

CITY OF MINNETRISTA



CITY COUNCIL AGENDA ITEM

Subject: Award the replacement of the Public Works salt storage facility fabric roof to Greystone Construction

Prepared By: Gary Peters, Public Works Director

Meeting Date: January 7, 2026

Issue:

The Public Works salt storage building fabric roof needs replacement.

Overview:

The Public Works salt storage building was installed in 2015. This is a 44' x 48' DP Series Natural Light Fabric Building constructed by Greystone Construction of Shakopee, MN. Every year Greystone Construction conducts a thorough inspection of the entire facility. During the 2024 annual inspection, many small holes were found in the fabric roof, and some are leading to larger tears. It was determined that the fabric needs replacement. Normally life expectancy for a fabric roof of this type is 10-15 years, depending on weather factors (i.e., heat, hail, wind, extreme cold, etc.). Greystone Construction is a sole source provider for Natural Light Fabric Buildings, and being that these buildings are custom sized, getting a competitive quote is difficult. Greystone Construction has supplied a sole source supplier letter for us (attached).

Fiscal Impact:

The replacement of this fabric roof was planned for and is on the 2026 Capital Improvement Plan with \$25,000.00 set aside for it. The replacement quote from Greystone Construction was \$20,220.00 and will be paid out of Public Works CIP Fund 401-43126-560.

Recommended City Council Action:

Motion to approve Resolution No. 3-26 to award the replacement of the Public Works salt storage facility fabric roof to Greystone Construction at a cost of \$20,220.00.

Mission Statement:

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.



February 24, 2025

Gary Peters. Public Works Supt
City of Minnetrista
7701 County Road 110W
Minnetrista, MN 55364

Mr. Peters,

This letter serves to confirm that Greystone Construction is the only contractor in possession of the Natural Light Fabric Structures, building and fabric cover drawings for your salt shed. Possession of these drawings ensures we can create exact replicas of your fabric covers for replacement.

Please call or email me with any questions regarding this letter or your cover replacement project.

Sincerely,

A blue ink handwritten signature, appearing to be "S. Hartman", with a long horizontal flourish extending to the right.



Scott Hartman
Fabric Building Division Manager
Greystone Construction

Direct: (952) 278-1145
Cell: (612) 718-5811
SHartman@greystoneconstruction.com
www.GCFabricBuildings.com



CONTRACT

(Labor and Material)

This Contract is entered into this 7th day of January 2026, by and between Owner, and Greystone Construction Company, Contractor.

Owner	<u>City of Minnetrista, MN</u>	Phone Number:	<u>952-241-2532</u>
Address	<u>7701 County Rd 110W</u>	County:	<u>Hennepin</u>
City State/Zip	<u>Minnetrista, MN 55364</u>		

- The Work.** Contractor agrees to perform, and Owner agrees to accept, the work described below (“Work”), subject to the terms and conditions stated herein: **Furnish and install:**

Replacement Cover for 44’x48’ Natural Light Fabric Structures Building per attached exhibits

- Contract Price.** Owner agrees to pay to Contractor for the Work the sum of Twenty Thousand Two Hundred Twenty Dollars and no /100 **(\$20,220.00)** as adjusted by additions to and deletions from the Work that have been agreed to by the parties in writing. *J P*
- Payment Terms.** Payment of the Contract Price shall be made as follows: Twenty Thousand Two Hundred Twenty Dollars and no /100 **(\$20,220.00), (100%)** upon substantial completion of the Work. Payments due and unpaid hereunder shall bear interest from the date payment is due at the rate of 18% or, in the absence thereof, at the legal rate prevailing at the place the Work is performed.
- Insurance.** Contractor shall secure and maintain a policy of commercial general liability insurance with coverage limits that are customary for the type of Work being performed. Owner shall secure and maintain policies of property and general liability insurance which include coverage for the Work. The parties waive all rights against each other and any of their agents and employees for damages caused by the other to the extent such damages are covered by any of the insurance policies required herein. Prior to the commencement of the Work, each party shall deliver to the other certificates of insurance evidencing the existence of the required insurance.
- Claims for Consequential Damages.** The Contractor and Owner waive claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.
- Covenant/Completion of the Work.** Contractor shall complete the Work in approximately 180 days from the execution of Contract. If the progress of the Work is delayed by inclement weather, delays in delivery of materials, acts of God or other casualties or causes beyond Contractor’s control, then the time to commence and/or complete the Work herein shall be extended accordingly.
- Indemnification.** Contractor shall indemnify and hold harmless the Owner, its agents and employees, from and against any claims, damages, losses and expenses, arising out of or resulting from the performance of the Work, but only to the extent caused solely by the negligent acts or omissions of Contractor, its subcontractors, anyone directly or indirectly employed by Contractor.
- Warranty.** Owner agrees to look exclusively to the manufacturer for any warranties covering the materials (including any design and engineering requirements of the materials) used in the performance of the Work. Contractor makes no warranty, express or implied, regarding the materials or the design and engineering requirements of the materials. The manufacturer’s warranty is expressly in lieu of all other warranties covering the materials, including any warranty of merchantability or fitness for a particular purpose or use, which are hereby expressly disclaimed by Contractor. Owner agrees to complete any warranty registration cards required in order to activate any manufacturers’ warranties, and to deliver the completed warranty registration cards to the Contractor upon completion of the Work. Contractor warrants

only that its labor will be of good quality and workmanship and free of defects for a period of one (1) year from completion of the Work. Contractor does not provide, and shall not be responsible for, any of the design and engineering requirements of the Project, except as follows: NA. Owner agrees that all other design and engineering requirements for the Project shall be the Owner's responsibility.

9. **Re-Cover.** Greystone Construction is not liable and will not accept any responsibility for the structural design and structural performance of this existing building to be recovered.
10. **Remedy.** If Contractor breaches Contractor's labor warranty as set forth above, or if Contractor breaches this Contract, Owner's sole remedy against Contractor shall be the repair or replacement of the defective Work, at Contractor's option. Notwithstanding anything to the contrary herein, under no circumstances shall Contractor be liable to Owner, or to anyone else, for any costs or damages, including without limitation, any incidental, indirect, specific or consequential damages of any kind, resulting from Contractor's breach of warranty, or breach of this agreement, or from Contractor's negligence or other actions or failure to act, including without limitation, costs or damage resulting from defects in the Work.
11. **Permits by Owner.** Owner shall obtain and pay for the building permit and any other permits and governmental fees, licenses and inspections necessary for proper execution and completion of the Work.
12. **Condition of Site.** Owner shall provide Contractor with information regarding the condition of the site prior to commencement of construction, including surveys, soils reports and information regarding underground utilities, tanks or other buried equipment or obstructions. Contractor shall not be responsible for damage to underground utilities, tanks or other buried equipment or obstructions not disclosed to Contractor prior to commencement of the Work.
13. **Use of Site.** Owner shall provide Contractor with open access to the site for purposes of performing the Work. Owner shall maintain the site including access in and around the building in a manner that allows the contractor to complete the work without limitation for the duration of construction.
14. **Clean Up.** Contractor shall keep the premises and surrounding area free from accumulation of debris and trash related to the Work.
15. **Governing Law.** This Contract shall be governed by the laws of the place where this project is located.
16. **Assignment.** Neither party may assign the Contract without the written consent of the other.
17. **Entire Agreement.** This Contract, together with attached Exhibits **A – C** constitute the entire agreement between the Contractor and the Owner with respect to the Work. The Contract may be amended or modified only by writing signed by both of the parties.

OWNER: City of Minnetrista
Signature *Gary Peters*
By Gary Peters
Title Public Works Director
Date January 7, 2026

This contract is not binding until signed by Greystone Construction Company. A copy of the executed contract should be sent to you within 10 days. If this contract is not accepted by Greystone Construction Company, the contract will become null and void and all down payments will be returned to you.

CONTRACTOR: GREYSTONE CONSTRUCTION COMPANY
By _____
Signature _____
Title _____
Date _____

Owner's Responsibilities:

- Promptly remove snow from base of cover and area surrounding building
- Do not allow storage or accumulation of any material that would come in contact with structural supports, walls or fabric cover.
- Proper ventilation is required to prevent condensation.

Standard Exclusions:

Appraisal Costs	Methane Gas Monitoring
Bedrock Excavation and Backfill	Park Dedication Fees
Builders Risk Insurance	Perc Tests
Building Permit	Security Monitoring Systems
Closing Costs	Site Surveys
Contaminated Soil Clean up and Disposal	Soil Correction Work
Dewatering	Subsurface Investigation
Electrical	Unforeseen Subsurface Conditions
Environmental Investigation and Remediation	Utility Hookup Charges
Fixtures and Equipment	Wet Land Remediation
Frost Ripping	Winter Conditions
Mechanical	Winter Heat and Cover

Customer Signature *Gary Peters* Date 01/07/2026



Waiver

I hereby give Greystone Construction Company permission to use photographs and/or video footage taken of me, my or my company's property and/or statements made by me or my company, in any and all future Greystone Construction productions and/or publications without remuneration or liability. I understand that the above may be used for promotional purposes, both nationally and internationally.

Furthermore, I give Greystone Construction Company permission to edit any of the aforementioned photographs, video footage and/or statements for brevity, clarity or aesthetic purposes.

COMPANY NAME: City of Minnetrista

YOUR NAME: Gary Peters

TITLE: Public Works Director

ADDRESS: 7701 County Rd 110 West

PHONE #: 952-241-2532

EMAIL: garypeters@ci.minnetrista.mn.us

SIGNATURE: *Gary Peters*

DATE: 01/07/2026



Scope of Work & Pricing

to be performed by Greystone Construction

Furnish & Install:

- Replacement Cover for 44'x48' Natural Light Fabric Structures Building
- 12 ounce, 23 mil polyethylene Non-FR fabric
 - Single piece cover design
- Replace One Endwall Fabric with (2) mesh vents
- Furnish and Install new 1" ratchets and PVC
- Reuse all original tension tubes and lashing winches/straps
- Existing steel to remain
- Existing Cables and purlins to remain
- Pull covers and tension the fabric to industry specification
- Freight included
- Sales Tax on building materials - excluded
- Provide all necessary labor and equipment to complete items noted above

Furnish & Install Price:

\$20,220.00 *JP*



Market Provisions:

- Greystone is committed to being your trusted team partner on your project. We are asking all of our clients recognize the volatility of our markets and understand we are providing current pricing for budgeting purposes with the need to adjust final project pricing based on the markets at the actual time of the order. It's important to provide you with the best value for your project, and we do not want to speculate where the actual market rates will be at the time of procurement and/or delivery.
- Pricing is based on current market conditions and does not include future tariffs, surcharges, price escalation, or fees. (i.e., many wholesalers and manufacturers are not committing to pre-determined pricing for pre-ordered materials. These materials are priced at the time of the delivery.) Due to extremely volatile markets, pricing shall be re-evaluated at time of procurement and/or delivery. Any savings or additional cost would be communicated with Owner prior to procurement and/or delivery.
- Price increases will be assigned as contingency. Unless Greystone specifically outlines a contingency value in our proposal or scope of work, it is recommended that the Owner carry a contingency.
- Construction schedule may be affected by material shortages or lead times beyond our control. Any shortages or lead time issues will be communicated with the owner. Evaluation of alternatives will be reviewed, and the contract schedule or costs may be adjusted accordingly.



Exclusions – Items not included, but may apply to overall project:

- Architectural, Structural, and Civil Engineering
- Foundation structural engineering, including but not limited to anchor bolt design and embedment details.
- Permits & Fees
- Payment and performance bonds
- Emergency Responder Communication Enhancement System
- Prevailing wage rates
- Sales Tax
- Testing & special inspections by owner – Soil borings, soils testing, concrete testing, bolt inspection, etc
- Site work including, but not limited to: site prep, import or export of materials, etc
- Assumed building interior is clear along with 20' clear on all four sides for staging/erection and building engineering requirements
- Site specific safety requirements
- All electrical & mechanical systems
- All winter conditions
- Dumpster/Disposal of removed cover
- Greystone is not responsible or liable for any landscaping or ground surface damage due to normal equipment usage on site
- Greystone Construction is not liable and will not accept any responsibility for the structural design and structural performance of this existing building to be recovered

RESOLUTION NO. 3-26

RESOLUTION TO AWARD REPLACEMENT OF THE PUBLIC WORKS SALT STORAGE FACILITY FABRIC ROOF TO GREYSTONE CONSTRUCTION

WHEREAS, the Public Works salt storage facility fabric roof needs replacement;

WHEREAS, the replacement of the Public Works salt storage facility fabric roof will be funded from the Public Works CIP Fund 401-43126-560;

WHEREAS, Greystone Construction is the sole source contractor for Natural Light Fabric Structures, and is documented with an attached letter;

WHEREAS, Greystone Construction provided a quote for \$20,220.00 for the replacement of the Public Works salt storage facility fabric roof, and is within the budgeted amount of \$25,000.00 that was to be budgeted in the 2026 CIP;

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF MINNETRISTA,

This resolution was adopted by the City Council of the City of Minnetrista on the 7th day of January 2026, by a vote of _____ Ayes and _____ Nays.

Mayor Lisa Whalen

ATTEST:

Ann Meyerhoff
City Clerk