CITY OF GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Proposal for Professional Engineering Services

BLANDIN BEACH SITE IMPROVEMENTS

BOLTON & MENK
Real People. Real Solutions.

CONTACT

Kory Johnson, PE
218-259-6323
kory.johnson@bolton-menk.com

LOCATION

506 NW 2nd Avenue
Grand Rapids, MN 55744
218-571-4347 | Bolton-Menk.com

DATE

November 5, 2026



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Matt Wegwerth, P.E.
Public Works Director/City Engineer
City of Grand Rapids
420 North Pokegama Avenue
Grand Rapids, MN 55744

RE: Proposal for Professional Engineering Services Blandin Beach Site Improvements

As one of Bolton & Menk's principal owners, Jason Femrite is fully authorized to negotiate binding commitments for the firm. He has reviewed the following proposal and cost proposal and approves its submission to the City of Grand Rapids.

This proposal shall remain valid for a period of 90 days from the date of submittal.

Dear Matt,

The City of Grand Rapids has initiated the Blandin Beach Site Improvements project to enhance this important community recreation area with a new splash pad, pavilion, restroom facility, sand volleyball court, accessible walks, utilities, and improved parking and accessibility. This project will require thoughtful coordination among the City, feature consultants, contractors, and other stakeholders to successfully integrate the various site improvements while maintaining schedule and budget. 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 Blandin Beach Site Improvements.

Keeping the Project on Schedule – Keeping the Blandin Beach Site Improvements on schedule will require proactive coordination among the City, feature consultants, contractors, and other project partners. Bolton & Menk will focus on clear communication and timely coordination throughout design and construction to keep interconnected improvements moving forward and minimize delays. A well-coordinated construction schedule will also help streamline full-time observation needs and support efficient project delivery.

Seamless Coordination – With multiple disciplines, feature consultants, and stakeholders involved, strong coordination will be essential to the success of the Blandin Beach Site Improvements. Bolton & Menk will provide a central point of coordination, maintain clear communication, and align design efforts so each project element works together seamlessly and potential conflicts are addressed early.

Local, Invested Project Team – Our established presence in Grand Rapids gives our team valuable familiarity with the City and the community it serves. Bolton & Menk's local staff will pair that knowledge with multidisciplinary expertise in municipal engineering, surveying, landscape architecture, utilities, and site design to support the Blandin Beach Site Improvements. This integrated approach provides responsive communication, efficient coordination, and solutions tailored to the City's goals for a functional, accessible, and welcoming recreational space.

In continued service to the City of Grand Rapids, we are excited at the opportunity to complete the Blandin Beach Site Improvements. I will serve as principal-in-charge and Kory Johnson will serve as your lead contact. Please contact him at 218-259-6323 or kory.johnson@bolton-menk.com if you have any questions regarding our proposal.

Respectfully submitted,
Bolton & Menk, Inc.

Jason Femrite, PE
Principal-in-Charge

Kory Johnson, PE
Project Manager





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GENERAL INFORMATION



Our commitment to communities began in 1949, serving the needs of municipal clients. 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 has more than 1,250 multiregional employees including a professional staff of more than 400 engineers, planners, landscape architects, and surveyors.

We have been successfully serving communities for more than 75 years. We are committed to helping each community prosper in its own way, at its own rate. Our dedicated team of professionals allow us to provide a full complement of services to every community— as much or as little as you need. Contrary to many of our competitors, we are not simply project engineers. We don't disappear between projects. We are long-term investors in the City of Grand Rapids.

We opened locations in Grand Rapids and Hibbing in 2023, following the opening of our Hermantown location in 2017, and added an office in Mountain Iron in 2025, further solidifying our presence in the Arrowhead. We currently provide services to several area communities and counties, including Aurora, Bovey, Calumet, Duluth, Eveleth, Hermantown, Hibbing Public Utilities, Hoyt Lakes, Grand Rapids, Itasca County, Lake County, Marble, Meadowlands, Mountain Iron, Silver Bay, St. Louis County, Taconite, and Two Harbors. Our team provides the perfect balance of local and regional expertise that we are excited to continue bringing to Grand Rapids.

EMPLOYEE COUNT

311	Civil Engineers
145	Transportation Engineers and Planners
17	Structural Engineers
19	Aviation Engineers and Planners
47	Water/Wastewater Engineers
60	Water Resources Engineers
19	Natural Resources Specialists
44	Land Surveyors
90	Survey Technicians
73	CADD Technicians
72	Construction Inspectors
35	GIS Specialists
10	Architects
26	Urban/Regional Planners
60	Landscape Architects
5	Community Outreach Specialists
8	Communication Specialists
15	Visual Communications Specialists
9	Funding Specialists
165	Corporate/Administrative

SOLUTIONS PROVIDED

- **Civil/Municipal Planning and Engineering**
- Project Funding Support
- Structural Services
- Community and Area Planning
- Urban Design and Landscape Architecture
- Transportation Planning and Engineering
- Architectural and Building Services
- Aviation Services
- Water Resources Engineering
- Environmental Planning and Permitting
- Water and Wastewater Engineering
- Construction Administration and Inspection
- Land Surveying
- Geographic Information Systems
- Engagement Services
- Visual Communications

PROJECT UNDERSTANDING

The City of Grand Rapids is seeking a qualified engineering partner to plan, design, and support construction of the Blandin Beach Site Improvements. The project is intended to replace aging and obsolete infrastructure at Blandin Beach Park, which is the City's only public swimming beach and primary waterfront recreation area.

The project will restore full functionality to a high-demand community asset and prepare the park for the anticipated neighborhood growth associated with reinvestment in the adjacent 10th Avenue Node, as identified in the Highway 2 Land Use and Development Study. By modernizing infrastructure and enhancing the site, the project ensures that Blandin Beach Park can continue to serve residents of all ages and abilities with safe, high-quality waterfront recreation for decades to come.

The scope of the selected engineering consultant will include design for the demolition of the existing beach house, which has been closed for over a decade. The beach house will be replaced with a new Americans with Disabilities Act (ADA)-compliant restroom/shelter facility to serve beach and splash pad users. The engineering consultant will support the new restroom/shelter by providing design of water and sewer utilities, utility site permitting, site integration, and grading plan in coordination with feature consultant for subgrade preparation and finished floor elevations.



The project also includes a new 60-foot by 30-foot pavilion with accessible picnic tables. The pavilion is intended to host community programs, concerts, and special events and may also be reserved by the public. The engineering consultant will support the new pavilion by providing grading plan design in coordination with feature consultant for subgrade preparation and finished floor elevations.

In addition to the pavilion, the project includes the construction of a new 36-foot by 62-foot sand volleyball court for structured and informal recreation for teens and adults. The scope of the selected engineering consultant will include design of the volleyball court, including grading plan, drainage, playing surface, and equipment.

A new 2,400-square-foot zero-depth splash pad will be constructed utilizing modern water management technology designed to operate efficiently and minimize unnecessary water use. The splash pad will be supplied with water from a new well. The splash pad discharge will be directed through native vegetated drainage areas to reduce erosion and sediment discharge into Forest Lake. The engineering consultant will support the new splash pad by providing discharge drainage channel design, site integration, and a grading plan in coordination with feature consultants for subgrade preparation and finished floor elevations.

ADA-compliant access is a key feature of the park improvements. The engineering consultant will provide design for demolition of the existing walks and construction of new ADA-compliant walks throughout the park, connecting the newly proposed features to the existing playground and beach areas. Additionally, a new 6-foot sidewalk will be installed along the 10th Avenue NW parking area.

The engineering consultant will provide design for street improvements along 10th Avenue NW, including new curb and gutter bump-outs with ADA-accessible ramps, and new parking spaces to support the park improvements.

The engineering consultant will provide design for lighting layout to support the park for all hours of operation.

Construction is anticipated to begin in May 2027, with professional services starting in November 2026 and extending through warranty inspection and preparation of record drawings. The scope of professional services includes topographic survey, plans and specifications, permit applications, coordination of feature consultants, bidding, construction observation services, warranty inspection, and record drawings.

The City of Grand Rapids will contract directly with a feature consultant by January 1, 2027, for the design and installation of the splash pad, pavilion, and restroom/shelter.

The City will also contract directly with a well driller to install the well serving the splash pad and with a geotechnical consultant to provide soil borings and materials testing as required.

Bolton & Menk will coordinate, schedule, and direct the geotechnical consultant as needed throughout the project.

Overall, Bolton & Menk understands that the City is seeking a firm with demonstrated experience delivering complex municipal infrastructure projects that require technical expertise and disciplined construction management. We are committed to delivering a project that meets City standards, remains within budget, and supports the long-term functionality and vitality of Blandin Beach Park.



PROJECT APPROACH

PROJECT COORDINATION AND MANAGEMENT

Successful delivery of the Blandin Beach Park Improvements will depend on proactive coordination, clear communication, and effective project management from project initiation through completion. Bolton & Menk will serve as the City's partner, working closely with city staff to establish roles, communication protocols, decision-making processes, and schedule expectations at the outset of the project. Coordination will extend across city departments, regulatory agencies, utility providers, feature consultant, and contractors to ensure that design decisions and construction activities are aligned with project goals, funding requirements, and operational needs. Through regular meetings, clear documentation, and responsive communication, we will actively manage scope, schedule, and budget while minimizing risk and disruption. We propose the following tasks to complete the Blandin Beach Improvements Project.

TASK 1: TOPOGRAPHIC SURVEY

Bolton & Menk will perform a comprehensive topographic survey of the Blandin Beach Park project area to support accurate and coordinated design of park and street improvements. The survey will capture existing right-of-way limits, existing surface features, utilities, structures, pavement limits, curb lines, landscaping, and other relevant improvements. All survey work will be coordinated with available record drawings and mapping provided by the City.





TASK 2: DESIGN

Bolton & Menk will prepare a detailed design of the proposed improvements in accordance with the City of Grand Rapids design standards and all applicable federal and state laws, rules, and regulations.

Our team envisions biweekly correspondence to ensure the City of Grand Rapids' input on the design is included throughout the process. We intend to submit final design plans, specifications, and an engineer's estimate for review at the following stages of completion:

- **60% Plan Review** – Submittal to include existing conditions, proposed removals, demolition plan, grading plan, lighting plan, street construction plan, utility plans and details, and preliminary cost estimate
- **95% Plan Review** – Submittal of final design plans, project proposal and specifications, and engineer's estimate for approval and signatures

Our team will work closely with city staff, feature consultant, and regulatory agencies to ensure permit applications are completed accurately and submitted in a timely manner to support the project schedule. We will coordinate directly with the applicable reviewing agencies, respond to review comments, and provide any necessary design revisions required for permit approval.

Key permitting activities are anticipated to include:

- Prepare and submit a Minnesota Department of Labor and Industry (DLI) permit application for site plumbing installations associated with the restroom facility and splash pad infrastructure

TASK 3: SITE FEATURE CONSULTANT COORDINATION

The City of Grand Rapids will retain a feature consultant responsible for the design and installation of key site features within the Blandin Beach Park Improvements project. This begins with design coordination related to the size and location of utilities for the key features, drainage requirements, subgrade requirements, and final grade finished floor elevations. Bolton & Menk will coordinate with the feature consultant to ensure a seamless transition from the general site construction to key site feature construction.

Our team recognizes that successful delivery of this project depends on proactive communication, clearly defined responsibilities, and continuous coordination among all project participants.

TASK 4: CONTRACT BIDDING AND AWARD

Bolton & Menk will prepare and assemble bidding documents, including project specifications, instructions to bidders, bid proposal form, and any necessary labor/wage requirements. Our project manager will perform the following bid administration responsibilities:

- Issue project for bid
- Issue addenda (as needed)
- Issue notification of award

We will prepare the bid advertisement documentation, bidding documents (project manual), final contract documents, and bid abstract to support the project through the bidding and contract award process.

TASK 5: CONSTRUCTION INSPECTION AND MANAGEMENT

Bolton & Menk will perform construction administration, including construction staking, project management, and full time observation on behalf of the City of Grand Rapids.

We will complete the necessary field staking to facilitate construction activities. Our survey crews will provide construction staking for the following features:

- Vertical control
- Construction limits
- Grading
- Proposed utilities
- Miscellaneous infrastructure features

Kory Johnson will oversee all construction management and construction observation services, serving as the City's primary point of contact and proactively managing risk related to scope, schedule, budget, utilities, and park access. Responsibilities include managing observation staff, administering contract documents, hosting a pre-construction meeting, reviewing pay applications and change orders, ensuring prevailing wage compliance, providing monthly progress updates for council meetings, and leading construction meetings to resolve issues early and protect the City's interests.

Bolton & Menk will provide the necessary staff to serve as construction project representatives (CPR) to assist the project manager with construction administration and perform daily observation of the contractor's work. The CPRs will be on-site full time throughout all stages of construction to observe and review the quality of work.



Our proposed CPRs are experienced in performing construction observation on similar projects and will perform the following tasks:

- Perform on-site review pertaining to work and progress as needed
- Facilitate weekly progress meetings
- Review shop drawings, material lists, and suppliers
- Provide day-to-day construction observation and coordination between contractor, City, and affected businesses and property owners
- Maintain daily construction logs, including daily notes and quantity tracking
- Review monthly pay requests
- Document construction of proposed utilities, including collection of GPS shots on proposed utility network

TASK 6: PROJECT CLOSEOUT

Bolton & Menk will perform a project closeout walkthrough on the project. We will develop a punch list of items to be completed by the contractor prior to closing the contract. We will develop drawings documenting the “as-built” conditions for the City’s records and future use. We will combine a record plan survey and all field information collected by the CPR, contractor, and subcontractors for use in preparing record drawings.

GENERAL ASSUMPTIONS

This proposal is based upon the following assumptions:

1. 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, feature consultants, contractors, courts, etc.) that modify the scope of services, as well as any title issues that may arise, will be considered additional services and will be invoiced on an hourly basis in addition to the stated fee.
2. Wetland delineation and mitigation is not anticipated.
3. Construction management and observation services for this proposal have been estimated for an 8-week construction duration. Should construction management and observation services be extended due to circumstances outside of Bolton & Menk's control, they will be considered additional services and will be invoiced on an hourly basis in addition to the stated fee.
4. One minor revision to the plans based on owner comments is included; other revisions will be provided as additional services.



PROPOSED PROJECT TEAM AND EXPERIENCE

PROJECT TEAM

Bolton & Menk understands the importance of developing design solutions that can be supported by stakeholders and implemented efficiently. We have provided a brief background and description of key individual roles. These individuals have track records of successful projects and, just as importantly, are enthusiastic and committed to meeting and exceeding your expectations. We can provide detailed résumés of all personnel upon request.



KORY JOHNSON, PE

Project Manager

Kory will lead day-to-day project delivery, coordinate the project team, and manage the schedule, budget, design, permitting, bidding, and construction-phase services while serving as the City's primary point of contact.

Kory brings extensive experience in civil engineering and project management, leading municipal improvements from initial development through design and construction. His hands-on, collaborative approach will support the Blandin Beach site improvements by coordinating project needs, resolving design and construction challenges, and helping deliver improvements that serve the Grand Rapids community.

Relevant Experience:

- City Park Improvements, Meadowlands, MN
- Bovey Park Preliminary Engineering, Bovey, MN
- Itasca County Farm Demo and Grading Project, Grand Rapids, MN
- TH 61 Utility Improvements, Two Harbors, MN
- Block 19 Improvements, Grand Rapids, MN
- Palmer Bus Garage Utility Extension, Bovey, MN



JASON FEMRITE, PE

Principal-in-Charge

Jason will provide executive oversight and guidance, support key project decisions, and ensure the project team has the resources necessary to successfully deliver the Blandin Beach improvements.

Since 1995, Jason has been helping clients reach their goals. He excels in project administration, planning, project conception, preliminary engineering reports, and financing of capital improvements. As a land development group leader, Jason has extensive experience both as a municipal engineer and with private site development.

Relevant Experience:

- Public Works Facility - Site Design, Washington County, MN
- Police Station, Montgomery, MN
- Fire Hall, Waterville, MN
- Safe Routes to School Sidewalk Improvements, Arlington, MN
- Eastwood Energy Industrial Park Low Impact Design, Mankato, MN
  2023 Street and Utility Improvements, Montgomery, MN



JOSH BARSNESS, PLS

Survey Manager

Josh will manage and coordinate all surveying activities, including the topographic survey and field data collection, to provide accurate base information for design and construction.

A survey manager at Bolton & Menk, Josh began his surveying career in 2018. He is responsible for survey field work, including topographic, boundary, ALTA, platting, and construction staking. His passion for the field stems from the variety it offers and his love of being kept on his toes—every project is unique!

Relevant Experience:

- City Park Improvements, Meadowlands, MN
- Pine Grove Park Parking Lot, Aurora, MN
- Multimodal Trailhead Center, Silver Bay, MN
- Municipal Liquor Store, Two Harbors, MN
- Library Expansion, Silver Bay, MN
- Topographic and Boundary Survey, Grand Rapids, MN



JAMIE RASMUSSEN, PE
Design Lead

Jamie will lead site and utility design, prepare plans and specifications, and coordinate design requirements with the project's feature consultants.

Jamie is a land development project engineer who began her career at Bolton & Menk in 2022. She specializes in municipal and transportation design, construction documents, cost estimating, and construction inspection.

Relevant Experience:

- DeLagoon Park Improvements, Fergus Falls, MN
- Reishus Park Improvements, Cottonwood, MN
- Camp Quarry Adventure Park, Mankato, MN



SAMI BONN-MILLER
Site Representative

Sami will provide onsite construction observation, document progress, verify project requirements, and coordinate with contractors and feature consultants throughout construction.

Sami is a municipal designer who supports public infrastructure projects from preliminary design through construction. Her experience includes preparing technical reports, plans, specifications, and cost estimates.

Relevant Experience:

- Block 19 Improvements, Grand Rapids, MN
- City Park Improvements, Meadowlands, MN
- Bovey Park Preliminary Engineering, Bovey, MN



AMANDA LAMPPA
Administration

Amanda will provide administrative support and help coordinate project documentation throughout design, bidding, and construction.

Amanda brings 15 years of experience to her role as an administrative coordinator at Bolton & Menk. Since joining the firm in 2026, she has provided administrative support that helps our teams stay organized and deliver projects efficiently.

PROJECT EXPERIENCE

Client satisfaction remains a top priority for us, as evidenced by quality deliverables, cost-effective rates, and timely project delivery. Please feel free to contact any of these references to evaluate our performance. Additional project information is available upon request.



CITY PARK IMPROVEMENTS
Meadowlands, MN

The City of Meadowlands secured a $700,000 grant through state legislation and Iron Range Resources and Rehabilitation (IRRR) to bring a new park and splash pad to the community. With a project of this size, the City needed a clear path to bid the improvements, manage multiple project components, and make the most of its available funding.

The City selected Bolton & Menk to provide engineering design services and guide the project through delivery. Our team evaluated multiple options and helped the City determine that two construction contracts offered the best approach. The playground equipment and installation moved forward through the state contract, while the general site improvements and splash pad followed a traditional design-bid-build process.

This approach gave the City a practical strategy for moving the project from design to construction. The City of Meadowlands was pleased with the final design and bid results and retained Bolton & Menk to provide construction administration services.

Team members/roles:
Kory Johnson, Project Manager
Sami Bonn-Miller, Designer

Reference:
Alyssa White, Council Member
605-277-5051 | awlys97@icloud.com

CRYSTAL LAKE ESTATES - SECOND ADDITION DEMOLITION AND UTILITY PROJECT

Grand Rapids Economic Development Authority



The Grand Rapids Economic Development Authority (GREDA) acquired the former ISD 318 administration building to prepare the site for eight new homes. The site required building demolition, utility installation, and grading. Bolton & Menk prepared plans and specifications and provided construction observation services. Six contractors submitted bids, and the project came in under budget.

During construction, crews uncovered foundations from an older building and identified a sanitary sewer and watermain crossing that required an offset to meet Minnesota Department of Health standards. Despite these unforeseen conditions and related change orders, Bolton & Menk delivered the project within budget, and the site is now ready for home construction.

Team members/roles:
Kory Johnson, Project Manager
Sami Bonn-Miller, Designer

Reference:
Rob Mattei, Director of Community Development
218-326-7622 | rmattei@grandrapidsmn.gov



ITASCA COUNTY FARM CO-OP DEMOLITION AND GRADING PROJECT

Grand Rapids Economic Development Authority

After the Itasca County Farm Co-op went bankrupt, the Grand Rapids Economic Development Authority (GREDA) acquired the property. With no interest in the existing building, GREDA chose to demolish the structure and prepare the site for future commercial development.

Bolton & Menk is currently providing design services to help transform the property into a development-ready site. Our work includes building demolition, site grading, storm sewer replacement, contaminated soil and regulated waste removal, and permitting with BNSF Railway for work within the railroad right-of-way. Through careful coordination of these site and environmental needs, our team is helping GREDA clear a challenging property and position it for new investment.

Team members/roles:
Kyle Johnson, Project Manager
Jason Femrite, Principal-in-Charge
Sami Bonn-Miller, Designer

Reference:
Rob Mattei, Director of Community Development
218-326-7622 | rmattei@grandrapidsmn.gov

SCHEDULE

Nov 5, 2026 — Proposals due for consideration by the City of Grand Rapids

Nov 2026
- Contract execution
- Bolton & Menk schedules kickoff with City of Grand Rapids staff

TASK 1: TOPOGRAPHIC SURVEY

Nov/Dec 2026
- Topographic survey
- Right-of-way identification
- Identify geotechnical boring locations

Feb 2027
- Final geotechnical report

TASK 2: DESIGN

Feb 2027
- 60% Plan Review - Submittal to include existing conditions, proposed removals, demolition plan, grading plan, lighting plan, street construction plan, utility plans and details, and preliminary cost estimate

Mar 2027
- 95% Plan Review - Submittal of final design plans, project proposal and specifications, and engineer's estimate for approval and signatures
- March 2027: Submittal to Minnesota Department of Labor and Inudstry for Water and Sewer Site Plan

TASK 3: SITE FEATURE CONSULTANT COORDINATION

Jan 1, 2027 — City contract with feature consultant

Jan/Mar 2027 — Coordination with feature consultant for design

TASK 4: CONTRACT BIDDING AND AWARD

Apr 2027 — Advertisement
- Advertise the project for sealed competitive bids - April 7 and 14
  - Respond to bidder questions and issue addenda

Bid Award
- Bid opening - April 20
- Bid tabulation and recommendation of award to the lowest responsible bidder - April 21
- Grand Rapids awards project - April 26

May 2027
- Contractor contract execution and notice to proceed - May 5
- Pre-Construction meeting - May 6

TASK 5: CONSTRUCTION INSPECTION AND MANAGEMENT

May/Jul 2027
- Construction staking
- Construction begins - May 10
- Construction administration
- Construction project representative
- Punch list completion - June 25

TASK 6:PROJECT CLOSEOUT

Jul 2027
- Construction complete by July 2
- Record drawings, testing summaries, and final documentation delivered to Grand Rapids

TOTAL CONSULTANT COST

The following table summarizes the hours and cost breakdown for each major work task item. Unless otherwise noted, the fees include vehicle expenses, mileage, survey stakes, and routine expendable supplies; no separate charges will be made for these activities and materials. Expenses beyond the agreed scope of services and non-routine expenses, such as large quantities of prints, extra report copies, out-sourced graphics and photographic reproductions, document recording fees, outside professional and technical assistance, and other items of this general nature will be invoiced separately.

Bolton & Menk will provide the scope of services as described for an hourly, **not-to-exceed** fee of $171,465. We will bill work following our standard hourly billing rates and will not exceed our estimate without prior authorization from the City.

Client: Grand Rapids, MN Project: Blandin Beach Site Improvements		Bolton & Menk, Inc.								
Task No.	Work Task Description	Project Manager	Principal-in-Charge	Survey Manager	Survey Crew	Design Lead	Site Representative	Administration	Total Hours	Total Cost
1.0	Topographic Survey	2	0	12	24	0	0	0	38	$7,774
2.0	Design	73	10	0	0	200	0	5	288	$57,155
3.0	Site Feature Consultant Coordination	30	2	0	0	0	0	4	36	$7,562
4.0	Contract Bidding and Award	10	0	0	0	8	0	20	38	$6,470
5.0	Construction Instruction and Management	64	0	10	46	0	360	16	496	$85,076
6.0	Project Closeout	12	0	0	8	0	20	0	40	$7,428
	Total Hours	191	12	22	78	208	380	45	936	
	Average Hourly Rate	$215.00	$276.00	$200.00	$206.00	$190.00	$160.00	$140.00		
	Subtotal	$41,065	$3,312	$4,400	$16,068	$39,520	$60,800	$6,300		
								Hourly, Not-to-Exceed Fee		**$171,465**

CERTIFICATE OF INSURANCE

ACORD

CERTIFICATE OF LIABILITY INSURANCE

1/1/2027

DATE (MM/DD/YYYY): 10/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:
INSURED 1569980 BOLTON & MENK, INC. 1960 PREMIER DR MANKATO MN 56001	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Zurich American Insurance Company — 16535 INSURER B : American Guarantee and Liab. Ins. Co. — 26247 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 24220597 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR X CONTRACTUAL LIAB GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [X] LOC OTHER:	N	N	GLO 1340010-00	1/1/2026	1/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	N	N	BAP 1340009-00	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
B	[ ] UMBRELLA LIAB [X] OCCUR X EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ $0	N	N	SXS 1340013-00	1/1/2026	1/1/2027	EACH OCCURRENCE AGGREGATE $	$ 10,000,000 $ 10,000,000 $ XXXXXXX
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	N	WC 1340011-00	1/1/2026	1/1/2027	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

24220597
CITY OF GRAND RAPIDS
420 NORTH POKEGAMA AVENUE
GRAND RAPIDS, MN 55744

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Joseph M Agnello

ACORD 25 (2025/12)

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