (including reports, plans, and specifications) for any reasonable use relative to the Project and the general operations of the CLIENT. Such limited license to Owner shall not create any rights in third parties
2. CLIENT may make and disseminate copies for information and reference in connection with the use and maintenance of the Project by the CLIENT. However, such documents are not intended or represented to be suitable for reuse by CLIENT or others on extensions of the Project or on any other project. Any reuse by CLIENT or, any other entity acting under the request or direction of the CLIENT, without written verification or adaptation by CONSULTANT for such reuse will be at CLIENT'S sole risk and without liability or legal exposure to CONSULTANT and CLIENT shall indemnify and hold harmless CONSULTANT from all claims, damages, losses and expenses including attorney's fees arising out of or resulting from such reuse.

I. CONFIDENTIALITY. CONSULTANT agrees to keep confidential and not to disclose to any person or entity, other than CONSULTANT'S employees and subconsultants any information related to the Project obtained from CLIENT not previously in the public domain or not otherwise previously known to or generated by CONSULTANT. These provisions shall not apply to information in whatever form that comes into the public domain through no fault of CONSULTANT; or is furnished to CONSULTANT by a third party who is under no obligation to keep such information confidential; or is information for which the CONSULTANT is required to provide by law or authority with proper jurisdiction; or is information upon which the CONSULTANT must rely for defense of any claim or legal action.

J. PERIOD OF AGREEMENT. This Agreement will remain in effect for the longer of a period of two (2) years or until such other expressly identified completion date, after which time the Agreement may be extended upon mutual agreement of both parties.

K. TERMINATION. This Agreement may be terminated:

1. For cause, by either party upon 7 days written notice in the event of substantial failure by other party to perform in accordance with the terms of this Agreement through no fault of the terminating party. For termination by CONSULTANT, cause includes, but is not limited to, failure by CLIENT to pay amounts owed to CONSULTANT within 120 days of invoice and delay or suspension of CONSULTANT's services for more than 120 days for reasons beyond CONSULTANT'S cause or control; or,
2. For convenience by CLIENT upon 7 days written notice to CONSULTANT.
3. Notwithstanding, the foregoing, this Agreement will not terminate under paragraph IV.K if the party receiving such notice immediately commences correction of any substantial failure and cures the same within 7 days of receipt of the notice.

4. In the event of termination by CLIENT for convenience or by CONSULTANT for cause, the CLIENT shall be obligated to the CONSULTANT for payment of amounts due and owing including payment for services performed or furnished to the date and time of termination, computed in accordance with Section III of this Agreement. CONSULTANT shall deliver and CLIENT shall have, at its sole risk, right of use of any completed or partially completed deliverables, subject to provisions of Paragraph IV. H.
5. In event of termination by CLIENT for cause and in addition to any other remedies available to CLIENT, CONSULTANT shall deliver to CLIENT and CLIENT shall have right of use of any completed or partially completed deliverables, in accordance with the provisions of Paragraph IV.H. CLIENT shall compensate CONSULTANT for all undisputed amounts owed CONSULTANT as of date of termination.
- L. INDEPENDENT CONTRACTOR.** Nothing in this Agreement is intended or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting the CONSULTANT or any of its employees as the agent, representative, or employee of the CLIENT for any purpose or in any manner whatsoever. The CONSULTANT is to be and shall remain an independent contractor with respect to all services performed under this Agreement.
- M. CONTINGENT FEE.** The CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from award or making of this Agreement.
- N. NON-DISCRIMINATION.** The provisions of any applicable law or ordinance relating to civil rights and discrimination shall be considered part of this Agreement as if fully set forth herein. **The CONSULTANT is an equal opportunity employer and federal contractor or subcontractor. Consequently, the parties agree that, as applicable, they will abide by the requirements of 41 CFR 60-1.4(a), 41 CFR 60-300.5(a) and 41 CFR 60-741.5(a) and that these laws are incorporated herein by reference. These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. These regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability. The parties also agree that, as applicable, they will abide by the requirements of Executive Order 13496 (29 CFR Part 471, Appendix A to Subpart A), relating to the notice of employee rights under federal labor laws.**
- O. ASSIGNMENT.** Neither party shall assign or transfer any interest in this Agreement without the prior written consent of the other party.
- P. SURVIVAL.** All obligations, representations and provisions made in or given in Section IV and Documents Retention clause of this Agreement will survive the completion of all services of the CONSULTANT under this Agreement or the termination of this Agreement for any reason.
- Q. SEVERABILITY.** Any provision or part of the Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon CLIENT and CONSULTANT, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

- R. CONTROLLING LAW.** This Agreement is to be governed by the law of the Minnesota and venued in courts of Minnesota; or at the choice of either party, and if federal jurisdictional requirements can be met, in federal court in the district in which the project is located.
- S. DISPUTE RESOLUTION.** CLIENT and CONSULTANT agree to negotiate all disputes between them in good faith for a period of 30 days from the date of notice of dispute prior to proceeding to formal dispute resolution or exercising their rights under law. Any claims or disputes unresolved after good faith negotiations shall then be submitted to mediation using mutually agreed upon a neutral from the Minnesota District Court Rule 114 Roster, or if mutually agreed at time of dispute submittal, a neutral from the American Arbitration Association Construction Industry roster. If mediation is unsuccessful in resolving the dispute, then either party may seek to have the dispute resolved by bringing an action in a court of competent jurisdiction.
- T. MINNESOTA GOVERNMENT DATA PRACTICES ACT (MGDPA).** All data collected, created, received, maintained, or disseminated, or used for any purposes in the course of the CONSULTANT'S performance of the Agreement is governed by the Minnesota Government Data Practices Act, Minnesota Statutes Section 13.01, et seq. or any other applicable state statutes and state rules adopted to implement the Act, as well as state statutes and federal regulations on data privacy. The Consultant agrees to abide by these statutes, rules and regulations and as they may be amended. In the event the CONSULTANT receives a request to release data, it shall notify CLIENT as soon as practical. The CLIENT will give instructions to CONSULTANT concerning release of data to the requesting party and CONSULTANT will be reimbursed as additional services for its reasonable labor and other direct expenses in complying with any MGDPA request, but only to the extent that the request is not due to a negligent, intentional or willful act or omission by the CONSULTANT or other failure to comply with its obligations under this contract.

[REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK. SIGNATURE PAGE FOLLOWS.]

SECTION V - SIGNATURES

THIS INSTRUMENT embodies the whole agreement of the parties, there being no promises, terms, conditions or obligation referring to the subject matter other than contained herein. This Agreement may only be amended, supplemented, modified or canceled by a duly executed written instrument signed by both parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their behalf.

Grand Rapids Economic Development Authority

Bolton & Menk, Inc.

Signature: _____

Signature:  _____

Name: Rob Mattei

Name: Joshua G. Stier, PE

Title: Director of Community Development

Title: Senior Project Manager

Date: _____

Date: 02/23/26

2026 FEE SCHEDULE

The following fee schedule is based upon competent, responsible professional services and is the minimum, below which adequate professional standards cannot be maintained. It is, therefore, to the advantage of both the professional and the client that fees be commensurate with the service rendered. Charges are based on hours spent at hourly rates in effect for the individuals performing the work. The hourly rates for principals and members of the staff vary according to skill and experience. The current specific billing rate for any individual can be provided upon request.

The fee schedule shall apply for the period through December 31, 2026. These rates may be adjusted annually thereafter to account for changed labor costs, inflation, or changed overhead conditions.

These rates include labor, general business, and other normal and customary expenses associated with operating a professional business. For projects with typical expenses and unless otherwise agreed, the above rates include vehicle and personal expenses, mileage, telephone, survey stakes, and routine expendable supplies; no separate charges will be made for these activities and materials. Expenses beyond typical project expenses, non-routine expenses, and expenses beyond the agreed scope of services, such as out of town travel expenses, long travel distances, large quantities of prints, extra report copies, outsourced graphics and photographic reproductions, document recording fees, outside professional and technical assistance, and other items of this general nature will be invoiced separately. Rates and charges do not include sales tax, if applicable.

EMPLOYEE CLASSIFICATION	2026 HOURLY BILLING RATE
Administrative	\$70-175
Technician	\$98-186
Survey Technician	\$112-202
Senior Technician	\$138-230
Construction Manager	\$162-228
Design Engineer	\$135-202
Graduate Engineer	\$125-190
Graduate Surveyor	\$145-202
Landscape Designer	\$128-178
Landscape Architect	\$156-185
Licensed Project Surveyor	\$190-237
Planner	\$120-181
Project Engineer	\$148-220
Project Manager	\$140-261
Senior Landscape Architect	\$154-269
Senior Planner	\$172-240
Senior Project Engineer	\$170-220
Senior Project Manager	\$190-290
Architect	\$160-276
Specialist*	\$100-216
Practice Expert**	\$125-349
Principal**	\$180-320
Senior Principal**	\$232-344
GPS/Robotic Survey Equipment ¹	NO CHARGE
CAD/Computer Usage	NO CHARGE
Routine Office Supplies	NO CHARGE
Routine Photo Copying/Reproduction	NO CHARGE
Field Supplies/Survey Stakes & Equipment	NO CHARGE
Mileage	NO CHARGE

¹ No separate charges will be made for GPS or robotic total stations on Bolton & Menk, Inc. survey assignments; the cost of this equipment is included in the rates for survey technicians.

*Specialized role not classified above otherwise.

**Highly specialized and industry expertise unique to the market or area of discipline.



CRYSTAL LAKE ESTATES SECOND ADDITION DEMOLITION AND UTILITY PROJECT

GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY

Contact:

Andy Brotzler, PE
218-812-8900
Andrew.Brotzler@bolton-menk.com

.....

504 NW 1st Avenue | Suite 205
Grand Rapids, MN 55744
218-571-4347 | Bolton-Menk.com

**WE BELIEVE ALL PEOPLE SHOULD LIVE IN SAFE,
SUSTAINABLE, AND BEAUTIFUL COMMUNITIES.**

FEBRUARY 17, 2026



**BOLTON
& MENK**

Real People. Real Solutions.



Real People. Real Solutions.

Dear Rob Mattei

The Grand Rapids Economic Development Authority has initiated the Crystal Lake Estates Second Addition project to prepare eight new single family home sites through the demolition of the former ISD 318 Administration Building and the extension of new public utilities. This project transforms an aging facility into a neighborhood ready asset by clearing the site, establishing safe grading and drainage, and delivering reliable sanitary, water, and electric services. Like you, Bolton & Menk, Inc. takes great pride in designing and managing projects that are safe, sustainable, and functional. We understand what needs to be accomplished for the successful completion of the Crystal Lake Estates Second Addition project.

504 NW 1st Avenue | Suite 205
Grand Rapids, MN 55744
218-571-4347 | Bolton-Menk.com

February 17, 2026

Rob Mattei
Director of Community Development
Grand Rapids Economic Development
Authority
420 N. Pokegama Avenue
Grand Rapids, MN 55744

RE: Proposal for Crystal Lake Estates
Second Addition Demolition and Utility
Project

A local, Invested Team Building a Long-Term Partnership

This project sits in the heart of Grand Rapids, and our team is part of the community it serves. Being local means we respond quickly, we are on site when you need us, and we design with firsthand understanding of your infrastructure and your expectations. It also means we care deeply about the success of this project and future ones. We approach our work with GREDA not as a one time engagement, but as a continuation of a trusted, long term partnership grounded in communication, reliability, and shared goals for the community. Our commitment is to deliver an experience that strengthens that relationship and sets the stage for future collaboration.

Safe, Predictable Demolition that Clears the Way for Development

Demolition is the foundation of this project’s success, and it must be done cleanly, safely, and without surprises. We build our sequencing around the pre-demolition hazardous building materials survey, beginning with controlled abatement of confirmed asbestos containing materials, followed by removal of regulated wastes, then structural demolition under tightly managed dust, noise, and haul route controls. Each step is verified before advancing to the next. This approach protects nearby properties, ensures compliance, and creates a clean, build ready site that keeps the broader schedule intact.

Ready to Get Started Immediately and Maintain Momentum

The project moves on a defined timeline toward the August 15, 2026 completion date, and early clarity matters. Our team is prepared to begin right away. We align scope, finalize sequencing, coordinate immediately with city utilities and GRPUC, and advance design and bidding without delay. This readiness allows GREDA to maintain momentum, protect the schedule, and move confidently into construction.

In continued service to the City of Grand Rapids and GREDA, we are excited for the opportunity to complete the Crystal Lake Estates Second Addition project. Please contact me at 218-812-8900 or andrew.brotzler@bolton-menk.com if you have any questions regarding our proposal.

Respectfully submitted,
Bolton & Menk, Inc.


Andy Brotzler, PE
Senior Project Manager



BOLTON & MENK

FIRM PROFILE



We believe all people should live in safe, sustainable, and beautiful communities and we take pride in our ability to make that happen. It's why we get out of bed every morning.

Our commitment to communities began in 1949, serving the needs of municipal clients in small towns. As we continue to grow in both numbers and experience, our dedication to building trust and ensuring a true partnership with our clients remains the same. Our goal is to help communities make progress by listening to what people want, finding the best solutions for their needs, and treating them right. Simply put, we're people helping people. Today, Bolton & Menk, Inc. has more than 1,000 multiregional employees including a professional staff of more than 300 engineers, planners, landscape architects, and surveyors.

Our dedication to our clients shines through in the work we provide. We are committed to cultivating and delivering exceptional community infrastructure solutions. From advocating for our communities to designing their dreams to finding funding; we take pride in our work because we live here too. We believe in the power of face-to-face meetings, friendly conversations, and collaborative decision-making to keep your projects on schedule, within budget, and focused on real, workable solutions.

We promise every client two things:
WE'LL WORK HARD FOR YOU AND WE'LL DO A GOOD JOB.
We take a personal interest in the work being done around us and do our part to build a better quality of life for all. At the end of the day, we're Real People offering Real Solutions.

BOLTON & MENK

PROJECT TEAM

Successful project delivery depends on a team that is responsive, experienced, and fully aligned with the community it serves. Our project team brings the technical expertise required for demolition, utility installation, public bidding, and construction administration, backed by a strong local presence and a commitment to long term partnership with GREDA and the City of Grand Rapids. Each member of our team is selected for their direct experience with projects similar in scale and complexity to the Crystal Lake Estates Second Addition, ensuring GREDA receives knowledgeable guidance, clear communication, and dependable on site support from start to finish. The following professionals will lead and support this project from design through final completion.



KORY JOHNSON, PE **Project Manager**

Kory will lead the project from kickoff through closeout, coordinating design, bidding, quality, and schedule with GREDA and the city.

Kory is a municipal project manager at Bolton & Menk with experience in civil engineering and infrastructure delivery. Since 2011, he has led transportation, construction, and municipal projects from design through construction, applying a hands-on, collaborative approach to deliver technically sound solutions aligned with community needs and long-term public value.



ANDY BROTZLER, PE **Principal-in-Charge/Quality Manager**

Andy will provide senior oversight, quality control, and strategic guidance throughout the project.

Andy is a senior municipal project manager with experience as both a consultant city engineer and a public works director. He brings a collaborative approach and deep expertise in public engagement, working effectively with the public, agencies, and elected officials on locally funded, State Aid, and federally funded transportation projects.



SAMI BONN-MILLER **Design Engineer/Site Representative**

Sami will complete detailed grading, utility, and site improvement design, coordinating with field staff to ensure plans translate smoothly to construction.

Sami is a municipal design engineer supporting public infrastructure projects from preliminary design through construction. She assists with design, plans, specifications, cost estimates, and construction administration, coordinating with contractors, residents, and city staff to deliver practical, high-quality solutions that strengthen communities and improve everyday quality of life.



JIM ARCHER, PE Structural Engineer

Jim will provide structural review and guidance to support safe, cost-effective demolition and site preparation.

Jim is the structural division leader and a principal at Bolton & Menk. He began his engineering career in 2001 and is responsible for planning and designing bridges and other structural infrastructure, as well as business development and client service. He is committed to delivering projects that meet current and future needs in a practical, functional, and maintainable way. His background in asset management provides insight into how structural design impacts project budgets and long-term maintenance.



GIDEON BODE, PE Project Engineer

Gideon will provide structural guidance for demolition planning and execution, evaluating structural behavior during removal to support safe, efficient site preparation.

Gideon is a structural project engineer who began his career in 2018. He designs and prepares construction plans, specifications, and assessment reports for municipal buildings, environmental structures, and new or renovated facilities. He focuses on practical, high-quality solutions that support client goals and long-term community needs across diverse project types.



TANNER VARO, CST III Survey

Tanner will establish project control and complete staking to ensure accurate layout and final as-built documentation.

Tanner is a survey field technician at Bolton & Menk who began his professional career in 2019. He assists with topographic and boundary surveys, construction staking, and drafting. Tanner's drive stems from his love of being outdoors and working with people he can learn from.



AN EXPERIENCED TEAM

Our team brings hands-on experience delivering demolition coordination, utilities, site improvements, and complex stakeholder environments across municipal, transportation, and energy projects.

- Harbor Light Subdivision, City of Duluth, MN
- Blackwater Banks

- Development, Cohasset, MN (ICS Consulting)
- NAI Legacy Development, City of Two Harbors, MN
- West End Utilities, City of Two Harbors, MN
- 2025 CWI – 23rd Street, Hibbing Public Utilities Commission
- TH 61 Road Improvements, City of Grand Portage, MN
- East Superior Street Reconstruction, City of Duluth, MN

- TH 52/117th Street Interchange Improvements, City of Rosemount, MN
- Victory Memorial Parkway, City of Minneapolis, MN
- St. Anthony Bridge/I-35W Project, City of Minneapolis, MN
- Line 3 Pipeline Replacement Design, Enbridge, MN
- Downtown Riverfront Improvements, Cast-in-Place Form Retaining Wall, City of Fergus Falls, MN

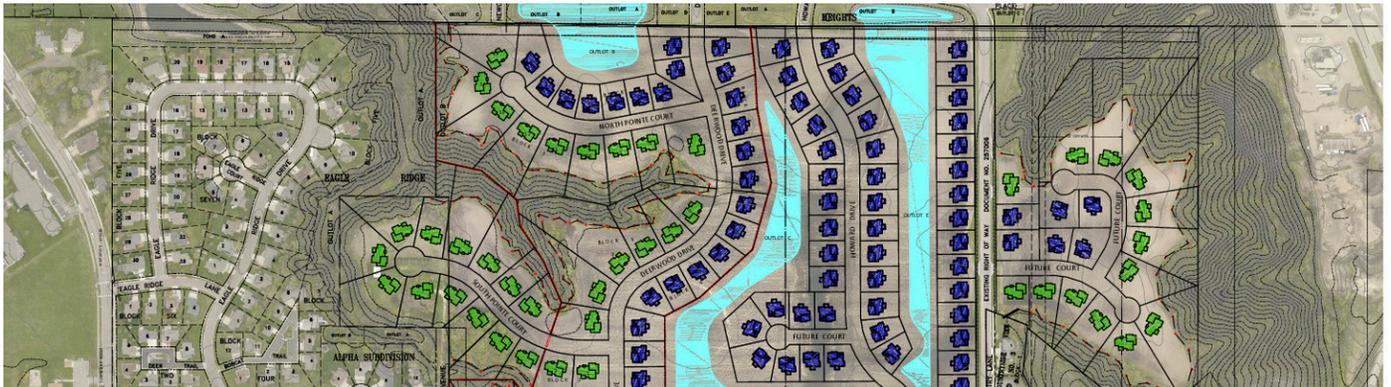
- Wall Street Improvements, Big Block Retaining Wall, City of Northfield, MN
- August Schell Brewing Company, Building Improvements, City of New Ulm, MN
- FEMA Safe Room Building, City of Springfield, MN
- Pioneer Ridge Campground, Prefab Building Restroom foundation, Wapello County Conservation, Iowa

BOLTON & MENK

RELEVANT EXPERIENCE

Bolton & Menk specializes in providing infrastructure services for municipalities. Over our 75-year history, the firm has continued to grow and expand its expertise based on the unique needs and challenges of cities. In addition to basic services such as infrastructure maintenance, reconstruction, and expansion, we offer specialized expertise in traffic and transportation engineering, landscape architecture, water resources, environmental services, surveying and mapping, water and wastewater treatment, city planning, as well as airport planning and engineering. This range of municipal services enables our firm to easily accommodate the diverse needs of our clients.

We have highlighted several projects as examples of recent and related team experience. Client satisfaction remains a top priority for us as evidenced by quality deliverables, cost-effective rates, and timely project delivery. Additional project information is available upon request. All projects fall within the 5 year requirement.

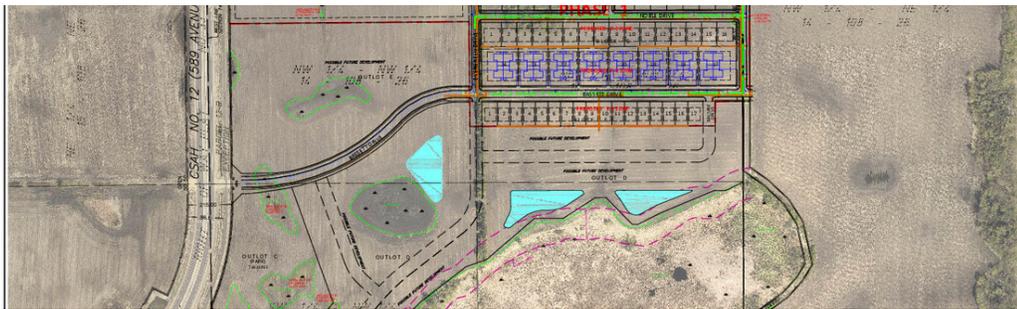


THE WATERS NORTH SUBDIVISION, CITY OF NORTH MANKATO, MN

Prairie Development purchased an undeveloped property located between older existing single family residential homes and newer single family residential homes in upper North Mankato. Bolton & Menk worked with the developer to create unique lots which either had ravines or new storm ponds adjacent to the property. We provided the developer with a master plan and full civil design document to construct the project. This project is currently under construction with additional phases planned in the future.

Why this matters to GREDA:

- Demonstrates our ability to design infill residential sites with challenging drainage, grading, and adjacency constraints
- Shows experience turning raw land into buildable lots through coordinated utility design and stormwater management
- Reflects our ability to deliver phased projects that maintain momentum and long term development potential



Plan	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20	LOT 21	LOT 22	LOT 23	LOT 24	LOT 25	LOT 26	LOT 27	LOT 28	LOT 29	LOT 30	LOT 31	LOT 32	LOT 33	LOT 34	LOT 35	LOT 36	LOT 37	LOT 38	LOT 39	LOT 40	LOT 41	LOT 42	LOT 43	LOT 44	LOT 45	LOT 46	LOT 47	LOT 48	LOT 49	LOT 50	LOT 51	LOT 52	LOT 53	LOT 54	LOT 55	LOT 56	LOT 57	LOT 58	LOT 59	LOT 60	LOT 61	LOT 62	LOT 63	LOT 64	LOT 65	LOT 66	LOT 67	LOT 68	LOT 69	LOT 70	LOT 71	LOT 72	LOT 73	LOT 74	LOT 75	LOT 76	LOT 77	LOT 78	LOT 79	LOT 80	LOT 81	LOT 82	LOT 83	LOT 84	LOT 85	LOT 86	LOT 87	LOT 88	LOT 89	LOT 90	LOT 91	LOT 92	LOT 93	LOT 94	LOT 95	LOT 96	LOT 97	LOT 98	LOT 99	LOT 100	LOT 101	LOT 102	LOT 103	LOT 104	LOT 105	LOT 106	LOT 107	LOT 108	LOT 109	LOT 110	LOT 111	LOT 112	LOT 113	LOT 114	LOT 115	LOT 116	LOT 117	LOT 118	LOT 119	LOT 120	LOT 121	LOT 122	LOT 123	LOT 124	LOT 125	LOT 126	LOT 127	LOT 128	LOT 129	LOT 130	LOT 131	LOT 132	LOT 133	LOT 134	LOT 135	LOT 136	LOT 137	LOT 138	LOT 139	LOT 140	LOT 141	LOT 142	LOT 143	LOT 144	LOT 145	LOT 146	LOT 147	LOT 148	LOT 149	LOT 150	LOT 151	LOT 152	LOT 153	LOT 154	LOT 155	LOT 156	LOT 157	LOT 158	LOT 159	LOT 160	LOT 161	LOT 162	LOT 163	LOT 164	LOT 165	LOT 166	LOT 167	LOT 168	LOT 169	LOT 170	LOT 171	LOT 172	LOT 173	LOT 174	LOT 175	LOT 176	LOT 177	LOT 178	LOT 179	LOT 180	LOT 181	LOT 182	LOT 183	LOT 184	LOT 185	LOT 186	LOT 187	LOT 188	LOT 189	LOT 190	LOT 191	LOT 192	LOT 193	LOT 194	LOT 195	LOT 196	LOT 197	LOT 198	LOT 199	LOT 200	LOT 201	LOT 202	LOT 203	LOT 204	LOT 205	LOT 206	LOT 207	LOT 208	LOT 209	LOT 210	LOT 211	LOT 212	LOT 213	LOT 214	LOT 215	LOT 216	LOT 217	LOT 218	LOT 219	LOT 220	LOT 221	LOT 222	LOT 223	LOT 224	LOT 225	LOT 226	LOT 227	LOT 228	LOT 229	LOT 230	LOT 231	LOT 232	LOT 233	LOT 234	LOT 235	LOT 236	LOT 237	LOT 238	LOT 239	LOT 240	LOT 241	LOT 242	LOT 243	LOT 244	LOT 245	LOT 246	LOT 247	LOT 248	LOT 249	LOT 250	LOT 251	LOT 252	LOT 253	LOT 254	LOT 255	LOT 256	LOT 257	LOT 258	LOT 259	LOT 260	LOT 261	LOT 262	LOT 263	LOT 264	LOT 265	LOT 266	LOT 267	LOT 268	LOT 269	LOT 270	LOT 271	LOT 272	LOT 273	LOT 274	LOT 275	LOT 276	LOT 277	LOT 278	LOT 279	LOT 280	LOT 281	LOT 282	LOT 283	LOT 284	LOT 285	LOT 286	LOT 287	LOT 288	LOT 289	LOT 290	LOT 291	LOT 292	LOT 293	LOT 294	LOT 295	LOT 296	LOT 297	LOT 298	LOT 299	LOT 300	LOT 301	LOT 302	LOT 303	LOT 304	LOT 305	LOT 306	LOT 307	LOT 308	LOT 309	LOT 310	LOT 311	LOT 312	LOT 313	LOT 314	LOT 315	LOT 316	LOT 317	LOT 318	LOT 319	LOT 320	LOT 321	LOT 322	LOT 323	LOT 324	LOT 325	LOT 326	LOT 327	LOT 328	LOT 329	LOT 330	LOT 331	LOT 332	LOT 333	LOT 334	LOT 335	LOT 336	LOT 337	LOT 338	LOT 339	LOT 340	LOT 341	LOT 342	LOT 343	LOT 344	LOT 345	LOT 346	LOT 347	LOT 348	LOT 349	LOT 350	LOT 351	LOT 352	LOT 353	LOT 354	LOT 355	LOT 356	LOT 357	LOT 358	LOT 359	LOT 360	LOT 361	LOT 362	LOT 363	LOT 364	LOT 365	LOT 366	LOT 367	LOT 368	LOT 369	LOT 370	LOT 371	LOT 372	LOT 373	LOT 374	LOT 375	LOT 376	LOT 377	LOT 378	LOT 379	LOT 380	LOT 381	LOT 382	LOT 383	LOT 384	LOT 385	LOT 386	LOT 387	LOT 388	LOT 389	LOT 390	LOT 391	LOT 392	LOT 393	LOT 394	LOT 395	LOT 396	LOT 397	LOT 398	LOT 399	LOT 400	LOT 401	LOT 402	LOT 403	LOT 404	LOT 405	LOT 406	LOT 407	LOT 408	LOT 409	LOT 410	LOT 411	LOT 412	LOT 413	LOT 414	LOT 415	LOT 416	LOT 417	LOT 418	LOT 419	LOT 420	LOT 421	LOT 422	LOT 423	LOT 424	LOT 425	LOT 426	LOT 427	LOT 428	LOT 429	LOT 430	LOT 431	LOT 432	LOT 433	LOT 434	LOT 435	LOT 436	LOT 437	LOT 438	LOT 439	LOT 440	LOT 441	LOT 442	LOT 443	LOT 444	LOT 445	LOT 446	LOT 447	LOT 448	LOT 449	LOT 450	LOT 451	LOT 452	LOT 453	LOT 454	LOT 455	LOT 456	LOT 457	LOT 458	LOT 459	LOT 460	LOT 461	LOT 462	LOT 463	LOT 464	LOT 465	LOT 466	LOT 467	LOT 468	LOT 469	LOT 470	LOT 471	LOT 472	LOT 473	LOT 474	LOT 475	LOT 476	LOT 477	LOT 478	LOT 479	LOT 480	LOT 481	LOT 482	LOT 483	LOT 484	LOT 485	LOT 486	LOT 487	LOT 488	LOT 489	LOT 490	LOT 491	LOT 492	LOT 493	LOT 494	LOT 495	LOT 496	LOT 497	LOT 498	LOT 499	LOT 500	LOT 501	LOT 502	LOT 503	LOT 504	LOT 505	LOT 506	LOT 507	LOT 508	LOT 509	LOT 510	LOT 511	LOT 512	LOT 513	LOT 514	LOT 515	LOT 516	LOT 517	LOT 518	LOT 519	LOT 520	LOT 521	LOT 522	LOT 523	LOT 524	LOT 525	LOT 526	LOT 527	LOT 528	LOT 529	LOT 530	LOT 531	LOT 532	LOT 533	LOT 534	LOT 535	LOT 536	LOT 537	LOT 538	LOT 539	LOT 540	LOT 541	LOT 542	LOT 543	LOT 544	LOT 545	LOT 546	LOT 547	LOT 548	LOT 549	LOT 550	LOT 551	LOT 552	LOT 553	LOT 554	LOT 555	LOT 556	LOT 557	LOT 558	LOT 559	LOT 560	LOT 561	LOT 562	LOT 563	LOT 564	LOT 565	LOT 566	LOT 567	LOT 568	LOT 569	LOT 570	LOT 571	LOT 572	LOT 573	LOT 574	LOT 575	LOT 576	LOT 577	LOT 578	LOT 579	LOT 580	LOT 581	LOT 582	LOT 583	LOT 584	LOT 585	LOT 586	LOT 587	LOT 588	LOT 589	LOT 590	LOT 591	LOT 592	LOT 593	LOT 594	LOT 595	LOT 596	LOT 597	LOT 598	LOT 599	LOT 600	LOT 601	LOT 602	LOT 603	LOT 604	LOT 605	LOT 606	LOT 607	LOT 608	LOT 609	LOT 610	LOT 611	LOT 612	LOT 613	LOT 614	LOT 615	LOT 616	LOT 617	LOT 618	LOT 619	LOT 620	LOT 621	LOT 622	LOT 623	LOT 624	LOT 625	LOT 626	LOT 627	LOT 628	LOT 629	LOT 630	LOT 631	LOT 632	LOT 633	LOT 634	LOT 635	LOT 636	LOT 637	LOT 638	LOT 639	LOT 640	LOT 641	LOT 642	LOT 643	LOT 644	LOT 645	LOT 646	LOT 647	LOT 648	LOT 649	LOT 650	LOT 651	LOT 652	LOT 653	LOT 654	LOT 655	LOT 656	LOT 657	LOT 658	LOT 659	LOT 660	LOT 661	LOT 662	LOT 663	LOT 664	LOT 665	LOT 666	LOT 667	LOT 668	LOT 669	LOT 670	LOT 671	LOT 672	LOT 673	LOT 674	LOT 675	LOT 676	LOT 677	LOT 678	LOT 679	LOT 680	LOT 681	LOT 682	LOT 683	LOT 684	LOT 685	LOT 686	LOT 687	LOT 688	LOT 689	LOT 690	LOT 691	LOT 692	LOT 693	LOT 694	LOT 695	LOT 696	LOT 697	LOT 698	LOT 699	LOT 700	LOT 701	LOT 702	LOT 703	LOT 704	LOT 705	LOT 706	LOT 707	LOT 708	LOT 709	LOT 710	LOT 711	LOT 712	LOT 713	LOT 714	LOT 715	LOT 716	LOT 717	LOT 718	LOT 719	LOT 720	LOT 721	LOT 722	LOT 723	LOT 724	LOT 725	LOT 726	LOT 727	LOT 728	LOT 729	LOT 730	LOT 731	LOT 732	LOT 733	LOT 734	LOT 735	LOT 736	LOT 737	LOT 738	LOT 739	LOT 740	LOT 741	LOT 742	LOT 743	LOT 744	LOT 745	LOT 746	LOT 747	LOT 748	LOT 749	LOT 750	LOT 751	LOT 752	LOT 753	LOT 754	LOT 755	LOT 756	LOT 757	LOT 758	LOT 759	LOT 760	LOT 761	LOT 762	LOT 763	LOT 764	LOT 765	LOT 766	LOT 767	LOT 768	LOT 769	LOT 770	LOT 771	LOT 772	LOT 773	LOT 774	LOT 775	LOT 776	LOT 777	LOT 778	LOT 779	LOT 780	LOT 781	LOT 782	LOT 783	LOT 784	LOT 785	LOT 786	LOT 787	LOT 788	LOT 789	LOT 790	LOT 791	LOT 792	LOT 793	LOT 794	LOT 795	LOT 796	LOT 797	LOT 798	LOT 799	LOT 800	LOT 801	LOT 802	LOT 803	LOT 804	LOT 805	LOT 806	LOT 807	LOT 808	LOT 809	LOT 810	LOT 811	LOT 812	LOT 813	LOT 814	LOT 815	LOT 816	LOT 817	LOT 818	LOT 819	LOT 820	LOT 821	LOT 822	LOT 823	LOT 824	LOT 825	LOT 826	LOT 827	LOT 828	LOT 829	LOT 830	LOT 831	LOT 832	LOT 833	LOT 834	LOT 835	LOT 836	LOT 837	LOT 838	LOT 839	LOT 840	LOT 841	LOT 842	LOT 843	LOT 844	LOT 845	LOT 846	LOT 847	LOT 848	LOT 849	LOT 850	LOT 851	LOT 852	LOT 853	LOT 854	LOT 855	LOT 856	LOT 857	LOT 858	LOT 859	LOT 860	LOT 861	LOT 862	LOT 863	LOT 864	LOT 865	LOT 866	LOT 867	LOT 868	LOT 869	LOT 870	LOT 871	LOT 872	LOT 873	LOT 874	LOT 875	LOT 876	LOT 877	LOT 878	LOT 879	LOT 880	LOT 881	LOT 882	LOT 883	LOT 884	LOT 885	LOT 886	LOT 887	LOT 888	LOT 889	LOT 890	LOT 891	LOT 892	LOT 893	LOT 894	LOT 895	LOT 896	LOT 897	LOT 898	LOT 899	LOT 900	LOT 901	LOT 902	LOT 903	LOT 904	LOT 905	LOT 906	LOT 907	LOT 908	LOT 909	LOT 910	LOT 911	LOT 912	LOT 913	LOT 914	LOT 915	LOT 916	LOT 917	LOT 918	LOT 919	LOT 920	LOT 921	LOT 922	LOT 923	LOT 924	LOT 925	LOT 926	LOT 927	LOT 928	LOT 929	LOT 930	LOT 931	LOT 932	LOT 933	LOT 934	LOT 935	LOT 936	LOT 937	LOT 938	LOT 939	LOT 940	LOT 941	LOT 942	LOT 943	LOT 944	LOT 945	LOT 946	LOT 947	LOT 948	LOT 949	LOT 950	LOT 951	LOT 952	LOT 953	LOT 954	LOT 955	LOT 956	LOT 957	LOT 958	LOT 959	LOT 960	LOT 961	LOT 962	LOT 963	LOT 964	LOT 965	LOT 966	LOT 967	LOT 968	LOT 969	LOT 970	LOT 971	LOT 972	LOT 973	LOT 974	LOT 975	LOT 976	LOT 977	LOT 978	LOT 979	LOT 980	LOT 981	LOT 982	LOT 983	LOT 984	LOT 985	LOT 986	LOT 987	LOT 988	LOT 989	LOT 990	LOT 991	LOT 992	LOT 993	LOT 994	LOT 995	LOT 996	LOT 997	LOT 998	LOT 999	LOT 1000
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LEGAL DESCRIPTION
 TOTAL SUBJECT PROPERTY: 151.34 ACRES
 Block 1A
 Northeast Quarter (25%) of Section 14, Township 220 North, Range 26 West, Blue Earth County, Minnesota
 Rural Northeast Quarter of Northeast Quarter of Northeast Quarter (1/16) of Section 14, Township 220 North, Range 26 West, Blue Earth County, Minnesota
 And Also

GROH FARM SUBDIVISION, CITY OF MANKATO, MN

Drummer Land Investments wanted a master plan for the development of the Groh Farm property in Mankato. The property is approximately 160 acres in a high growth area between Mankato and Eagle Lake. The goal of the development was to maximize the potential use for the property and be consistent with the City of Mankato and Blue Earth County plans for future land use and area transportation networks. Bolton & Menk delivered a master plan and full civil design document for the project that included commercial condos, single family residential, multifamily residential, parks, trails, wetlands, and related infrastructure.

Why this matters to GREDA:

- Highlights our ability to plan and design large scale residential expansions with multiple land uses
- Demonstrates our strength in utility system layout, roadway planning, and stormwater best practices
- Shows how we align community goals with infrastructure feasibility and cost efficiency



GLENWOOD HEIGHTS ADDITION, CITY OF WORTHINGTON, MN

The City of Worthington needed developable lots for residential housing and purchased approximately 50 acres of land. A master plan for a mixed-use development was needed on the site, which is located southwest of Lake Okabena. The goal of the development was to maximize the potential use for the property and be consistent with the City of Worthington's plans for future land use and area transportation networks. Bolton & Menk delivered a master plan and full civil design document for the project that included low-density, single family residential, and medium-density, single family residential lots. After the master plan was adopted by the city and

its housing committee, we prepared construction plans and contract documents for the first phase of lots to make them shovel ready for area residents and builders to purchase. This initial phase of the development was delivered on time and within budget.

Why this matters to GREDA:

- Directly relevant to preparing build ready lots, coordinating utilities, and supporting housing expansion
- Shows our strength in turning master plans into bid ready, constructible designs
- Demonstrates successful delivery of publicly funded projects with tight budget expectations

LISLEGARD ADDITION, CITY OF AURORA, CO

The City of Aurora is planning to construct a housing development on the 21-acre parcel south of CSAH 100 and west of Erie Street. The project will be broken into two phases; Phase I will create approximately 12 – ¼ acre lots and Phase II will create an additional 26 – ¼ acre lots, totaling 36 new lots for new homes in the City of Aurora. This project will include replacing the existing watermain and sanitary sewer utilities behind the existing Knuti Drive and Erie Street properties as part of the Knuti Drive Utility Project.

Why this matters to GREDA:

- Demonstrates experience designing and phasing residential subdivisions in northern Minnesota
- Shows our ability to coordinate new utilities with existing infrastructure in tight residential areas
- Highlights our familiarity with publicly funded projects, grant reporting, and transparent documentation



BOLTON & MENK

PROJECT APPROACH AND SCHEDULE

COLLABORATION, COORDINATION, AND QUALITY ASSURANCE

Strong communication is central to our delivery. We apply GIS and CAD tools to verify utility locations, model drainage, and plan construction sequencing with accuracy.

Throughout bidding and construction, we provide:

- Clear plans, and specifications that support a fair, competitive public bid
- Bidder Q&A, and timely addenda
- Bid tabulation and recommendation of award to the lowest responsible bidder
- Construction staking, observation, ASTM-compliant materials testing, and documentation of daily progress
- Pay application review, change management, certified payroll collection, and final record drawings

This ensures that GREDA receives a predictable, well-documented project completed on schedule and within budget.

DEMOLITION PLAN SCOPE OF WORK

Bolton & Menk will develop a demolition plan outlining performance metrics for complete removal of the Former ISD 318 Administration Building. Our efforts will detail existing site conditions and constraints, general removal requirements, and illustrate finished site conditions and grading expectations.

This scope does not include structural modeling or engineering design of a staged removal processes. The focus is on prescriptive, step-by-step procedures that ensure safety, environmental stewardship, and efficient execution of demolition without reliance on structural analysis or design.

- Demolition plans will be based on the available architectural drawings of the building and the Pre-Demolition Hazardous Building Materials Survey

Demolition plans will include specifications that require the contractor to prepare and submit a detailed plan describing the methods, equipment, and safety procedures to be employed during demolition operations. The plan must address the following components in a prescriptive manner:

- Identification and protection of existing utilities, including water, gas, electricity, and telecommunications, prior to and during demolition
- Implementation of dust control measures, noise mitigation, and site access restrictions to minimize disruption to surrounding properties and ensure public safety
- Safe removal and disposal of hazardous materials (such as asbestos, lead paint, or chemicals) in accordance with federal, state, and local regulations
- Preparation of a site-specific safety plan, including fall protection, personal protective equipment (PPE), and emergency response protocols
- Documentation of waste management procedures, including recycling and disposal of demolition debris in compliance with environmental standards
- Protection of adjacent structures and property from damage during demolition activities

Performance specifications shall require that the demolition contractor demonstrate compliance with OSHA standards, EPA guidelines, and all applicable local ordinances. The plan must clearly illustrate sequencing of demolition activities.

SCHEDULE

FEBRUARY 2026

- GREDA considers proposals and selects consultant
- Contract execution and preparation for immediate start
- Bolton & Menk schedules kickoff and mobilization tasks

MARCH 2, 2026 – WORK BEGINS

- Project kickoff with GREDA
- Review hazardous building materials survey and finalize demolition sequencing
- Establish survey control and verify existing utility locations
- Begin coordination with:
 - City of Grand Rapids for right-of-way requirements tied to excavation and utility connections
 - Minnesota Department of Health for water system construction coordination
 - Required asbestos and regulated materials notifications based on the survey

MARCH 2–APRIL 10, 2026

- Final design of demolition, grading, and utility extensions
- Preparation of complete plans, specifications, and front-end bid documents for public bidding
- Confirm right-of-way and Minnesota Department of Health requirements do not impact bid timing
- Coordinate early with GRPUC on electric primary routes

Public Bidding Phase

APRIL 13 –MAY 1, 2026

- Advertise the project for sealed competitive bids
- Respond to bidder questions and issue addenda

WEEK OF MAY 4, 2026

- Bid opening
- Bid tabulation and recommendation of award to the lowest responsible bidder
- Contractor contract execution and Notice to Proceed

Construction Phase

MAY - AUGUST 2026

- Contractor obtains City of Grand Rapids right-of-way permit for excavation and utility installation
- Confirm Minnesota Department of Health coordination items for watermain work
- Complete required abatement notifications
- Perform asbestos and regulated materials abatement
- Conduct structural demolition, manage dust and haul routes, and clear debris efficiently
- Install sanitary sewer services connecting to existing 8-inch PVC sewer
- Install water services connecting to existing 6-inch watermain
- Install electric primaries in coordination with GRPUC
- Conduct materials and compaction testing at required intervals
- Final grading, stabilization, and restoration
- Curb and gutter installation, sidewalk placement, and bituminous patching
- Field verification of utility installations
- Punchlist completion

PROJECT COMPLETION

- Construction complete by August 15, 2026
- Record drawings, testing summaries, and final documentation delivered to GREDA

BOLTON & MENK

FEES

Bolton & Menk have calculated the time and effort required to complete services and propose an hourly not-to-exceed estimated fee of \$74,934. The cost by specific task has been provided below.

Detailed Cost Estimate

Client: Grand Rapids Economic Development Authority Project: Crystal Lake Estates Second Addition Demolition and Utility Project		Bolton & Menk, Inc.										
Task No.	Work Task Description	Project Manager	Principal-in-Charge/Quality Manager	Design Engineer	Structural Engineer	Project Engineer	Survey	Design Engineer/On-Site Representative	Clerical	Total Hours	Total Cost	
1.0	Demolition and Construction Plans	10	2	40	10	45	10	0	0	117	\$20,917	
2.0	Specifications and Permits	8	2	12	8	12	0	0	4	46	\$8,560	
3.0	Bid Administration	10	2	0	2	0	0	0	10	24	\$4,074	
4.0	Construction Administration	40	8	0	8	12	20	120	0	208	\$35,896	
4.1	As-Builts	4	0	15	2	0	10	0	0	31	\$5,487	
Total Hours		72	14	67	30	69	40	120	14	426		
Average Hourly Rate		\$205.00	\$266.00	\$145.00	\$271.00	\$175.00	\$195.00	\$145.00	\$95.00			
Subtotal		\$14,760	\$3,724	\$9,715	\$8,130	\$12,075	\$7,800	\$17,400	\$1,330			
Total Fee											\$74,934	

GENERAL ASSUMPTIONS

This proposal is based upon the following assumptions:

- This proposal shall remain in effect for a period of 45-days after submittal
- Bolton & Menk will perform the services outlined in the proposal for the stated fee; changes required by the owner or other controlling entities (regulatory agencies, contractors, courts, etc.) from the scope of services, or title issues that may arise, will be considered additional services and will be invoiced on an hourly basis in addition to the stated fee
- The owner will be responsible for obtaining, signing, and providing appropriate fees for all required permit(s). Bolton & Menk can provide additional permit materials as additional services
- One minor revision to the plans based on owner comments is included; other revisions will be provided as additional services
- If requested, Bolton & Menk, will provide evidence of Errors and Omissions insurance coverage in the form of an Insurance Certificate



Request for Proposal

Civil Engineering Services

1. Project Overview & Background

- **Project Name:** Crystal Lake Estates Second Addition Demolition and Utility Project (Former ISD 318 Administration Building)
- **Issuing Agency/Organization:** Grand Rapids Economic Development Authority
- **Project Location:** 802 NW 1st Ave., Grand Rapids, MN
- **Objective:** The Grand Rapids Economic Development Authority (GREDA) is seeking proposals from qualified civil engineering firms for the scope of work described below in connection with the demolition of the former ISD #318 Administration Building and the extension of utilities to eight single family home sites within the newly platted Crystal Lakes Second Addition, as a single project. The expected completion of this construction project is no later than August 15, 2026.

2. Scope of Work

- **Project Detail:** Project includes the following:
 - Demolition and removal of existing infrastructure within the site
 - Site grading necessary to achieve proper drainage
 - Extension of sanitary sewer and water services
 - Installation of electric service primaries as needed to serve new homes
- **Preparation of Bidding Documents:** The consultant will be responsible for preparing plans and specifications with a level of detail that is sufficient for prospective bidders to prepare an accurate and complete bid. The specifications and contract documents must sufficiently identify the contractual obligations of both the Grand Rapids Economic Development Authority (GREDA) and the contractor, including but not limited to addressing things such as; the right to reject all bids, liquidated damages, how conflicts will be resolved, the period of time which the bidders bid is to be firm, bid bonds, performance and payment bonds, prevailing wage rates, etc.
- **Procurement of Bids:** The consultant will be responsible for advertising and conducting a sealed, competitive bidding process that is compliant with Minnesota public bidding requirements and coordinating a pre-bid on-site meeting and tour. The consultant will

tabulate the bids received and make a recommendation to GREDA for a contract award to the lowest responsible bidder.

Item 3.

- **Construction Administration:** The consultant will provide on-site representation, as necessary to ensure the project is completed in accordance with the plans and specifications. The on-site representation shall also include construction staking services, materials testing and compaction testing at ASTM recommended intervals. The consultant will prepare monthly certificates of payment and as needed change orders and submit them to GREDA. The consultant will be responsible for collecting certified payroll reports and lien waivers. Upon project completion, the consultant will provide as-built construction plans and testing reports in electronic format.

3. Available Records/Resources: In addition to City GIS data layers, the following electronic and paper documents will be made available to aid in the development of your proposal.

- Preliminary and Final Plat of Crystal Lakes Estates Second Addition (attached)
- Pre-Demolition Hazardous Building Materials Survey (Braun Intertec, 2-7-25) (attached)
- Preliminary design of proposed improvements and demolition (SEH 3/4/25) (attached)
- Preliminary layout of proposed electric service primary lines (GRPUC) (attached)

The following paper format architectural plans are available for viewing in the Community Development Department Office in City Hall.

- Addition to Senior High School and Vocational Shops Building – Melander, Fugelso & Assoc. 7/29/1959.
- Renovation to Middle Schol of ISD #318 Administration Offices – Damberg, Scott, Gerzina & Wagner Architects 5/11/1998
- Phase II Remodeling for District Administration Middle School West Building – Damberg, Scott, Gerzina & Wagner Architects 4/8/1999
- Remodeling for Success Program, District Administration Building - Damberg, Scott, Gerzina & Wagner Architects 10/24/2003
- Remodeling for Early Childhood Program, District Administration Building - Damberg, Scott, Gerzina & Wagner Architects 5/19/2006

4. Proposal Submission Instructions

- **Due Date & Time:** February 17, 2026, no later than 11:00 AM, Grand Rapids City Hall, attn: Rob Mattei
- **Contract Award:** GREDA will consider proposals on February 26, 2026, at their regular meeting
- **Delivery Method:** Mailed or hand delivered in a sealed envelope to Rob Mattei, 420 N. Pokegama Avenue, Grand Rapids, MN

- **Primary Contact:** Rob Mattei, Director of Community Development/GREDA Executive Director, Cell (218) 244-2924, email: rmattei@grandrapidsmn.gov
- **Inquiry Period:** Written questions are due by February 4, 2026, no later than 11:00 AM, submitted via email to Rob Mattei

5. Firm & Personnel Qualifications

Request the following to evaluate expertise:

- **Firm Information:** Year organized, legal name, and primary office location.
- **Key Staff:** Resumes of the Project Manager, Professional Engineers (PEs), surveyors and field staff assigned to the account. Staff submitted must be employee's that will be directly working on the project.
- **Relevant Experience:** Summary of at least two similar projects completed in the last five years.
- **References:** Upon request

6. Technical Approach & Schedule

- **Project Approach:** Description of how the firm will execute the specific Scope of Work.
- **Timeline:** A realistic schedule outlining major milestones ending with project completion

7. Cost Proposal

- **Fee Structure:** The cost proposal shall be in the form of an "hourly, not to exceed fee". The cost proposal shall include a listing of hourly rates for each position within the consultant team and an estimate of staff hours for each task within the proposed work plan.

8. Evaluation Criteria

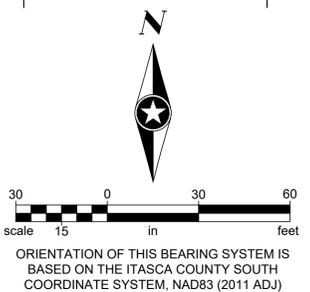
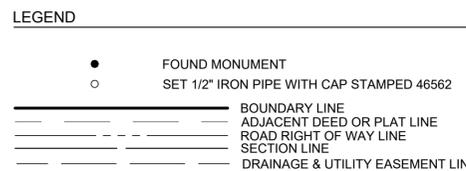
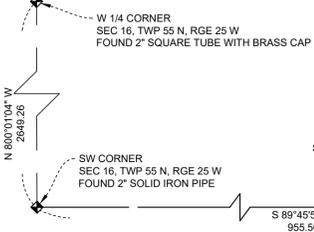
The proposal will be evaluated in the following categories and applying their weighted percentages:

- **Qualifications and Experience:** [20%]
- **Technical Approach/Project Understanding:** [10%]
- **Ability to Meet Schedule:** [15%]
- **Cost-Effectiveness:** [55%]

CRYSTAL LAKE ESTATES SECOND ADDITION

PROJECT AREA
1.45 ACRES

BLOCK 1 63,337 SF
LOT 1 10,582 SF
LOT 2 10,556 SF
LOT 3 10,556 SF
LOT 4 10,556 SF
LOT 5 10,556 SF
LOT 6 10,556 SF
LOT 7 10,556 SF
LOT 8 10,531 SF



KNOW ALL PERSONS BY THESE PRESENTS: That the Grand Rapids Economic Development Authority, a public economic development authority, fee owner of the following described property:

Block 29, KEARNEY'S FIRST ADDITION, GRAND RAPIDS, according to the plat thereof on file in the office of the Register of Deeds for Itasca County, Minnesota, EXCEPT the South One Hundred Forty Feet (S. 140.0') of Block Twenty-nine (29), KEARNEY'S FIRST ADDITION TO GRAND RAPIDS.

Has caused the same to be surveyed and platted as CRYSTAL LAKE ESTATES SECOND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Grand Rapids Economic Development Authority, a public body corporate and politic, has caused these presents to be signed by its proper officer on this ____ day of _____, 20__.

Sholom Blake, President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__ by Sholom Blake as President of the Grand Rapids Economic Development Authority.

(Notary Signature) _____ (Notary Printed Name) _____
NOTARY PUBLIC, _____ COUNTY, STATE OF _____
MY COMMISSION EXPIRES _____

LAND SURVEYOR
I Daniel J. Bemboom do hereby certify that this plat was prepared by me or under direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__.

Daniel J. Bemboom, Licensed Land Surveyor
Minnesota License No. 46562

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__ by Daniel J. Bemboom

(Notary Signature) _____ (Notary Printed Name) _____
NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA.
MY COMMISSION EXPIRES _____

CITY OF GRAND RAPIDS, MINNESOTA
We do hereby certify that on this ____ day of _____, 20__, the City of Grand Rapids approved this plat.
Signed: City of Grand Rapids

By _____ By _____
Mayor City Clerk

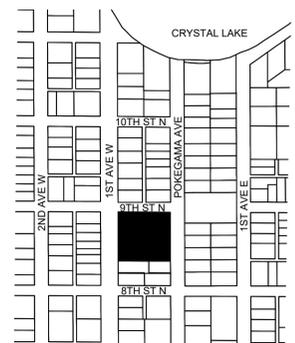
COUNTY AUDITOR / TREASURER, ITASCA COUNTY, MINNESOTA
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20__.

Itasca County Auditor / Treasurer
91-585-2910
Tax Parcel Number

COUNTY RECORDER, ITASCA COUNTY, MINNESOTA
I hereby certify that this plat of CRYSTAL LAKE ESTATES SECOND ADDITION was filed in the office of the County Recorder for public record on this ____ day of _____, 20__, at o'clock ____ M and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

Itasca County Recorder

VICINITY MAP
(NOT TO SCALE)
GRAND RAPIDS, MN



Pre-Demolition Hazardous Building Materials Survey Report

Former ISD 318 Administrative Building
820 NW 1st Avenue
Grand Rapids, Minnesota

Prepared for

City of Grand Rapids



February 7, 2025

Project B2411385

Mr. Robert Mattei, Community Development Director
City of Grand Rapids
420 North Pokegama Avenue
Grand Rapids, MN 55744

Re: Pre-Demolition Hazardous Building Materials Survey
Former ISD 318 Administrative Building
820 NW 1st Avenue
Grand Rapids, Minnesota

Dear Mr. Mattei:

The enclosed report provides the results of Pre-Demolition hazardous building materials survey conducted on January 15-16, 2025 at the above referenced site (Site). Braun Intertec Corporation was authorized to conduct this inspection in accordance with our Proposal QTB205905 dated October 31, 2024, and the Braun Intertec General Conditions.

If you have any questions or need further assistance, please contact Ted Hubbes at 218.263.8869 or thubbes@braunintertec.com.

Sincerely,

BRAUN INTERTEC CORPORATION



Shawn J. Cazett
Environmental Scientist



Ted R. Hubbes, PG, CHMM
Senior Manager, Senior Scientist

Attachments:

Pre-Demolition Hazardous Building Materials Survey Report

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1. Asbestos Building Survey Results
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- A: Bulk Asbestos Analysis Reports
- B: Certifications

A. Introduction

Braun Intertec Corporation received authorization from Mr. Robert Mattei, of the City of Grand Rapids to conduct a Pre-Demolition Hazardous Building Materials Survey, of the Former ISD 318 Administrative Building located at 820 NW 1st Avenue in Grand Rapids, Minnesota (Site), in accordance with the scope of services described in the Braun Intertec proposal dated October 31, 2024. The Pre-Demolition Hazardous Building Materials Survey was prepared in association with the purpose of demolition of the site.

B. Site Background

B.1. Site Description

The subject of the survey and general construction information for the structures assessed on the property include:

Building Description

Former ISD 318 Administrative Building– 820 NW 1st Avenue Grand Rapids, Minnesota			
Building Use:	Commercial	Occupancy Status:	Unoccupied
Number of Floors	One story with a basement	Estimate Building Square Footage:	28000
Date of Construction:	1955		
Main Structure:	Wood, concrete, and concrete block foundation walls		
Interior Finishes:	Plaster/sheetrock and joint compound/type paneling, floor tile, lay-in ceiling panels and vinyl floor tiles/ceramic tile/terrazzo/concrete flooring		
Exterior Finishes:	Brick exterior materials with an asphalt built-up roof system		

B.2. Previous Reports

The following previous inspection/survey/assessment reports were reviewed as part of this survey:

- “Six Month Periodic Surveillance Report” for the building prepared by IEA, Inc., and dated February 15, 2024. Report 2

The report describes various building materials present in the Site building. 142 materials were described and the report indicates that 70 of the described materials were assumed to contain asbestos. No recent or previous testing results were provided in the report. Therefore, we assume that all suspect asbestos-containing materials (ACM) will require sampling.

C. Scope of Services

The scope of our services was limited to:

- Review available documentation provided by current owner with regard to asbestos-containing materials (ACM), lead-based paint (LBP), poly-chlorinated biphenyls (PCBs), mercury, and other miscellaneous hazardous material. Existing sample data provided by current owner was utilized, where possible, to determine the presence or absence of ACM.
- Visual examination of accessible areas and identification of locations of suspect ACM, LBP, PCBs, mercury, and other miscellaneous hazardous material.
- Collect and analyze representative bulk samples of materials suspected of containing asbestos. Examples of materials to be collected for analysis include, but are not limited to: floor tile, linoleum flooring, wall and ceiling plaster, suspended and acoustical ceiling tile, sheetrock, thermal system insulation, textured ceiling material and fireproofing.
- Assigning a hazard rating based on asbestos content with respect to the materials condition, friability, accessibility, and hazard potential.
- Documenting the current conditions and estimated ACM quantities of the suspect ACM based on visual observations.
- Generate a final report, documenting the sample locations, analysis results, conditions, and ACM estimated quantities.

C.1. Limitations

In any building, the potential exists for hazardous building materials to be located inside walls, above ceilings, under floors, and other inaccessible areas. Destructive investigation was performed in an attempt to locate hazardous materials in inaccessible areas of the building. However, it was not feasible

to inspect 100 percent of these areas. Also, the potential exists for hazardous materials to be found outside the building/buried underground. Braun Intertec cannot be held responsible for the presence of any such hidden materials. In the case of building demolition, contractors involved in the project should be made aware of this potential. If previously unidentified suspect hazardous building materials are exposed during their activities, they should be sampled and analyzed for content prior to any disturbance.

The limited LBP testing is not intended to represent a comprehensive LBP inspection or lead risk assessment, or to fulfill the testing protocols required by the Department of Housing and Urban Development (HUD) 24 CFR part 35, et al., "Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance, Final Rule," June 21, 2004. Additional LBP testing may be required.

Braun Intertec will not be liable for any past, existing, or future damage to the roofing systems, the building structures, or the contents of the building.

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

D. Methods and Procedures

D.1. Asbestos

Thirty-six bulk samples were collected on January 15-16, 2025, and submitted to EMSL Analytical, Inc. (EMSL), a microscopy laboratory that is fully accredited for bulk analysis.

The bulk samples were analyzed for asbestos using polarized light microscopy (PLM) and dispersion staining techniques utilizing the U.S. Environmental Protection Agency (EPA)-approved methodology 600/R-93/116 dated July 1993. This method estimates the amount of asbestos present and distinguishes between the following types of asbestos: chrysotile, amosite, crocidolite, tremolite, actinolite, and anthophyllite. The lower limit of detection for asbestos using this procedure is 1 percent asbestos by volume. Results are presented as estimates based on this method for the portions of the samples analyzed.

The samples were analyzed under normal turnaround conditions. The attached results are based on analysis in accordance with currently accepted industrial hygiene practices at this time and location. Other than this, no guarantee is implied or intended.

D.2. Lead-Based Paint

Testing of limited building components for LBP was conducted utilizing a Niton XL X-ray Fluorescence (XRF) field portable analyzer, SciAps XRF field analyzer model IX550Pb (Au), Serial number 02482.

Analysis decision-making protocols were based on general compliance with the EPA and Minnesota Department of Health (MDH), which consider any XRF result of 1.0 milligram per square centimeter (mg/cm²) or greater to be LBP.

D.3. Miscellaneous Regulated Waste

A visual inspection for miscellaneous regulated waste materials that require separate handling and disposal prior to disturbance during building demolition was also performed as part of this survey.

E. Results

E.1. Asbestos

E.1.a. Asbestos-Containing Materials

The following is a summary of building materials found or assumed to contain greater than one percent asbestos (ACM by regulatory definition):

Confirmed Asbestos-Containing Materials	
Mastic associated with 12-inch by 12-inch floor tile (tan with tan fleck)	Residual material in pipe penetration (tan fibrous)

Suspect homogeneous materials identified and subsequently sampled for asbestos content during the survey that contain greater than one percent asbestos (ACM by regulatory definition) are listed in Table 1 and the laboratory analytical report and associated Chain of Custody provided in Appendix A. Figure 1 includes the locations of the bulk samples collected as part of this survey.

E.1.b. Non-Asbestos-Containing Materials

Suspect homogeneous materials identified and subsequently sampled for asbestos content during the survey that were found to contain no asbestos or contain one percent or less asbestos (non-ACM by regulatory definition) are listed in the Table 1 and the laboratory analytical report and associated Chain of Custody provided in Appendix A.

E.2. Miscellaneous Regulated Waste

Refer to Table 3 for a summary of items and estimated quantities documented at the Site.

F. Discussion

F.1. Asbestos

According to EPA 40 CFR Part 61 National Emission Standard for Hazardous Air Pollutants (NESHAPs) ACM must be the identified and classified according to friability prior to planned demolition or renovation activity.

Regulated asbestos-containing material (RACM) means a friable asbestos material, Category I non-friable ACM that has become friable, Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or Category II non-friable ACM that has a high potential of becoming or has become crumbled, pulverized, or reduced to powder by forces expected to act on the material in the course of demolition or renovation operations regulated by the subpart.

These categories are shown on Table 1 for each material. State and federal regulations manage these categories differently when regulating disturbance and abatement activities; ACMs can vary in relative hazard for this reason.

F.1.a. Regulated Asbestos-Containing Material

RACM was identified at the building included as part of this survey. All friable ACM is considered RACM, along with Category I and Category II non-friable ACM that has become or has a high probability of becoming friable. RACM must be maintained in good condition. If demolition or renovation will disturb RACM, it must be removed prior to disturbance.

F.1.b. Category II Non-Friable Asbestos-Containing Materials

Category II non-friable ACMs were identified at the building included as part of this survey. Category II non-friable ACMs are all other non-friable materials other than Category I non-friable ACMs that contain more than 1% asbestos. Refer to Table I for each material location. Category II non-friable ACMs are not considered a hazard unless they are cut, drilled, sanded, or otherwise abraded. Category II non-friable ACMs must be assessed on a material-by-material basis and considering the characteristics of the material and the anticipated removal method or disturbance to evaluate the probability of them becoming friable during renovation or demolition activities.

F.2. Miscellaneous Regulated Waste

In the case of building demolition, any of the miscellaneous regulated waste items listed on Table 3 that will be disturbed, must be removed prior to disturbance, and must be recycled or disposed of in accordance with state and federal guidelines.

G. Inspector Certification

I, the undersigned, do hereby certify that I am an accredited Asbestos Inspector in the State of Minnesota. A photocopy of my current asbestos inspector certificate is attached in Appendix B.

Signature:  _____ Date: February 7, 2025
Shawn Cazett
Environmental Scientist
Minnesota Department of Health Asbestos Inspector No: AI10276

Tables

Asbestos Building Survey Results

Client: City of Grand Rapids
Location: Former ISD 318 Administrative Building - 820 NW 1st Avenue Grand Rapids, Minnesota
Date of Survey: January 15-16, 2025
Project: B2411385

ACBM Location		ACBM Characteristics						
Homogeneous Area	Functional Space	Homogeneous Material Description	Ref. Client Sample No.	Asbestos Content (%) ¹	ACBM Type	Category ²	Estimated Quantity, Units ³	Material Condition ⁴
North classrooms	Rooms 130-150	Drywall/joint compound	1	ND	---	---	Throughout	G
North classrooms	Rooms 130-150	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	2,400 Ft ²	G
North classrooms	Rooms 130-150	Vinyl baseboard (gray) with adhesive (tan)	3	ND	---	---	175 LF	G
North classrooms	Rooms 130-150	12-inch by 12-inch floor tile (gray with gray fleck) with adhesive (tan)	4	ND	---	---	250 Ft ²	G
North classrooms	Rooms 130-150	12-inch by 12-inch floor tile (blue with blue fleck) with adhesive (tan)	5	ND	---	---	20 Ft ²	G
North classrooms	Rooms 130-150	Carpet adhesive (tan)	6	ND	---	---	1,875 Ft ²	G
North classrooms	Rooms 130-150	Fire door insulation (white fibrous)	7	ND	---	---	1 EA	G
North classrooms	Rooms 130-150	12-inch by 12-inch floor tile (white with multi-color specks) with adhesive (tan)	8	ND	---	---	310 Ft ²	G
North classrooms	Rooms 130-150	12-inch by 12-inch floor tile (white with gray fleck) with adhesive (tan)	9	ND	---	---	110 Ft ²	G
North classrooms	Rooms 130-151	Sink undercoating (gray)	10	ND	---	---	1 EA	G
North classrooms	Room 155B	Drywall/joint compound	1	ND	---	---	Throughout	G
North classrooms	Room 155B	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	590 Ft ²	G
North classrooms	Room 155B	Carpet adhesive (tan)	6	ND	---	---	590 Ft ²	G
North classrooms	Rooms 160-165A	Drywall/joint compound	1	ND	---	---	Throughout	G
North classrooms	Rooms 160-165A	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	3,170 Ft ²	G
North classrooms	Rooms 160-165A	Carpet adhesive (tan)	6	ND	---	---	3,170 Ft ²	G
North classrooms	Rooms 160-165A	12-inch by 12-inch floor tile (tan with tan fleck)	11	7% (Mastic only)	Misc.	Cat. II	35 Ft²	G
North classrooms	Rooms 160-165A	1-inch to 6-inch pipe insulation (fiberglass)	12	ND	---	---	Throughout	G
South central classrooms	170B, 175B, 190, and 162	Drywall/joint compound	1	ND	---	---	Throughout	G
South central classrooms	170B, 175B, 190, and 162	12-inch by 12-inch floor tile (light blue with blue fleck)	13	ND	---	---	2,150 Ft ²	G
South central classrooms	170B, 175B, 190, and 162	Vinyl baseboard (red) with adhesive (tan)	14	ND	---	---	150 LF	G
South central classrooms	170B, 175B, 190, and 162	2-foot by 2-foot ceiling panel (rough texture)	15	ND	---	---	1,600 Ft ²	G

ACBM Location		ACBM Characteristics						
Homogeneous Area	Functional Space	Homogeneous Material Description	Ref. Client Sample No.	Asbestos Content (%) ¹	ACBM Type	Category ²	Estimated Quantity, Units ³	Material Condition ⁴
South central classrooms	170B, 175B,190, and 162	12-inch by 12-inch floor tile (red white and dark blue fleck) accent tiles	16	ND	---	---	350 Ft ²	G
South central classrooms	170B, 175B,190, and 162	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	1,500 Ft ²	G
South central classrooms	170B, 175B,190, and 162	Sink undercoating (gray)	10	ND	---	---	3 EA	G
South central classrooms	170B, 175B,190, and 162	Epoxy flooring (blue)	17	ND	---	---	40 Ft ²	G
Southeast classrooms	Rooms 160,161,194,187-193	Drywall/joint compound	1	ND	---	---	Throughout	G
Southeast classrooms	Rooms 160,161,194,187-193	12-inch by 12-inch floor tile (light blue with blue fleck)	13	ND	---	---	1,850 Ft ²	G
Southeast classrooms	Rooms 160,161,194,187-193	Vinyl baseboard (red) with adhesive (tan)	14	ND	---	---	170 LF	G
Southeast classrooms	Rooms 160,161,194,187-193	2-foot by 2-foot ceiling panel (rough texture)	15	ND	---	---	3,100 Ft ²	G
Southeast classrooms	Rooms 160,161,194,187-193	12-inch by 12-inch floor tile (red white and dark blue fleck) accent tiles	16	ND	---	---	200 Ft ²	G
Southeast classrooms	Rooms 160,161,194,187-193	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	3,100 Ft ²	G
Southeast classrooms	Rooms 160,161,194,187-193	Sink undercoating (gray)	10	ND	---	---	4 EA	G
Southeast classrooms	Rooms 160,161,194,187-193	Epoxy flooring (blue)	17	ND	---	---	40 Ft ²	G
Southeast classrooms	Hallway	Drywall/joint compound	1	ND	---	---	Throughout	G
Southeast classrooms	Hallway	12-inch by 12-inch floor tile (light blue with blue fleck)	13	ND	---	---	1,200 Ft ²	G
Southeast classrooms	Hallway	Vinyl baseboard (red) with adhesive (tan)	14	ND	---	---	170 LF	G
Southeast classrooms	Hallway	12-inch by 12-inch floor tile (red white and dark blue fleck) accent tiles	16	ND	---	---	100 Ft ²	G
Central Mechanical Room	---	Fire door insulation (white fibrous)	7	ND	---	---	2 EA	G
Central Mechanical Room	---	1-inch to 6-inch pipe insulation (fiberglass)	12	ND	---	---	Throughout	G
Central Mechanical Room	---	Drywall/joint compound	1	ND	---	---	Throughout	G
Main Office	Rooms 110,120	Drywall/joint compound (pink)	18	ND	---	---	Throughout	G
Main Office	Rooms 110,120	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	2,400 Ft ²	G
Main Office	Rooms 110,120	Vinyl baseboard (brown) with adhesive (tan)	19	ND	---	---	130 LF	G

ACBM Location		ACBM Characteristics						
Homogeneous Area	Functional Space	Homogeneous Material Description	Ref. Client Sample No.	Asbestos Content (%) ¹	ACBM Type	Category ²	Estimated Quantity, Units ³	Material Condition ⁴
Main Office	Rooms 110,120	Carpet adhesive (tan)	6	ND	---	---	1,850 Ft ²	G
Main Office	Rooms 110,120	12-inch by 12-inch floor tile (tan with tan fleck)	11	7% (Mastic only)	Misc.	Cat. II	570 Ft²	G
Main Office	Rooms 110,120	Adhesive (tan) associated with the countertop	20	ND	---	---	250 Ft ²	G
Main Office	Rooms 110,120	Sink undercoating (gray)	10	ND	---	---	1 EA	G
Southwest offices	Rooms 115 and 105	Drywall/joint compound (pink)	18	ND	---	---	Throughout	G
Southwest offices	Rooms 115 and 105	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	3,250 Ft ²	G
Southwest offices	Rooms 115 and 105	Vinyl baseboard (brown) with adhesive (tan)	19	ND	---	---	180 LF	G
Southwest offices	Rooms 115 and 105	Carpet adhesive (tan)	6	ND	---	---	3,100 Ft ²	G
Southwest offices	Rooms 115 and 105	12-inch by 12-inch floor tile (tan with tan fleck)	11	7% (Mastic only)	Misc.	Cat. II	110 Ft²	G
Southwest offices	Rooms 115 and 105	Adhesive (tan) associated with the countertop	20	ND	---	---	100 Ft ²	G
Southwest offices	Rooms 115 and 105	Sink undercoating (gray)	10	ND	---	---	1 EA	G
Main Hallways	---	Drywall/joint compound	1	ND	---	---	Throughout	G
Main Hallways	---	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	3,400 Ft ²	G
Main Hallways	---	Vinyl baseboard (gray) with adhesive (tan)	3	ND	---	---	375 LF	G
Main Hallways	---	12-inch by 12-inch floor tile (gray with gray fleck) with adhesive (tan)	4	ND	---	---	3,000 Ft ²	G
Main Hallways	---	12-inch by 12-inch floor tile (blue with blue fleck) with adhesive (tan)	5	ND	---	---	100 Ft ²	G
Main Hallways	---	Carpet adhesive (tan)	6	ND	---	---	340 Ft ²	G
Main Hallways	---	4-inch by 4-inch Ceramic floor tile (tan) with grout and bedding	21	ND	---	---	400 Ft ²	G
Main hallway restrooms	---	Drywall/joint compound	1	ND	---	---	Throughout	G
Main hallway restrooms	---	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	400 Ft ²	G
Main hallway restrooms	---	2-inch to 2-inch ceramic floor tile (brown) with grout and bedding	22	ND	---	---	480 Ft ²	G
Main hallway restrooms	---	3-inch by 3-inch ceramic wall tile (white) with grout	23	ND	---	---	550 Ft ²	G
Custodial room and kitchen	---	Drywall/joint compound	1	ND	---	---	Throughout	G
Custodial room and kitchen	---	2-foot by 2-foot ceiling panel (pocked with pinhole)	2	ND	---	---	130 Ft ²	G
Custodial room and kitchen	---	1-inch to 1-inch ceramic floor tile (brown multi-color) with grout and bedding	24	ND	---	---	130 Ft ²	G

ACBM Location		ACBM Characteristics						
Homogeneous Area	Functional Space	Homogeneous Material Description	Ref. Client Sample No.	Asbestos Content (%) ¹	ACBM Type	Category ²	Estimated Quantity, Units ³	Material Condition ⁴
Custodial room and kitchen	---	3-inch by 3-inch ceramic wall tile (pink) with grout	25	ND	---	---	250 Ft ²	G
Custodial room and kitchen	---	Adhesive (tan) associated with fiberglass wall panel	26	ND	---	---	450 Ft ²	G
Basement and tunnels	---	1-inch to 6-inch pipe insulation (fiberglass)	27	ND	---	---	Throughout	G
Basement and tunnels	---	Firestop Caulk (red)	28	ND	---	---	Throughout	G
Basement and tunnels	---	Residual material in pipe penetration (tan fibrous)	29	15%	TSI	F	1 Ft² observed	G
Entire building	---	Roof deck insulation material (fiberglass with tar)	30	ND	---	---	28,000 Ft ²	G
Exterior	---	Roof base material	31	ND	---	---	28,000 Ft ²	G
Exterior	---	Rubberized material on roof vents	32	ND	---	---	125 Ft ²	G
Exterior	---	Wall paneling (cementitious material)	33	ND	---	---	2400 Ft ²	G
Exterior	---	Caulking associated with Window systems (gray)	34	ND	---	---	21 Wind. 22 LF/Wind.	G
Exterior	---	Caulking associated with door systems (gray)	35	ND	---	---	4 Doors 18 LF/Door	G
Exterior	---	Caulking associated with expansion joint (gray)	36	ND	---	---	150 LF est.	G

1. Asbestos Content

- Asbestos content is indicated as an approximate percent by area.
- ND = None Detected
- NA = Not Analyzed
- "<" = less than

3. Units

- Ft² = square feet
- LF = linear feet
- EA = each

2. RACM Category

- F = Friable ACM
- Cat. I = Category I non-friable ACM
- Cat. II = Category II non-friable ACM

4. Condition of ACM:

- G = Good/Not Damaged
- D= Damaged
- SD= Significantly Damaged

Client: City of Grand Rapids
Location: Former ISD 318 Administrative Building - 820 NW 1st Avenue Grand Rapids, Minnesota
Date of Survey: January 15-16, 2025
Project: B2411385

Sample I.D. No.	Room/Area	Component Description			Results (mg/cm ²)	Paint Condition ¹
1	Pre Calibration	Surface			1.1	---
2	Pre Calibration	Buried			1.1	---
3	Pre Calibration	Surface			1.0	---
4	Main Hallway	Brown	Metal	Door frame	0.00	G
5	Main Hallway	Brown	Metal	Window frame	0.00	G
6	Main Hallway	White	Drywall	Wall	0.00	G
7	Main Hallway	White	Drywall	Wall	0.00	G
8	Main Hallway	Tan	Drywall	Wall	0.00	G
9	Main Hallway	Gray	Block	Wall	0.00	G
10	Main Hallway	Gray	Block	Wall	0.00	G
11	Main Hallway	Gray	Block	Wall	0.00	G
12	Main Hallway	Gray	Block	Wall	0.00	G
13	Main Hallway	Gray	Block	Wall	0.00	G
14	Classrooms	White	Drywall	Wall	0.00	G
15	Classrooms	White	Drywall	Wall	0.00	G
16	Classrooms	White	Drywall	Wall	0.00	G
17	Basement	Green	Block	Wall	0.00	G
18	Basement	Green	Block	Wall	0.00	G
19	Basement	Green	Block	Wall	0.00	G
20	Basement	Green	Concrete	Wall	0.00	G
21	Basement	Green	Concrete	Wall	0.00	G
22	Basement	Green	Concrete	Wall	0.00	G
23	Basement	Green	Concrete	Wall	0.00	G
24	Basement	Green	Concrete	Column	0.00	G
25	Basement	Green	Concrete	Column	0.00	G
26	Basement	Gray	Concrete	Stairs	0.00	G
27	Basement	Gray	Concrete	Floor	0.00	G
28	Basement	Gray	Metal	Handrail	0.00	G
29	Post Calibration	Surface			1.1	---
30	Post Calibration	Buried			1.1	---
31	Post Calibration	Surface			1.0	---

Notes:
mg/cm² = milligrams of lead per square centimeter of paint.
1 = Paint condition is either "G" for good or "P" for peeling.

Miscellaneous Regulated Waste

Client: City of Grand Rapids

Location: Former ISD 318 Administrative Building - 820 NW 1st Avenue Grand Rapids, Minnesota

Date of Survey: January 15-16, 2025

Project: B2411385

Mercury	QTY
Batteries	X
Elevator Control Panels	
Emergency Lighting Systems	1
Exit Signs	8
Security Systems and Alarms	1
Smoke Detectors	6

Lighting	QTY
Fluorescent Lights	1311
"Silent" Wall Switches	
High Intensity Discharge Lamps	
High Pressure Sodium	
Mercury Relays	
Mercury Vapor	
Metal Halide	
Neon	

Electrical	QTY
Electrical Panels	4
Fuses	
Motors	4
Pumps	2
Switch Gears	
Appliances (<i>must be recycled by an appliance recycler</i>)	

Chlorofluorocarbons (CFCs)	QTY
Central Air Conditioner	x
Chillers	
Dehumidifiers	
Fire Extinguishers	
Fire Suppression System	x
Food Display Cases	
Freezers	
Heat Pumps	
Refrigerators	
Roof-top Air Conditioner	x
Vending Machines	
Walk in Coolers	
Water Fountains	
Window Air Conditioner	
Polychlorinated Biphenyls (PCBs)	QTY
Capacitors	
Heat Transfer Equipment	
Light Ballasts	437
Transformers	
HVAC Systems/Boilers/Furnaces	QTY
Aquastats	
Firestats	
Gauges	
Manometer	
Space Heater Controls	1
Thermometers	4
Thermostats	4

Lead	QTY
Exit Signs	
Lead Flashing Molds	
Lead Ring Caps (Roof vent pipe)	
Lead-Acid Batteries	
Lead-lined X-ray Rooms	
Oils	QTY
Door Closers	2
Fuel Oil Tanks	
Grease	
Misc. containers (<i>drums, pails, etc.</i>):	
Motors	
Oil Storage Tanks	
Radioactive Material	QTY
Tritium Exit Signs	
X-ray Equipment	

Miscellaneous Materials	QTY
Aerosol spray cans	
Air Compressor	
Automotive Parts	
Clothes Dryer	
Clothes Washer	
Computer Equipment	4
Electronic Thermostats	6
Gasoline Containers	
Gasoline Tanks	
Meters	
Microwave oven	
Misc. Cleaning Supplies	
Misc. Lawn Equipment	
Overhead Garage Openers	1
Paint	
Paint Thinner	
Polyurethane	
Solid Waste	
Solvents	
Spray Paint	
Stains	
Stove/Oven	
Televisions	
Tires	
Water Heater	2
Water Softener	1

(All non-building components such as unattached carpet, files, books, trash, desks, chairs, etc. must be removed prior to demolition.)

Appendix A



EMSL Analytical, Inc.

3410 Winnetka Avenue North New Hope, MN 55427

Tel/Fax: (763) 449-4922 / (763) 449-4924

<http://www.EMSL.com> / minneapolislab@emsl.com

EMSL Order: 352500890

Customer ID: BRAU50

Customer PO: B2411385

Project ID:

Item 3.

Attention: Shawn Cazett
Braun Intertec
11001 Hampshire Avenue South
Bloomington, MN 55438

Phone: (952) 995-2000

Fax: (952) 995-2020

Received Date: 01/17/2025 5:11 PM

Analysis Date: 01/22/2025

Collected Date: 01/16/2025

Project: B2411385

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1-Drywall <small>352500890-0001</small>	North Classrooms - Rooms 130-150 - Drywall/joint compound	White Non-Fibrous Homogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
1-Joint Compound <small>352500890-0001A</small>	North Classrooms - Rooms 130-150 - Drywall/joint compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2 <small>352500890-0002</small>	North Classrooms - Rooms 130-150 - 2-foot by 2-foot ceiling panel (pocked with pinhole)	Beige Fibrous Homogeneous	35% Cellulose 30% Glass	30% Perlite 5% Non-fibrous (Other)	None Detected
3-Baseboard <small>352500890-0003</small>	North Classrooms - Rooms 130-150 - Vinyl baseboard (gray) with adhesive (tan)	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3-Adhesive <small>352500890-0003A</small>	North Classrooms - Rooms 130-150 - Vinyl baseboard (gray) with adhesive (tan)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
4-Floor Tile <small>352500890-0004</small>	North Classrooms - Rooms 130-150 - 12-inch by 12-inch floor tile (gray with gray fleck) with adhesive (tan)	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
4-Mastic <small>352500890-0004A</small>	North Classrooms - Rooms 130-150 - 12-inch by 12-inch floor tile (gray with gray fleck) with adhesive (tan)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5-Floor Tile <small>352500890-0005</small>	North Classrooms - Rooms 130-150 - 12-inch by 12-inch floor tile (blue with blue fleck) with adhesive (tan)	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5-Mastic <small>352500890-0005A</small>	North Classrooms - Rooms 130-150 - 12-inch by 12-inch floor tile (blue with blue fleck) with adhesive (tan)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
6 <small>352500890-0006</small>	North Classrooms - Rooms 130-150 - Carpet adhesive (tan)	Yellow/Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 01/22/2025 14:27:11



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EMSL Order: 352500890

Customer ID: BRAU50

Customer PO: B2411385

Project ID:

Item 3.

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
7 352500890-0007	North Classrooms - Rooms 130-150 - Firedoor insulation (white fibrous)	White Non-Fibrous Homogeneous	15% Cellulose	15% Mica 70% Non-fibrous (Other)	None Detected
8-Floor Tile 352500890-0008	North Classrooms - Rooms 130-150 - 12-inch by 12-inch floor tile (white with multi-color specks) with adhesive (tan)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8-Mastic 352500890-0008A	North Classrooms - Rooms 130-150 - 12-inch by 12-inch floor tile (white with multi-color specks) with adhesive (tan)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
9-Floor Tile 352500890-0009	North Classrooms - Rooms 130-150 - 12-inch by 12-inch floor tile (white with gray fleck) with adhesive (tan)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
9-Mastic 352500890-0009A	North Classrooms - Rooms 130-150 - 12-inch by 12-inch floor tile (white with gray fleck) with adhesive (tan)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
10 352500890-0010	North Classrooms - Rooms 130-150 - Sink undercoating (gray)	Gray Non-Fibrous Homogeneous	17% Cellulose	83% Non-fibrous (Other)	None Detected
11-Floor Tile 352500890-0011	North Classrooms - Rooms 160-165A - 12-inch by 12-inch floor tile (tan with tan fleck)	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
11-Mastic 352500890-0011A	North Classrooms - Rooms 160-165A - 12-inch by 12-inch floor tile (tan with tan fleck)	Black Non-Fibrous Homogeneous		93% Non-fibrous (Other)	7% Chrysotile
12-Insulation 352500890-0012	North Classrooms - Rooms 160-165A - 1-inch to 6-inch pipe insulation (fiberglass)	Yellow Fibrous Homogeneous	98% Glass	2% Non-fibrous (Other)	None Detected
12-Tar 352500890-0012A	North Classrooms - Rooms 160-165A - 1-inch to 6-inch pipe insulation (fiberglass)	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
13-Floor Tile 352500890-0013	South central classrooms - 170B, 175B, 190, and 162 - 12-inch by 12-inch floor tile (light blue with blue fleck)	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected



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Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
13-Mastic 352500890-0013A	South central classrooms - 170B, 175B, 190, and 162 - 12-inch by 12-inch floor tile (light blue with blue fleck)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-Baseboard 352500890-0014	South central classrooms - 170B, 175B, 190, and 162 - Vinyl baseboard (red) with adhesive (tan)	Purple Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
14-Adhesive 352500890-0014A	South central classrooms - 170B, 175B, 190, and 162 - Vinyl baseboard (red) with adhesive (tan)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
15 352500890-0015	South central classrooms - 170B, 175B, 190, and 162 - 2-foot by 2-foot ceiling panel (rough texture)	White Fibrous Homogeneous	90% Glass	10% Non-fibrous (Other)	None Detected
16-Blue Floor Tile 352500890-0016	South central classrooms - 170B, 175B, 190, and 162 - 12-inch by 12-inch floor tile (red white and dark blue fleck) accent tiles	Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
16-Purple Floor Tile 352500890-0016A	South central classrooms - 170B, 175B, 190, and 162 - 12-inch by 12-inch floor tile (red white and dark blue fleck) accent tiles	Purple Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
16-White Floor Tile 352500890-0016B	South central classrooms - 170B, 175B, 190, and 162 - 12-inch by 12-inch floor tile (red white and dark blue fleck) accent tiles	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
16-Mastic 352500890-0016C	South central classrooms - 170B, 175B, 190, and 162 - 12-inch by 12-inch floor tile (red white and dark blue fleck) accent tiles	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
17 352500890-0017	South central classrooms - 170B, 175B, 190, and 162 - Epoxy flooring (blue)	Blue/Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
18 352500890-0018 <i>Drywall only, no joint compound found on sample.</i>	Main Office - Rooms 110, 120 - Drywall/joint compound	Pink Non-Fibrous Homogeneous	4% Cellulose 2% Glass	94% Non-fibrous (Other)	None Detected
19-Baseboard 352500890-0019	Main Office - Rooms 110, 120 - Vinyl baseboard (brown) with adhesive (tan)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 01/22/2025 14:27:11



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EMSL Order: 352500890

Customer ID: BRAU50

Customer PO: B2411385

Project ID:

Item 3.

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
19-Adhesive 352500890-0019A	Main Office - Rooms 110,120 - Vinyl baseboard (brown) with adhesive (tan)	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
20 352500890-0020	Main Office - Rooms 110,120 - Adhesive (tan) associated with the countertop	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
21-Ceramic Tile 352500890-0021	Main Hallways - 4-inch by 4-inch Ceramic floor tile (tan) with grout and bedding	Orange Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
21-Grout 352500890-0021A	Main Hallways - 4-inch by 4-inch Ceramic floor tile (tan) with grout and bedding	Gray/Various Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
22-Ceramic Tile 352500890-0022	Main Restrooms - 2-inch to 2-inch ceramic floor tile (brown) with grout and bedding	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
22-Grout 352500890-0022A	Main Restrooms - 2-inch to 2-inch ceramic floor tile (brown) with grout and bedding	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
22-Bedding 352500890-0022B	Main Restrooms - 2-inch to 2-inch ceramic floor tile (brown) with grout and bedding	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
23-Ceramic Tile 352500890-0023	Main Restrooms - 3-inch by 3-inch ceramic wall tile (white) with grout	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
23-Adhesive 352500890-0023A	Main Restrooms - 3-inch by 3-inch ceramic wall tile (white) with grout	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
23-Grout 352500890-0023B	Main Restrooms - 3-inch by 3-inch ceramic wall tile (white) with grout	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
24-Ceramic Tile 352500890-0024	Custodial room and kitchen - 1-inch to 1-inch ceramic floor tile (brown multi-color) with grout and bedding	Brown/White/Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
24-Grout 352500890-0024A	Custodial room and kitchen - 1-inch to 1-inch ceramic floor tile (brown multi-color) with grout and bedding	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected



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Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
25-Ceramic Tile 352500890-0025	Custodial room and kitchen - 3-inch by 3-inch ceramic wall tile (pink) with grout	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25-Adhesive 352500890-0025A	Custodial room and kitchen - 3-inch by 3-inch ceramic wall tile (pink) with grout	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25-Grout 352500890-0025B	Custodial room and kitchen - 3-inch by 3-inch ceramic wall tile (pink) with grout	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
26 352500890-0026	Custodial room and kitchen - Adhesive (tan) associated with fiberglass wall panel	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
27-Insulation 352500890-0027	Basement and tunnels - 1-inch to 6-inch pipe insulation (fiberglass)	Yellow Fibrous Homogeneous	98% Glass	2% Non-fibrous (Other)	None Detected
27-Tar 352500890-0027A	Basement and tunnels - 1-inch to 6-inch pipe insulation (fiberglass)	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
28 352500890-0028	Basement and tunnels - Firestop caulk (red)	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
29 352500890-0029	Basement and tunnels - Residual material in pipe penetration (tan fibrous)	Tan Fibrous Homogeneous	15% Glass	70% Non-fibrous (Other)	15% Chrysotile
30-Insulation 352500890-0030	Entire building - Roof deck insulation material (fiberglass with tar)	Yellow Fibrous Homogeneous	98% Glass	2% Non-fibrous (Other)	None Detected
30-Tar 352500890-0030A	Entire building - Roof deck insulation material (fiberglass with tar)	Black Non-Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
31-Fibrous Layer 352500890-0031	Exterior - Roof base material	Tan Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
31-Rubber Membrane 352500890-0031A	Exterior - Roof base material	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
32 352500890-0032	Exterior - Ruberized material on roof vents	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
33 352500890-0033	Exterior - Wall paneling (cementitious material)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
34 352500890-0034	Exterior - Caulking associated with window systems	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
35 352500890-0035	Exterior - Caulking associated with door systems (gray)	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected



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Item 3.

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
36	Exterior - Caulking associated with expansion joint (gray)	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
352500890-0036					

Analyst(s)

Andrew Capaul (61)

Rachel Travis, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. New Hope, MN NVLAP Lab Code 200019-0; Colorado AL-24478

Initial report from: 01/22/2025 14:27:11



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Bulk Building Material Chain of Custody

EMSL Order Number (lab use only):

00890

EMSL Analytical, Inc. Item 3.
3410 Winnetka Avenue North

New Hope, MN 55427
Phone (763) 449-4922
Fax (763) 449-4924

Company Name : Braun Intertec		EMSL Customer ID: Brau50	
Street: 11001 Hampshire Avenue South		City: Bloomington	State or Province: MN
Zip/Postal Code: 55438	Country: US	Telephone #: 9529952000	Fax #:
Report To (Name): Shawn Cazett		Please Provide Results via: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
email Address: scazett@braunintertec.com		Purchase Order Number: N/A	
Client Project ID: B2411385		EMSL Project ID (internal use only):	
State or Province Collected: MN		CT only <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input type="checkbox"/> Same <input checked="" type="checkbox"/> Different - If bill to is different note instructions in comment. Third party billing requires written authorization from third party			
Turnaround Time (TAT) Options Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 32 Hour* <input type="checkbox"/> 48 Hour <input checked="" type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*32 Hour TAT available for select tests only; samples must be submitted by 11:30am. Please call ahead for large projects and/or turnaround times 6 hours or less.			
PLM - Bulk (reporting limit)		TEM - Bulk	
<input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%)		<input type="checkbox"/> TEM EPA NOB - EPA 600/R-93/116 Section 2.5.5.1	
<input type="checkbox"/> PLM EPA NOB (<1%)		<input type="checkbox"/> NY ELAP Method 198.4 non-friable - NY	
Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%)		<input type="checkbox"/> Chatfield Protocol (semi-quantitative)	
Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%)		<input type="checkbox"/> TEM % by Mass - EPA 600/R-93/116 Section 2.5.5.2	
<input type="checkbox"/> NIOSH 9002 (<1%)		<input type="checkbox"/> TEM Qualitative via Filtration Prep Technique	
<input type="checkbox"/> NY ELAP Method 198.1- friable - NY		<input type="checkbox"/> TEM Qualitative via Drop Mount Prep Technique	
<input type="checkbox"/> NY ELAP Method 198.6 NOB- non-friable - NY		Other tests (please specify)	
<input type="checkbox"/> NY ELAP Method 198.8- Vermiculite Surfacing Material		<input type="checkbox"/>	
<input type="checkbox"/> OSHA ID-191 Modified			
<input type="checkbox"/> EMSL Standard Addition Method			
<input type="checkbox"/> Positive Stop - Clearly Identify Homogenous Areas (HA)		Date Sampled: 1/16/25	
Sampler's Name: Shawn Cazett (AI10276)		Sampler's Signature:	
Sample #	HA #	Sample Location	Material Description
		See table II	
Client Sample # (s): -		Total # of Samples:	
Relinquished by (Client): Shawn C.		Date: 1/17/25	Time: 2:30
Received by (Lab):		Date: 1/17/25	Time: 4:00 PM WS
Comments/Special Instructions: If any sample is detected <1%, call for direction with respect to Point Counting for samples reported as <1% SR/JC-Test report all layers plus composite. *** do not send to other labs without approval***			

Appendix B

Certificate No: 5LM06032401IR

Expiration Date: June 3, 2025

This is to certify that

Shawn J. Cazett

has attended and successfully completed an

**ASBESTOS INSPECTOR
REFRESHER TRAINING COURSE**

permitted by

the State of Minnesota under Minnesota Rules 4620.3702 to 4620.3722

and meets the requirements of

Section 206 of Title II of the Toxic Substances Control Act (TSCA)

conducted by

Lake States Environmental, Ltd.

Attended Remotely on June 3, 2024

Examination Date: June 3, 2024

ASBESTOS INSPECTOR



Certified by:
State of Minnesota
Department of Health
Expires: 06/03/2025

Shawn J. Cazett
6540 154th Ln NW
Ramsey, MN 55303

Director, Env. Health Div.

No. AI10276

Issued: 07/02/2024

Lake States Environmental, Ltd.
P. O. Box 645, Rice Lake, WI 54868
www.lakestates.com
(800) 254-9811

Training Instructor

DO NOT DISTURB EXISTING LIGHTING UNITS

9TH STREET NW

REMOVE CONCRETE PAVEMENT (TYPICAL)

SAWING BITUMINOUS PAVEMENT (FULL DEPTH) (TYPICAL)

REMOVE BITUMINOUS PAVEMENT (TYPICAL)

1ST AVENUE NW

DO NOT DISTURB RAIN GARDEN

REMOVE CURB & GUTTER (TYPICAL)

PROPOSED LOT LINE (TYPICAL)

PLAYGROUND EQUIPMENT REMOVAL (BY OTHERS)

BUILDING, BASEMENT, AND TUNNEL TO BE DEMOLISHED

REMOVE SEWER PIPE (SANITARY))

REMOVE WATER SERVICE PIPE (INCLUDES REMOVING CURB STOP BOX)

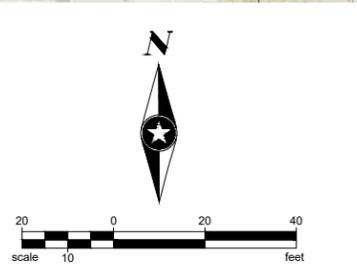
POKEGAMA AVENUE N

SAWING CONCRETE PAVEMENT (FULL DEPTH) (TYPICAL)

CLEAR AND GRUB TREE (TYPICAL)

DO NOT DISTURB EXISTING FENCE

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SEH PROJECT NO. GREDA183147
DATE: 3/4/25

**REMOVAL EXHIBIT - OPTION 4
ISD 318 ADMIN BUILDING SITE
GRAND RAPIDS, MINNESOTA**

9TH STREET NW

1ST AVENUE NW

POKEGAMA AVENUE N

PROPOSED 1" CORPORATION STOP (TYPICAL)

PROPOSED CONCRETE CURB & GUTTER DES B618 (TYPICAL)

PROPOSED SANITARY SERVICE (TYPICAL)

PROPOSED WATER SERVICE (CONNECTED TO EXISTING 1" COPPER SERVICE)

CONNECT TO EXISTING 8" PVC SANITARY SEWER

PROPOSED LOT LINE (TYPICAL)

PROPOSED UTILITY EASEMENT (TYPICAL)

PROPOSED WATER SERVICE (CONNECTED TO EXISTING 6" WATER MAIN)

DO NOT DISTURB EXISTING RAIN GARDEN

PROPOSED 8" PVC PIPE SEWER (TYPICAL)

PROPOSED HYDRANT CONNECT TO EXISTING WATER MAIN (PLACED ON EXISTING 6" WATER MAIN)

PROPOSED WATER SERVICE (CONNECTED TO EXISTING 6" WATER MAIN)

PROPOSED BITUMINOUS PATCH SPECIAL 1 (TYPICAL)

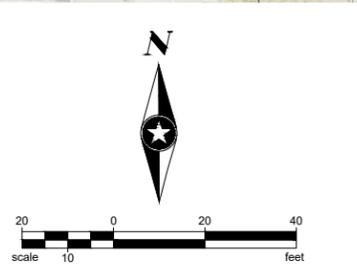
PROPOSED 4" CONCRETE WALK (TYPICAL)

PROPOSED WATER SERVICE (TYPICAL)

PROPOSED SANITARY MANHOLE (TYPICAL)

PROPOSED WATER SERVICE (CONNECTED TO EXISTING 6" WATER MAIN)

TEMPORARY STABILIZATION (DISPLAY PURPOSES ONLY)



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	PROJECT NO. GREDA183147	PROPOSED IMPROVEMENTS EXHIBIT OPTION 4 ISD 318 ADMIN BUILDING SITE GRAND RAPIDS, MINNESOTA	FIGURE NO. 61
	DATE: 3/4/25		



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

Sources and Uses

Uses	Budget	IRRR	City TIF	City Housing Allotment	HRA	GRPUC	Blandin	Total
Site Acquisition	\$ 80,000				\$ 80,000			\$ 80,000
Demolition	\$ 350,000	\$ 225,000		\$ 125,000				\$ 350,000
Engineering/Platting	\$ 175,000	\$ 50,000	\$ 70,000	\$ 55,000				\$ 175,000
Utility Services	\$ 440,400	\$ 125,000				\$ 180,400	\$ 135,000	\$ 440,400
Contingency	\$ 80,000		\$ 23,000			\$ 57,000		\$ 80,000
	\$ 1,125,400	\$ 400,000	\$ 93,000	\$ 180,000	\$ 80,000	\$ 237,400	\$ 135,000	\$ 1,125,400

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