

CITY OF HERMANTOWN AGENDA

**Pre-Agenda Meeting Tuesday, September 2, 2025 at 4:30 p.m.
Council Chambers, City Hall - Hermantown Governmental Services Building**

**City Council Meeting Tuesday, September 2, 2025 at 6:30 pm
Council Chambers, City Hall - Hermantown Governmental Services Building**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. ANNOUNCEMENTS

Council Members may make announcements as needed.

5. PUBLIC HEARING

Only when necessary. The rule adopted three minutes per person if necessary. Any action required after the public hearing will be taken immediately following the closing of the public hearing.

6. COMMUNICATIONS

A. Correspondence 25-118 through 25-142 placed on file

7. PRESENTATIONS

A. 3:30 p.m. NorthStar Ford Arena Tour

John Mulder, City Administrator

(Pre-Agenda Only)

B. Fichtner Park Updates

Eric Johnson, Community Development Director

(Pre-Agenda Only)

C. Project 541 & 542 Assessment Objections Scheduling

John Mulder, City Administrator

(Pre-Agenda Only)

8. PUBLIC DISCUSSION

This is the time for individuals to address the Council about any item not on the agenda. The time limit is three minutes per person.

9. MOTIONS

A. Motion to approve the following license applications:

MN CStore - 4221 Haines Road - 3.2 Off Sale Liquor License
MN CStore - 4221 Haines Road - Tobacco License

(motion, roll call)

10. **CONSENT AGENDA**

All items on the Consent Agenda are items which are considered routine by the City Council and will be approved by one motion via voice vote. There will be no discussion of these items unless a Council Member or citizen requests, in which event the item will be removed from the Consent Agenda and considered at the end of the Consent Agenda.

- A. **Minutes** - Approval or correction of August 18, 2025 City Council Continuation Minutes
- B. **Accounts Payable** - Approve general city warrants from August 16, 2025 through August 31, 2025 in the amount of \$2,554,607.65

11. **ORDINANCES**

12. **RESOLUTIONS**

Roll call will be taken only on items required by law and items requiring 4/5's votes, all others can be done by voice vote.

- A. **2025-131 Resolution Approving PFML (Paid Family And Medical Leave) Carrier For The City Of Hermantown**

(motion, roll call)

- B. **2025-132 Resolution To Adopt The Proposed Property Tax For Taxes Payable In 2026 And Scheduling The Truth In Taxation Hearing**

(motion, roll call)

- C. **2025-133 Resolution Approving The Final Professional Services Contract With LHB For The Design And Oversight Of The Hermantown City Administration And Public Safety Building HVAC Systems Upgrades**

(motion, roll call)

- D. **2025-134 Resolution Directing The Immediate Abatement Of Hazardous Structure(s) And Conditions Within The Mobile Home Park Located At 4921 Eddy Ave**

(motion, roll call)

- E. **2025-135 Resolution Approving A Special Use Permit For Grading And Filling Within A Natural Environment Shoreland Overlay Area**

(motion, roll call)

- F. **2025-136 Resolution Approving The First Amendment To Development Agreement And First Amendment To Business Subsidy Agreement Amongst The City Of Hermantown, Hermantown Economic Development Authority, And KTJ 360, LLC For The Pillars Of Hermantown Senior Living Project**

(motion, roll call)

- G. **2025-137 Resolution Awarding Contract for Furniture for The NorthStar Ford Arena To Innovative Office Solutions In The Amount Of \$67,511.22**

(motion, roll call)

- H. **2025-138 Resolution Approving Change Order Numbers 32, 33, & 34 (KA Change Order #10) For The NorthStar Ford Arena In The Amount Of \$36,725.60**

(motion, roll call)

- I. **2025-139 Resolution Approving Pay Request Number 15 For The NorthStar Ford Arena To Kraus-Anderson Construction Company In The Amount Of \$967,668.73**

(motion, roll call)

- J. **2025-140 Resolution Authorizing And Directing Mayor And City Clerk To Execute An Acceptance Of Utility Easement Agreement To The City Of Hermantown From Reside North, LLC**

(motion, roll call)

- K. **2025-141 Resolution Receiving Bids And Awarding Contract For Keene Creek Trail Segment 4 Construction To Veit & Company In The Amount Of \$3,109,107.00**

(motion, roll call)

13. CLOSED SESSION

- A. Motion to close the meeting of the Hermantown City Council pursuant to Minnesota Statutes § Section 13D.05 Subd. 3 (a) to discuss the City Administrator's performance evaluation. Following this closed session, the Hermantown City Council will re-convene in an open session.

(motion, roll call)

14. RECESS

2025 CORRESPONDENCE

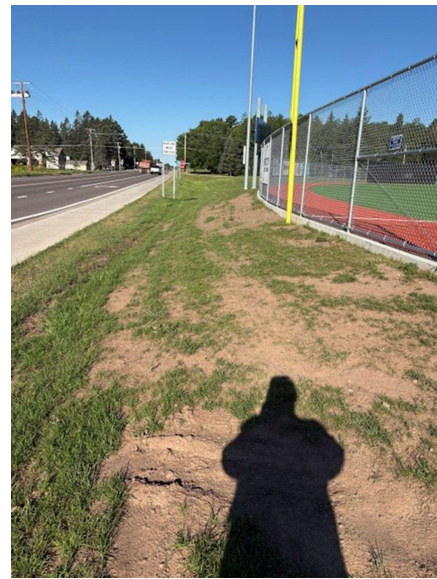
<u>DATE</u>	<u>LOG #</u>	<u>FROM</u>	<u>TO</u>	<u>REGARDING</u>	<u>FILED</u>
8/14/2025	25-118	MN MDOR State Deeds	Alissa McClure, City Clerk	Conditional Use Deed	8/13/2025
8/14/2025	25-119	Tim White, 5465 Hermantown Rd.	Alissa McClure, City Clerk	Written Objection to Hermantown Rd. Project	8/13/2025
8/14/2025	25-120	Sally Tesdahl, 5747 Hermantown Rd.	Alissa McClure, City Clerk	Written Objection to Hermantown Rd. Project	8/13/2025
8/14/2025	25-121	Jonathan Thornton, 5869 and 5417 Hermantown Rd.	Alissa McClure, City Clerk	Written Objection to Hermantown Rd. Assessment	8/13/2025
8/14/2025	25-122	Michael Lofald, 5524 Hermantown Rd.	Alissa McClure, City Clerk	Written Objection to Hermantown Rd. Project	8/13/2025
8/14/2025	25-123	Debra Thorstensen, 5784 Hermantown Rd.	Alissa McClure, City Clerk	Written Objection to Hermantown Rd. Project	8/14/2025
8/15/2025	25-124	Jeff Walstrom, 3633 Ugstad Rd.	Wayne Boucher, Mayor, City Council, and Public Works	Cartoon Regarding Fixing Road & Taxes	8/15/2025
8/18/2025	25-125	David & Janet Thornton, jlthorn1@aol.com	Wayne Boucher, Mayor & City Council	Written Objection to Hermantown Rd. Project	8/14/2025
8/18/2025	25-126	Benjamin Loetscher, Attorney for Property Owners and on Behalf of the Affected Properties	Joe Wicklund, Asst. City Admin. & Alissa McClure, City Clerk	Formal Objection to Proposed Assessments Against Properties Located on Hermantown Rd. & Old Midway Rd.	8/15/2025
8/18/2025	25-127	Jonathan Thornton, 5869 and 5417 Hermantown Rd.	Joe Wicklund, Asst. City Admin.	Written Objection to Hermantown Rd. Project	8/16/2025
8/18/2025	25-128	Tim White, 5465 Hermantown Rd.	Joe Wicklund, Asst. City Admin.	Update to the Formal Objection to Special Assessment on Parcels 395-0010-05734 & 395-0010-05738	8/18/2025
8/18/2025	25-129	Dennis & Debbie Lofald, 5464 Hermantown Rd.	Joe Wicklund, Asst. City Admin. & Trish Crego, U & I Dir.	Hermantown and Old Midway Road Assessment Objection	8/18/2025

2025 CORRESPONDENCE

<u>DATE</u>	<u>LOG #</u>	<u>FROM</u>	<u>TO</u>	<u>REGARDING</u>	<u>FILED</u>
8/19/2025	25-130	Dave & Phillis Lucia, 3763 Midway Rd.	Wayne Boucher, Mayor & City Council	Written Objection to Hermantown Rd. Project	8/15/2025
8/19/2025	25-131	Rebecca Gilbertson, rjfred2@gmail.com	Trish Credo, U & I Dir.	Road Concerns UPDATE	8/18/2025
8/19/2025	25-132	Rachel Lantto, 5319 Hermantown Rd.	City Council	Written Objection to Hermantown Rd. Project	8/18/2025
8/19/2025	25-133	Jason Meyer, St. Louis County Land Commissioner	City of Hermantown	Notice of Online Public Sale of Tax-Forfeited Lands	8/18/2025
8/19/2025	25-134	Paul Pearson, 5382 Hermantown Rd.	Alissa McClure, City Clerk	Special Assessment Objection Form	8/18/2025
8/19/2025	25-135	Rachel Lantto, 5319 Hermantown Rd.	Alissa McClure, City Clerk	Written Objection to Hermantown Rd. Project	8/18/2025
8/19/2025	25-136	Jeff Gilbert, 3850 Old Midway Rd.	Alissa McClure, City Clerk	Special Assessment Objection Form	8/18/2025
8/20/2025	25-137	Eric Johnson, Comm. Dev. Dir.	Planning & Zoning Commission	SUB-A Scott & Nena Johnson, 5380 W Arrowhead Rd.	8/19/2025
8/20/2025	25-138	Eric Johnson, Comm. Dev. Dir.	Planning & Zoning Commission	SUB-A Ronald Nylander, 4054 Lindahl Rd.	8/19/2025
8/20/2025	25-139	Eric Johnson, Comm. Dev. Dir.	Planning & Zoning Commission	CIDP - Just for Kix Dance Studio, 4894 W Arrowhead Rd.	8/19/2025
8/20/2025	25-140	Eric Johnson, Comm. Dev. Dir.	Planning & Zoning Commission	CIDP- Cirrus Aircraft, 4355 Stebner Rd.	8/19/2025
8/20/2025	25-141	Eric Johnson, Comm. Dev. Dir.	Planning & Zoning Commission	SUP, City of Hermantown, Filling & Grading in a Shoreland Overlay Zone	8/19/2025
8/21/2025	25-142	Eric Johnson, Comm. Dev. Dir.	Planning & Zoning Commission	Proposed Ordinance Re: Accessory Dwelling Units	8/19/2025



AREA 1 – REPLACE SEED WITH SOD



AREA 1 – REPLACE SEED WITH SOD



AREA 2 – REPLACE WITH CONCRETE



AREA 2 – REPLACE WITH CONCRETE



AREA 3 – REPLACE WITH SOD



AREA 4 – REPLACE WITH SOD



AREA 5 – REPLACE WITH CONCRETE



AREA 6 – REPLACE CORNER WITH CONCRETE



AREA 7 – REPLACE WITH SOD



AREA 8 – REPLACE WITH CONCRETE BETWEEN CAGES



AREA 9 – REPLACE WITH SOD



AREA 10 – REPLACE WITH CONCRETE FOR TURTLE



AREA 11 – REPLACE WITH CONCRETE



AREA 12 – REPLACE WITH SOD



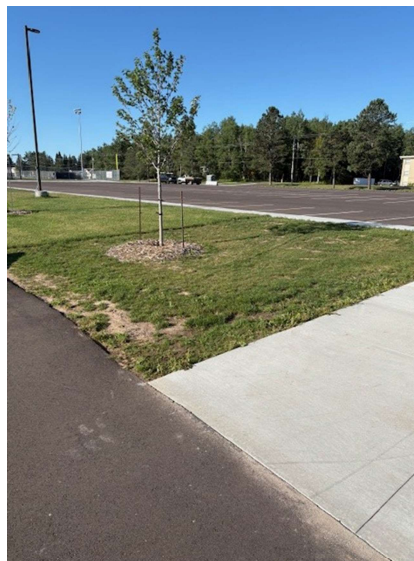
AREA 13 –CONCRETEAT GATE



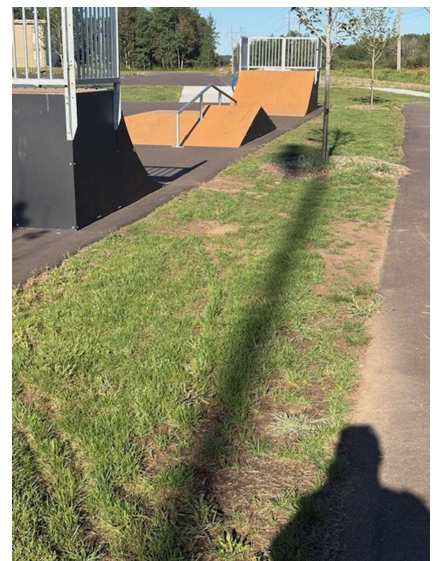
AREA 14 – REPLACE WITH SOD



AREA 14 – REPLACE WITH SOD



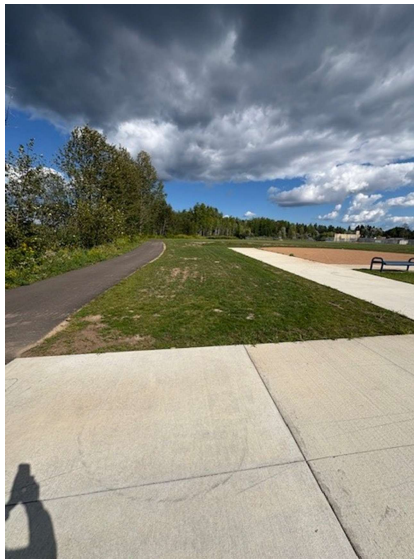
AREA 15 – REPLACE WITH SOD



AREA 16– REPLACE WITH SOD



AREA 17 – REPLACE WITH SOD



AREA 18 – REPLACE WITH SOD



AREA 19 – REPLACE WITH CONCRETE



AREA 20 – REPLACE WITH SOD



AREA 20 – REPLACE WITH SOD



AREA 21 – REPLACE WITH CONCRETE



AREA 22– REPLACE WITH CONCRETE TO DUGOUT



AREA 23 – REPLACE WITH SOD



AREA 23 – REPLACE WITH SOD



AREA 24 – REPLACE WITH SOD



CITY OF HERMANTOWN

City Council Meeting

Monday, August 18, 2025

6:30 PM Central

MEETING CONDUCTED IN PERSON & VIA ZOOM

Mayor Wayne Boucher: Present

Councilor John Geissler: Present

Councilor Andy Hjelle: Present

Councilor Brian LeBlanc: Present

Councilor Joseph Peterson: Absent

CITY STAFF: John Mulder, City Administrator; Alissa McClure, City Clerk; Joe Wicklund, Assistant City Administrator; City Engineer; Gunnar Johnson, City Attorney

VISITORS: 39

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ANNOUNCEMENTS**
5. **PUBLIC HEARING**

- A. Public Hearing on a proposed assessment for the construction of Road Improvement District No. 541 & 542 (Hermantown Road & Bridge 7724)

This public hearing opened at 6:48 p.m. and closed at 7:07 p.m. with the following comments from the public:

Nathan & Rebecca Gilbertson of 5854 Hermantown Road: Stated that their property receives no special benefit from the project and requested removal of the assessment. They expressed concern about a potential conflict of interest with the City's appraiser, questioned the valuation methods used, and noted that road improvements would not impact their homeowners' insurance or property value.

Paul Pearson of 5382 Hermantown Road: Stated that the assessment is unconstitutional, as road maintenance is not a special assessment and is instead a violation of the Minnesota Constitution.

Rachel Lantto of 5319 Hermantown Road: Expressed concern that the application of the assessment amount is not equitable. She stated that her property does not benefit

from the road improvements and that the assessment would present a financial hardship.

Mike Lofald of 5524 Hermantown Road: Commented that the road was in need of repair and that the work should have been done years ago. He questioned why a fund had not been established to cover such inevitable repairs, noting that all who use the road will enjoy the benefits of the project.

Dennis Lofald of 5464 Hermantown Road: Stated that the quality of the road work completed is unacceptable.

Jonathan Thornton of 5869 Hermantown Road: Thanked the Council for their work, noting that it is a difficult responsibility. He stated that he has 34 years of experience in real estate and, in his professional opinion, the change from a bumpy paved road to a smooth paved road does not create a special benefit. He urged the Council to find an alternative method to finance such projects in the future.

6. **COMMUNICATIONS**

A. Correspondence 25-113 through 25-117 placed on file

7. **PRESENTATIONS**

A. **2026 Preliminary General Fund Budget**

Kevin Orme, Director of Finance & Administration
(Pre-Agenda Only)

8. **PUBLIC DISCUSSION**

9. **MOTIONS**

10. **CONSENT AGENDA**

A. **Minutes** - Approval or correction of August 4, 2025 City Council Continuation Minutes

B. **Accounts Payable** - Approve general city warrants from August 1, 2025 through August 15, 2025 in the amount of \$1,637,141.47

Motion to the approve the Consent Agenda. This motion, made by Councilor LeBlanc and seconded by Councilor Hjelle, Carried.

Councilor John Geissler: Yea

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Absent

Mayor Wayne Boucher: Yea

Yea: 4, Nay: 0, Absent: 1

11. **ORDINANCES**

12. **RESOLUTIONS**

A. **2025-130 Resolution Approving Wage Rates For Part Time Employees In 2025**

(motion, roll call)

Motion to approve 2025-130 Resolution Approving Wage Rates For Part Time Employees In 2025. This motion, made by Councilor Hjelle and seconded by Councilor Geissler, Carried.

Councilor John Geissler: Yea

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Absent

Mayor Wayne Boucher: Yea

Yea: 4, Nay: 0, Absent: 1

B. **2025-125 Resolution Approving Final Pay Request To Northland Constructors For Road Improvement District No. 541 & 542 In The Amount Of \$248,364.47**

(motion, roll call)

Motion to approve 2025-125 Resolution Approving Final Pay Request To Northland Constructors For Road Improvement District No. 541 & 542 In The Amount Of \$248,364.47. This motion, made by Councilor Geissler and seconded by Councilor LeBlanc, Carried.

Councilor John Geissler: Yea

Councilor Andy Hjelle: Yea

Councilor Brian LeBlanc: Yea

Councilor Joseph Peterson: Absent

Mayor Wayne Boucher: Yea

Yea: 4, Nay: 0, Absent: 1

13. **CLOSED SESSION**

- A. Motion to close the meeting of the Hermantown City Council pursuant to Minnesota Statutes § Section 13D.05 Subd. 3 (a) to discuss the City Administrator's performance evaluation. Following this closed session, the Hermantown City Council will reconvene in an open session.

(motion, roll call)

Motion to recess at 7:20 p.m. Motion to close the meeting of the Hermantown City Council pursuant to Minnesota Statutes § Section 13D.05 Subd. 3 (a) to discuss the City Administrator's performance evaluation. This motion, made by Councilor Geissler and seconded by Councilor LeBlanc, Carried.

Councilor John Geissler:	Yea
Councilor Andy Hjelle:	Yea
Councilor Brian LeBlanc:	Yea
Councilor Joseph Peterson:	Absent
Mayor Wayne Boucher:	Yea

Yea: 4, Nay: 0, Absent: 1

Motion to reconvene into open sessions at 8:14 p.m. This motion, made by Councilor Geissler and seconded by Councilor Hjelle, Carried.

Councilor John Geissler:	Yea
Councilor Andy Hjelle:	Yea
Councilor Brian LeBlanc:	Yea
Councilor Joseph Peterson:	Absent
Mayor Wayne Boucher:	Yea

Yea: 4, Nay: 0, Absent: 1

14. **RECESS**

Motion to recess at 8:15 p.m. This motion, made by Councilor LeBlanc and seconded by Councilor Geissler, Carried.

Councilor John Geissler:	Yea
Councilor Andy Hjelle:	Yea
Councilor Brian LeBlanc:	Yea
Councilor Joseph Peterson:	Absent

Mayor Wayne Boucher: Yea

Yea: 4, Nay: 0, Absent: 1

ATTEST:

Mayor

City Clerk

CITY OF HERMANTOWN

CHECKS #72350-72398
08/16/2025 - 08/31/2025

PAYROLL CHECKS

Electronic Checks - #-63860-63908 \$122,301.49

Electronic Checks - #-63824-63853 \$19,796.60

LIABILITY CHECKS

Electronic Checks - #-63854-63859 \$93,269.23

Electronic Checks - #-63821-63823 \$4,450.58

Checks - #72393-72398 \$6,014.81

PAYROLL EXPENSE TOTAL \$245,832.71

ACCOUNTS PAYABLE

Checks - #72350-72392 \$306,725.44

Electronic Payments #-97860-97901 \$2,002,049.50

ACCOUNTS PAYABLE TOTAL \$2,308,774.94

TOTAL \$2,554,607.65

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
101	421100	Police Administration	WEX HEALTH INC	Monthly Participant /Cobra Fee	88.04	-97901
101	415300	Administration & Finance	WEX HEALTH INC	Monthly Participant /Cobra Fee	33.39	-97901
101	419100	Community Development	WEX HEALTH INC	Monthly Participant /Cobra Fee	9.54	-97901
602	494900	Sewer Administration and General	WEX HEALTH INC	Monthly Participant /Cobra Fee	15.90	-97901
101	419901	City Hall & Police Building Maintenance	WEX HEALTH INC	Monthly Participant /Cobra Fee	9.54	-97901
601	494400	Water Administration and General	WEX HEALTH INC	Monthly Participant /Cobra Fee	15.90	-97901
101	431100	Street Department	WEX HEALTH INC	Monthly Participant /Cobra Fee	15.90	-97901
101	422100	Fire Administration	WEX HEALTH INC	Monthly Participant /Cobra Fee	9.54	-97901
101	422100	Fire Administration	AT&T MOBILITY	Ipads Rescue Vechicles	599.97	-97900
101	422100	Fire Administration	AT&T MOBILITY	Cell Phones FD	368.43	-97899
602	494900	Sewer Administration and General	AT&T MOBILITY	Cell Phones/Tablets-PW/CH	193.18	-97899
101	431100	Street Department	AT&T MOBILITY	Cell Phones/Tablets-PW/CH	157.78	-97899
101	419901	City Hall & Police Building Maintenance	AT&T MOBILITY	Cell Phones/Tablets-PW/CH	48.11	-97899
601	494400	Water Administration and General	AT&T MOBILITY	Cell Phones/Tablets-PW/CH	368.67	-97899
101	421100	Police Administration	AT&T MOBILITY	Cell Phones PD	1,659.79	-97899
101	415300	Administration & Finance	AT&T MOBILITY	Cell Phones/Tablets-PW/CH	149.78	-97899
601	494300	Water Distribution	CITY OF DULUTH COMFORT SYSTEMS	Jul 2025 Water Charges	128,989.01	-97898
101	421100	Police Administration	GREATAMERICA FINANCIAL SERVICES	Copier Lease/Konica C300 & C33	119.58	-97897
101	421100	Police Administration	KWIK TRIP EXTENDED NETWORK	Gas PD	4,804.49	-97896
101	431100	Street Department	KWIK TRIP EXTENDED NETWORK	Gas Street	559.20	-97896
601	494300	Water Distribution	KWIK TRIP EXTENDED NETWORK	Gas Utility 60%	520.99	-97896
602	494500	Sewer Maintenance	KWIK TRIP EXTENDED NETWORK	Gas Utility 40%	347.33	-97896
101	424100	Building Inspection	KWIK TRIP EXTENDED NETWORK	Gas Building Offical	146.38	-97896
101	422100	Fire Administration	KWIK TRIP EXTENDED NETWORK	Gas FD	1,191.57	-97896
101	421100	Police Administration	KWIK TRIP EXTENDED NETWORK	Car Wash PD	289.00	-97896
602	494900	Sewer Administration and General	MN ENERGY RESOURCES CORP	Natural Gas Lightning Dr - 06/	20.35	-97895
601	494400	Water Administration and General	MN ENERGY RESOURCES CORP	Natural Gas Lightning Dr - 06/	32.55	-97895
101	452200	Community Building	MN ENERGY RESOURCES CORP	Natural Gas Old CH	54.85	-97895
101	431901	City Garage	MN ENERGY RESOURCES CORP	Natural Gas Old CH	6.10	-97895
101	431901	City Garage	MN ENERGY RESOURCES CORP	Natural Gas Lightning Dr - 06/	28.48	-97895
605	431160	Street Lighting	MN POWER	Street Lights	470.40	-97894
605	431160	Street Lighting	MN POWER	Street Lights (Roundabout)	22.01	-97894
602	494900	Sewer Administration and General	MN POWER	Sewer	595.76	-97894
605	431160	Street Lighting	MN POWER	Street Lights	345.35	-97894
605	431160	Street Lighting	MN POWER	Overhead St Lights (33 @ \$10.2	474.44	-97894
605	431160	Street Lighting	MN POWER	Street Lights	398.30	-97894
275	452200	Community Building	MN POWER	EWC Garage	16,561.06	-97894
101	452200	Community Building	MN POWER	Community Bldg	650.30	-97894

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
101	422902	Firehall #2 Morris Thomas Road	MN POWER	FH #2 MorrisThomas & Stebner	101.71	-97894
101	431901	City Garage	MN POWER	4971 Lightning Dr	299.92	-97894
601	494400	Water Administration and General	MN POWER	4971 Lightning Dr	179.95	-97894
601	494400	Water Administration and General	MN POWER	Water	371.92	-97894
101	431901	City Garage	MN POWER	5255 Maple Grove Rd Garage	38.69	-97894
275	452200	Community Building	MN POWER	EWC Garage	30.91	-97894
101	452100	Parks	MN POWER	Parks	1,574.58	-97894
101	422903	Firehall #3 Midway Road	MN POWER	FH #3 Midway/Rose	70.50	-97894
605	431160	Street Lighting	MN POWER	Traffic Lights	716.38	-97894
605	431160	Street Lighting	MN POWER	Street Lights	731.87	-97894
602	494900	Sewer Administration and General	MN POWER	4971 Lightning Dr	119.97	-97894
101	422901	Firehall #1 Maple Grove Road	MN POWER	City Hall/Police/Fire	2,233.29	-97894
101	419901	City Hall & Police Building Maintenance	MN POWER	City Hall/Police/Fire	3,493.10	-97894
101	422902	Firehall #2 Morris Thomas Road	MN ENERGY RESOURCES CORP	Natural Gas FH2	23.38	-97893
101	419901	City Hall & Police Building Maintenance	ACP CREATIVIT, LLC	Jul 2025 Maintenance	237.85	-97892
101	431100	Street Department	ACP CREATIVIT, LLC	Jul 2025 Maintenance	16.75	-97892
101	452200	Community Building	ACP CREATIVIT, LLC	Jul 2025 Maintenance	10.05	-97892
101	422901	Firehall #1 Maple Grove Road	ACP CREATIVIT, LLC	Jul 2025 Maintenance	70.35	-97892
602	494500	Sewer Maintenance	WLSSD	July Wastewater Charges 073125	50,621.00	-97891
101	452200	Community Building	ACP CREATIVIT, LLC	Aug 2025 Maintenance	10.05	-97890
101	431100	Street Department	ACP CREATIVIT, LLC	Aug 2025 Maintenance	16.75	-97890
101	419901	City Hall & Police Building Maintenance	ACP CREATIVIT, LLC	Aug 2025 Maintenance	237.85	-97890
101	422901	Firehall #1 Maple Grove Road	ACP CREATIVIT, LLC	Aug 2025 Maintenance	70.35	-97890
101	421100	Police Administration	VC3, INC.	BCA Auditor Updates - PD	2,862.00	-97889
101	424100	Building Inspection	TREVIPAY	Utility Duct Tape	7.59	-97888
101	431901	City Garage	TREVIPAY	Pallet Racking - PW Shop	1,557.01	-97888
101	490000	Miscellaneous Functions	TERCH & ASSOCIATES CONSULTING, LLC	Jul 25 HR Services	2,056.25	-97887
475	431150	Street Improvements	BOLTON & MENK, INC.	Hermantown/Lightning Dr Recons	71,707.50	-97886
602	494500	Sewer Maintenance	SJE-RHOMBUS, INC.	Field Service - SCADA Monitori	1,535.76	-97885
602	494500	Sewer Maintenance	SJE-RHOMBUS, INC.	SCADA Monitoring Jul-Sept 2025	1,264.50	-97884
603	441100	Storm Water	REDROCK PRECAST	Culverts	738.00	-97883
603	441100	Storm Water	REDROCK PRECAST	Culverts	4,587.00	-97883
603	441100	Storm Water	REDROCK PRECAST	Culverts	1,008.00	-97883
415	465200	Community Development	DSGW ARCHITECTS, INC.	Hermantown Arena	14,917.11	-97882
230	214500	Escrow Deposits Payable	NORTHLAND CONSULTING ENGINEERS L.L.P.	Project Loon	2,470.00	-97881
416	452100	Parks	NORTHLAND CONSULTING ENGINEERS L.L.P.	Fichtner Park Improvements	3,042.50	-97881
232	465100	HEDA	NORTHLAND CONSULTING ENGINEERS L.L.P.	Keene Creek Subdivision	955.00	-97881
412	419100	Community Development	NORTHLAND CONSULTING ENGINEERS L.L.P.	Hermantown Trail Project	21,562.50	-97881

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
230	465100	HEDA	NORTHLAND CONSULTING ENGINEERS L.L.P.	Hawklne Business Park	1,330.00	-97881
240	433500	Water Improvements	NORTHLAND CONSULTING ENGINEERS L.L.P.	Second Waterline Connection	285.00	-97881
101	431130	City Engineer	NORTHLAND CONSULTING ENGINEERS L.L.P.	Preagenda/City Council/Four Sq	1,900.00	-97881
101	431130	City Engineer	NORTHLAND CONSULTING ENGINEERS L.L.P.	4151 Hains Rd Pre App Meeting	190.00	-97881
475	431150	Street Improvements	NORTHLAND CONSULTING ENGINEERS L.L.P.	Hermantown Road and Old Midway	4,310.00	-97881
415	465200	Community Development	NORTHLAND CONSULTING ENGINEERS L.L.P.	Hermantown Ice Arena	2,610.00	-97881
603	441100	Storm Water	NORTHLAND CONSULTING ENGINEERS L.L.P.	Zierden Precon	190.00	-97881
603	441100	Storm Water	NORTHLAND CONSULTING ENGINEERS L.L.P.	Kolar Hyundai Site Visit	190.00	-97881
101	431130	City Engineer	NORTHLAND CONSULTING ENGINEERS L.L.P.	Soumis Dev	190.00	-97881
101	431130	City Engineer	NORTHLAND CONSULTING ENGINEERS L.L.P.	Task #1 - Right of Way Invento	910.00	-97881
475	431150	Street Improvements	NORTHLAND CONSULTING ENGINEERS L.L.P.	Lightning Drive - SID # 452	2,335.00	-97881
101	431130	City Engineer	NORTHLAND CONSULTING ENGINEERS L.L.P.	Oppidan - Cottages Precon	190.00	-97881
101	214500	Escrow Deposits Payable	NORTHLAND CONSULTING ENGINEERS L.L.P.	Peyton Property Development	825.00	-97881
101	431130	City Engineer	NORTHLAND CONSULTING ENGINEERS L.L.P.	Hermantown Townhomes Review	1,120.00	-97881
101	452100	Parks	DULUTH LAWN CARE INC	Fert/Weed/Insect Treatment	8,266.25	-97880
101	421100	Police Administration	EMERGENCY AUTOMOTIVE TECHNOLOGIES INC	Up Fitted - 2025 Chev	6,039.80	-97879
415	465200	Community Development	EPC ENGINEERING & TESTING LLC	Hermantown Hockey Arena	2,156.00	-97878
602	494900	Sewer Administration and General	GOPHER STATE ONE-CALL INC	Jul 25 Locates	112.32	-97877
601	494400	Water Administration and General	GOPHER STATE ONE-CALL INC	Jul 25 Locates	168.48	-97877
230	465100	HEDA	HTB PROJECT NAVIGATION, LLC	Hermantown Business Park - Jul	140.00	-97876
101	421100	Police Administration	INTEGRATED OFFICE SOLUTIONS	Copy Overage Konica C300i	105.25	-97875
101	421100	Police Administration	INTEGRATED OFFICE SOLUTIONS	Copy Overage Konica C3320i	100.90	-97875
101	431100	Street Department	INTER CITY OIL CO INC	Fuel	1,163.25	-97874
101	431100	Street Department	INTER CITY OIL CO INC	Fuel	1,332.90	-97874
101	452100	Parks	NORTHERN DOOR & HARDWARE INC	Keys - Fitchner Park	52.00	-97873
416	452100	Parks	KASKI INC.	Fichtner Park Improvements	230,341.69	-97872
415	465200	Community Development	KRAUS-ANDERSON CONSTRUCTION COMPANY, INC	Hermantown Hockey Arena	1,347,823.33	-97871
101	431100	Street Department	NORTHEAST SERVICE COOPERATIVE	EE Assistant Prgm 07/24-6/25	78.48	-97870
101	419100	Community Development	NORTHEAST SERVICE COOPERATIVE	EE Assistant Prgm 07/24-6/25	26.16	-97870
101	415300	Administration & Finance	NORTHEAST SERVICE COOPERATIVE	EE Assistant Prgm 07/24-6/25	183.12	-97870
601	494400	Water Administration and General	NORTHEAST SERVICE COOPERATIVE	EE Assistant Prgm 07/24-6/25	78.48	-97870
101	422100	Fire Administration	NORTHEAST SERVICE COOPERATIVE	EE Assistant Prgm 07/24-6/25	52.32	-97870
602	494900	Sewer Administration and General	NORTHEAST SERVICE COOPERATIVE	EE Assistant Prgm 07/24-6/25	78.48	-97870
101	419901	City Hall & Police Building Maintenance	NORTHEAST SERVICE COOPERATIVE	EE Assistant Prgm 07/24-6/25	52.32	-97870
101	421100	Police Administration	NORTHEAST SERVICE COOPERATIVE	EE Assistant Prgm 07/24-6/25	497.04	-97870
101	431100	Street Department	MCCOY CONSTRUCTION & FORESTRY, INC	Mini-Exc Rental	1,000.00	-97869
101	422100	Fire Administration	MINNEAPOLIS OXYGEN COMPANY	Oxygen Cylinder Rental	234.16	-97868

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
101	422100	Fire Administration	MINNEAPOLIS OXYGEN COMPANY	Oxygen Cylinder Replacement	169.08	-97867
230	465100	HEDA	CREATIVE ARCADE	Website Monthly Maintenance	250.03	-97866
230	214500	Escrow Deposits Payable	BRAUN INTERTEC CORPORATION	Environmental Review RGU Assis	6,912.00	-97865
460	465100	HEDA	OVEROM LAW, PLLC	Holiday Inn Completion Matters	869.95	-97864
101	424100	Building Inspection	OVEROM LAW, PLLC	Building Code Update	592.00	-97864
101	421100	Police Administration	OVEROM LAW, PLLC	Hermantown Police MOU with US	84.00	-97864
101	421100	Police Administration	OVEROM LAW, PLLC	Dangerous Dogs Administrative	943.00	-97864
101	416100	City Attorney	OVEROM LAW, PLLC	2025 Construction Contract Upd	135.00	-97864
101	421100	Police Administration	OVEROM LAW, PLLC	Tactical Response Team	42.00	-97864
101	416100	City Attorney	OVEROM LAW, PLLC	Paid Leave Law Updates	126.00	-97864
101	419100	Community Development	OVEROM LAW, PLLC	2025 Oppidan Townhouse Dev	187.00	-97864
101	416100	City Attorney	OVEROM LAW, PLLC	Cannabis Licensing	168.00	-97864
101	421100	Police Administration	OVEROM LAW, PLLC	Police Department Procedures	178.00	-97864
101	424100	Building Inspection	OVEROM LAW, PLLC	2025 Building Official Matters	70.00	-97864
101	424100	Building Inspection	OVEROM LAW, PLLC	Sarah Lane Nuisance Property (	140.00	-97864
412	419100	Community Development	OVEROM LAW, PLLC	Rec Facility: Trail Con - Emin	732.72	-97864
101	424100	Building Inspection	OVEROM LAW, PLLC	Maple Fields Mobile Home Park	490.00	-97864
101	424100	Building Inspection	OVEROM LAW, PLLC	Maple Fields Tenants' Remedies	84.00	-97864
230	214500	Escrow Deposits Payable	OVEROM LAW, PLLC	HEDA: Project Loon Development	323.00	-97864
601	214500	Escrow Deposits Payable	OVEROM LAW, PLLC	AT&T Hawk Circle Equipment Upg	336.00	-97864
475	431150	Street Improvements	OVEROM LAW, PLLC	Lighting Drive-Thunderchief Dr	28.00	-97864
101	419100	Community Development	OVEROM LAW, PLLC	Community Development Matters	280.00	-97864
240	433500	Water Improvements	OVEROM LAW, PLLC	Second Water Connection with D	974.17	-97864
101	421100	Police Administration	OVEROM LAW, PLLC	2024 Police Department Personn	70.00	-97864
101	416100	City Attorney	OVEROM LAW, PLLC	Data Practices Procedures	84.00	-97864
101	416100	City Attorney	OVEROM LAW, PLLC	Minnesota Power Pole Attachmen	68.00	-97864
101	416100	City Attorney	OVEROM LAW, PLLC	Open Meeting Law Issues & Rese	98.00	-97864
415	465200	Community Development	OVEROM LAW, PLLC	KA Contract Administration - N	400.00	-97864
101	416100	City Attorney	OVEROM LAW, PLLC	General Matters/Retainer	2,200.00	-97864
415	465200	Community Development	OVEROM LAW, PLLC	NorthStar Ford Naming Rights A	426.74	-97864
475	431150	Street Improvements	OVEROM LAW, PLLC	Hermantown and Old Midway Rd I	28.00	-97864
101	424100	Building Inspection	M-R SIGN CO INC	911 Signs	399.44	-97863
101	431100	Street Department	MENARD INC	Grass Seed	109.97	-97862
101	422902	Firehall #2 Morris Thomas Road	MENARD INC	Saw Kit/Arbor Extension - FH 2	56.88	-97862
601	494300	Water Distribution	MENARD INC	Vac TRailer Parts	56.04	-97862
601	494300	Water Distribution	MENARD INC	Pipe Fittings	23.96	-97862
101	422100	Fire Administration	MENARD INC	Cleaning Supplies	21.33	-97862
101	419901	City Hall & Police Building Maintenance	MENARD INC	Zep Fast/Pro Striping	19.97	-97861

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
101	421100	Police Administration	MENARD INC	Misc Supplies	9.25	-97861
101	212200	Credit Card Payable	FIRST BANKCARD	HEINBUCH SAMS CLUB	40.96	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	JMULDER MCFOA	50.00	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	HEINBUCH INTL CODE COUNCIL	11.60	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	GRAVES FIREHOSEDIRECT	149.37	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	HEINBUCH INTL CODE COUNCIL	20.58	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	HEINBUCH TAMARACK	121.28	-97860
416	212200	Credit Card Payable	FIRST BANKCARD	PSENST TRAFFIC SAFETY STORE	4,274.93	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	ENRIGHT WHISTLE BINKIES	18.72	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	HEINBUCH WALMART	44.57	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	PSENST OVERLIMIT FEE	39.00	-97860
601	212200	Credit Card Payable	FIRST BANKCARD	PSENST ADOBE	10.88	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	HEINBUCH NFPA	225.00	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	CRACE AMAZON	16.89	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	CRACE RAY ALLEN MFG	1,174.42	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	KNAPP AMAZON	99.66	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	GOTTSCHALD PETCO	72.96	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	HEINBUCH NFPA	185.08	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	KNAPP ORDER MY TAGS	88.95	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	KNAPP AMAZON	194.65	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	CRACE DO NORTH PIZZA	27.00	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	HEINBUCH SAMS CLUB	40.96	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	HEINBUCH SAMS CLUB	91.56	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	SJOHNSON WIDDES FEED	135.00	-97860
601	212200	Credit Card Payable	FIRST BANKCARD	ORME ZOOM	5.88	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	SJOHNSON APPLE	0.99	-97860
602	212200	Credit Card Payable	FIRST BANKCARD	PSENST ADOBE	10.88	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	SJOHNSON PROMOTION CHOICE	434.46	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	ORME ZOOM	15.65	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	CRACE POST	91.94	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	GRAVES SAMS CLUB	108.77	-97860
602	212200	Credit Card Payable	FIRST BANKCARD	ORME ZOOM	5.88	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	SJOHNSON SAMS CLUB	101.06	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	SJOHNSON NFPA	129.99	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	JMULDER AMAZON	38.10	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	ESTERBROOKS POTBELLY	36.63	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	GRAVES AMAZON	46.98	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	ROSS AMAZON	469.36	-97860

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
101	212200	Credit Card Payable	FIRST BANKCARD	GRAVES AMAZON	34.43	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	PERNU COUNTRY INN & SUITES	242.68	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	ROSS SIRCHIE	45.58	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	DWYER AMAZON	489.99	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	PERNU BASS PRO	63.92	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	PERNU CHICK-FIL-A	15.19	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	ROSS SIRCHIE	39.12	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	PERNU WHISTLE BINKIES	19.22	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	DWYER MNSCU	60.00	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	ENRIGHT COUNTRY INN	211.96	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	PERNU CULVER'S	9.50	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	DWYER AT&T	83.99	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	PERNU WALMART	45.92	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	PERNU CUSTOM CHRONOGRAPH	125.00	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	ENRIGHT CULVER'S	12.32	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	PFEIFFER LEERBURG	776.98	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	HEINBUCH SAMS CLUB	5.68	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	GRAVES AMAZON	41.36	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	GRAVES AMAZON	78.99	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	GRAVES AMAZON	391.55	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	ENRIGHT CHICK-FIL-A	13.40	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	BJONSKAAS HARBOR FRIEGHT	29.39	-97860
601	212200	Credit Card Payable	FIRST BANKCARD	BJONSKAAS UPS STORE	16.59	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	GRAVES AMAZON	2,446.30	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	ENRIGHT WHISTLE BINKIES	21.66	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	PFEIFFER K-9 TACTICAL GEAR	117.99	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	ENRIGHT ELITE K-9	744.96	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	GUNDERSON KWIK TRIP FUEL	361.01	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	PFEIFFER LEERBURG	34.00	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	EJOHNSON WALMART	55.15	-97860
101	212200	Credit Card Payable	FIRST BANKCARD	PERNU WHISTLE BINKIES	22.97	-97860
601	494300	Water Distribution	ACME TOOLS	Pry Bar - H25	50.99	72350
101	419100	Community Development	ARROWHEAD ABSTRACT & TITLE CO.	O&E Report O-310300	90.00	72351
101	419100	Community Development	ARROWHEAD ABSTRACT & TITLE CO.	O&E Report O-310299	90.00	72351
101	421100	Police Administration	ASPIRUS INC.	Blood Draw - Kendall Joy Gorde	68.00	72352
101	415300	Administration & Finance	BAKER TILLY ADVISORY GROUP, LP	Classification and Compensatio	710.00	72353
101	452100	Parks	BELKNAP PLUMBING & HEATING	Water Tank Expansion - Fichtne	2,577.59	72354
101	150000	Prepaid Items	BITCO INSURANCE COMPANIES	Workers Comp	120,788.00	72355

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
602	494500	Sewer Maintenance	CENTRAL PENSION FUND	Training Per Contract	107.64	72356
601	494300	Water Distribution	CENTRAL PENSION FUND	Training Per Contract	107.65	72356
101	431100	Street Department	CENTRAL PENSION FUND	Training Per Contract	107.65	72356
101	422902	Firehall #2 Morris Thomas Road	CENTURYLINK	Internet FH2 07/28/25-08/27/25	86.99	72357
101	419901	City Hall & Police Building Maintenance	CINTAS CORPORATION	Mats at CH	8.88	72358
101	431100	Street Department	CINTAS CORPORATION	Uniforms	19.48	72358
101	431100	Street Department	CINTAS CORPORATION	Uniforms	7.92	72358
101	431901	City Garage	CINTAS CORPORATION	Mats/Supplies	58.54	72358
101	419901	City Hall & Police Building Maintenance	CINTAS CORPORATION	Mats at CH	30.72	72358
601	494300	Water Distribution	CORE & MAIN LP	Hydrant Meter	1,780.00	72359
601	494300	Water Distribution	CORE & MAIN LP	Hydrant Meter	6,378.91	72359
601	494300	Water Distribution	CORE & MAIN LP	3/4" Check Valves	716.59	72359
101	490000	Miscellaneous Functions	COSTIN GROUP MN	City Lobbyist	1,500.00	72360
230	465100	HEDA	DAMON FARBER ASSOCIATES, INC.	24-227 Uptown Hermantown	37,440.81	72361
101	452100	Parks	DENNY'S LAWN & GARDEN	Weed Wacker Repair	98.82	72362
101	431100	Street Department	DIAMOND MOWERS LLC	ROW Mower Parts	911.74	72363
101	421100	Police Administration	DRYER & PETERSON, P.C.	Prosecution Services Jul 2025	6,751.72	72364
601	494400	Water Administration and General	ENVIRONMENTAL SYSTEMS RESEARCH INST. INC	ArcGIS License	2,207.00	72365
603	441100	Storm Water	ENVIRONMENTAL SYSTEMS RESEARCH INST. INC	ArcGIS License	2,207.00	72365
602	494900	Sewer Administration and General	ENVIRONMENTAL SYSTEMS RESEARCH INST. INC	ArcGIS License	2,207.00	72365
101	422100	Fire Administration	ESSENTIA HEALTH	Tests - On Call Firefighters	1,093.00	72366
603	441100	Storm Water	FERGUSON WATERWORKS #2516	PVC PIPE & Connectors for Stor	434.56	72367
601	494300	Water Distribution	FERGUSON WATERWORKS #2516	Valve Box Adapter	750.36	72367
101	415300	Administration & Finance	GOVT FINANCE OFFICERS ASSOCIATION	Membership/Orme	500.00	72368
101	415300	Administration & Finance	HERMANTOWN STAR LLC	Jul 7 2025 Minutes	148.50	72369
101	419100	Community Development	HERMANTOWN STAR LLC	Public Hearing Planning & Zoni	148.50	72369
101	421100	Police Administration	HOLIDAY COMPANIES	Car Washes - Jul 2025	30.00	72370
101	421100	Police Administration	KOLAR	Repairs Squad 21	59.83	72371
462	465120	Economic Development	KTJ 360	1st Half City Tax Abatement fo	47,746.66	72372
101	431100	Street Department	LINDE GAS & EQUIPMENT INC.	Cylinder Rent/Safe Env fee 6/2	64.05	72373
412	419100	Community Development	MN BOARD OF WATER & SOIL RESOURCES	Wetland Credits - Keene Creek	23,157.50	72374
101	422901	Firehall #1 Maple Grove Road	MN DEPT OF LABOR & INDUSTRY	Pressure Vessel - FH1	25.00	72375
601	494400	Water Administration and General	MN DEPT OF LABOR & INDUSTRY	PW Boiler Permit	12.50	72375
101	431100	Street Department	MN DEPT OF LABOR & INDUSTRY	PW Boiler Permit	25.00	72375
602	494900	Sewer Administration and General	MN DEPT OF LABOR & INDUSTRY	PW Boiler Permit	12.50	72375

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Fun d	Account	Department	Vendor Name	Description	Amount	Check #
101	419901	City Hall & Police Building Maintenance	MN DEPT OF LABOR & INDUSTRY	Boilers - 51111 Maple Grove	100.00	72375
101	419901	City Hall & Police Building Maintenance	MN TELECOMMUNICATIONS	Aug 2025 Internet	360.00	72376
101	422901	Firehall #1 Maple Grove Road	MN TELECOMMUNICATIONS	Aug 2025 Internet	90.00	72376
101	431901	City Garage	NAPA AUTO PARTS	Floor Dry	24.88	72377
101	431100	Street Department	NAPA AUTO PARTS	HYD Hose Fittings	64.72	72377
101	419901	City Hall & Police Building Maintenance	NORTHERN INDUSTRIAL INSULATION, INC.	Insulation Work - PD	205.57	72378
101	431901	City Garage	OXYGEN SERVICE COMPANY	Acetylene Gas Bottle Rent	21.59	72379
601	494300	Water Distribution	PACE ANALYTICAL SERVICES, LLC	Drinking Water Testing	300.00	72380
230	465100	HEDA	RONCHETTI, CHAD	Reimbursements	66.29	72381
230	465100	HEDA	RONCHETTI, CHAD	Reimbursements	20.00	72381
230	465100	HEDA	RONCHETTI, CHAD	Duluth Chamber Dinner Reimb	800.00	72381
230	465100	HEDA	RONCHETTI, CHAD	Reimbursements	328.64	72381
230	465100	HEDA	RONCHETTI, CHAD	EDA of MN Mobile Tour Reimb	180.00	72381
101	431100	Street Department	SATHERS, LLC	Class 5 - Crushed Material/Dum	645.00	72382
101	431100	Street Department	ST LOUIS COUNTY AUDITOR	2023 Crack Sealing - PR1 CP000	3,585.27	72383
101	421100	Police Administration	STREICHER'S	Duty Gear - Kostiuk	56.00	72384
101	421100	Police Administration	STREICHER'S	Duty Gear - Kostiuk	801.00	72384
101	421100	Police Administration	STREICHER'S	Duty Gear - Kostiuk	610.96	72384
101	362210	Park Rental Fees	TABER, SCOTT	Return Park Pavilion Rental	25.00	72385
101	452100	Parks	TARS & STRIPES	Pickleball Court Striping - Fi	1,130.00	72386
101	421100	Police Administration	THOMSON REUTERS - WEST	Clear Subscription - Jul 24	173.25	72387
101	421100	Police Administration	TROY'S SERVICE CENTER	Oil & Filter - SQD 22	143.90	72388
101	421100	Police Administration	TROY'S SERVICE CENTER	Tire Repair Patch - SQD 15	30.00	72388
101	419901	City Hall & Police Building Maintenance	UHL COMPANY INC	AHUS Repair	3,630.00	72389
602	494900	Sewer Administration and General	VALLI INFORMATION SYSTEMS, INC	Jul 2025 Bill Print	640.35	72390
601	494400	Water Administration and General	VALLI INFORMATION SYSTEMS, INC	Jul 2025 Bill Print	640.35	72390
603	441100	Storm Water	VALLI INFORMATION SYSTEMS, INC	Jul 2025 Bill Print	640.34	72390
240	433500	Water Improvements	WILLMAN, JAY B & VICKIE L	Trail Easement	29,500.00	72391
101	431100	Street Department	ZIEGLER INC	Windshield Glass 928G	594.73	72392
Totals: 291 records printed					2,308,774.94	



CITY COUNCIL MEETING DATE: September 1, 2025

TO: Mayor & City Council

FROM: Kevin Orme, Director of Finance & Administration

SUBJECT: PFML Carrier

☒ **RESOLUTION:** 2025-131 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Approve Guardian as PFML carrier effective 1/1/26.

BACKGROUND

Minnesota Paid Family and Medical Leave (MN PFML) is a mandated paid leave program that offers job protection and wage replacement benefits if an employee is unable to work due to injury or illness, including pregnancy and childbirth.

Employers can participate in the state-run program (Minnesota Paid Leave), or they can self-insure or fully insure a private plan. The City both solicited private plans quotes through existing relationships and also used Terch & Associates to solicit quotes. Two private plans gave the City quotes (see attached).

The City is recommending to go with Guardian as it's PFML carrier. Guardian is the same rate as the State program and .02% more than Shelterpoint. Guardian has a two-year rate guarantee which is attractive and will pay the employer FICA and provide W2 Services which likely will make it the cheaper option. With Guardian the City will need to offer a voluntary vision program which could be an attractive option for employees.

SOURCE OF FUNDS (if applicable)

Payroll tax and employee deduction

ATTACHMENTS

Resolution
PFML Proposal Comparison

Resolution No. 2025-131

Resolution Approving PFML (Paid Family And Medical Leave) Carrier For The City Of Hermantown

WHEREAS, the State of Minnesota is requiring PFML (Paid Family and Medical Leave) effective January 1st, 2026, and

WHEREAS, the City will therefore implement a PFML program in 2026, and

WHEREAS, the City and their Human Resource consultants, Terch & Associates LLC, sought proposals for PFML coverage effective January 1st, 2026, and

WHEREAS, the City's Director of Finance and Administration have reviewed the proposals with Terch & Associates, LLC, and recommends the City accept the quote from Guardian

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Hermantown, Minnesota, as follows:

1. The City of Hermantown City Council hereby accepts the recommendation from the Director of Finance and Administration and approves the proposals Guardian for PFML coverage effective January 1st, 2026; and
2. The rate is guaranteed for two years; and
3. The Director of Finance and Administration is hereby directed to take the necessary action to implement this coverage for the City.

Councilor _____ introduced the forgoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and upon a vote being taken thereon the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted on September 2, 2025.

Ancillary Benefit
QUOTE COMPARISON

Effective 01/01/2026

NOTES

	Guardian	Principal	Shelterpoint	Mutual of Omaha
		Need occupations in order to quote		Unable to quote - Need more lines of coverage
ADMINISTRATIVE FEE?				
Paid Family Medical Leave				
Follows state criteria?	Yes		Yes	
Benefit Percentage	90% of first 50% SAWW then 66% of 50-100% SAWW, then 55% above 100% SAWW		90% of first 50% SAWW then 66% of 50-100% SAWW, then 55% above 100%	
Rate Per \$100 of Payroll	0.88		0.86	
FICA & W-2 Services Included?	Yes		No	
PREMIUMS (Apprx Monthly Total)	\$2,907.86		\$2,841.00	
Rate Guarantee	2 Years		1 Year	
Vision				
Employer - Contribution?	Contributory/Voluntary			
Rates				
Employee Only	5.78 / 6.18			
EE + Spouse	10.93 / 11.69			
EE + Child(ren)	11.13 / 11.96			
EE + Family	17.63 / 18.85			

Not needed to quote



CITY COUNCIL MEETING DATE: September 1, 2025

TO: Mayor & City Council

FROM: Kevin Orme, Director of Finance & Administration

SUBJECT: 2026 Levy

☒ **RESOLUTION:** 2025-132 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

2026 Proposed Total Levy

BACKGROUND

The Preliminary 2026 General Fund Budget Booklet was presented to you at the last Council meeting.

Our proposed total levy (General Fund, HEDA, HRA, Debt, Abatement) for your consideration in 2026 is \$10,375,348. With this budget and proposed levy, general fund expenditures are increasing approximately 12.64%, the general fund levy increases 11.5%, and the effective tax rate increases approximately 1.75%.

The City Council must set the preliminary levy by Monday September 15, 2025 and will then take final action following the public hearing to be tentatively held on December 1, 2025.

SOURCE OF FUNDS (if applicable)

N/A

ATTACHMENTS

Resolution
Property Tax Impact Table
Proposed Levy Form
Public Hearing Date Certification

Resolution No. 2025-132

**Resolution To Adopt The Proposed Property Tax For Taxes Payable In 2026 And
Scheduling The Truth In Taxation Hearing**

WHEREAS, the City Council will hold a Truth In Taxation Hearing on Monday, December 1st, 2025 at 6:30 p.m.

BE IT RESOLVED, by the City Council of the City of Hermantown, County of St. Louis, Minnesota, that the following sums of money be levied for the current year, collectible in 2026, upon taxable property in the City of Hermantown, for the following purposes:

General Fund Levy	\$9,241,509
General Obligation Bonded Debt	\$ 697,674
Other Debt	\$ -0-
Pillars Abatement	\$ 106,546
Fleet Farm Abatement	\$ 130,975
HRA Levy	\$ 25,000
HEDA Levy	\$ 173,644
Total Levy	\$10,375,348

The City Clerk is hereby instructed to transmit a certified copy of this resolution to the County Auditor of St. Louis County, Minnesota.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted September 2, 2025.

Property Tax Impact of the Proposed 2026 Budget

Annual City Levy	Pay 2025	Incr (Deer) 2025-2024	%	Pay 2026	Incr (Deer) 2026-2025	%
Total Levy	9,408,324	1,084,356	13.03%	10,375,348	967,024	10.28%
Tax rate	0.4561			0.4641		
General Fund Levy	8,284,242	657,257	8.62%	9,241,509	957,267	11.56%
Tax rate	0.4128			0.4231		
Debt Levy	702,976	307,842	77.91%	697,674	(5,302)	-0.75%
Tax rate	0.0350			0.0319		
Pillars Abatement	98,190	98,190		106,546	8,356	8.51%
Tax Rate	0.0049			0.0049		
Fleet Farm Abatement	157,541	13,192	9.14%	130,975	(26,566)	-16.86%
Tax rate	0.0079			0.0060		
HRA Levy				25,000	25,000	
Tax rate				0.0011		
HEDA Levy	165,375	7,875	5.00%	173,644	8,269	5.00%
Tax rate	0.0082			0.0079		
Levy Impact						
Impact - \$150,000 home	\$684	\$8	1.17%	\$696	\$12	1.75%
Impact - \$200,000 home	\$912	\$11	1.17%	\$928	\$16	1.75%
Impact - \$300,000 home	\$1,368	\$16	1.17%	\$1,392	\$24	1.75%
Impact - \$400,000 home	\$1,824	\$21	1.17%	\$1,856	\$32	1.75%
Impact - \$500,000 home	\$2,281	\$26	1.17%	\$2,321	\$40	1.75%
Impact - \$600,000 home	\$2,737	\$32	1.17%	\$2,785	\$48	1.75%

2026	
Taxable Market Value	1,772,661,040.00
Taxable NTC	21,843,739.00

2025	
Taxable Market Value	1,622,203,462.00
Taxable NTC	20,066,744.00

2024	
Taxable Market Value	1,469,883,899.00
Taxable NTC	18,143,433.00

2023	
Taxable Market Value	1,319,935,110.00
Taxable NTC	16,436,844.00

2022	
Taxable Market Value	1,190,036,218.00
Taxable NTC	14,946,228.00

PROPOSED CITY LEVY – ST LOUIS COUNTY

Contact Name:	John Mulder
Phone #:	218-729-3600
E-Mail Address:	jmulder@hermantownmn.com

The annual tax levy for the year of 2025 collectible in 2026 for the City of Hermantown
 was adopted by resolution passed at a City Council meeting held on, September 18, 2025.

LEVY PURPOSE

CERTIFIED LEVY

Net Tax Capacity (NTC) Levies

1. General Fund (See reverse side)	\$ 9,241,509.00
2. General Obligation Bonded Debt	\$ 697,674.00
3. Other Debt	
4. Road & Bridge	
5. Miscellaneous (See reverse side)	\$ 436,165.00
6. Total of NTC Levies (Add lines 1 thru 5)	\$ 10,375,348.00

Referendum Market Value (RMV) Levies

7. General Obligation Bonded Debt	
8. Other Debt	
9. Total of RMV Levies (Add lines 7 & 8)	\$ 0.00

Total Levy (NTC+RMV) (Add lines 6 & 9)	\$ 10,375,348.00
---	-------------------------

(Complete when total of Debt levies is less than certified debt)

The amount levied for total debt is less than the amount due to be paid from this levy because we have
 \$ _____ on hand.

CERTIFICATION

State of Minnesota – County of St. Louis

I, John Mulder, Clerk/Administrator of the City of Hermantown
 , St. Louis County, Minnesota, do hereby certify that I have compared the foregoing with Original
 Resolution now on file and of record in my office, and that the same is a true and correct copy and
 transcript of said original resolution.

Witness by My Hand and the Seal of the Minnesota, City of Hermantown, St. Louis County,
 this 18th day of September, 2025.

 Clerk / Administrator

LEVIES THAT QUALIFY UNDER GENERAL

<u>TYPE</u>	<u>LEGAL REFERENCE</u>
AIRPORTS	360.037 C/T
AQUATIC VEGETATION CONTROL	103G.625, S.3 C/T
AMBULANCE SERVICE	471.476, S.2 C/T
BAND, ORCHESTRA OR CHORUS	449.09 C/T
CEMETERY	365.10 T
CIVIL DEFENSE	12.26 C/T
COMMUNITY CORRECTION CENTERS	241.31 C/T
COMMEMORATIVE PURPOSES	365.106 T
DUMP GROUNDS (PURCHASE AND MAINTENANCE)	365.10 T
FIRE OR POLICE APPARATUS	365.15 TO 365.19 T
FIRE OR POLICE PROTECTION	465.73 T
FIREFIGHTERS RELIEF	69.772; 69.773; 424A.02 C/T
INSECT PESTS, CONTROL OF	18.022 S.2 L. 1991 C/T
LIBRARY	134.07; 134.12, S.3 C
MEMORIAL BUILDING	416.02 C
MOSQUITO ABATEMENT	18.111 C/T
MUNICIPAL FOREST	459.06 C/T
MUSICAL ENTERTAINMENT	449.08; 449.06; 412.251 C
PARK	365.10 T
PARK DISTRICT (OPERATION AND MAINT)	398.16 C/T
PARKING FACILITIES	459.14 C
PROMOTION OF SAFETY & PRESERVATION OF HUMAN LIFE	471.63 C/T
REC. FACILITIES – IRON RANGE	471.1921 C/T
REC. FACILITIES – NOT IRON RANGE	471.91, S.2 C
RETIREMENT, EMPLOYEES	
PERA	353.28 C/T
OSIA	355.80; 355.299 C/T
ON LEAVE FROM STATE	352.041 C/T
SEWERS & SEWAGE DISPOSAL PLANTS	
CONSTRUCTION	444.075, S1, 4 C/T
USE FOR PUBLIC PURPOSES	444.075, S.3 C/T
SHELTERED WORKSHOPS	129A.06 C/T
TELEPHONE	237.35 T
VOTING MACHINES	206.12 C/T
WATER POLLUTION CONTROL	115.46; 115.50 C/T

LEVIES THAT QUALIFY UNDER MISCELLANEOUS

<u>TYPE</u>	<u>LEGAL REFERENCE</u>
ECONOMIC DEVELOPMENT AUTHORITY	469.107 C
JUDGEMENT: GENERAL	465.14 C; 365.42 T
FIREMEN	471.86 C/T
PERMANENT IMPROVEMENT AND REPLACEMENT	471.571 C
POLICE PENSION (RELIEF)	69.77 C/T
STATE POST-AUDIT EXPENSE	6.62 C/T
SPECIAL ASSESSMENT IMPROVEMENT	429.051 C/T

Public Hearing Date Certification

Public Hearing Information

Date: December 1, 2025

(must be on or between November 25th through December 29th, 2025)

Time: 6:30 PM *(must be after 6:00 p.m.)*

Meeting Location (include full address):

Government Services Center

5105 Maple Grove Rd

Hermantown, MN

55811

Address for Public to Mail Comments to:

5105 Maple Grove Rd

Hermantown, MN 55811

Meeting Website URL (if option is available):

* *Note: Citizens must have ability to comment live during this online meeting*

Contact Information below will appear on proposed tax statements

Contact Name: John Mulder

Title: City Administrator

Phone: 218-729-3600

PLEASE RETURN TO THE COUNTY AUDITOR BY SEPTEMBER 30TH, 2025

Email - larsonb@stlouiscountymn.gov



CITY COUNCIL MEETING DATE: September 2nd, 2025

TO: Mayor & City Council

FROM: Brandon Holmes – Building Official

SUBJECT: Approve Final Contract For HVAC Design Services

☒ **RESOLUTION:** 2025-133 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Approve the final contract for professional design services with LHB.

BACKGROUND

City staff has completed the contract negotiations with LHB for design services and the City Attorney has given approval of the final contract language. LHB has already signed and turned it over for final City Signatures. This is the last step to put the design phase into full effect for the HVAC repairs.

SOURCE OF FUNDS (if applicable)

This is a CIP funded project. (401-419901-520)

ATTACHMENTS

Resolution
Exhibit A

Resolution No. 2025-133

Resolution Approving The Final Professional Services Contract With LHB For The Design And Oversight Of The Hermantown City Administration And Public Safety Building HVAC Systems Upgrades

WHEREAS, the City of Hermantown (“City”) desires to have HVAC systems upgraded and repaired at their facilities located at 5105 and 5011 Maple Grove Road, commonly known as the Administration and Public Safety Building or City Hall, in Hermantown, Minnesota (“Project”); and

WHEREAS, LHB (“Proposer”) has agreed to terms and signed the submitted a contract (“Contract”) attached hereto as Exhibit A to perform and furnish professional design services and oversite to repair/upgrade the HVAC systems in connection with the Project to City; and

WHEREAS, the City reviewed the Contract to confirm accuracy; and

WHEREAS, the City found the Contract to be technically responsive to the specifications and the lowest cost; and

WHEREAS, the City also investigated the experience, past record of performance and capacity of Proposer to perform the work contracted to be performed within the stated time period; and

WHEREAS, on the basis of such review, City staff have recommended the Contract be approved and signed as attached.

WHEREAS, after fully considering this matter, the City Council believes that it is in the best interests of the City of Hermantown to proceed with awarding the Contract for such improvement to the Proposer;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hermantown, Minnesota, as follows:

1. The Contract attached hereto as Exhibit A is hereby approved.
2. The City Administrator is hereby authorized to sign the final contract documents

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted September 2nd,
2025.

CONTRACT FOR SERVICES

THIS CONTRACT FOR SERVICES (“Agreement”) is made effective as of the 18th day of August, 2025 by and between the **City of Hermantown**, a Minnesota statutory city, (“Owner”) and LHB, Inc. (“Business”) in response to the following situation:

A. Owner desires to obtain services (“Services”) from Business for the purpose of 2025 HVAC Design and Retrofit (“Project”).

B. Business is willing to provide the Services with regard to the Project to Owner pursuant to these terms of this Agreement.

NOW, THEREFORE, Owner and the Business do mutually agree as follows:

1. **Services to be Performed.**

1.1. The contact person for the Services to be performed shall be Kevin Holm.

1.2. Business shall provide the Services to Owner with respect to the Project.

1.3. The scope of the Services to be provided to Owner by Business is as set forth in the proposal accepted under City Council Resolution 2025-102 incorporated by reference as Exhibit A attached hereto.

2. **Personnel.** Business will secure, at his/her/its own expense, all personnel required to perform the Services under this Agreement, and such personnel shall not be the employee(s) of, nor have a contractual relationship with, Owner.

3. **Assignability.** Business shall not assign any interest in this Agreement, shall not contract with others to perform the Services and shall not transfer any interest in this Agreement without the prior written approval of Owner.

4. **Agreement Period.** This Agreement shall be effective as of the date hereof and shall continue until terminated as provided in Section 5 hereof.

5. **Termination of Agreement.** Either Business or Owner may, by giving written notice specifying the effective date which shall not be less than thirty (30) days from the date such notice is given, terminate this Agreement in whole or in part. In the event of termination, all property and finished or unfinished documents and other writings prepared by the Business under this Agreement shall be delivered to Owner and Business shall be entitled to compensation for time expended and expenses incurred to the date of termination.

6. **Independent Contractor.** The relationship between the Business and Owner shall be that of an independent contractor. Nothing herein shall in any way make or create any employer employee relationship between Owner and Business.

7. **Standard of Performance and Insurance; Indemnity.** The Services to be performed by Business hereunder shall be performed in a skilled, professional and non-negligent manner in accordance with professional care. Business shall obtain and maintain at his/her/its cost and expense:

7.1. Comprehensive general liability insurance that covers the Services performed by Business for Owner with a combined single limit of liability of at least Two Million Dollars (\$2,000,000.00).

7.2. Worker's compensation insurance covering Business (if an individual) all of Business' employees with coverages and limits of coverage required by law.

7.3. In addition to the coverages listed above, Business shall maintain a professional liability insurance policy in the amount of Two Million Dollars (\$2,000,000.00). Said policy need not name the Owner as an additional insured. It shall be Business' responsibility to pay any retention or deductible for the professional liability insurance. Business agrees to maintain the professional liability insurance for a minimum of two (2) years following termination of this Agreement.

Business shall indemnify and hold harmless Owner from and against all negligent errors, omissions and/or negligent acts causing claims, damages, liabilities and damages to the extent caused by the negligent performance of his/her/its Services hereunder.

Business certifies that Business is in compliance with all applicable worker's compensation laws, rules and regulations. Neither Business (if an individual) nor Business' employees and agents will be considered Owner employees. Any claims that may arise under any worker's compensation laws on behalf of any employee of Business and any claims made by any third party as a consequence of any act or omission on the part of Business or any employee of Business are in no way Owner's obligation or responsibility. By signing this Agreement, Business certifies that Business is in compliance with these laws and regulations.

Business shall deliver to Owner, concurrent with the execution of this Agreement, one or more certificate(s) of insurance evidencing that Business has the insurance required by this Agreement in full force and effect. Owner shall be named as additional insured under such Business' comprehensive general liability policy. The insurer will provide at least thirty (30) days prior written notice to Owner, without fail, of any cancellation, non-renewal, or modification of any of the Business' comprehensive general liability policy or coverage evidenced by said certificate(s) for any cause, except for nonpayment of premium. The insurer will provide at least ten (10) days prior written notice to Owner, without fail, of any cancellation of any of the Business' comprehensive general liability policy or coverage evidenced by said certificate(s) for nonpayment of premium. Business shall provide Owner with appropriate endorsements to Business'

comprehensive general liability policy reflecting the status of Owner as an additional insured and requiring that the foregoing required notice of cancellation or non-renewal be provided Owner by the insurance company providing such insurance policy to Business.

The Business shall require any subcontractor permitted by Owner under Section 3 hereof to perform work for Business on the Project to have in full force and effect the insurance coverage required of the Business under this Agreement before any subcontractor(s) begin(s) work on the Project. Business shall require any such subcontractor to provide to Business a Certificate of Insurance evidencing that such subcontractor has the insurance required by this Agreement in full force and effect. The Business and Owner shall be named as additional insureds under such policies. The insurer will provide 30 day written notice to Owner and Business, without fail, of any cancellation, non-renewal, or modification of the subcontractor's comprehensive general liability policy or coverage evidenced by said certificate(s) for any cause, except for nonpayment of premium. The insurer will provide at least ten (10) days prior written notice to Owner, without fail, of any cancellation of any of the subcontractor's comprehensive general liability policy or coverage evidenced by said certificate(s) for nonpayment of premium. Owner shall also be provided with appropriate endorsements to subcontractor's comprehensive general liability policy reflecting the status of Owner as an additional insured and requiring that the foregoing required notice of cancellation or non-renewal be provided Owner by the insurance company providing subcontractor's comprehensive general liability policy.

8. **Other Projects.** Business and Owner may, by separate agreement, identify other projects for which the Services of the Business are desired and that are outside the scope of this Agreement. Such separate agreement shall specify the work to be performed on such separate projects and the fees to be paid to the Business in connection with such special projects.

9. **Compensation.** Business shall be compensated for the Services to be performed hereunder as set forth on page 17 of Exhibit A. Business shall submit to Owner itemized statements of Services rendered during each month setting forth the date the Services were rendered, a description of the Services rendered, the person performing the Services and the amount of time expended in performing the Services. The total amount of the Agreement is not to exceed \$27,645 without prior written authorization by Owner.

10. **Recordkeeping.** Business hereby agrees:

10.1. To maintain all books, documents, papers, accounting records and other evidence pertaining to the fees and expenses for which it seeks payment or reimbursement hereunder and appropriate records with respect to the Services performed by it under this Agreement.

10.2. To make such materials available at its office at all reasonable times during the Agreement Term and for three (3) years from the date of final payment under this Agreement for inspection by Owner and copies thereof shall be furnished to Owner upon request by Owner.

11. **Data Practices Act.** Business acknowledges that Owner is subject to the provisions of the Minnesota Government Data Practices Act. Business must comply with the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13, as it applies to all data provided by Owner in accordance with this Agreement and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by Business in accordance with this Agreement. The civil remedies of Minnesota Statutes § 13.08, apply to Business and Owner. Minnesota Statutes, Chapter 13, provides that all government data is public unless otherwise classified. If Business receives a request to release the data referred to in this Section, Business must immediately notify Owner and consult with Owner as to how Business should respond to the request. Business' response shall comply with applicable law, including that the response is timely and, if Business denies access to the data, that Business' response references the statutory basis upon which Business relied. Business does not have a duty to provide public data to the public if the public data is available from Owner.

12. **Intellectual Property Rights.** For the purposes of this Agreement, Project Materials means copyrights and all works developed as a deliverable in the performance of this Agreement, including, but not limited to, the finished product and any deliverables, including any data. Project Materials do not include any materials that Business developed, acquired or otherwise owned or had a license to use prior to the date of this Agreement. All Project Materials are agreed by Business to be "works made for hire" as defined under 17 U.S.C. §101, for which Owner has the sole and exclusive right, title and interest, including all rights to ownership and copyright and/or patent. In addition, Business hereby assigns all right, title and interest, including rights of ownership and copyright in the Project Materials to Owner. Business shall provide Owner, at no additional cost to Owner, with copies of all Project Materials. To the extent Business's deliverables are modified or otherwise altered by Owner, a subsequent design professional, or any other party at Owner's request, such modification or alteration shall be at Owner's sole risk. Upon request by Business, Owner may authorize Business to use specified Project Materials to evidence Business' professional capabilities. In all such uses of Project Materials by Business, reference shall be made to Owner and the Project and that the Project Materials are owned by Owner. Business also acknowledges and agrees that all names and logos provided to Business by Owner for use in connection with the Project are and shall remain the sole and exclusive property of Owner. Business agrees not to use the name, logo, or any other marks owned by or associated with Owner or the name of any representative of Owner in any sales promotion work or advertising, or in any form of publicity, without the prior written permission of Owner in each instance. However, Business may use the name of Owner in a document required to be filed with, or provided to, any governmental Owner or regulatory agency to comply with applicable legal or regulatory requirements. Business agrees to provide Owner with a copy of any such document.

13. **Choice of Law and Venue.** All matters relating to the validity, construction, performance, or enforcement of this Agreement shall be determined in accordance with the laws of the State of Minnesota. All legal actions initiated with respect to or arising from any provision contained in this Agreement shall be initiated, filed and venued in the State of Minnesota District Court located in the City of Duluth, County of St. Louis, State of Minnesota.

14. **Dispute Resolution.** The City Administrator and the Business' representative shall

attempt to resolve any disagreements under this Agreement. If such efforts do not resolve such disagreement within thirty (30) calendar days, then the Owner and Business shall enter into mediation through a mediator authorized to conduct mediation under the Minnesota Supreme Court Alternative Dispute Resolution System. If mediation does not resolve such disagreements within thirty (30) calendar days after the matter is submitted to mediation, then the Owner and Business shall be entitled to take whatever action is necessary or appropriate to seek redress of any disagreements. The venue and jurisdiction for any such further proceedings shall be in the District Court for St. Louis County, Minnesota.

15. **No Prohibited Interest.** Business represents to Owner that to the best of its knowledge no employee or officer of Owner, has a financial interest in the business of Business related to the Project.

16. **Confidentiality.** Business agrees that, at all times, both during the term of this Agreement and after the termination of this Agreement, it will be faithful to Owner by not divulging, disclosing or communicating to any person, firm or corporation, in any manner whatsoever, except in furtherance of the business of Owner or as required by any applicable law, rule, regulation or ordinance of Owner or any other governmental Owner, any information of any kind, nature or description concerning any matters affecting or relating to the business, employees, agents, customers of Owner, or parties contracting with Owner.

17. **Notices.** Any notice or other communications required to be given under this Agreement shall be sufficiently given and shall be deemed given when mailed sent by mail to the following name and address:

If to Owner: City of Hermantown
5105 Maple Grove Rd.
Hermantown, MN 55811
Attn: City Administrator
Email: jmulder@hermantownmn.com

If to Business: LHB, Inc.
Kevin Holm,
Principal
21 W Superior Street, Suite 500,
Duluth, MN 55802
Email: Kevin.Holm@LHBCorp.com

Any reference in this Agreement to “written notice” shall include notice by email, unless the context clearly requires otherwise, and any notice delivered by email shall request a receipt thereof confirmed by email or in writing by the recipient and followed by personal or mail delivery of such correspondence and any attachments as may be requested by the recipient, and the effective date of such notice shall be the date of receipt, provided such receipt has been confirmed by the recipient.

18. **Miscellaneous.** This Agreement constitutes the sole and complete agreement

relating to the subject matter of this Agreement between the parties, superseding any and all other agreements between the parties and no verbal or other statements, inducements or representations have been made or relied upon by either party. No modifications hereof shall be binding upon either party unless in writing and properly executed.

19. **No Contractual Owner.** Business shall have no authority to enter into any contracts or agreements binding upon Owner or to create any obligations on the part of Owner.

20. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be an original, but such counterparts shall together constitute one and the same instrument.

[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, Owner and Business have executed this Contract for Services as of the date first above written.

OWNER:

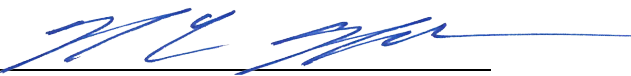
City of Hermantown

By: _ Its City Administrator

And by: _____
Notary

BUSINESS:

LHB, Inc.

By. Its 
Kevin C. Holm, Architectural Director

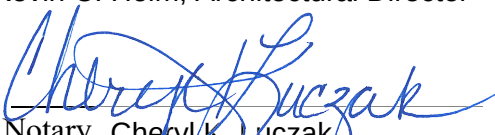
And by: 
Notary Cheryl K. Luczak



EXHIBIT A



Exhibit A

PERFORMANCE DRIVEN DESIGN



CITY OF HERMANTOWN ADMINISTRATIVE AND PUBLIC SAFETY BUILDING HVAC RETROFIT PROJECT

CITY OF HERMANTOWN

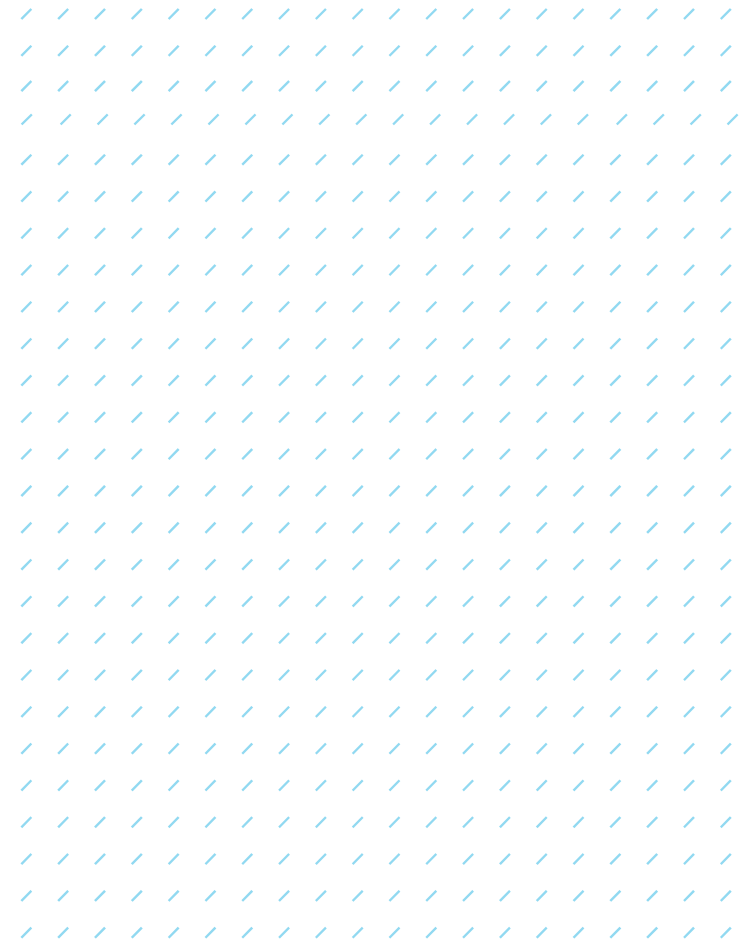
June 2, 2025

**RYAN K. THORSON, PE,
LEED AP**

21 West Superior Street
Suite 500
Duluth, MN 55802

Ryan.Thorson@LHBcorp.com
d 218.279.2444

Hermantown



PROJECT INSIGHTS & APPROACH 4 KEY TEAM

MEMBERS AND RELEVANT EXPERIENCE 6 PROPOSED

SCHEDULE 16 FEES STRUCTURE

17



June 2, 2025

Hermantown Administrative and Public Safety Building HVAC Retrofit Project

Mr. Brandon Holmes, CBO
Building Official
City of Hermantown
5101 Maple Grove Road
Hermantown, MN 55811

Dear Brandon and Selection Committee Members:

It was a pleasure meeting you and Greg at the building back in December. We appreciated the opportunity to follow up with additional information on the scoping document and are pleased to now submit our qualifications for mechanical engineering design services for the HVAC Retrofit Project at the City of Hermantown Administrative and Public Safety Building.

LHB brings a strong team with deep experience in HVAC retrofit and controls design projects. We've successfully delivered numerous similar projects, working under a variety of delivery models — from design-bid-build to design-build, and even in collaborative arrangements where the owner selects the controls contractor early in the process. Our team is well-versed in coordinating with contractors and owners throughout all phases of design and construction, and we often remain engaged post-installation to fine-tune system operations and ensure performance aligns with expectations.

We understand the unique climate challenges of the Twin Ports area and will thoughtfully design a control system that delivers reliable comfort and performance year-round. Our team is ready and available to begin work upon contract execution, and we've included a preliminary schedule for your review. We are happy to adjust this timeline to meet a more aggressive schedule if needed.

Please don't hesitate to reach out if you have any questions or need additional information. We look forward to the opportunity to support the City of Hermantown on this important project.

Sincerely,

LHB, Inc.

A handwritten signature in blue ink, reading 'Ryan K. Thorson'.

Ryan K. Thorson, PE, LEED AP
Project Manager

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d 218.279.2444

A handwritten signature in blue ink, reading 'Kevin C. Holm'.

Kevin C. Holm, AIA, NCARB, LEED AP BD+C
Managing and Project Principal

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PROJECT INSIGHTS & APPROACH

Project Understanding

The City of Hermantown is undertaking a comprehensive HVAC retrofit project at its main campus and is seeking a qualified design firm with demonstrated expertise in mechanical and HVAC systems to provide professional design services and construction oversight. The scope of work includes a full controls upgrade across multiple systems, including air handling units, makeup air units, hydronic heating and chilled water pumps, domestic water systems, and various terminal units. Integration with existing systems, such as a recently upgraded air handler and the Heat Timer boiler control, will be essential to ensure continuity and efficiency. The engineering firm will be responsible for verifying existing conditions, confirming sequences of operation, and developing a complete design package through schematic/design development, and final review phases.

In addition to design services, the firm will provide construction administration throughout the implementation phase. We recommend bi-weekly construction meetings to ensure consistent communication, timely issue resolution, and alignment with project goals. The awarded contract will be based on the proposal that best serves the City's interests, with cost proposals reflecting only the design and oversight services; all construction-related costs will be procured separately through contractor bidding. The selected firm will lead regular on-site design meetings and coordinate closely with City staff to ensure a successful project outcome.

Ryan Thorson and Adam Lilyquist, LHB Mechanical Engineering Manager and BIM Manager, met with Brandon Holmes, Building Official, and Greg Heinbuch, Building and Grounds, on December 18, 2024. At this meeting, Brandon discussed the importance of the selected design firm providing cost effective designs and full controls upgrade. Design meetings will be held on-site with city staff to allow for collaboration and project alignment.

Scope of Work

LHB will provide comprehensive professional design services and project oversight for the HVAC retrofit of the City of Hermantown's main campus, encompassing both the Administrative and Public Safety Buildings. Our approach is grounded in collaboration, technical excellence, and a commitment to delivering efficient, reliable, and user-friendly building systems.

1. Project Kick-off and Site Verification

- Coordinate with city staff to collect and review all available digital building plans and specifications prior to the initial site visit.
- Conduct a detailed on-site building verification walk-through with city personnel to:
 - Identify existing HVAC control components.
 - Document system conditions through photographs and notes.
 - Discuss any known operational or scheduling issues with building operators.

2. Stakeholder Engagement and Controls Strategy

- Facilitate discussions with building operations staff to understand current system performance and user preferences.
- Present and evaluate options for new building control systems, focusing on compatibility, usability, and long-term maintainability.
- Assist the city in selecting a controls front-end from an owner-approved manufacturer.

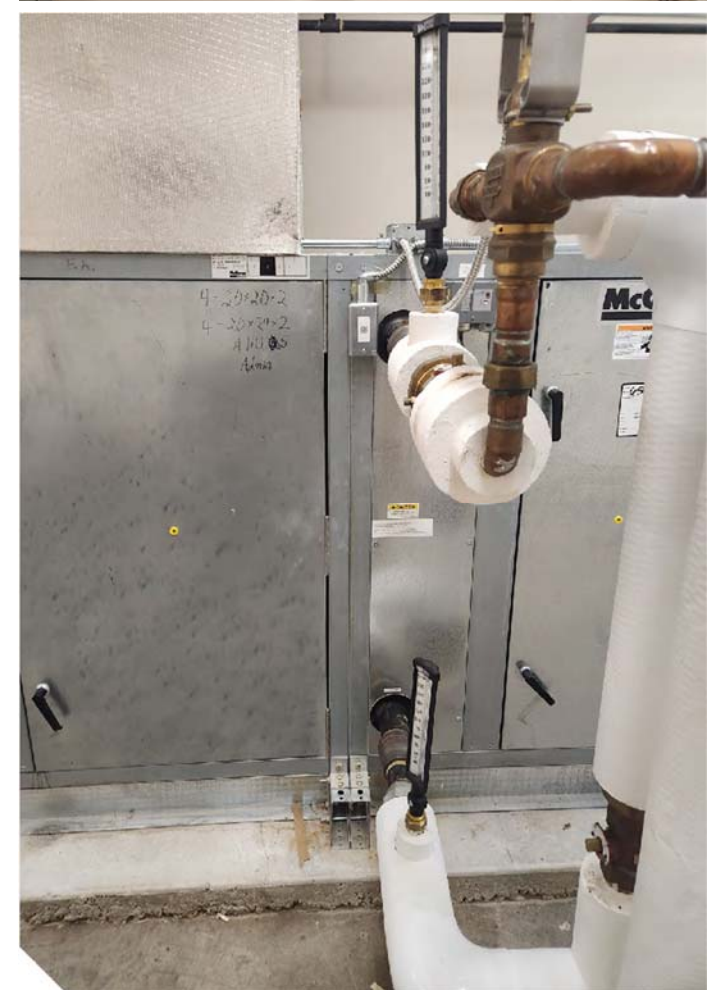
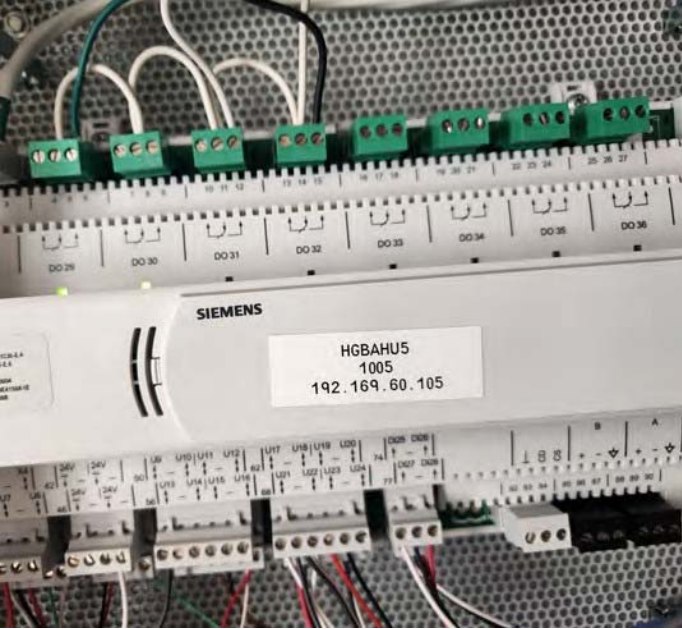


Exhibit A



3. HVAC Controls Design

LHB will design replacement control systems for the following equipment and systems:

- **Air Handling Units (AHUs):** Replace control components for 4–5 AHUs, integrating the 2024-upgraded unit into the new system where feasible.
- **Makeup Air Units (MAUs):** Replace control components for two (2) MAUs.
- **Pump Systems:** Replace controls for all domestic water, hydronic heating, and chilled water pumps.
- **Boiler Monitoring:** Design interlocks for monitoring the existing Heat Timer boiler control.
- **Additional Equipment:** Provide new control interlocks for condensing units, humidifiers, radiant floor heating, and the chiller.
- **Variable Air Volume (VAV) Boxes:** Design new controls for existing VAV boxes, including reheat coil control valve actuators.
- **Hydronic Heating Valve Actuators:** Design controls for radiation, radiant panels, unit heaters, and cabinet unit heaters.
- **Ventilation Damper Actuators:** Design damper actuator replacements for exhaust fans, boiler, and water heater combustion air systems.
- **Variable Frequency Drives (VFDs):** Design replacements for all VFDs and confirm any owner preferences.
- **Thermostats:** Design replacement thermostats throughout the facility.
- **Actuators and Sensors:** Replace all associated control valve actuators sensors for AHU/MAU coils, VAV reheats, and other terminal units.

4. Controls Integration and Documentation

- Confirm all sequences of operation, equipment points lists, and controls diagrams with existing conditions and the owner.
- Ensure all control systems are designed for seamless integration and future scalability.

5. Design Development and Review

- Coordinate with and lead regular on-site design meetings with the owner.
- Provide a combined Schematic Design/Design Development (SD/DD) review and a Final Design review with the owner.

6. Bidding Phase Support

- Provide bidding assistance, including responses to contractor questions and review of submitted bids.

7. Construction Administration

- Provide construction administration services from project kickoff through close-out, with bi-weekly construction meetings assumed unless otherwise agreed.
- Construction administration services will also include:
 - Submittal reviews
 - Architect's Supplemental Instructions (ASI)
 - Proposal Requests (PR)
 - Change order creation as needed
 - Final system commissioning oversight

KEY TEAM MEMBERS AND RELEVANT EXPERIENCE



RYAN K. THORSON PE, LEED AP
Project Manager & Mechanical Engineering Manager

Ryan brings over 30 years of experience in plumbing, HVAC, and fire protection design, leading the mechanical engineering group with a focus on quality, innovation, and mentorship. He is known for designing efficient systems and solving complex challenges, including ventilation upgrades and phased construction. A recognized expert in thermal displacement ventilation, Ryan has spent more than two decades advancing indoor air quality and sharing his knowledge at industry events. His collaborative, solutions-driven approach supports healthier, more sustainable environments.

Relevant Project Experience

ST. LOUIS COUNTY | DuLUTH, MN
Courthouse Phase I, HVAC Upgrades

CITY OF HERMANTOWN & YMCA | HERMANTOWN, MN
Essentia Health Regional Wellness Center

CITY OF MAPLEWOOD | MAPLEWOOD, MN
Building 1902 HVAC Upgrades

LAKE SUPERIOR COLLEGE | DuLUTH, MN
Auto Shop & Wiring Lab AHU Replacements

MN NORTH COLLEGE - ITASCA | GRAND RAPIDS, MN
Davies Hall HVAC Upgrades

HERMANTOWN PUBLIC SCHOOLS | HERMANTOWN, MN
Elementary School Facility Assessment & Long-Range Plan

MINNESOTA DEPARTMENT OF TRANSPORTATION
Roof and HVAC Design, Upgrades, and Construction

HERMANTOWN ADMINISTRATIVE & PUBLIC SAFETY BUILDING HVAC RETROFIT



ADAM W. LILYQUIST CDT
BIM Manager

Administration; Thief River Falls, MN



ALEC J. ASHTON PE, FPE
Quality Control Engineer and Peer Reviewer

With 19 years of experience in the architecture and engineering industry, Adam brings deep expertise in Building Information Modeling (BIM) strategy, implementation, and project delivery. As BIM Manager at LHB, he leads the integration of digital design technologies across multidisciplinary teams, ensuring seamless coordination, model accuracy, and workflow efficiency. Adam is known for fostering innovation, mentoring staff in BIM best practices, and driving continuous improvement in design and documentation processes. He also enjoys providing mechanical engineering support when needed.

Relevant Project Experience

CITY OF HERMANTOWN & YMCA | HERMANTOWN, MN
Essentia Health Regional Wellness Center

RICE LAKE AREA SCHOOL DISTRICT | RICE LAKE, WI
HVAC Upgrades at Hilltop Elementary School

LAKE SUPERIOR COLLEGE | DuLUTH, MN
Auto Shop & Wiring Lab AHU Replacements

Roof & HVAC Upgrades Penthouse

Welding Shop HVAC Improvements

3rd Floor & Shops HVAC Upgrade

HVAC Upgrade & Renewal

WESTERN LAKE SUPERIOR SANITARY DISTRICT | DuLUTH, MN

WLSSD Office HVAC Design and Construction

UNIVERSITY OF MINNESOTA DuLUTH | DuLUTH, MN

Cina and Tweed Hall HVAC Upgrades

Alec offers almost ten years experience in HVAC designs including typical variable volume overhead air distribution, displacement ventilation, condensing boilers and air cooled chiller plants and specialized HVAC systems like variable refrigerant flow, geothermal heating/cooling, energy recovery systems, heat pump systems and others. His focus on high performance solutions leads to low energy systems and creating environments that are comfortable, engaging, and safe for the building occupants across a wide segment of the built environment.

Relevant Project Experience

CITY OF HERMANTOWN & YMCA | HERMANTOWN, MN
Essentia Health Regional Wellness Center

POLK COUNTY | BALSAM LAKE, WI
Government Center Mechanical Upgrades

CITY OF GRAND MARAIS | GRAND MARAIS, MN
City Hall and Liquor Store

CITY OF SuPERIOR | SuPERIOR, WI
Fire Department Headquarters

CITY OF SANDSTONE | SANDSTONE, MN
Library, Art and History Center

uNIVERSITY OF MINNESOTA DuLuTH | DuLuTH, MN
Cina and Tweed Hall HVAC Upgrades

SuPERIOR SCHOOL DISTRICT | SuPERIOR, WI
Cooper Elementary School (PreK-5)

Superior High School Addition and Renovation

**PROJECT TYPE**

Health and Wellness Center

LOCATION

Hermantown, MN

RECOGNITION

2019 Finance & Commerce Top Projects Award

COMPLETION DATE

2019

CITY OF HERMANTOWN AND YMCA

ESSENTIA WELLNESS CENTER

This 72,000 square foot Wellness Center includes a YMCA aquatics center, studios, gym, and fitness facilities, a 1/8 mile walking track, and Early Childhood Development Center. In addition, Yellow Bike Coffee café and multiple community focused spaces complement an adjoining lifestyle and physical therapy clinic for Essentia Health.

The 1992 Hermantown Middle School addition was remodeled to house the Essentia Therapy Clinic and Early Childcare Development Center. It's reuse aided in achieving the project budget and project goals.

An innovative feature, the Early Childhood Development Center provides access to a licensed, quality, full-day childcare facility – supporting early educational opportunities for the community while providing a solution for a growing need throughout the region.

The unique facility design promotes a community-centered environment as seen in the main lobby. The Yellow Bike Coffee café, fireside lounge, and a large multipurpose room serve as thriving areas for communal, multi-generational engagement.

The integrated outdoor patio offers a connection to nature and observation of the children's playground. The site's design and building placement support future expansion – capturing how the community-focused design lends itself to future growth. The need for the facility has far surpassed expectations with first year membership estimated to be 500, with actual numbers now over 5,000.

The facility's location was chosen after careful consideration to minimize disturbance to the sensitive wetlands and wildlife. From planning and construction to ultimate usage, the Wellness Center promotes human relationships and connectivity to the outdoors.

New controls were provided for the new building with replacement controls provided for the existing building that was remodeled.

LHB provided project management services from the inception of the project through predesign, community engagement, concept design, lobbying and successful application through the State of Minnesota's bonding bill. Following funding approval, LHB led the design process for all disciplines, assisted fund raising efforts and construction manager selection, and provided construction administration.

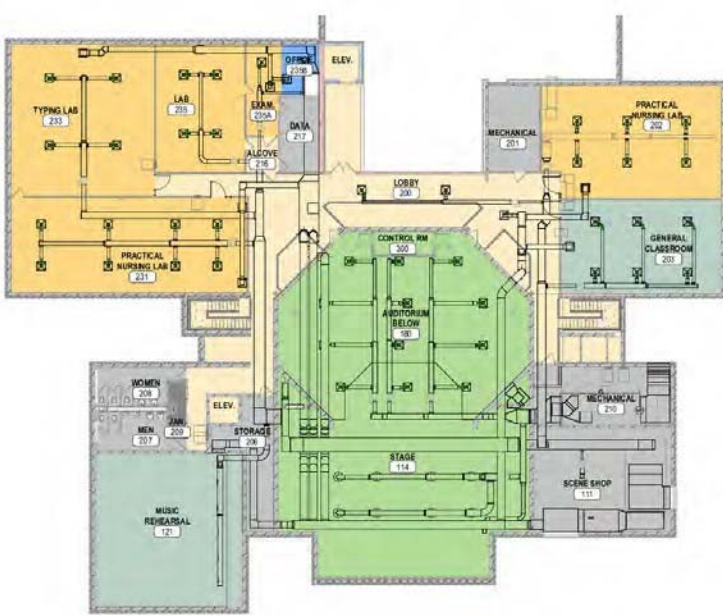


Exhibit A

PROJECT TYPE

HVAC, Lighting, and Ceiling Upgrades

LOCATION

Grand Rapids, MN

COMPLETION DATE

2024

MINNESOTA NORTH COLLEGE - ITASCA

DAVIES HALL HVAC UPGRADES

LHB provided engineering and architectural services for the near-total replacement of the heating, cooling, and ventilation systems in Davies Hall. The original mechanical equipment, over 40 years old, had exceeded its useful life. This project aimed to reduce maintenance, enhance efficiency, and prevent mechanical failure by replacing key components, including:

- Air handling units
- Distribution ductwork
- Hot and chilled water coils, pumps, and piping
- Hydronic components (air separators and expansion tanks)
- Pneumatic controls with direct digital controls (DDC)
- Control valves and thermostats
- Exhaust fans
- Cabinet unit heaters
- Zone reheat coils
- Fire protection system (sprinklers)

Notably, the chilled water-cooling units were eliminated. The DDC upgrade, utilizing Minnesota North's implementation of Honeywell Niagara, will significantly improve energy efficiency, occupant comfort, controllability, and maintainability.

Additionally, LHB oversaw the replacement of outdated lighting with new LED fixtures, enhancing energy efficiency and lighting quality. All upgrades complied with B3 requirements, underscoring a commitment to sustainability and high-performance building standards.

LHB's comprehensive updates transformed Davies Hall into a modern, efficient, and comfortable learning environment. The project not only replaced aging infrastructure but also implemented advanced technologies and systems ensuring the building's future operational reliability.

**PROJECT TYPE**

HVAC, Lighting, and
Ceiling Upgrades

LOCATION

Grand Rapids, MN

COMPLETION DATE

2024

CITY OF GRAND MARAIS**GRAND MARAIS PUBLIC WORKS FACILITY**

The City of Grand Marais engaged LHB to deliver comprehensive design services for a new 15,000-square-foot Public Works Facility. This project consolidated multiple aging facilities into a single, modern structure, enabling the City to repurpose valuable waterfront properties for strategic community development.

The facility features durable precast concrete wall construction and a standing seam metal roof, designed to withstand the extreme weather conditions characteristic of Minnesota's North Shore. The building program includes equipment storage bays, mechanical and maintenance shop areas, and administrative offices. Clerestory windows introduce natural daylight into the storage areas, enhancing visibility and reducing reliance on artificial lighting.

A key component of the project was the integration of sustainable mechanical systems and advanced controls. A 40-kW photovoltaic array on the south-facing roof contributes to the facility's energy efficiency, while the building envelope was designed with minimal penetrations and strategic orientation to mitigate heat loss and reduce exposure to

prevailing winter winds. These measures significantly improve thermal performance and reduce operational costs.

LHB implemented high-efficiency HVAC systems with automated controls to optimize indoor air quality and energy use across varied functional zones. The mechanical systems were designed for scalability, allowing for future expansion and integration with additional renewable energy sources or smart building technologies.

Site development included a secure yard storage area and a cold storage building, both designed to accommodate the current and future operational needs of the Public Works Department.

As a result of the project's success, LHB has become the architectural and engineering firm of choice for the City of Grand Marais. Subsequent projects include the design of a new city hall and municipal liquor store.

LHB provided mechanical engineering, electrical engineering, structural engineering, civil engineering, architectural design, landscape architecture, and interior design services for this project.

**PROJECT TYPE**

City Hall and Municipal Liquor Store

LOCATION

Grand Marais, MN

COMPLETION DATE

2025

CITY OF GRAND MARAIS**Exhibit A**

GRAND MARAIS CITY HALL AND MUNICIPAL LIQUOR STORE

LHB was selected by the City of Grand Marais to design a new 14,400-square-foot City Hall and Municipal Liquor Store, prominently located at the southwest corner of Broadway Avenue and 1st Street — one of downtown's most visible intersections.

Replacing outdated facilities, the new building offers a bright, modern environment that improves access to city services. The building also includes public restrooms to serve both visitors and residents in the downtown area.

The building's design emphasizes daylight, transparency, and accessibility. A spacious lobby with floor-to-ceiling windows welcomes visitors and connects directly to a customer service counter, small conference room, and family-friendly restrooms. The adjacent council chambers feature advanced audiovisual systems and interior glazing for visual continuity with the lobby.

Administrative offices, open workstations, and storage areas are arranged to promote collaboration and operational efficiency. The Municipal Liquor Store, while functionally distinct, is seamlessly integrated into the overall building design. It includes a dedicated entrance, office, breakroom, mechanical room, cooler, receiving/stock area, and a bright, open sales floor.

The building's exterior design clearly distinguishes the two primary entrances through the use of wood paneling, protective canopies, and intuitive signage, enhancing wayfinding and civic identity. The entrance to the city hall includes a front porch symbolizing "the communities' house."

LHB provided a full suite of design services for this project, including architecture, mechanical engineering, electrical engineering, structural engineering, civil engineering, landscape architecture, and interior design services.

This project reflects LHB's commitment to delivering integrated, community-focused design solutions that elevate both function and experience.

**PROJECT TYPE**

Mechanical and Electrical Upgrades

LOCATION

Rochester, MN

COMPLETION DATE

2021

OLMSTED COUNTY**MECHANICAL AND ELECTRICAL UPGRADES**

LHB provided mechanical and electrical engineering design services for multiple county facilities, focusing on system upgrades that improve energy efficiency, occupant comfort, and operational reliability.

Government Center – Domestic Water Heater Replacement

- Replaced the existing steam tank/heat exchanger system with a high-efficiency, natural gas-fired domestic water heating system.
- The new system serves the County Services Building, Courthouse, and Jail.
- Provided a temporary water heating solution to ensure uninterrupted service during system transition.

Campus Garage – Makeup Air Unit (MAU) Replacement, Welding Exhaust, and Electrical Upgrades

- Replaced the existing MAU serving the shop and welding areas, which had exceeded its service life.
- Designed and implemented snorkel-style and articulating arm welding exhaust systems to enhance staff safety and operational flexibility.

- Upgraded the electrical system to accommodate new mechanical loads and improve reliability.

4-H Building – HVAC Replacement and Electrical Upgrade

- Replaced aging boilers, pumps, perimeter radiation, and terminal heaters.
- Introduced building-wide cooling through new air handling systems.
- Designed a new ventilation system with DX cooling in areas previously lacking mechanical ventilation.
- Assisted the County with HVAC controls design to improve system performance and energy management.
- Upgraded electrical infrastructure to support the new mechanical systems.

LHB's mechanical engineering team delivered tailored solutions that addressed aging infrastructure, improved indoor air quality, and ensured continuity of service across critical county operations.

**PROJECT TYPE**

New Bank Building

LOCATION

Duluth, MN

COMPLETION DATE

July 2024

BELL BANK**BELL BANK DULUTH**

LHB provided architectural, landscape architecture, mechanical, electrical, and structural engineering services and coordinated civil engineering through a subconsultant for the design of a new 4,500-square-foot bank building with a three-lane drive-up in Duluth, Minnesota.

The project followed an expedited design schedule to support a winter 2023 construction start, with occupancy in summer 2024.

To meet the tight timeline, LHB merged the schematic and design development phases, conducting bi-weekly meetings to advance design and site coordination. The team also performed zoning and code analyses, reviewed site circulation, presented interior design concepts, prepared structural framing plans and load calculations, coordinated all design disciplines, and provided construction administration services.

The design incorporates a three-lane drive-up on the east side, with an overhead canopy covering two lanes and ATM access in the outer lane. The main entry is positioned at the southwest corner, complemented by customer parking conveniently located on the south and west sides of the building. The exterior showcases a modern aesthetic with brick,

metal paneling, and glazing, while the thoughtfully designed landscaping enhances the building's form and complements its color palette.

The bank's lobby creates a welcoming atmosphere, featuring private offices, teller stations, transaction counters, and a cozy seating area with a fireplace. Clerestory windows flood the space with natural daylight, enhancing comfort for both customers and employees. The building program also includes a conference room, work and storage rooms, a wellness room, an employee break room, restrooms, a vault, and IT, electrical, mechanical, and utility rooms.



Exhibit A



PROJECT TYPE

Addition and Remodel

LOCATION

Duluth, MN

COMPLETION DATE

2021

ALLETE

HEADQUARTERS ADDITION AND REMODEL

LHB provided architectural and engineering design services for the remodel of the main floor of the central headquarters to create a more dynamic and visible building entrance, improve building security, capture under-utilized space, and make a stronger connection to the outdoor plaza.

LHB guided an ALLETE leadership team through the steps of visioning, goal setting and prioritizing social, economic and environmental values that influence building design. Many space programs and fit plans were developed as the design team considered all the functions that could be housed on the first floor.

After working directly with various stakeholder employee groups, two schemes emerged as the best options. The new design transformed the space into a vibrant and employee focused center for use by on-site staff and visiting groups and individuals from other divisions and subsidiaries of ALLETE. Shared and public spaces take full advantage of views and daylight where possible, but also create effective environments for technology-based training and conference spaces. The existing skywalk entrance was also remodeled to tie into the new building entrance and lobby.

The finished project improves community access, while providing public space to tell the ALLETE story.



Exhibit A

HISTORICAL GROWTH

Hermantown Elementary School

- Housing growth
- Historic growth
- Accuracy of projections
- Impacts to building program

- Referendum work is complete, addition opened
- Baseline for growth model calculation, 5 & 10 year
- Tracking the growth of a grade as it advances
- Low and high District enrollment

Hermantown Community Schools		10/31/2024																															
Hermantown Elementary Analysis																																	
Grade	Year	19-21			21-23			23-25			25-27			27-29			29-31			31-33			33-35										
		D	OE	T	D	OE	T	D	OE	T	D	OE	T	D	OE	T	D	OE	T	D	OE	T	D	OE	T								
Kinderergarten	2024	83	20	103	127	11	138	101	35	133	100	22	131	102	31	178	5	128	116	1	117	97	13	118	117	8	123	119	136	130	5		
Full Grade	2024	122	10	132	106	28	128	144	21	165	113	34	147	122	2	145	133	5	146	147	5	142	143	3	148	117	20	137	138	6	135	12	15
First Grade	2024	144	14	158	131	10	150	100	33	148	145	24	158	143	7	154	182	20	136	138	13	143	131	10	145	160	5	160	141	131	136	136	7
Second Grade	2024	132	20	152	144	20	167	126	20	148	169	37	145	145	18	164	127	28	154	133	27	165	134	10	146	138	12	154	150	7	147	113	23
Third Grade	2024	138	21	159	131	25	156	145	28	171	128	29	152	139	28	158	142	24	181	169	133	131	100	10	149	161	5	158	137	137	138	11	11
Fourth Grade	2024	123	23	146	138	18	156	145	26	168	143	27	153	133	29	168	140	27	171	165	171	128	100	10	148	136	24	158	136	132	131	138	18
Fifth Grade	2024	142	13	155	148	19	154	147	30	169	143	24	157	133	29	168	140	27	171	165	171	128	100	10	148	136	24	158	136	132	131	138	18
Sixth Grade	2024	142	13	155	148	19	154	147	30	169	143	24	157	133	29	168	140	27	171	165	171	128	100	10	148	136	24	158	136	132	131	138	18
Seventh Grade	2024	142	13	155	148	19	154	147	30	169	143	24	157	133	29	168	140	27	171	165	171	128	100	10	148	136	24	158	136	132	131	138	18
Eighth Grade	2024	142	13	155	148	19	154	147	30	169	143	24	157	133	29	168	140	27	171	165	171	128	100	10	148	136	24	158	136	132	131	138	18
Ninth Grade	2024	142	13	155	148	19	154	147	30	169	143	24	157	133	29	168	140	27	171	165	171	128	100	10	148	136	24	158	136	132	131	138	18
Tenth Grade	2024	142	13	155	148	19	154	147	30	169	143	24	157	133	29	168	140	27	171	165	171	128	100	10	148	136	24	158	136	132	131	138	18
Eleventh Grade	2024	142	13	155	148	19	154	147	30	169	143	24	157	133	29	168	140	27	171	165	171	128	100	10	148	136	24	158	136	132	131	138	18
Twelfth Grade	2024	142	13	155	148	19	154	147	30	169	143	24	157	133	29	168	140	27	171	165	171	128	100	10	148	136	24	158	136	132	131	138	18

PROJECT TYPE

Facilities Assessment, Utilization Study, Long-Range Facility Plan

LOCATION

Hermantown, MN

COMPLETION DATE

December 2024

HERMANTOWN COMMUNITY SCHOOLS

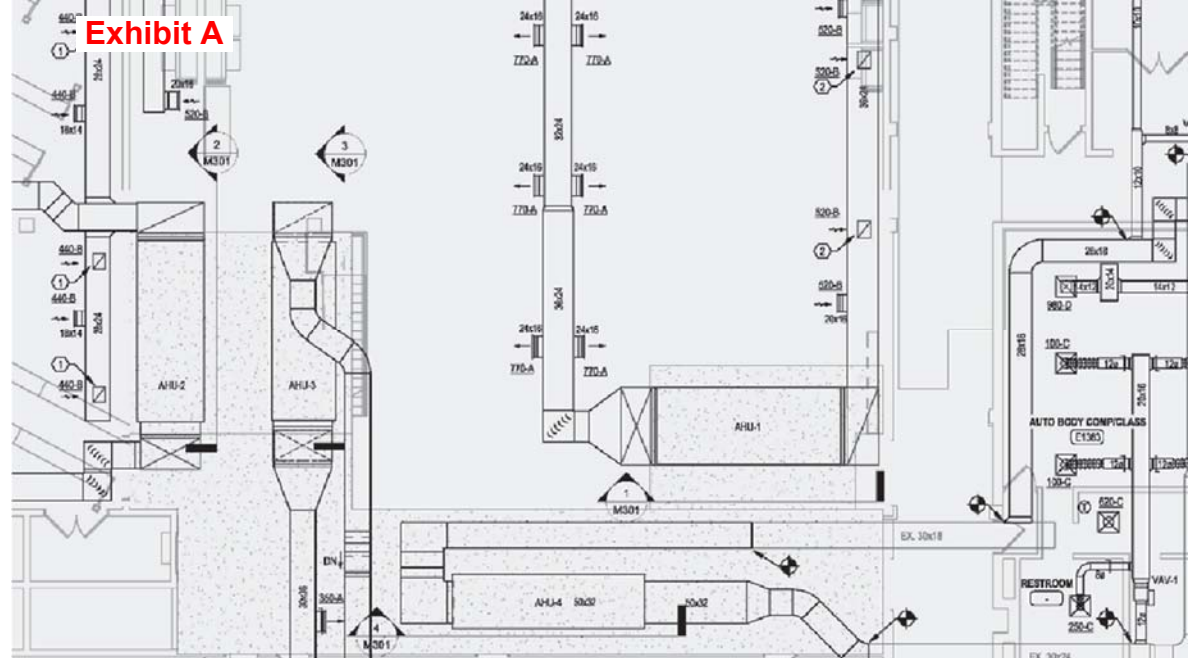
FACILITIES ASSESSMENT & UTILIZATION STUDY FOR DISTRICT FACILITIES AND LONG-RANGE FACILITY PLAN

LHB was selected to conduct a comprehensive facilities assessment of the elementary building to address current and future educational needs and support a growing student population. Our team evaluated the condition of critical building systems and the educational adequacy of the facility, ensuring its long-term viability. This process included reviewing existing plans, interviewing district staff, and developing a building program that aligns with the district's expectations for curriculum delivery.

Collaboration was central to our approach. We worked closely with the superintendent, school board, staff, and community members to define the district's vision for its facilities. To facilitate communication and gather meaningful feedback, our team created clear, visually engaging materials to share findings and progress.

Our long-range planning efforts incorporated population projections and a detailed evaluation of potential sites for new construction. LHB also assessed the feasibility of building renovations and additions compared to new construction, providing strategic recommendations for upgrading current facilities to meet future needs. This thorough, collaborative process ensures that the district's facilities will continue to support its educational mission for years to come.

In addition to the elementary school assessment, LHB expanded its services to Hermantown Community Schools. We conducted a utilization study to explore converting the existing 9 - 12 high school into a 7 - 12 configuration, addressing both current and future class sizes. This effort included developing a comprehensive space program and utilization table to analyze space requirements for both potential 7 - 12 and 9 - 12 high school grade structures.



PROJECT TYPE

Mechanical Design

LOCATION

Duluth, MN

COMPLETION DATE

January 2022 (Design)

Summer 2022 (Construction)

LAKE SUPERIOR COLLEGE

AUTO SHOP & WIRING LAB AHU REPLACEMENTS

LHB was engaged by Lake Superior College to design replacement ventilation systems for the Auto Body, Auto Tech, Auto Machining, and Commercial Wiring programs, as well as adjacent support spaces. Faced with limited space for new air handling units (AHUs) that comply with Minnesota State standards, LHB developed an innovative solution by designing interior mezzanines within the Maintenance Shop areas to accommodate the new equipment.

The previous system used three AHUs to serve four distinct shop and auxiliary areas. LHB's new design improves efficiency and control by assigning dedicated AHUs to each major shop (Auto Body and Auto Tech), one unit to serve multiple low-hazard areas (Commercial Wiring and Machining), and another for auxiliary offices and storage. LHB provided comprehensive mechanical, electrical, and plumbing (MEP), architectural, and structural engineering services for this project.

PROPOSED SCHEDULE

We have developed a preliminary project schedule that outlines key milestones and deliverables across each phase of the work. This schedule reflects our understanding of the project scope and our commitment to delivering timely, high-quality results. We are prepared to adjust the timeline as needed to align with the City’s priorities and any evolving project requirements.

MILESTONE	DATE
Proposals due	June 2, 2025
City Council meeting	June 16, 2025
Owner / Consultant agreement	July 14, 2025
SD / DD Site verification visit and meeting	Week of July 21, 2025
SD / DD Design meeting with owner	Week of August 4, 2025
SD / DD Review meeting with owner	Week of August 18, 2025
Owner review comments to design team	Early September 2025
Construction Documents (CD) meeting with owner	Week of September 8, 2025
CD final review meeting with owner	Week of September 29, 2025
Final bid documents to the owner	Week of October 13, 2025
Bids due	November 4, 2025
Contractor / Owner agreement	Mid November
Construction begins	To be determined



FEE STRUCTURE

We have provided a lump sum fee proposal, thoughtfully broken down by project phase to offer transparency and alignment with the anticipated scope of work. While we recognize that cost is an important consideration, we hope our qualifications and relevant project experience also demonstrate the value we bring to this effort. Our team is committed to delivering a well-executed project that meets both performance expectations and budget goals.

PROJECT PHASE	FEE
Schematic Design & Design Development	\$8,145
Construction Documents	\$6,275
Bidding	\$2,700
Construction Administration	\$10,525
Total HVAC Retrofit Project Fee	\$27,645





RYAN K. THORSON PE, LEED AP

Project Manager

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Ryan.Thorson@LHBcorp.com

d 218.279.2444



TOMORROW'S DESIGN TODAY

At LHB, we approach challenges with curiosity and passion. We are committed to putting forth the best of ourselves and bringing out the best in each other to create a better tomorrow.

LHBCORP.COM

CITY COUNCIL MEETING DATE: September 2nd, 2025

TO: Mayor & City Council

FROM: Brandon Holmes – Building Official

SUBJECT: Public Health Hazards – Maple Fields Trailer Park.

☒ **RESOLUTION:** 2025-134 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

The Building Official is requesting the City Council approve the attached resolution ordering the abatement of hazards located within the former Maple Field Trailer Park at 4921 Eddy Ave.

BACKGROUND

As the Council is aware, there has been active enforcement action by this department, MDH, DLI the AG's office and St Louis County against this park for some time. Staff had been proceeding with the district court to order repairs and abatements. During the interim the park owner sold the park to a new owner. The new owner is not subject to the previous City or Court orders so staff has restarted the process. Initially the new owner engaged with City Staff, but has failed to take meaningful action within the deadlines imposed and has provided no proposed plan for resolution. Last winter took a severe toll on park infrastructure making the hazards more severe than ever. With this winter fast approaching, staff is moving proactively to avoid a further public health and sanitation hazard brought on by freeze failures. The next step in this enforcement process, prior petitioning the courts for assistance in the manner laid out in policy and statute, is for the Council to formally order compliance with staff directives and all required abatements.

SOURCE OF FUNDS (if applicable)

N/A

ATTACHMENTS

Resolution
Exhibit A

Resolution No. 2025-134

**Resolution Directing The Immediate Abatement Of Hazardous Structure(s) And
Conditions Within The Mobile Home Park Located At 4921 Eddy Ave**

WHEREAS, Minnesota Statute § 463.16 authorizes the municipal governing body to:
“... order the owner of any hazardous building or property within the municipality to correct or remove the hazardous condition of the building or property or to raze or remove the building.”

WHEREAS, the Building Official for the City of Hermantown has issued corrective actions and a formal Directive of the Building Official to the property owner, one Derek Brown of DBL Capital Management LLC, for numerous hazardous structures and utilities along with additional hazards within the larger Maple Field Mobile Home Park located at 4921 Eddy Ave

WHEREAS, the Building Official certifies no substantial corrective actions have been undertaken and the timeline for appeals is expired.

WHEREAS, the current unresolved conditions create numerous violations of MN Statute 326b, MN Rule Chapter(s) 1300 and 1350, City Ordinance Chapter 10 as well as the MN Plumbing Code. All pose a substantial and immediate risk to the health, safety and sanitation of the public. Said violations in all vacant units have been determined to be too substantial to effectively repair, leaving removal as the only safe and advisable option.

WHEREAS, Minnesota Statute § 463.17 further allows that *“...the governing body of any municipality may correct or remove the hazardous condition of any hazardous building or property; the cost of which shall be charged against the real estate as provided in section [463.21](#) except the governing body may provide that the cost so assessed may be paid in not to exceed five equal annual installments with interest therein, at eight percent per annum.”*

WHEREAS, in accordance with MN Statute § 463.19 a motion for summary enforcement of the orders will be made to the district court of the county in which the hazardous structures buildings or property is situated unless corrective action is taken, or unless an answer is filed by serving the City Clerk within 20 days of this order.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hermantown that DBL Capital Management and its representative, Derek Brown are hereby ordered to abate all hazards listed in the attached 07/28/25 Directive of the Building Official by taking immediate action to remove all hazardous structures and abate by repair or replacement all other listed hazards after properly applying for and obtaining all required permits as instructed in said directive.

NOW, THEREFORE, BE IT FURTHER RESOLVED the City Building Official and City Attorney are hereby directed to make all required arrangements to abate such hazards by filing all required motions with the district court, providing service upon all parties as required by law and

to proceed with the obtaining bids and entering into agreements as needed for professional services to enact said removals and repairs if the property owner fails to act within the timeframe allotted.

Further, if permits have not been successfully issued and repairs commenced but October 1st, 2025, The City Building Official and Fire Chief are authorized and directed to affect abatement of all hazardous utilities connections by ordering their disconnections in accordance with applicable codes and statutes.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted September 2, 2025.



5105 Maple Grove Road Hermantown, Minnesota 55811
Phone: 218-729-3600 / Fax: 218-729-3620
Website: www.hermantownmn.com

-DIRECTIVE OF THE BUILDING OFFICIAL -

07/28/2025

DBL Capital Management C/O
Derek Brown and Vincent Echo
6950 SW Hampton - Suite 336
Tigard OR 97223

Re: Hazardous Structures within the Maple Field Trailer Park at 4921 Eddy ave.

As you know well know, the park you recently purchased has been under active enforcement from numerous agencies for some time now. On July 14th, the previous owner was served with a demolition order for all non-owner-occupied units within this park. As the new owner, this order and several others are being re-issued to you.

As such, I, the Building Official for the City of Hermantown on the 28th Day of July, 2025 do confirm I have inspected all manufactured home(s) and the general premises at the Maple Field Park located at 4921 Eddy Ave, Hermantown MN 55811 on numerous occasions with the most recent on Friday July 28th 2025.

During inspection I made the following findings:

- No observable corrective actions have been undertaken to abate the previously noted life-safety hazards. Rather than re-list each correction, today's inspection notes, the previous Directive of the Building Official dated 7/14/25, the Hazard's Assessment dated 02/12/25, the DLI post visit follow up letter dated 3/19/24 are hereby incorporated by reference and attached hereto. Any other corrective orders issued since February of 2024 are also available upon request.

As such, pursuant to the authority granted me from the City of Hermantown by section 1030 of Title 2 of the Hermantown City Code, Minnesota Rules Chapter 1300.0180 and Minnesota Statute Section 463.15.et.seq. **I HERBY DIRECT YOU AS FOLLOWS:**

- 1) Abate all present hazards by either removing each unoccupied unit or demolishing (permit required)
- 2) Until such time as the above occurs, do not allow occupancy *of any kind in any unit* aside from those occupied by current unit owners. This includes ensuring any and all barricades or barriers to entry are maintained and not removed. Failure to do so could result in additional citations.
- 3) Abate all nuisances such as garbage and debris, including but not limited to, the large debris pile located behind the office/garage and on the ground around the dumpster
- 4) To aid in the abatement of the attractive nuisances caused by the vacant units, contact the Hermantown Police Department and the St Louis County Sheriff's Department granting them permission to enforce a trespass against any individuals present in any unit not occupied by an owner.
- 5) Schedule an assessment visit with a licensed professional engineer and the City Building Department to verify the remaining (7) owner occupied units.
 - a. Note these units, per my inspection findings and the findings of the 6th District Court, are hazards by means of inadequate egress.
 - b. The engineer must assess to ensure no other hazards, typical of all other units are present.
- 6) Submit for plan review of the new sewer/water infrastructure to MDH, MN DLI and the City Engineer's office as prescribed in the attached inspections report. A copy of the initial applications must be submitted to this office for verification.

CONTACT WITH LAW ENFORCEMENT MUST HAPPEN NO LATER THAN MONDAY, AUGUST 4TH.

PERMIT APPLICATIONS, VERIFICATION OF PLAN REVIEW APPLICATIONS AND A DEFINITIVE DEMOLITION SCHEDULE SHALL BE SUBMITTED AS SOON AS POSSIBLE BUT NO LATER THAN MONDAY, AUGUST 18TH 2025.

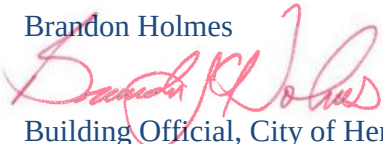
THE REQUIRED ASSESSMENT VISIT OF THE (7) OWNER OCCUPIED UNITS MUST BE SCHEDULED NO LATER THAN MONDAY, SEPTEMBER 1ST, 2025.

YOU ARE HEARBY ADVISED that you may appeal this directive to the City of Hermantown City Council by giving written notice to the City Administrator within ten (10) days after this directive is mailed to you. The notice must contain a complete statement of the matter in controversy and a check for the required fee.

YOU ARE HEARBY FUTHER ADVISED failure to comply with this Directive may result in the imposition of a lien against your property or other legal proceedings being brought against you, including citations or an action in district court to order the Hazard to be removed. IF such an action is necessary, the City is entitled to recover its costs against the owner of the property and/or the property.

Dated this 28th day of July, 2025

Brandon Holmes



Building Official, City of Hermantown
5105 Maple Grove Road
Hermantown, MN 55811
218 729-3610
bholmes@hermantownmn.com

Enclosures:

Blank Notice of Appeal to City Council
07/28/25 Inspection Report
07/14/25 Directive of the Building Official (previous owner)
02/11/25 Hazards Letter
03/19/24 DLI Post Visit Letter



City of Hermantown
5105 Maple Grove Road
Hermantown, MN 55811
218 729-3610

CODE ENFORCEMENT

Case number: HERMANTOWN-CE-2025-005	Municipal address: 4921 EDDY AVE
Legal address: S 575 FT OF NE1/4 OF SE1/4 EX N 525 FT OF E 650 FT	Status of inspection: Active

Case description:

Manufactured Home Park as a whole is out of compliance with Building, Plumbing, Manufactured Home and Local Codes. Park has numerous enforcement cases from MDH, DLI, St. Louis County and City of Hermantown never resolved under previous ownership. This case is to start the formal enforcement process under new ownership.

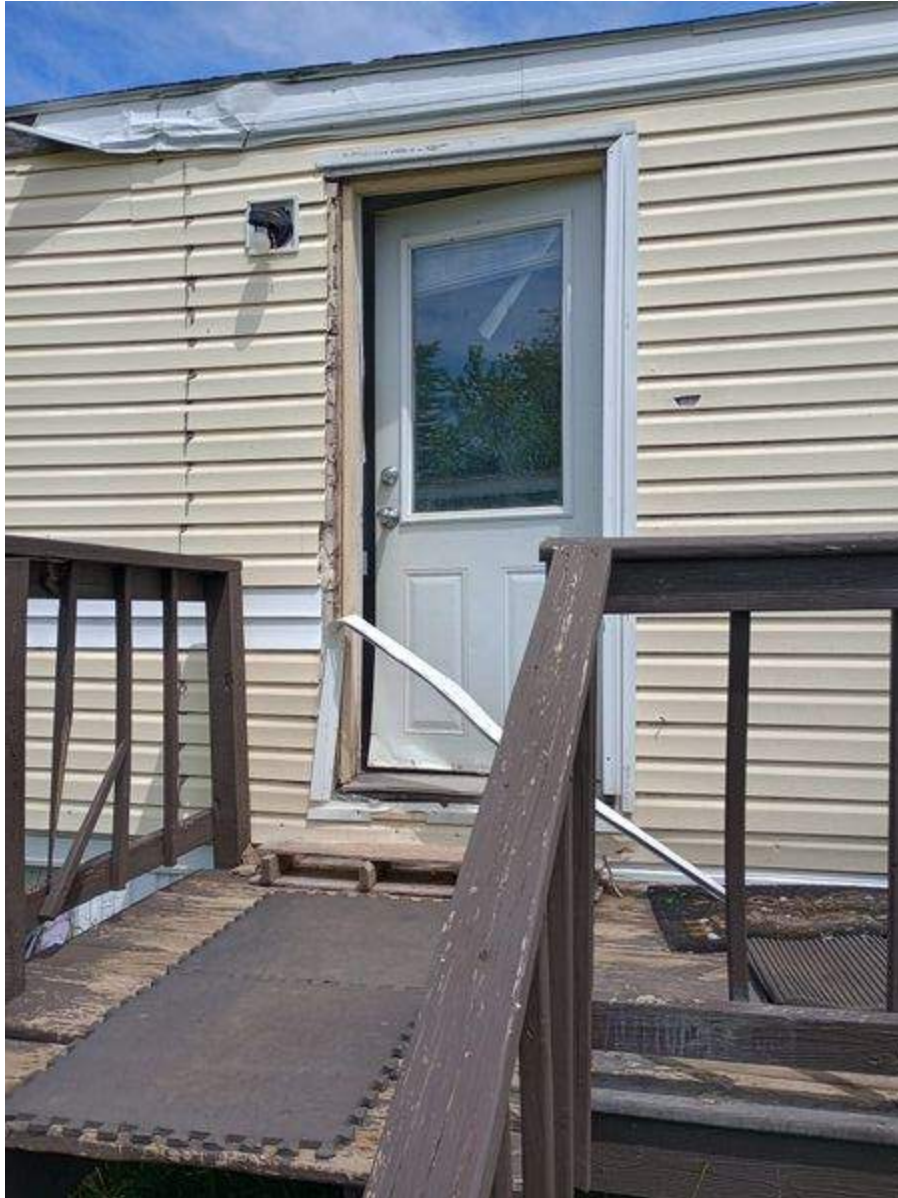
Violations

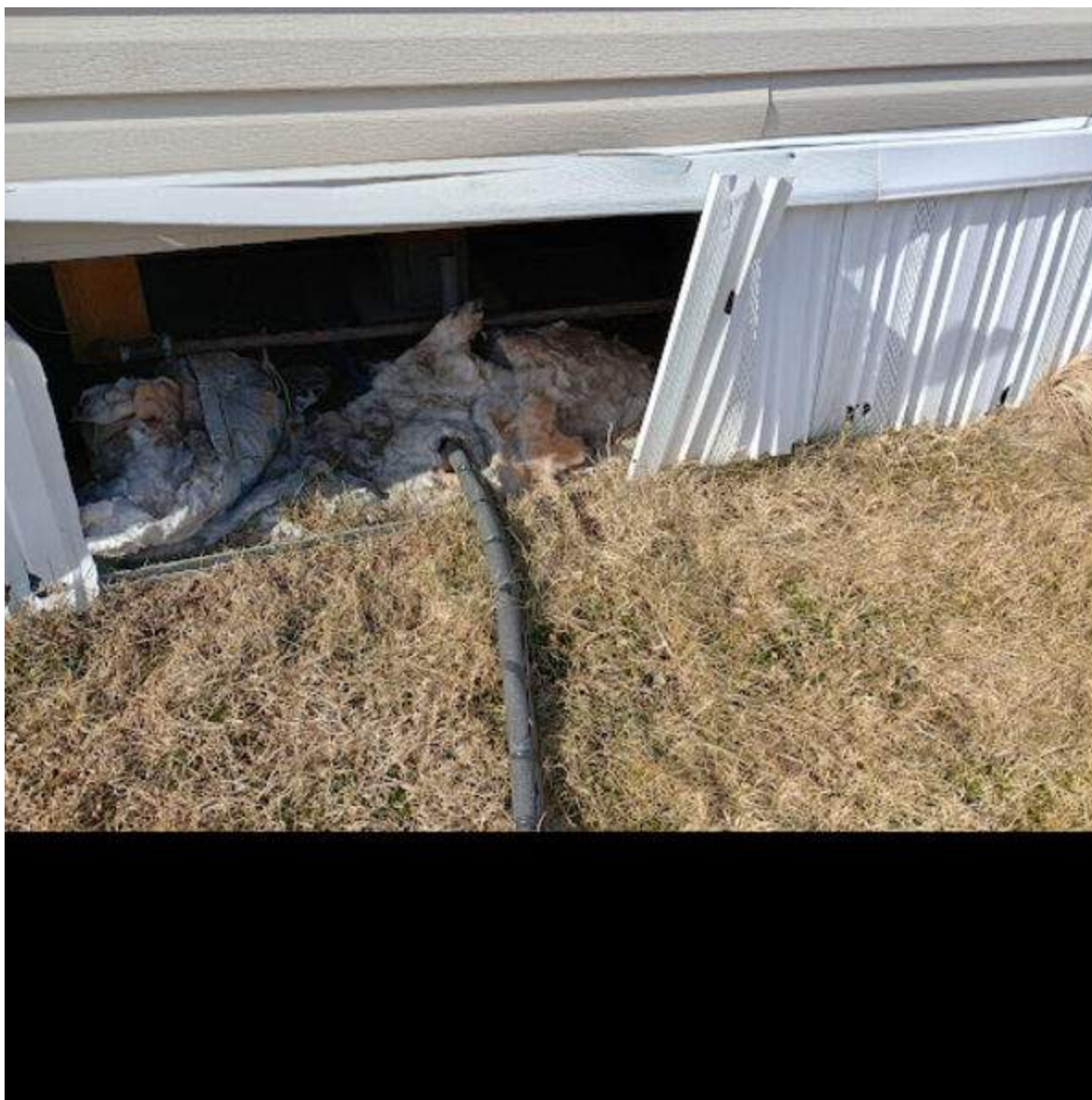
DISCOVERY DATE	COMPLIANCE DATE	REFERENCE	DESCRIPTION
07/28/2025		MN Rules 1350.3400 and MN Rules 1300.0225	1. All observable utilities connections onsite have not been maintained in accordance with MN Rules 1300.0225 and 1350.3400 and pose an imminent hazard to health and safety (note this was first cited in February of 2024 and has been in active enforcement, since that time under previous ownership) - To date there are no compliant water connections onsite with the system as a whole served by a private utility that has been installed, updated and/or altered without inspection, permits or approval. - All units on Sarah Lane are served by failed water connection and/or above grade temporary supplies subject to risk of ongoing freezing and backflow. - Water supplies on Sarah lane and Jamilee Drive are actively leaking to ground and causing substantial above grade water pooling in the southeast corner of the park - Because the system as a whole is "daisy chained" without any form of backflow protection a failure in one unit can lead to contamination of all units and the City's potable water. - Units on Sarah, Jamilee and Mathew have non-compliant sanitary connections and have been observed to be actively leaking to grade whenever in use. - All non-occupied units are not served with power and had their meters "tagged out" by MN Power in June of 2025. - At least two units on Mathew Blvd. (4927 and 4929) have observably non-compliant main power connections from the meter box to unit with wire suspended from the roof of each unit, across a shed and down to grade. 2. All Park Sewer/Water utilities are in failure state and have been ordered repaired and replaced by This Department, MDH and the 6th District Court. - Within 30 days submit a plan review application to MDH/DLI and the City Engineer for review. (note: please contact the State reviewers directly for instructions as this is a very atypical case and they are already assigned and briefed on the project. They can be contacted at: michael.westemeier@state.mn.us and david.weum@state.mn.us - Once approved submit the respective approval letters along with a permit application to this department for review and permit issuance. - This application will need to be accompanied by the certified plans and all contractors must hold valid licensure for their scopes of work. - All field inspections will be conducted by this department. 3. Hire a licensed plumber to immediately install some form of backflow prevention on the park water supply to protect the City's potable water service and stop any active leaks. - Note, a permit is required.

DISCOVERY DATE	COMPLIANCE DATE	REFERENCE	DESCRIPTION
07/28/2025		MN Rules 1370, City Ordinance 1205 and MN Rules 1300.0225	1. A storm shelter has not been continuously maintained onsite as is required by MN Statute, MDH Rules and City Ordinances with the existing storm shelter converted to a maintenance space. (note this has been an ongoing issue of and on since 2014 and is part of the current unresolved enforcement cases) • Please either provide an engineer's assessment of the existing building to verify it's compliance with City Ordinance and MN Rules 1370 and then return it to use as a storm shelter. • If repairs are needed, please submit a permit application along with the engineer's findings. OR • Submit a permit to construct a new storm shelter. • This permit will need to be accompanied with plans certified by a licensed Professional Engineer or Architect in accordance with MN Rules 1370.0140 2. If this will take some time, please provide an alternate temporary emergency evacuation plan for short term use. • This will be subject to joint approval from the Building Department, Hermantown Public Safety and MDH.
07/28/2025		MN Rules, 1300.0110, 1300.0180, 1300.0220 and 1300.0225 as well as 1350.0300	All units present have observable failures of the egress, structural, equipment or sanitary systems and all units have been declared out of compliance by MN DLI and this department as in March of 2024. 1. All units currently un-occupied (non-tenant owned units) have been deemed a hazard in accordance with MN Rules 1300.0180 and subjected to a Do Not Occupy Order since at least June 2025 (with some sooner) 2. These units were formally condemned and subjected to a destruction/removal order on July 14th, 2025. (order will be attached for reference) 1. This order is now transferred to you, the current property owner with a new deadline of Monday, August 18th. (see attached "Directive of Building Official DBL" for full details) 2. Please either remove all units and/or submit a removal schedule with detailed steps and safeguards to avoid looting and re-occupancy by the above date. 3. All occupied units remaining must be assessed to verify their compliance no later than September 1st and must be capable of maintaining their required Seal.
07/28/2025		MS 168B.04 and City Ordinance Chapter 7	A junk vehicle, clearly damaged beyond the point of running and invalidly licensed has been observed adjacent 4945 Sarah Lane • This vehicle is abandoned as this tenant is confirmed to have left the park. • Please remove within 30 days or the vehicle may be subject to tow and the cost assessed to the property.

DISCOVERY DATE	COMPLIANCE DATE	REFERENCE	DESCRIPTION
07/28/2025		City Ordinance 770.01.1.1	Assorted piles of junk and debris, constituting a nuisance as defined by City Ordinance, have been observed. • Small piles of junk and debris have been observed on the ground surrounding the dumpster and several trailers • A very large pile of junk and debris has been observed behind the maintenance garage. • Please remove within 30 days or the debris may be removed by the City and the costs assessed to the property.
07/28/2025		City Ordinance Chapter 7 and MNSFC Section(s) 110 and 111	All units not currently occupied have been ordered to remain vacated and must be secured at all times to prevent re-entry • Units were initially boarded/barricaded by the City, however, individuals have been going through the park breaking City placed barricades and entering units. • DO NOT ALLOW ENTRANCE OR OCCUPANCY OF ANY KIND in any unit, other than the (7) currently owner occupied. • Maintain barricades and re-barricade all vacant units as needed until such time as they are removed to help abate the attractive nuisance and comply with the MN State Fire Code • Post for trespassing as needed • Contact HPD to authorize the removal of any individuals found trespassing on the premise or vacant units
Visits			
VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
07/28/2025, 12:00 PM	Brandon Holmes +1 2183937888	Failed Communication: Order issued, Violations	All items cited under previous enforcement cases appear unresolved. Site is generally overgrown, large amounts of junk, debris and junk vehicles along with active water leaks were observed. All units show signs of dilapidation or non-compliance.
Photos Photos			





















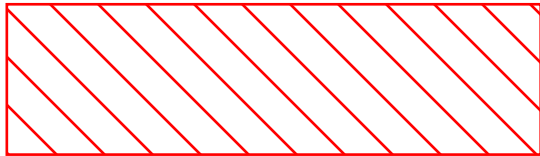




5105 Maple Grove Road Hermantown, Minnesota 55811
Phone: 218-729-3600 / Fax: 218-729-3620
Website: www.hermantownmn.com

-DIRECTIVE OF THE BUILDING OFFICIAL -

07/14/2025



Re: All manufactured home(s) declared a hazard and subject to “Do Not Occupy” orders located in the manufactured home park at 4921 Eddy Ave Hermantown, MN 55811. Units currently owner/occupied are NOT subject to this order.

As residents have moved out to facilitate the park closure units remain vacant and unsecured. These serve as an attractive nuisance for squatters and looters which has led to numerous 911 calls for vandalism and theft. On 3/21/25 you were instructed via e-mail to secure all vacant units which was not done. Due to physical and life-safety hazards present in each unit all vacant units were secured by City Staff in accordance with MN Fire Code Sections 111 last month when this had not been voluntarily completed and placed in a Do Not Occupy status.

Due to the deteriorated nature of the units it was not possible to securely affix the plywood. Thus, barricades have been ripped aside and numerous units are again being occupied, looted or otherwise vandalized.

As such, I, the Building Official for the City of Hermantown on the 14th Day of July, 2025 do confirm I have inspected all manufactured home(s) and the general premises at the Maple Field Park located at 4921 Eddy Ave, Hermantown MN 55811 on numerous occasions with the most recent on Friday July 11th 2025.

During inspection I made the following findings:

- No corrective actions have been undertaken to abate previously noted life-safety hazards
 - A hazards letter was sent on February 11th, 2025 giving (3) hazard Tiers.

- All Tier 1 and Tier 2 hazards were moved to an active Do Not Occupy Status on March 3rd, 2025.
- All Tier 3 hazards (which is all units not otherwise mentioned) were moved to Do Not Occupy status as soon as they were vacated and inspected as requested.
- Any units not otherwise inspected or already directly addressed were moved to a Do Not Occupy status when verified vacant and secured on or about June 18th, 2025.
- Many of the units that were secured against entry in June have been re-broken into and continue to serve as an attractive nuisance.
- In June, Minnesota Power has pulled and/or locked out meters for all unoccupied units. Currently only occupied units are served with power.
- Numerous calls to City staff and 911 regarding theft, vandalism, unsafe conditions and squatting continue to occur.
- Large piles of debris and refuse have been noted piling up, both in yards and behind the main office/garage area.

You have made clear in your court filings you have no intent to seek repair/rehabilitation of any units, indicating they are not financially feasible to repair. As such, pursuant to the authority granted me from the City of Hermantown by section 1030 of Title 2 of the Hermantown City Code, Minnesota Rules Chapter 1300.0180 and Minnesota Statute Section 463.15. et seq. I

HERBY DIRECT YOU AS FOLLOWS:

- 1) Abate all present hazards by either removing each unoccupied unit or demolishing (permit required)
- 2) Until such time as the above occurs, do not allow occupancy *of any kind in any unit* aside from those occupied by current unit owners. This includes ensuring any and all barricades or barriers to entry are maintained and not removed. Failure to do so could result in additional citations.
- 3) Abate all nuisances such as garbage and debris, including but not limited to, the large debris pile located behind the office/garage and on the ground around the dumpster
- 4) Contact the Hermantown Police Department and grant them permission to enforce a trespass against any individuals present in any unit not occupied by an owner until such time as they are removed or demolished.

**PERMITS AND A DEFINITIVE DEMOLITION SCHEUDLE SHALL BE
SUMBMITTED AS SOON AS POSSIBLE WITH REMOVLAS BEGINNING NO
LATER THAN MONDAY, AUGUST 4TH 2025.**

YOU ARE HEARBY ADVISED that you may appeal this directive to the City of Hermantown City Council by giving written notice to the City Administrator within ten (10) days after this directive is mailed to you. The notice must contain a complete statement of the matter in controversy and a check for the required fee.

YOU ARE HEARBY FUTHER ADVISED failure to comply with this Directive may result in the imposition of a lien against your property or other legal proceedings being brought against you, including citations or an action in district court to order the Hazard to be removed. IF such an action is necessary, the City is entitled to recover its costs against the owner of the property and/or the property.

Dated this 14th day of July, 2025

Brandon Holmes



Building Official, City of Hermantown
5105 Maple Grove Road
Hermantown, MN 55811
218 729-3610
bholmes@hermantownmn.com

Enclosures:

Blank Notice of Appeal to City Council
02/11/25 Hazards Letter





**NOTICE OF APPEAL TO
CITY COUNCIL**

I, _____, have been mailed a Directive of Building Official of the City of Hermantown dated _____, 20__.

I hereby appeal such Directive and request a hearing before the Hermantown City Council.

The reasons for my appeal are as follows (a separate sheet may be attached):

I understand that this form must be received by the City Administrator within ten (10) days after the Directive was mailed to me.

Signature

Printed Name

Date

Hazards Assessment for The Trailer Park Located at 4921 Eddy Ave, Hermantown MN, 55811

02/12/2025



RE: Hazardous Units

In making the triage determination of what hazards fall into which tier a myriad of factors have been considered which include:

- Likelihood of imminent harm to either residents or the public caused by each hazard
- The severity of harm incurred by the hazard
- The duration of the hazard and how simple it would be to abate
- The totality of hazards, i.e hazards of more than one group are present

Tier 1 Hazards: Are those hazards that the Building Official has determined pose an *immediate* danger to human life due to structural instability, inadequate egress or fire hazard or are otherwise dangerous due to health or sanitation failures. These hazards must be immediately abated within **24hrs** or the premise must be ordered vacated in accordance with MN Rules 1300.0180 (Note: Units crossed out have already been vacated and fully secured, units highlighted in yellow have recently been discovered and units in blue are reported to be vacant but not yet secured)

Unit Address	Currently Known Hazard Type (Note: As full inspections and an engineer's analysis have not been facilitated on any unit additional hazards other than those mentioned may be present. If discovered they may cause a unit to change tiers)					Do Not Occupy Already Posted
	Structural Failures of load bearing surfaces or primary supports	Severe Plumbing Failures or Open Sewage	Electrical	Inadequate or Obstructed Egress	Inadequately protected and/or Above Grade H2O	
4925 Sarah Lane		X		X	X	
4929 Sarah Lane			X	X	X	YES
4939 Sarah Lane	X	X	X	X		YES
4941 Sarah Lane	X	X	X	X	X	YES

4945 Sarah Lane	X	X	X	X	X	YES
4947 Sarah Lane	X	X	X	X		
4921 Mathew Blvd.	X	X	X	X		
4930 Mathew Blvd.	X		X	X	X	YES
4937 Mathew Blvd.	X	X	X	X	X	YES
4938 Mathew	X	X		X		
4944 Mathew	X	X	X	X	X	YES
4947 Mathew	X	X	X	X	X	
4939 Jamilee	X	X	X	X	X	YES
4941 Jamilee	X	X	X	X	X	YES
4953 Jamilee		X	X	X	X	

Tier 2 Hazards: Are those hazards that the Building Official has determined pose a *serious* danger to human life due to structural instability, inadequate egress or fire hazard or are otherwise dangerous due to health or sanitation failures. Based on site conditions these hazards are only *slightly* more stable and in accordance with MN Rules 1300.0180 these hazards must be *rapidly* abated or the premise must be ordered vacated. The Building Official has set **15-day** time limit for compliance on all Tier 2 Hazards or a do not occupy order will be placed. (Note: Any unit in this category that is already vacated will be immediately posted to avoid re-occupancy and is indicated in blue)

Unit Address	Currently Known Hazard Type (Note: As full inspections and an engineer's analysis have not been facilitated on any unit additional hazards other than those mentioned may be present. If discovered they may cause a unit to change tiers)					Do Not Occupy Already Posted
	Structural	Plumbing or Sewage Failures	Electrical	Inadequate or Obstructed Egress	Inadequately protected and/or	

					Above Grade H20	
4923 Mathew Blvd.			X	X		
4925 Mathew Blvd.			X	X		
4928 Mathew Blvd.				X*		
4932 Mathew Blvd.				X*		

*Though only one hazard group is present, it is substantial because egress is fully obstructed or non-functional, not simply that a landing is missing

Tier 3 Hazards: This hazard group encompasses **all units** not otherwise mentioned as ALL units have inadequate egress. The court has also affirmed this finding. *“No party disputed the City’s allegation that no mobile home unit has compliant egress.”* (Page 6 item (20) *Findings of Fact and Conclusions of Law* from the 12/27/24 court order)

Additionally, **all** units observed during the 3/14/2024 site visit have been altered outside of their listings and have no record of installation seals or inspection for occupancy certification as formally determined by the Building Official and the MN DLI Manufactured Homes Division on March 19th of 2024. (see highlighted portion of attached letter)

These are **serious** hazards, but the Building Official is reserving final determination on an exact timeline for compliance until proper inspections and assessments can take place as court ordered.

Brandon Holmes

Building Official, City of Hermantown

5105 Maple Grove Road

Hermantown, MN 55811

218 729-3610

bholmes@hermantownmn.com



443 Lafayette Road N. Saint Paul, MN 55155

March 19, 2024

Hermantown City Hall
Attn. Brendon Holmes, Building Official
5105 Maple Grove Road
Hermantown, MN 55811

RE: Site visit to multiple Manufactured Homes on Sarah Lane, In Maple Field Manufactured Home Park.

Dear Mr. Holmes

This letter is in follow-up to the Department's site visit with you on March 14, 2024, at the Maple Field Manufactured Home Community, which you requested. The purpose of this visit was to observe the concerns you have on multiple homes in that community, and to provide support and assistance to you as the local code official having jurisdiction.

During our visit, it was observed, most of the homes in this manufactured home park, are not set-up for occupancy in accordance with Minn. Rule 1350, the manufacturers installation instructions, or the Federal Installation Standards of CFR 3285 as required.

For the purpose of providing some clarity, homes which are manufactured after July 1, 1972, but before June 15, 1976, at a location other than the site of occupancy, are considered "State Code Homes". These homes were manufactured to the Minnesota State Building Code and received a State Issued Construction Label, once it was verified through an inspection process, that the home(s) receiving the label(s) were manufactured in compliance with Minnesota Manufactured Home Building Code. All homes manufactured after June 15, 1976, are required to be built to the Federal Safety and Construction Standards of CFR 3280 and are considered HUD Code Homes.

Paraphrased, Minn. Stat. § 327.32, Subd. 1 & 1a, generally states, No person shall sell or offer for sale in this state, any new or used manufactured home, or manufacture any manufactured home in this state, unless the manufactured home complies with the Federal Construction and Safety Standards adopted by the Secretary of HUD, or the Minn. Manufactured Home Building Code, and bears a label as required by the secretary, or the Commissioner.

Pursuant to Minn Rule 1350.0400, Subp. 3, No person shall install or connect to any manufactured home or manufactured home accessory structure, a support or anchoring system, unless the system and installation comply with parts [1350.0100](#) to [1350.6900](#) , and the Federal Installation Standard CFR 3285, for HUD Code homes. The installer shall affix the correct installation seals to the manufactured home or the manufactured home accessory structure installed in compliance with parts [1350.0100](#) to [1350.6900](#)

as evidence of code compliance and shall be supported by the submission of a certificate to the commissioner, the retailer, and the manufactured home-owner. Installation seals and certificates are required for all manufactured homes installed in Minnesota, including those in a municipality enforcing the State Building Code. Further, Minn. Rule 1350.0400, Subpart 1, states, After July 1, 1972, no person shall sell or offer for sale in this state, any manufactured home which was manufactured after July 1, 1972; **manufacture, any manufactured home, in this state; or install for occupancy,** any manufactured home manufactured after July 1, 1972 in any manufactured home park in this state, unless the manufactured home complies with the code and the commissioner's revisions to it, and bears a construction seal issued by the commissioner, and is accompanied by a construction compliance certificate by the manufacturer or dealer, on a form issued by the commissioner, both evidencing that it complies with the code or, if manufactured after June 14, 1976, bears a label as required by the secretary.

In the instance of the first home we observed with you at 4925 Sarah Lane. It was noted, the final connection to the sanitary sewer was not in compliance with CFR 3285.904. Specifically, the final connection to the sanitary sewer was not made using a fully jacketed elastomeric connection in accordance with CFR 3285.904 (c). In addition, the following non-compliances were noted.

- 1) There was no code compliant access or means of egress, to and from the home.
- 2) The under-side of the home has exposed non-protected NM Cable.
- 3) The belly board has tears and holes and needs repair.
- 4) There are open holes through the sub-flooring and the interior flooring, allowing direct access to the home by vermin and rodents.
- 5) Support piers have settled and are not in direct contact with the main I-beam and provide no support to the home.
- 6) Home has no approved anchoring system to prevent uplift or over-turn.
- 7) Main I Beam was less than 12 inches to grade.
- 8) Plumbing DWV was not supported properly.
- 9) Dryer vent is not of an approved material (vent is vinyl) and is exhausting below the home.
- 10) The Dryer vent termination is located on/or near the grade allowing vermin and rodents direct access to the interior of the home.
- 11) There are multiple leaks in the roof which is causing the interior ceiling to collapse in multiple locations.
- 12) The home has no code compliant water heater installed.
- 13) There are non-compliant wiring connections in the water heater compartment.
- 14) Electrical boxes which are connected to NM Cable under the home are laying directly on the grade with no protection to the exterior weather conditions and drainage.
- 15) The required second exit to the home has no access directly to grade.
- 16) The water supply to the home is not in compliance with CFR 3285.

The preceding list, by no means is intended to be consider as a full encompassing list of everything not in compliance, but rather, is to provide sufficient evidence the manufactured home is out of compliance with the Federal Safety and Construction Standard CFR 3280, as well as the Model Manufactured Home Installation Standards of CFR 3285 and should have its construction label removed, preventing this home

from being sold, or offered for sale, pursuant to Minn. Stat. § 327.32, Subd. 1a, and Minn Rule 1350.0400, Subp. 1.

It should also be noted, this home as well as the remaining homes observed, had no Installation seals which are required for every manufactured home installed for occupancy in the state of Minnesota, as well as being inspected prior to occupancy in accordance with Minn. Rule 1350.0400, Subp. 3, and Minn. Rule 1350.2300, Subp 2. If any manufactured home bearing the construction seal, or label, or any manufactured home, once sold to a consumer is found to be in violation of the code, the commissioner may remove the construction seal, or direct the LAHJ to remove the seal, or label and return it to the Commissioner, after furnishing the owner or the owner's agent with a written statement of the violation Pursuant to Minn. Rule 1350.0800, Subp.1.

We are hopeful this information has been helpful. If you need any additional information or assistance, please do not hesitate to reach out to either Jason or myself.

Respectfully:



Herman R. Hauglid, Construction Code Representative | Manufactured Structures
Minnesota Department of Labor and Industry
Construction Codes and Licensing
443 Lafayette Road N., St. Paul, MN 55155
Phone: Direct Office: (651) 284-5870 Cell (651) 724-5154 | E-mail :herman.hauglid@state.mn.us



5105 Maple Grove Road Hermantown, Minnesota 55811
Phone: 218-729-3600 / Fax: 218-729-3620
Website: www.hermantownmn.com

-DIRECTIVE OF THE BUILDING OFFICIAL -

07/14/2025

Elevated Property Management C/O
Steven Schneeberger
3406 W 88th Street
Bloomington, MN 55431

Re: All manufactured home(s) declared a hazard and subject to “Do Not Occupy” orders located in the manufactured home park at 4921 Eddy Ave Hermantown, MN 55811. Units currently owner/occupied are NOT subject to this order.

As residents have moved out to facilitate the park closure units remain vacant and unsecured. These serve as an attractive nuisance for squatters and looters which has led to numerous 911 calls for vandalism and theft. On 3/21/25 you were instructed via e-mail to secure all vacant units which was not done. Due to physical and life-safety hazards present in each unit all vacant units were secured by City Staff in accordance with MN Fire Code Sections 111 last month when this had not been voluntarily completed and placed in a Do Not Occupy status.

Due to the deteriorated nature of the units it was not possible to securely affix the plywood. Thus, barricades have been ripped aside and numerous units are again being occupied, looted or otherwise vandalized.

As such, I, the Building Official for the City of Hermantown on the 14th Day of July, 2025 do confirm I have inspected all manufactured home(s) and the general premises at the Maple Field Park located at 4921 Eddy Ave, Hermantown MN 55811 on numerous occasions with the most recent on Friday July 11th 2025.

During inspection I made the following findings:

- No corrective actions have been undertaken to abate previously noted life-safety hazards
 - A hazards letter was sent on February 11th, 2025 giving (3) hazard Tiers.

- All Tier 1 and Tier 2 hazards were moved to an active Do Not Occupy Status on March 3rd, 2025.
- All Tier 3 hazards (which is all units not otherwise mentioned) were moved to Do Not Occupy status as soon as they were vacated and inspected as requested.
- Any units not otherwise inspected or already directly addressed were moved to a Do Not Occupy status when verified vacant and secured on or about June 18th, 2025.
- Many of the units that were secured against entry in June have been re-broken into and continue to serve as an attractive nuisance.
- In June, Minnesota Power has pulled and/or locked out meters for all unoccupied units. Currently only occupied units are served with power.
- Numerous calls to City staff and 911 regarding theft, vandalism, unsafe conditions and squatting continue to occur.
- Large piles of debris and refuse have been noted piling up, both in yards and behind the main office/garage area.

You have made clear in your court filings you have no intent to seek repair/rehabilitation of any units, indicating they are not financially feasible to repair. As such, pursuant to the authority granted me from the City of Hermantown by section 1030 of Title 2 of the Hermantown City Code, Minnesota Rules Chapter 1300.0180 and Minnesota Statute Section 463.15. et. seq. I

HERBY DIRECT YOU AS FOLLOWS:

- 1) Abate all present hazards by either removing each unoccupied unit or demolishing (permit required)
- 2) Until such time as the above occurs, do not allow occupancy *of any kind in any unit* aside from those occupied by current unit owners. This includes ensuring any and all barricades or barriers to entry are maintained and not removed. Failure to do so could result in additional citations.
- 3) Abate all nuisances such as garbage and debris, including but not limited to, the large debris pile located behind the office/garage and on the ground around the dumpster
- 4) Contact the Hermantown Police Department and grant them permission to enforce a trespass against any individuals present in any unit not occupied by an owner until such time as they are removed or demolished.

**PERMITS AND A DEFINITIVE DEMOLITION SCHEUDLE SHALL BE
SUMBMITTED AS SOON AS POSSIBLE WITH REMOVLAS BEGINNING NO
LATER THAN MONDAY, AUGUST 4TH 2025.**

YOU ARE HEARBY ADVISED that you may appeal this directive to the City of Hermantown City Council by giving written notice to the City Administrator within ten (10) days after this directive is mailed to you. The notice must contain a complete statement of the matter in controversy and a check for the required fee.

YOU ARE HEARBY FUTHER ADVISED failure to comply with this Directive may result in the imposition of a lien against your property or other legal proceedings being brought against you, including citations or an action in district court to order the Hazard to be removed. IF such an action is necessary, the City is entitled to recover its costs against the owner of the property and/or the property.

Dated this 14th day of July, 2025

Brandon Holmes

Building Official, City of Hermantown
5105 Maple Grove Road
Hermantown, MN 55811
218 729-3610
bholmes@hermantownmn.com

Enclosures:

Blank Notice of Appeal to City Council
02/11/25 Hazards Letter

CITY COUNCIL MEETING DATE: September 2, 2025

TO: Mayor & City Council

FROM: Eric Johnson, Community Development Director

SUBJECT: Special Use Permit for filling and grading in a Shoreland Overlay area associated with the Keene Creek Trail South project

☒ **RESOLUTION:** 2025-135 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Approve a Special Use Permit for filling and grading within a Natural Environment Shoreland Overlay Zone associated with Keene Creek in order to construct 7,700 linear feet of trail.

BACKGROUND

The City, as part of the Community Recreation Initiative, continues to build accessible trails throughout the City. This project is for segments 3 and 4 of the trail system located north and south of Keene Creek Park and will add approximately 7,700 linear feet of trail to the City's trail system.

A public hearing for the application was held on August 19, 2025. There were four members of the public who spoke in regard to the project, with comments ranging from timeline for the project to status of future phases. The Planning and Zoning Commission unanimously recommended the application to the City Council for their approval.

SITE INFORMATION:

Parcel Size: N/A
Legal Access: Morris Thomas and Okerstrom Roads
Wetlands: Yes, delineation and impacts approved in 2025
Existing Zoning: R-3, Residential and P, Public
Airport Overlay: N/A
Shoreland Overlay: Natural Environment
Comprehensive Plan: Park - Land guided for public parks (local, county, regional, state, and federal), playgrounds, and playfields.

Development Details

The City has been working on the Munger Trail Spur project during the past number of years in order to identify and construct trail segments which will eventually connect the Hermantown School Campus/Essentia Wellness Center to the City's southern boundary and eventually to Proctor/Duluth and the Munger Trail. This work is for segments 3 and 4 which are located to the north and south of Keene Creek Park and will connect existing and future residential areas to Keene Creek Park and the wider trail system.

Wetlands

The property was delineated in 2023 and 2024. The delineation was approved during those time frames and wetland impacts were approved in 2025.

Special Use Permit

The Special Use Permit is for filling and grading within a Shoreland zone. There are general conditions for all SUPs. Staff finds the following in regard to the criteria for Special Use Permits in the Zoning Ordinance:

No special use permit shall be approved unless positive findings are made with respect to each and every one of the following criteria:

The proposed development is likely to be compatible with development permitted under the general provisions of this chapter on substantially all land in the vicinity of the proposed development;

The proposed work is for the City's trail system under the Community Recreation Initiative.

The proposed use will not be injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in the immediate vicinity of the proposed development;

The proposed work continues the City's trail system and connects existing and proposed residential areas to Keene Creek Park.

The proposed use is consistent with the overall Hermantown Comprehensive Plan and with the spirit and intent of the provisions of this chapter;

The City's comprehensive plan identifies this area for land guided for public parks (local, county, regional, state, and federal), playgrounds, and playfields.

The proposed use will not result in a random pattern of development with little contiguity to existing programmed development and will not cause negative fiscal and environmental effects upon the community.

The proposed work continues the City's trail system and connects existing and proposed residential areas to Keene Creek Park.

Other criteria required to be considered under the provisions of this code for any special use permit.

The City will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2.

RECOMMENDATIONS:

Staff recommends approval of the Special Use Permit based on the findings set forth in the Staff report, subject to the following conditions:

1. The approval is for a Special Use Permit for filling and grading in a Natural Environment Shoreland of Miller Creek in order to construct 7,700 linear feet of accessible trail. The Community Development Director may approve minor variations to structures and filling and grading indicated on the attached preliminary site plan as long as the variations do not result in greater wetland impacts.
2. The City will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2 including, but not limited to:
 - a. The smallest amount of bare ground is exposed for as short a time as feasible;
 - b. Temporary groundcover, such as mulch, is used, and permanent groundcover, such as sod, is planted;
 - c. Adequate methods to prevent erosion and trap sediment are employed;
 - d. Fill is stabilized to accepted engineering standards;
 - e. Adequate methods are employed to reduce the runoff and/or flow of water on or over the affected shoreland so that the grading, filling or alteration of the natural topography does not contribute to downstream flooding;
 - f. Adequate methods are employed to preserve water quality so that the grading, filling or alteration of the natural topography will not detrimentally affect the quality of the public waters of the City of Hermantown;
 - g. Adequate methods are employed for the preservation or establishment of local vegetation that provides wildlife habitat and screening; and
 - h. Fill used will consist of suitable material free from toxic pollutants in other than trace quantities.

SOURCE OF FUNDS (if applicable)

N/A

ATTACHMENTS

Resolution
Site Location Map
Proposed Site Plan
SUP Trail Exhibit

Resolution No. 2025-135

Resolution Approving A Special Use Permit For Grading And Filling Within A Natural Environment Shoreland Overlay Area

WHEREAS, the City of Hermantown (“Applicant”), submitted an application for a Special Use Permit for grading and filling within a Natural Environment Shoreland Overlay Area associated with Keene Creek for the purpose of constructing 7,700 linear feet of trail in a P, Public District and R-3, Residential zoning district (the “Project”);

WHEREAS, The Hermantown Planning and Zoning Commission held a public hearing on the Special Use Permit application at its meeting on August 19, 2025 and recommended approval of the Special Use Permit at such meeting; and

WHEREAS, after due consideration of the entire City file, the testimony at the public hearing and all other relevant matters the City Council hereby makes the following findings related to the Special Use Permit.

FINDINGS OF FACT

- 1. The proposed development is likely to be compatible with development permitted under the general provisions of this chapter on substantially all land in the vicinity of the proposed development;**

The proposed work is for the City’s trail system under the Community Recreation Initiative.

- 2. The proposed use will not be injurious to the use and enjoyment of the environment, or detrimental to the rightful use and enjoyment of other property in the immediate vicinity of the proposed development;**

The proposed work continues the City’s trail system and connects existing and proposed residential areas to Keene Creek Park.

- 3. The proposed use is consistent with the overall Hermantown Comprehensive Plan and with the spirit and intent of the provisions of this chapter;**

The City’s comprehensive plan identifies this area for land guided for public parks (local, county, regional, state, and federal), playgrounds, and playfields.

- 4. The proposed use will not result in a random pattern of development with little contiguity to existing programmed development and will not cause negative fiscal and environmental effects upon the community.**

The proposed work continues the City’s trail system and connects existing and proposed residential areas to Keene Creek Park.

5. Other criteria required to be considered under the provisions of this code for any special use permit.

The City will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2. Additional details of note include:

CONCLUSION

On the basis of the foregoing Findings of Fact, the City Council of the City of Hermantown is hereby resolved as follows:

1. Erosion control measures shall be utilized and remain in place throughout the construction period, and shall not be removed until vegetation is established on the site.
2. The property shall have a completed wetland delineation with impacts reviewed and approved by the Hermantown Technical Panel.
3. The approval is for a Special Use Permit for filling and grading in a Natural Environment Shoreland area for the purpose of constructing 7,700 linear feet of trail. The Community Development Director may approve minor variations to filling and grading as long as the variations do not result in any wetland impacts.
4. The City will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2 including, but not limited to:
 - a. The smallest amount of bare ground is exposed for as short a time as feasible;
 - b. Temporary groundcover, such as mulch, is used, and permanent groundcover, such as sod, is planted;
 - c. Adequate methods to prevent erosion and trap sediment are employed;
 - d. Fill is stabilized to accepted engineering standards;
 - e. Adequate methods are employed to reduce the runoff and/or flow of water on or over the affected shoreland so that the grading, filling or alteration of the natural topography does not contribute to downstream flooding;
 - f. Adequate methods are employed to preserve water quality so that the grading, filling or alteration of the natural topography will not detrimentally affect the quality of the public waters of the City of Hermantown;
 - g. Adequate methods are employed for the preservation or establishment of local vegetation that provides wildlife habitat and screening; and
 - h. Fill used will consist of suitable material free from toxic pollutants in other than trace quantities.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted September 2, 2025.

(TOP THREE INCHES RESERVED FOR RECORDING DATA)

SPECIAL USE PERMIT

Permission is hereby granted the City of Hermantown (“Applicant”), for a Special Use Permit for grading and filling within a Natural Environment Shoreland Overlay Area for the purpose of constructing 7,700 linear feet of trail in a P, Public District and R-3, Residential zoning district (the “Project”).

The permission hereby granted is expressly conditioned as follows:

- a. That the Project will be constructed as described in the plans accompanying the application and the conditions contained herein.
- b. The Zoning Officer of the City of Hermantown shall be notified at least five (5) days in advance of the commencement of the work authorized hereunder and shall be notified of its completion within (5) days thereafter.
- c. No change shall be made in the Project without written permission being previously obtained from the City of Hermantown.
- d. Applicant shall grant access to the site at all reasonable times during and after construction to authorized representatives of the City of Hermantown for inspection of the Project to see the terms of this permit are met.
- e. The permit is permissive only. No liability shall be imposed upon or incurred by the City of Hermantown or any of its officers, agents or employees, officially or personally, on account of the granting hereof or on account of any damage to any person or property resulting from any act or omission of Applicant or any of Applicant’s agents, employees or contractors relating to any matter hereunder. This permit shall not be construed as estopping or limiting any legal claims or right of action of any person against Applicant, its agents, employees of contractors, for any damage or injury resulting from any such act or omission, or as estopping or limiting any legal claim or right of action of the City of Hermantown against Developer, its agents, employees or contractors for violation of or failure to comply with the permit or applicable provisions of law.
- f. This permit may be terminated by the City of Hermantown at any time it deems necessary for the conservation of water resources, or in the interest of public health and welfare, or for violation of any of the provisions of this permit.

- g. Applicant is initially and continually in compliance with all of the ordinances and regulations of the City of Hermantown City Code.
- h. All state licenses and other permits required for the Project have been obtained by the Applicant and copies are provided to the City of Hermantown.
- i. That Applicant pay all direct costs incurred by the City of Hermantown in connection with the enforcement and administration of this permit within fifteen (15) days of Applicant being invoiced by the City for such costs.
- j. The approval is for a Special Use Permit for construction of 7,700 linear feet of trail in a P, Public District and R-3, Residential zoning district. The Community Development Director may approve minor variations to filling and grading as long as the variations do not result in any wetland impacts.
- k. The property shall have a completed wetland delineation with impacts reviewed and approved by the Hermantown Technical Panel.
- l. Erosion control measures shall be utilized and remain in place throughout the construction period, and shall not be removed until vegetation is established on the site.
- m. The City will follow the rules for grading and filling in a Shoreland Overlay Zone established in Section 725.02 and Section 555.07.1 and 555.07.2 including, but not limited to:
 - 1. The smallest amount of bare ground is exposed for as short a time as feasible;
 - 2. Temporary groundcover, such as mulch, is used, and permanent groundcover, such as sod, is planted;
 - 3. Adequate methods to prevent erosion and trap sediment are employed;
 - 4. Fill is stabilized to accepted engineering standards;
 - 5. Adequate methods are employed to reduce the runoff and/or flow of water on or over the affected shoreland so that the grading, filling or alteration of the natural topography does not contribute to downstream flooding;
 - 6. Adequate methods are employed to preserve water quality so that the grading, filling or alteration of the natural topography will not detrimentally affect the quality of the public waters of the City of Hermantown;
 - 7. Adequate methods are employed for the preservation or establishment of local vegetation that provides wildlife habitat and screening; and
 - 8. Fill used will consist of suitable material free from toxic pollutants in other than trace quantities.

IN WITNESS WHEREOF, the Mayor and City Clerk have hereunto set their hands on behalf of the City of Hermantown on the ____ day of _____, 2025.

CITY OF HERMANTOWN

By _____

Its Mayor

By _____

Its Clerk

STATE OF MINNESOTA)
)ss.

COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Wayne Boucher and Alissa McClure, the Mayor and City Clerk respectively of the City of Hermantown on behalf of the City.

Notary Public

ACCEPTANCE OF RESOLUTION

The City of Hermantown (“Applicant”) hereby acknowledges and accepts the conditions specified on the foregoing Resolution and covenants and agrees to comply with each and every such condition.

Applicant acknowledges that the failure to comply with all of the modifications and conditions shall constitute a violation of the Hermantown Zoning Ordinance and that the City of Hermantown may, in such event, exercise and enforce its rights against the undersigned by instituting any appropriate action or proceeding to prevent, restrain, correct or abate the violation including, without limitation, exercising and enforcing its rights against any security that the undersigned may provide to the City to insure its compliance with the conditions contained in the foregoing Resolution.

Applicant acknowledges that this Resolution shall be recorded with the title to the property described in the text of the Resolution.

IN WITNESS WHEREAS, City of Hermantown, has executed this acceptance this ____ day of _____, 2025.

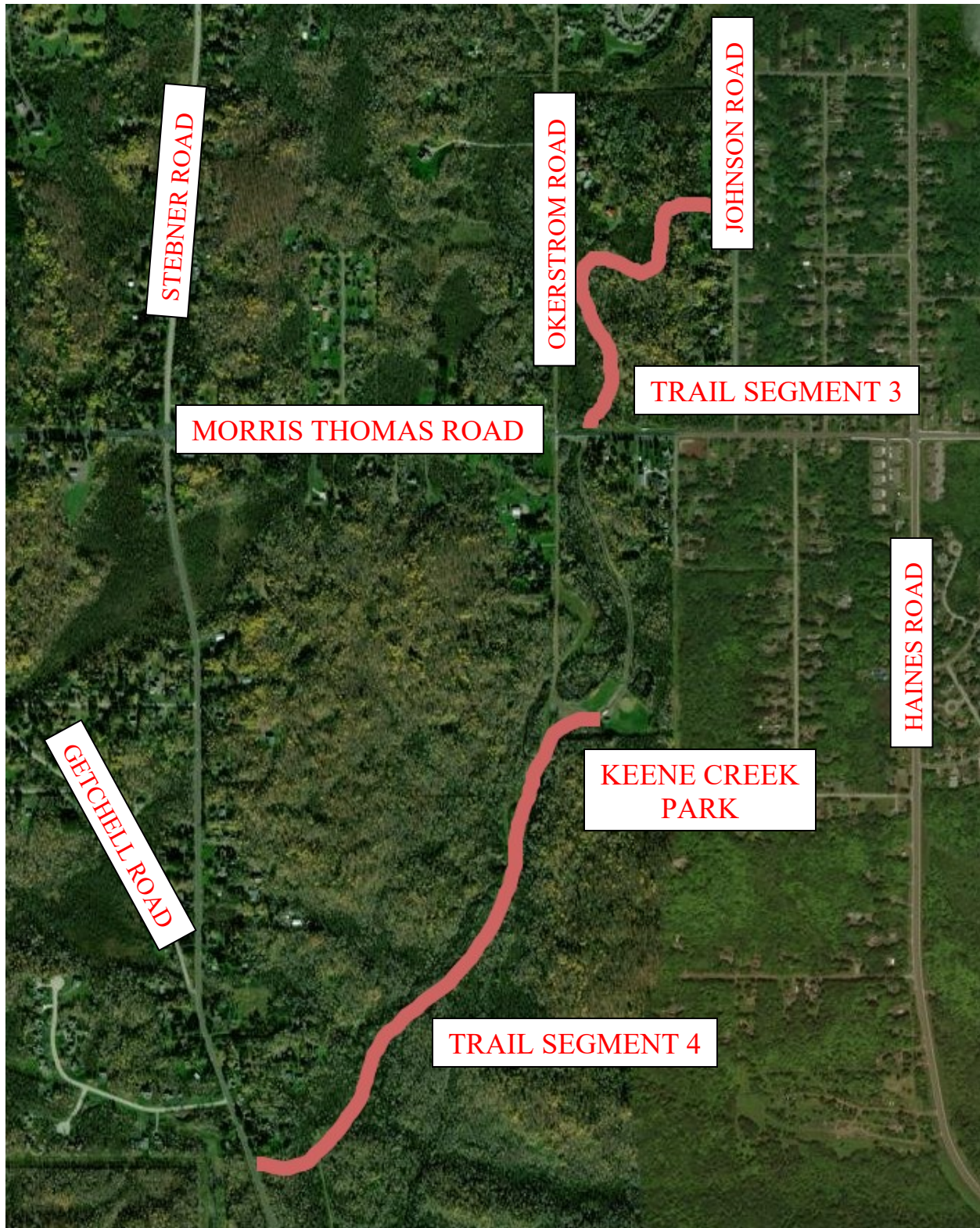
City of Hermantown

STATE OF MINNESOTA)
)ss.
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by the City of Hermantown.

Notary Public

Location Map



SEGMENT 4 TRAIL CONSTRUCTION

HERMANTOWN, MN 55811

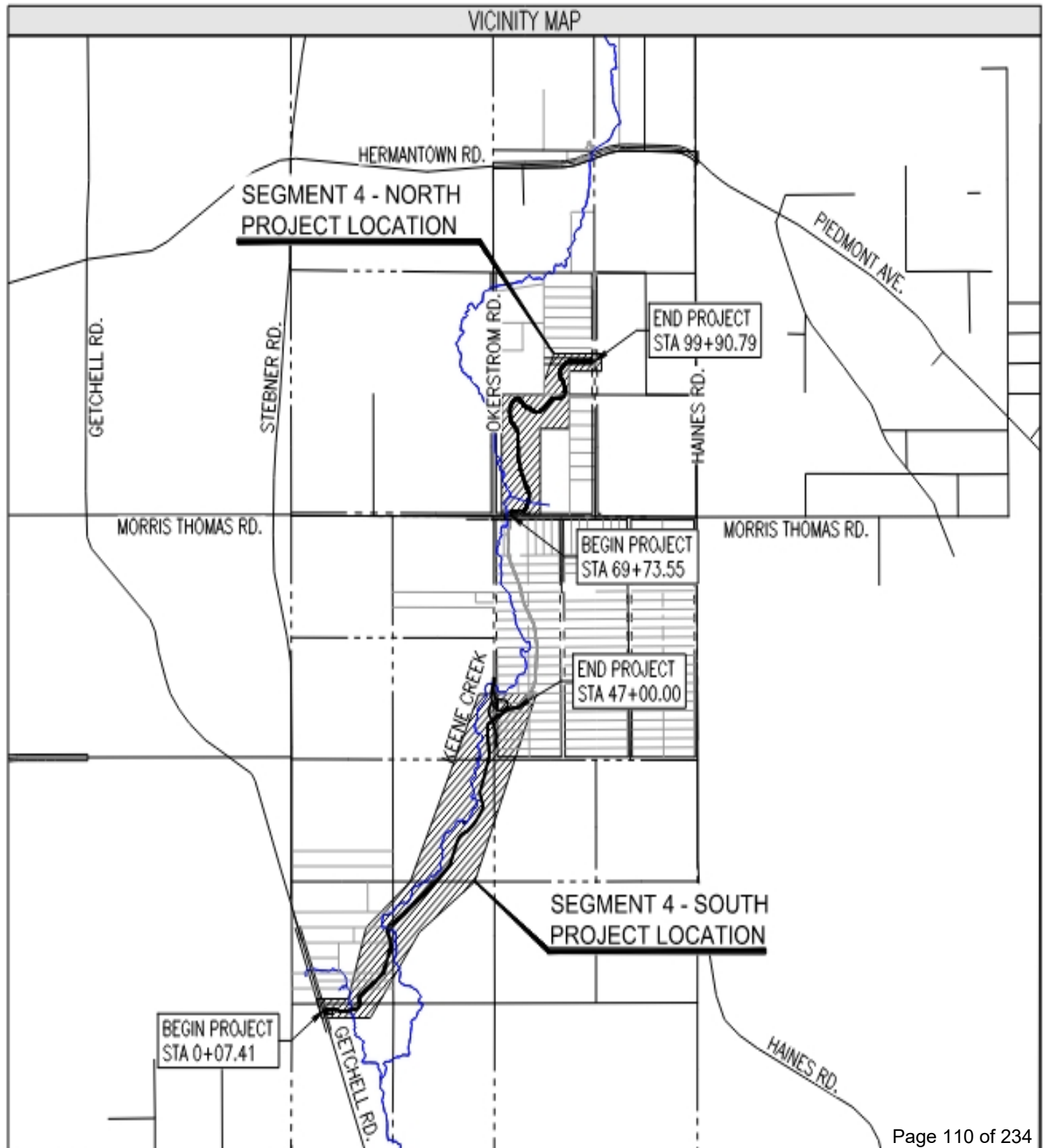
PROJECT LOCATION
ST. LOUIS COUNTY
CITY OF HERMANTOWN

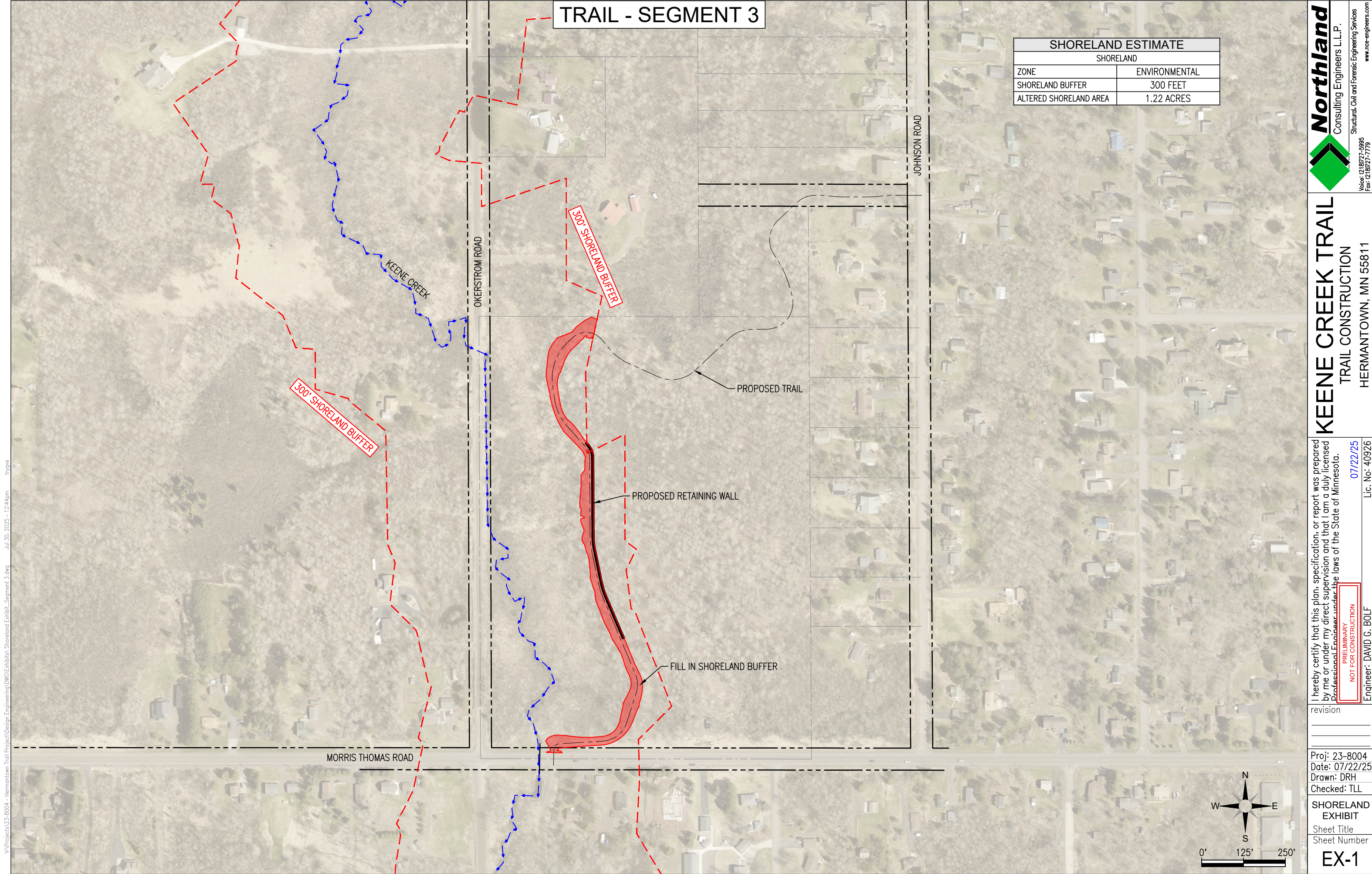
LOCATION: FROM MORRIS THOMAS ROAD TO CARLSON ROAD

SEGMENT 4 NORTH LENGTH: 3,017.24 FEET 0.571 MILES

LOCATION: FROM GETCHELL ROAD TO KEENE CREEK PARK

SEGMENT 4 SOUTH LENGTH: 4,692.59 FEET 0.889 MILES





V:\Projects\23-8004 - Hermantown Trail Project\Design Engineering\DWG\Exhibits\Shoreland Exhibit_Segment 3.dwg Jul 30, 2025 - 12:44pm trygve

**Northland**
Consulting Engineers L.L.P.
Structural, Civil and Forensic Engineering Services
Voice: (218) 727-5595
Fax: (218) 727-7779
www.nce-engineers.com

KEENE CREEK TRAIL
TRAIL CONSTRUCTION
HERMANTOWN, MN 55811

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer: DAVID G. BOLF

07/22/25

Lic. No: 40926

revision

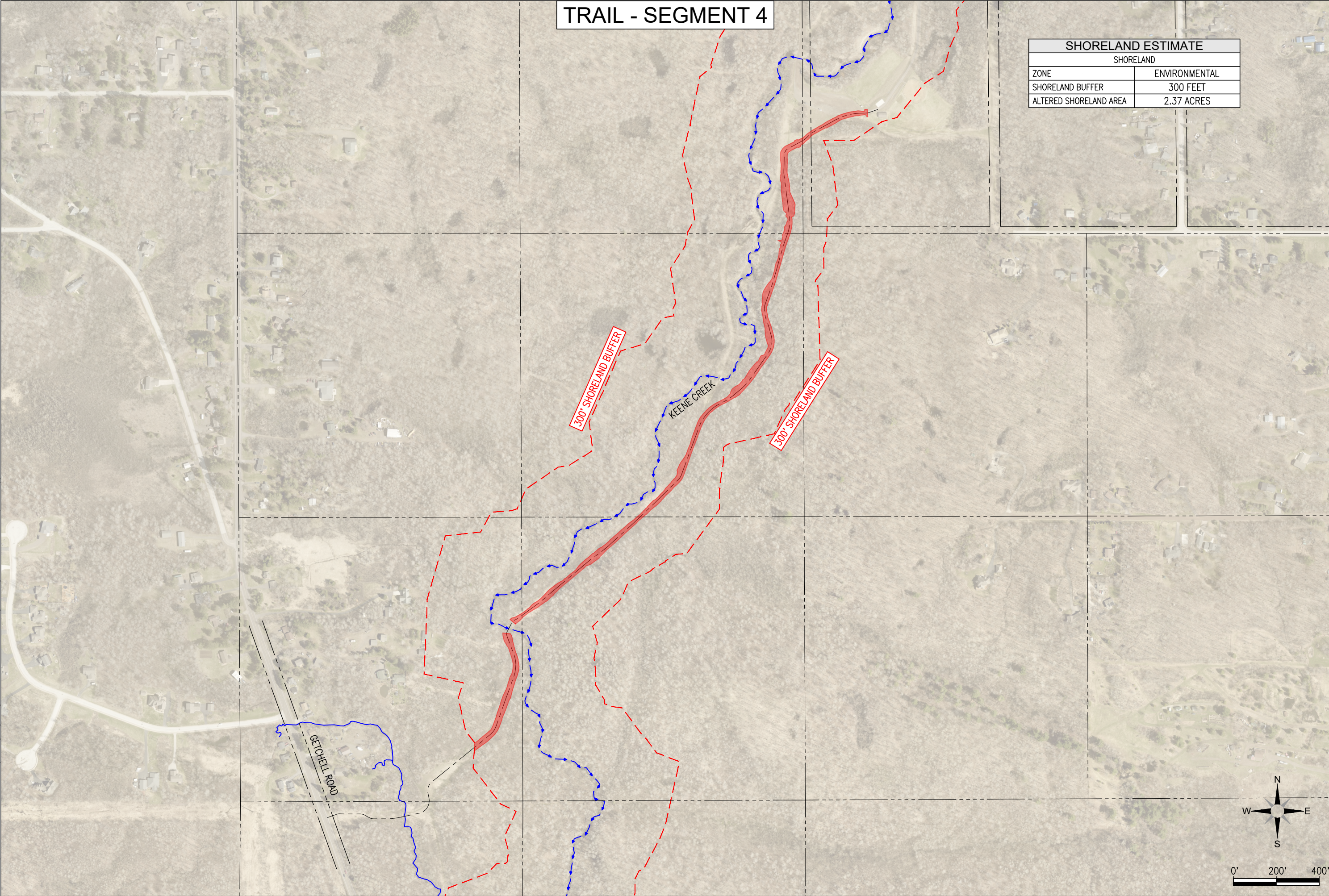
Proj: 23-8004
Date: 07/22/25
Drawn: DRH
Checked: TLL

SHORELAND EXHIBIT

Sheet Title
Sheet Number

EX-1

V:\Projects\23-8004 - Hermantown Trail Project\Design Engineering\DWG\Exhibits\Shoreland Exhibit - Segment 4.dwg Jul 30, 2025 - 12:53pm trygve



TRAIL - SEGMENT 4

SHORELAND ESTIMATE	
SHORELAND	
ZONE	ENVIRONMENTAL
SHORELAND BUFFER	300 FEET
ALTERED SHORELAND AREA	2.37 ACRES

**Northland**
Consulting Engineers L.L.P.
Structural, Civil and Forensic Engineering Services
Voice: (218) 727-5595
Fax: (218) 727-7779
www.nce-engineers.com

KEENE CREEK TRAIL
TRAIL CONSTRUCTION
HERMANTOWN, MN 55811

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer: DAVID G. BOLF Lic. No: 40926 07/22/25

revision	
Proj: 23-8004	
Date: 07/22/25	
Drawn: DRH	
Checked: TLL	
SHORELAND EXHIBIT	
Sheet Title	
Sheet Number	
EX-2	



CITY COUNCIL MEETING DATE: September 2, 2025

TO: Mayor & City Council

FROM: Eric Johnson, Community Development Director

SUBJECT: Amend Development Contract – KTJ 360, LLC

☒ **RESOLUTION:** 2025-136 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Amend development contract between KTJ 360, LLC, and the City of Hermantown.

BACKGROUND

The City of Hermantown has been working with KTJ 360, LLC (Oppidan) since 2021 for work associated with The Pillars of Hermantown and the Cottages of Hermantown. Both projects have development agreements associated with them and the Pillars of Hermantown has a 2022 development contract associated with the business subsidy of \$600,000 (2022-06H) for water improvements for the project. One of the conditions of the subsidy was the dedication of a 30 foot wide trail easement along the west and north property lines of parcel 395-0010-04120.

The Cottages of Hermantown development is a 10 building (20 unit total) townhome development which will be constructed in the southwest portion of the property. The design of the townhome locations either directly abut or in two instances are within the trail easement area. Upon discussions between City staff and the developer's team as well as review of the City's plan for the trail system in this portion of the City, it was deemed that the future trail connection be shifted to the east side of the Pillars property for both logistic and aesthetic reasons.

As part of the Cottages of Hermantown development agreement (2025-126), KTJ 360, LLC will provide a \$50,000.00 escrow for the construction of this future trail connection on either the east portion of, or directly adjacent to the Pillars property.

The 2022 development contract between KTJ 360, LLC, the City of Hermantown and the Hermantown Economic Development Authority is amended to remove reference and exhibits to the trail easement.

SOURCE OF FUNDS (if applicable)

N/A

ATTACHMENTS

Resolution

Resolution No. 2025-136

Resolution Approving The First Amendment To Development Agreement And First Amendment To Business Subsidy Agreement Amongst The City Of Hermantown, Hermantown Economic Development Authority, And KTJ 360, LLC For The Pillars Of Hermantown Senior Living Project

WHEREAS, the City of Hermantown (“City”) previously approved and entered into a Development Agreement, dated July 8, 2022, and recorded on July 11, 2022, with the St. Louis County Recorder’s Office as Document No. 01447162 (“Development Agreement”) with KTC 360, LLC and the Hermantown Economic Development Authority; and

WHEREAS, the Development Agreement provided for the construction of a 105-unit senior housing complex and the granting of a trail easement to the City; and

WHEREAS, the City also entered into a Business Subsidy Agreement dated June 8, 2022, (“Business Subsidy Agreement”) related to the Project; and

WHEREAS, the Development Agreement and the Business Subsidy Agreement were assigned by KTC 360, LLC to Pillars of Hermantown LLC; and

WHEREAS, Pillars of Hermantown LLC has requested the removal of the trail easement in the Development Agreement and the Business Subsidy Agreement; and

WHEREAS, the City will be receiving \$50,000 toward the construction of a future trail as part of a subsequent development of the Pillars’ property; and

WHEREAS, the City finds that the goals of the Business Subsidy Agreement were met and removing the easement requirement is not inconsistent with the City’s business subsidy policy; and

WHEREAS, the requested removal of the easement requirement in the Development Agreement and the Business Subsidy Agreement requires the City Council to approve First Amendment to the Development Agreement, in the form attached hereto as Exhibit A, and First Amendment to Business Subsidy Agreement, in the form attached hereto as Exhibit B; and

WHEREAS, the City Council reviewed the First Amendment to Development Agreement and First Amendment to Business Subsidy Agreement and hereby believe that it is in the best interests of the City of Hermantown that the First Amendment to Development Agreement and First Amendment to Business Subsidy Agreement be approved.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hermantown, Minnesota as follows:

1. The First Amendment to the Development Agreement attached hereto as Exhibit A is hereby approved.

2. The First Amendment to the Business Subsidy Agreement attached hereto as Exhibit B is hereby approved.

3. The City Council hereby authorizes and directs the Mayor and City Clerk to take any and all actions necessary to effectuate the First Amendment to the Development Agreement and First Amendment to the Business Subsidy Agreement, including the execution of the First Amendment to the Development Agreement and First Amendment to the Business Subsidy Agreement, and to make such non-substantive changes to the document as are approved by legal counsel.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted September 2, 2025.

EXHIBIT A

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

This FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (this "Amendment") is entered into as of _____, 2025, by and among the City of Hermantown ("City"), the Hermantown Economic Development Authority ("HEDA"), and Pillars of Hermantown LLC, a Minnesota limited liability company ("Developer").

RECITALS

A. The City and HEDA entered into that certain Development Agreement, dated July 8, 2022, and recorded on July 11, 2022 with the St. Louis County, Minnesota Recorder's Office as Document No.: 01447162 (the "Development Agreement"), with the original developer, KTC 360, LLC (the "Original Developer"), which provided for, among other things, the terms and conditions for construction of a 105-unit senior citizen housing complex, related water improvements and the granting of a trail easement, all on the Land described on Exhibit A.

B. The Development Agreement and related Business Subsidy Agreement dated June 8, 2022, were subsequently assigned by the Original Developer to the Developer, and pursuant to such assignment, the Developer assumed the rights and obligations under the Development Agreement and Business Subsidy Agreement (the "Assignment and Assumption").

C. The City and HEDA consented to the assignment of the Development Agreement and Business Subsidy Agreement.

D. The Developer has now requested the removal of the requirement contained in the Development Agreement that Developer provide the Trail Easement (as defined in the Development Agreement).

NOW, THEREFORE, in consideration of the provisions and mutual obligations of the parties hereto, the parties agree as follows:

1. Capitalized Terms. All capitalized terms used in this Amendment but not defined herein shall have the same meanings assigned to them as in the Development Agreement.

2. Recitals. The above recitals of fact are incorporated and made part of this Amendment.

3. Assignment and Assumption. The Developer affirms the Assignment and Assumption.

4. Deletion of Certain Provisions. The following terms and provisions of the Development Agreement are deleted:

- i Recital D;
- ii Article I, Definition 1.24;
- iii Section 2.14;
- iv Section 10.7.8;
- v 13.2.6; and
- vi Exhibit 2.14.

5. Amendment to Recital E. Recital E of the Development Agreement is amended and completely replaced with the following:

E. Developer is willing to construct the Water Improvements as provided in this Agreement.

6. Amendment to Section 10.2. Section 10.2 of the Development Agreement is amended and completely replaced with the following:

10.2 Public Interest. City and HEDA believe that the construction of the Project will be in the public interest as it will result in increase the tax base of City and the Project will promote the development of a 105-unit senior citizen housing complex which will provide life cycle housing in the City which will also provide or incentivize other residential housing sales and development, provide an increase in the real estate tax base, and provide needed infrastructure improvements.

7. No Other Amendments. Except to the extent amended herein, all of the terms and conditions of the Development Agreement are ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the City has caused this Amendment to be duly executed in its name and on its behalf, HEDA has caused this Amendment to be duly executed in its name and on its behalf, and the Developer has caused this Amendment to be duly executed in its name and on its behalf, on or as of the date first above written.

CITY OF HERMANTOWN, MINNESOTA

By _____
Its Mayor

By _____
Its City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____ and _____, the Mayor and City Clerk, respectively, of the City of Hermantown on behalf of the City of Hermantown.

Notary Public

HERMANTOWN ECONOMIC
DEVELOPMENT AUTHORITY

By _____
Its President

And By _____
Its Secretary

STATE OF MINNESOTA)
) ss.
COUNTY OF ST. ST. LOUIS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by
_____ and _____, the President
and Secretary, respectively, of Hermantown Economic Development Authority on behalf of
Hermantown Economic Development Authority.

Notary Public

PILLARS OF HERMANTOWN LLC

By _____
Its _____

STATE OF MINNESOTA)
) ss.
COUNTY OF ST. ST. LOUIS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, the _____ of Pillars of Hermantown, LLC on behalf of Pillars of Hermantown LLC.

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of Hermantown, County of St. Louis, State of Minnesota, described as follows:

Parcel 1:

The South Half of the West Half of the Southwest Quarter of the Southwest Quarter (S 1/2 of W 1/2 of SW 1/4 of SW 1/4), Section Fourteen (14), Township Fifty (50), Range Fifteen (15), St. Louis County, Minnesota.

(Abstract Property)

Parcel 2:

Non-exclusive access and utility easements as set forth in the Easement Agreement dated September 23, 2020, recorded October 09, 2020, as Document No. 01392559.

EXHIBIT B

FIRST AMENDMENT
TO BUSINESS SUBSIDY AGREEMENT

This FIRST AMENDMENT TO BUSINESS SUBSIDY AGREEMENT (this "Amendment") is entered into as of _____, 2025, by and among the City of Hermantown ("City"), the Hermantown Economic Development Authority ("HEDA") (HEDA and City are collectively referred to herein as "Grantors") and Pillars of Hermantown LLC, a Minnesota limited liability company ("Developer" or "Recipient").

RECITALS

A. Grantors entered into that certain Development Agreement, dated July 8, 2022, and recorded on July 11, 2022 with the St. Louis County, Minnesota Recorder's Office as Document No.: 01447162 (the "Development Agreement"), with the original developer, KTC 360, LLC (the "Original Developer"), which provided for, among other things, the terms and conditions for construction of a 105-unit senior citizen housing complex, related water improvements and the granting of a trail easement (the "Project").

B. Grantors also entered into that Business Subsidy Agreement dated June 8, 2022 (the "Business Subsidy Agreement") related to the Project pursuant to which the Business Subsidy (as defined therein) was provided to Developer.

C. The Development Agreement and related Business Subsidy Agreement were subsequently assigned by the Original Developer to the Developer, and pursuant to such assignment, the Developer assumed the rights and obligations under the Development Agreement and Business Subsidy Agreement (the "Assignment and Assumption").

D. Grantors consented to the assignment of the Development Agreement and Business Subsidy Agreement.

E. The Developer has now requested the removal of the requirement contained in the Business Subsidy Agreement that Developer provide the Easement (as defined in the Business Subsidy Agreement).

F. Grantors have found that the primary goals resulting from the provision of the Business Subsidy to Developer were achieved and the removal of the requirement that Developer provide the Easement is not inconsistent with the Business Subsidy Policy of HEDA.

NOW, THEREFORE, in consideration of the provisions and mutual obligations of the parties hereto, the parties agree as follows:

1. Capitalized Terms. All capitalized terms used in this Amendment but not defined herein shall have the same meanings assigned to them as in the Business Subsidy Agreement.
2. Recitals. The above recitals of fact are incorporated and made part of this Amendment.

3. Assignment and Assumption. The Developer affirms the Assignment and Assumption.

4. Deletion of Certain Provisions. The following terms and provisions of the Business Subsidy Agreement are deleted:

- i The definition of "Easement" in Section 1

5. Amendment to Recital J. Recital J of the Business Subsidy Agreement is amended and completely replaced with the following:

- J. Grantor finds that the Project will promote the development of a 105-unit senior citizen housing complex which will provide life cycle housing in the City and which will also provide or incentivize other residential housing sales and development, provide an increase in the real estate tax base, and provide needed infrastructure improvements.

6. Amendment to Section 2.3. Section 2.3 of the Business Subsidy Agreement is amended and completely replaced with the following:

2.3 The public purposes of the Business Subsidy with respect to the Project is to promote the development of a 105-unit senior citizen complex which will provide housing for individuals and to provide an increase in the real estate tax base. Grantor finds the Project will promote the development of a 105-unit senior citizen housing complex which will provide life cycle housing in the City which will also provide or incentivize other residential housing sales and development, provide an increase in the real estate tax base, and provide needed infrastructure improvements.

7. Amendment to Section 2.4. Section 2.4 of the Business Subsidy Agreement is amended and completely replaced with the following:

2.4 The goal of the Business Subsidy is to cause the Project and Infrastructure Improvements to be constructed.

8. No Other Amendments. Except to the extent amended herein, all of the terms and conditions of the Business Subsidy Agreement are ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the City has caused this Amendment to be duly executed in its name and on its behalf, HEDA has caused this Amendment to be duly executed in its name and on its behalf, and the Developer has caused this Amendment to be duly executed in its name and on its behalf, on or as of the date first above written.

CITY OF HERMANTOWN, MINNESOTA

By _____
Its Mayor

By _____
Its City Clerk

HERMANTOWN ECONOMIC
DEVELOPMENT AUTHORITY

By _____
Its President

And By _____
Its Secretary

PILLARS OF HERMANTOWN LLC

By _____
Its _____

155110000051E62468.DOCX



CITY COUNCIL MEETING DATE: September 2, 2025

TO: Mayor & City Council

FROM: John Mulder, City Administrator

SUBJECT: Furniture – NorthStar Ford Arena

☒ **RESOLUTION:** 2025-137 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Award contract to Innovative Office Solutions for furniture in the NorthStar Arena in the amount of \$67,511.22

BACKGROUND

The Project Architect, DSGW, prepared specifications and sought bids for furniture for the NorthStar Arena. The City received three different bids. The low bid was from a local provider, Innovative Offices Solutions. The low bid was \$67,511.22. The City budgeted \$75,000 for Furniture for the project.

In addition, they are providing an unsolicited donation of \$1,000 in hockey pucks for the youth program.

SOURCE OF FUNDS (if applicable)

ATTACHMENTS

Proposal
Donation Letter

Resolution No. 2025-137

Resolution Awarding Contract for Furniture for The NorthStar Ford Arena To Innovative Office Solutions In The Amount Of \$67,511.22

WHEREAS, the City of Hermantown desires to obtain furniture for the NorthStar Ford Arena; and

WHEREAS, the Arena Project Architect, DSGW, prepared specifications for the desired furniture for the NorthStar Ford Arena, and

WHEREAS, the City received 3 bids for the desired office furniture, and

WHEREAS, Innovative Office Solutions provided the low bid; and

WHEREAS, after fully considering this matter, the City Council of the City of Hermantown believes that it is in the best interest of the City of Hermantown to award the contract for the furniture for the NorthStar Arena to Innovative Office Solutions.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hermantown as follows:

1. Innovative Office Solutions is hereby determined to be able to provide Furniture to the City pursuant to their low bid.
2. The price of \$67,511.22 for the furniture is hereby accepted.
3. The funds for the payment of the Office Furniture will be paid from Fund No. 411 and expensed to 411-452200-540.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors, _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted September 2, 2025.



City of Hermantown

NorthStar Ford Arena

08/14/25

A LETTER FROM OUR TEAM

Dear Emily Cich and City of Hermantown:

Thank you so much for inviting us to bid on the NorthStar Arena Project. We understand that partnering with the right furniture dealer is instrumental in carrying out your vision of a functional and beautiful space for your students.

Innovative Office Solutions is a company founded on the guiding principle that "Relationships Matter". We are full of passion, heart and soul with a strong commitment to the community. Our purpose is to inspire people to love what they do, and who they do it with.

Our relationships with Hon, and many other major furniture brands continue to grow as we build stunning spaces with some of the highest quality custom furniture in the world.

On behalf of the entire Innovative team, we hope you enjoy reviewing this proposal. We really enjoyed preparing it for you!

Best regards,

Julie Owen
Chief Operating Officer
Innovative Office Solutions



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02 Proven Team

03 Project Process

04 Past Projects & References

05 Proposed Product

06 Warranty

07 Pricing & Fees

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01

ABOUT US

21 in 2001

RELATIONSHIPS MATTER

- ▶ Customer
- ▶ Employees
- ▶ Vendors



WBENC
WOMEN'S BUSINESS ENTERPRISE

CERTIFIED

CULTURE of GROWTH



NATIONAL REACH



«REINVENTION»



CORE VALUES



INSPIRE

PEOPLE TO

LOVE

WHAT THEY DO

— AND WHO —
THEY DO IT WITH.



WE MAKE WORKPLACES MⁱⁿRE PRODUCTIVE



HELPING KIDS GET IN THE GAME!

Healthy Eating
Goal Setting
Physical Activity

THOUSANDS OF KIDS IMPACTED



GIVING BACK



BRAND PROMISE

Expect Response
Expect Reduction
Expect Relief

RECOGNIZED FOR SUCCESS



01

ABOUT US

QUALIFICATIONS & EXPERIENCE

Innovative Office Solutions has designed, sold, and serviced contract-grade furniture since our inception in 2001. Our manufacturer lineup has carefully increased from 20 to over 250. We currently work with over 2,000 active furniture customers and have represented Teknion in Minnesota since 2015. Over the past few years, we expanded our representation to include North and South Dakota and Wisconsin. Core services include design, specification, project management, change management, workplace strategy, employee engagement and workshops, ergonomic assessments, furniture installation, reconfiguration and maintenance, asset management, and stocking programs.

FOUNDER'S STORY

Our founder, Jennifer Smith, was a fearless leader and all-around inspiration to the Twin Cities business community. Jennifer launched Innovative in 2001 with a mission to make workplaces more productive and a purpose to inspire people to love what they do and who they do it with. Her entrepreneurial spirit helped expand Innovative to be a single source for all office productivity solutions.

Jennifer's drive for philanthropy went beyond her entrepreneurial spirit. She actively sought out ways to give back to the community and encouraged those around her to do the same. Her passion for making a positive impact on the lives of others was a driving force in both her personal and professional life. She understood the importance of using her resources to help those who were less fortunate, and she worked tirelessly to make a difference in the world around her.



The InSports Foundation is Innovative's nonprofit organization with a purpose to help kids participate in sports. InSports accomplishes this objective by providing financial assistance and sporting opportunities for kids to get in the game, enabling them to become active, confident and successful team members in their community.

InSports Days | Scholarships | Sponsorships

Since 2014,
InSports has helped **OVER 61,272** kids get IN the game!

www.insportsfoundation.org

[WATCH VIDEO](#)

01

OUR SERVICES



INVENTORY MANAGEMENT: we can customize the management of your inventory to be exactly what you need.



PROJECT VISUALIZATION: Floor plans, imagery, and space renderings to support decision making and buy-in.



INSTALLATION: we have partnered with manufacturers with worldwide distribution.



WAREHOUSING: not only do we have our warehouses, but we also work with third parties to access additional space.



SPECIFICATION & DESIGN: Work through design in real time with our designers, see floor plans including electrical and data.



POST PROJECT SUPPORT: We support you after installation too. From punch, to warranty claims, and future reconfigurations we've got your back.



MOVE MANAGEMENT: We will support the move of existing furniture to your new site



PROJECT MANAGEMENT: We will collaborate with all project partners to ensure a smooth installation



CHANGE MANAGEMENT: we can help with messaging, managing, training, communications and marketing. We'll assist in guiding teams through change and into the new environment.



PROVEN TEAM

02

PROVEN TEAM

This team brings over 80 years of combined experience and dozens of successful office, school, and multi-family projects. From selecting furniture and finishes, project management and scheduling to installing, punching and celebrating, we bring our best practices to make sure this project will be successful.



VICKY ERICKSON
Account Executive

INDUSTRY EXPERIENCE
20+ Years

RESPONSIBILITIES
Main Contact
Pricing/Budgeting
Meeting Coordination
Products & Solutions



BRITTANY HILLEREN
Furniture Specialist

INDUSTRY EXPERIENCE
5+ Years

RESPONSIBILITIES
Consultation & Discovery
Product Solutions & Finish Selection
Pricing & Budget
Project Coordination



RACHEL LARSEN
Designer

INDUSTRY EXPERIENCE
20+ Years

RESPONSIBILITIES
Design Team Supervisor
Space Planning
Specifications
Product & Finish Selection
Pricing & Budgeting



CARMEN CHASTEK
Project Manager

INDUSTRY EXPERIENCE
20+ Years

RESPONSIBILITIES
Pre-Installation
Coordinating & Facilitating
Tracking & Delivery
Post-Installation
Punch & Warranty

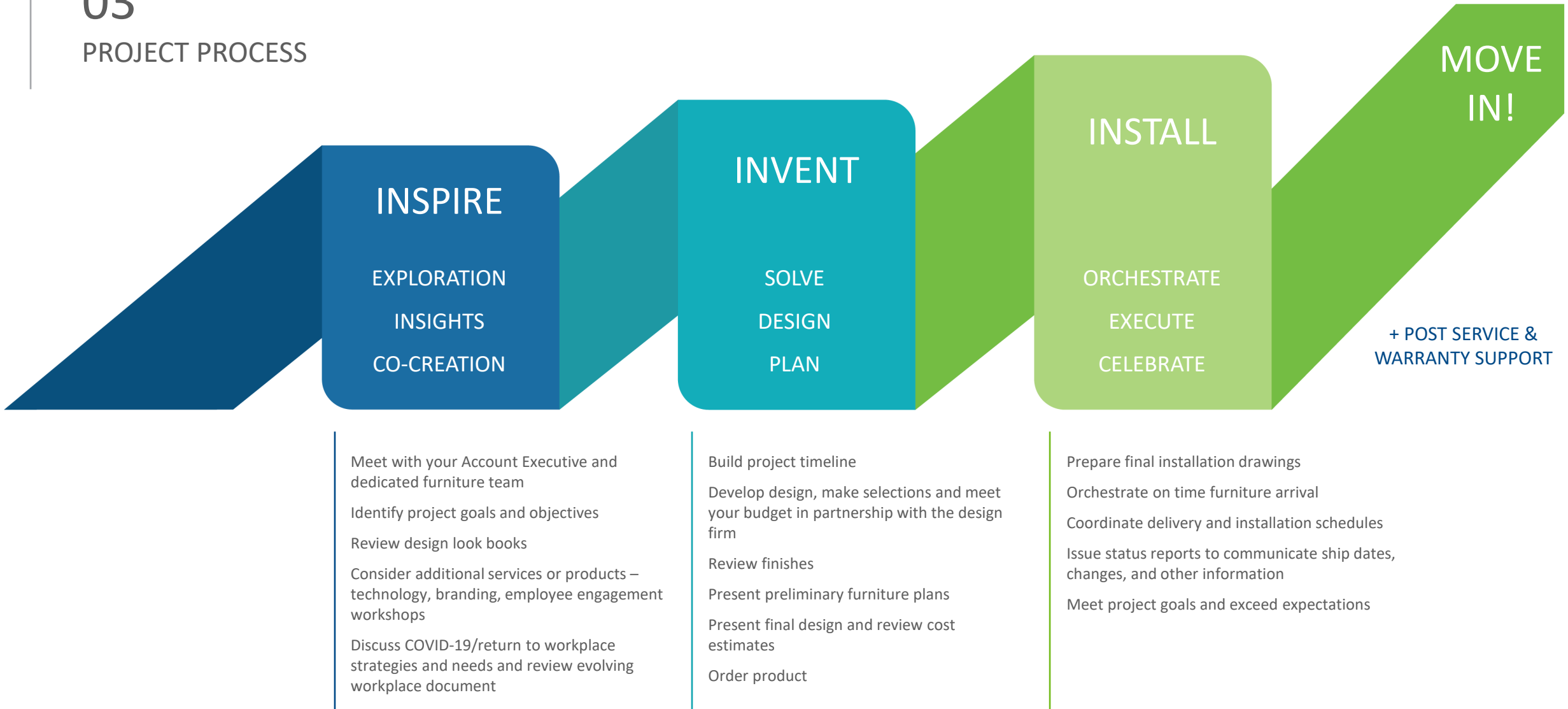


03

PROJECT PROCESS

03

PROJECT PROCESS





PAST PROJECTS & REFERENCES

04

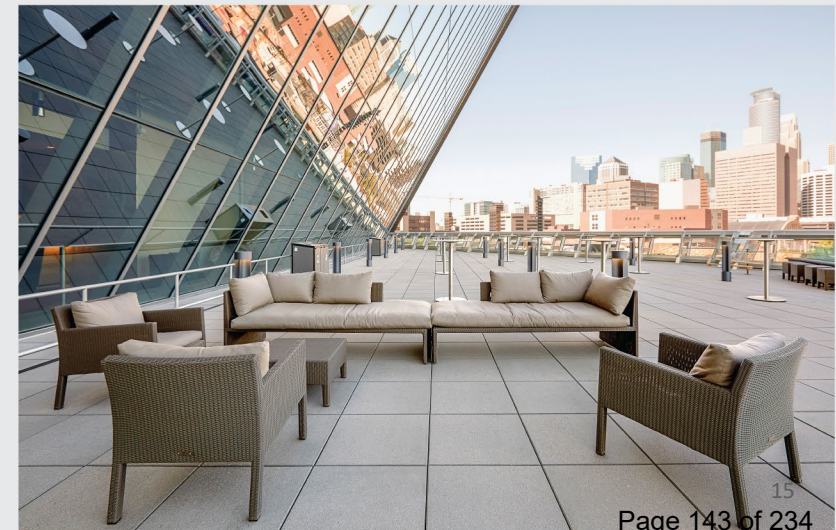
PAST PROJECTS / REFERENCES

US BANK STADIUM

SCOPE: Outfitted Minnesota's largest indoor stadium with 35,000 pieces of furniture, delivering complete furnishing solutions for suites, lounges, offices, and public spaces to enhance the fan, staff, and player experience..

LOCATION: Minneapolis, Minnesota

A+D FIRM: HKS



04

PAST PROJECTS / REFERENCES

CHS FIELD – ST. PAUL SAINTS

SCOPE: The St. Paul Saints had a vision for CHS Field to be the greenest ballpark in America. We incorporated furniture in office and lounge areas, office supplies and cleaning and facility supplies to make their vision a reality.

LOCATION: St. Paul, Minnesota

A+D FIRM: Snow Kreilich Architects



04

PAST PROJECTS / REFERENCES

ALLIANZ FIELD – HOME OF MINNESOTA UNITED FC

SCOPE: Our team provided full-service furniture solutions for Allianz Field, including space planning, product selection, and installation. The project featured premium, durable furnishings designed to complement the stadium's modern aesthetic while supporting high-traffic use. Areas furnished included hospitality suites, staff offices, lounges, and public spaces, ensuring comfort, style, and functionality for players, staff, and guests alike.

LOCATION: St. Paul, Minnesota

A+D FIRM: Populous





PROPOSED PRODUCT

05

PROPOSED ALTERNATES

C1



Manufacturer: ERG
Quantity: Qty(24)
Description: REWIND 4-LEG SIDE CHAIR

C1 - ALTERNATE



Manufacturer: HON
Quantity: Qty(12)
Description: ETCH 4L CHAIR - POLY SEAT / PERF BACK - SET OF 2

PROPOSED
PRODUCT

05

PROPOSED ALTERNATES

C2



Manufacturer: ERG
Quantity: Qty(28)
Description: REWIND 4-LEG BAR STOOL

C2 - ALTERNATE



Manufacturer: HON
Quantity: Qty(28)
Description: ETCH 4L COUNTER - POLY SEAT /
PERF BACK

PROPOSED
PRODUCT

05

PROPOSED ALTERNATES

T1



Manufacturer: ERG
Quantity: Qty(4)
Description: CORSA 42"D TABLE

T1 - ALTERNATE



Manufacturer: HON
Quantity: Qty(4)
Description: 42IN ROUND TOP

PROPOSED
PRODUCT

05

PROPOSED ALTERNATES

T2



Manufacturer: ERG
Quantity: Qty(2)
Description: CORSA 36"D TABLE

T2 - ALTERNATE



Manufacturer: HON
Quantity: Qty(2)
Description: 36IN ROUND TOP

PROPOSED
PRODUCT

05

PROPOSED ALTERNATES

T3



Manufacturer: ERG
Quantity: Qty(9)
Description: CORSA 36"D BAR HEIGHT TABLE

T3 - ALTERNATE



Manufacturer: HON
Quantity: Qty(9)
Description: FLOCK 36 DIAMETER ROUND LAMINATE TOP

PROPOSED
PRODUCT

05

PROPOSED ALTERNATES

T4



Manufacturer: ERG
Quantity: Qty(2)
Description: CORSA 30X60 TABLE

T4 - ALTERNATE



Manufacturer: HON
Quantity: Qty(2)
Description: ARRANGE TABLE WITH SMALL DISC
SHROUD/BASE SPT 24-30IN

PROPOSED
PRODUCT

05

PROPOSED ALTERNATES

O4



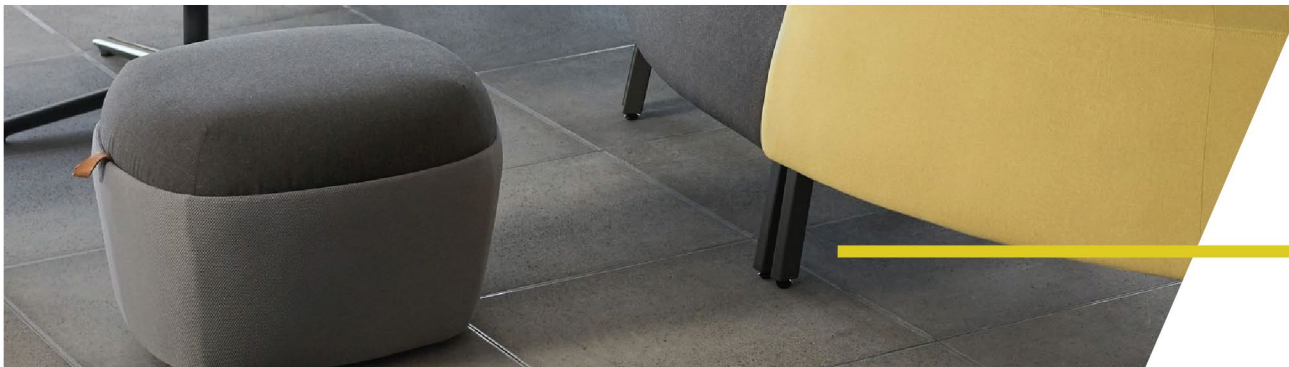
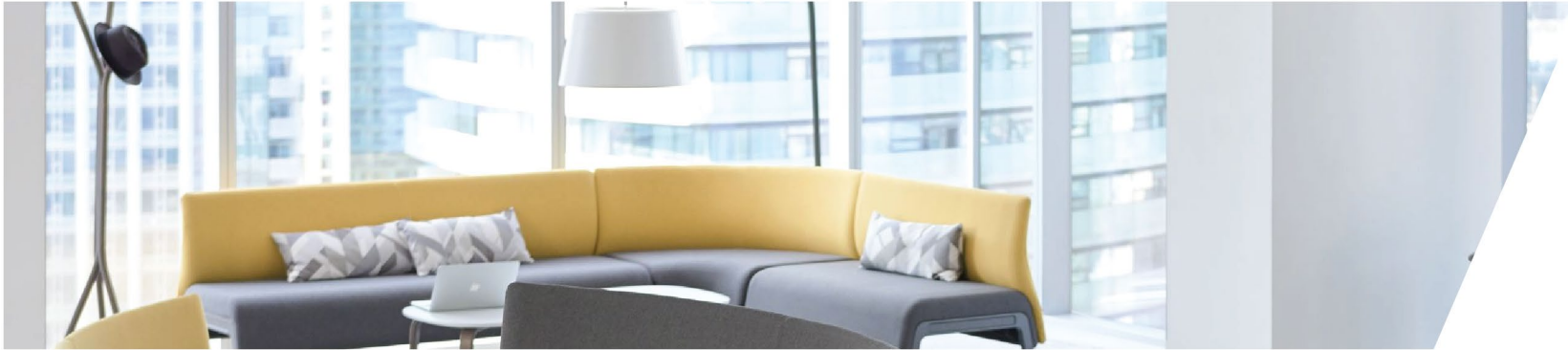
Manufacturer: ERG
Quantity: Qty(2)
Description: NEWPORT 72"W 4 SEAT BENCH

O4 - ALTERNATE



Manufacturer: HON
Quantity: Qty(2)
Description: SOOTHE THREE-SEAT BENCH

PROPOSED
PRODUCT



WARRANTY

06

WARRANTY

STATEMENT OF WARRANTY

POST PROJECT SERVICE AND WARRANTY SUPPORT

We are committed to:

- Helping with product warranty claims
- Supporting you with product training and change management
- Reconfiguring or adding product later as needed

Vicky Erickson your Account Executive, will remain your point of contact and will continue to build a lasting relationship for years to come.

PRODUCT WARRANTIES vary from manufacture to manufacture but you can expect a range from 2 years to limited lifetime warranties. Specific warranties are available upon request.

Product warranties for the major lines of proposed product:

- [Hon](#)
- [ERG](#)



07

PRICING & FEES

07

PRICING & FEES

PLEASE NOTE:

- Pricing is based on volume of each manufacturer grouping and award of full project.
- If award is distributed pricing may fluctuate
- Freight is estimated by quantity
- Changes could result in pricing adjustments
- Pricing quoted is valid for 30 days
- 50% deposit due at time of order
- Design layout and two revisions are included. Any additional design time will be charged at our hourly rate.

Pricing Summary

Below is a summary of our proposed pricing package for this RFP. Our pricing structure has been carefully designed to deliver exceptional value while maintaining flexibility to accommodate your specific needs. It reflects a thorough understanding of the project scope and objectives, and aligns with industry standards to ensure transparency, fairness, and long-term sustainability. We are committed to delivering high-quality service within budget, and our proposal includes all necessary components to support successful implementation and ongoing support.

As Specified

Part Description	Ext Sell
Product Subtotal	\$81,986.23
X-FEE- SERVICES- INSTALL/DESIGN/PM	\$5,553.15
Grand Total	\$87,539.38

All Hon Option

Part Description	Ext Sell
Product Subtotal	\$63,111.83
X-FEE- SERVICES- INSTALL/DESIGN/PM	\$4,399.39
Grand Total	\$67,511.22



08

TERMS & CONDITIONS

06

TERMS & CONDITIONS

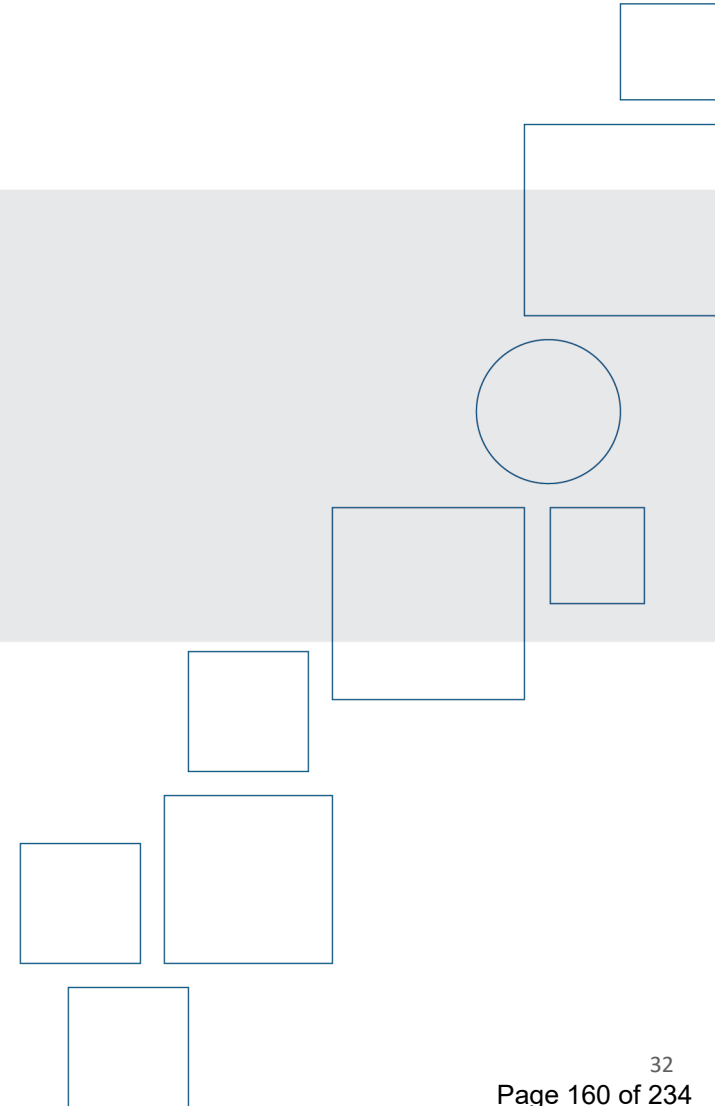
THANK YOU FOR THE OPPORTUNITY

We are thrilled for the opportunity to partner together on your project. The terms and conditions below outline a working understanding for the project journey and is intended to set both organizations up for success. If you have questions or concerns, please contact us directly.

[Click h31ere](#) to review Innovative's Terms & Conditions.



THANK YOU



**ITEMIZED CONTRACT PRICING
QUOTATION FORM**

THE PROJECT AND THE PARTIES

1.01 TO: JOHN MULDER, CITY ADMINISTRATOR
CITY OF HERMANTOWN, MINNESOTA
5105 MAPLE GROVE RD
HERMANTOWN, MN 55811

1.02 QUOTATION DATE: __08/14/25

1.03 SUBMITTED BY: (Enter name and address)

A. Vendor's Full Name Innovative

1. Address 151 Cliff Road

2. City, State, Zip Burnsville, MN 55337

3. Telephone 952-808-9900

4. Contact Brittany Hilleren

5. Email brittany.hilleren@innovativeos.com

1.04 FF&E Itemized List

ITEM #	QUANTITY	CONTACT SOURCE	UNIT PRICE	ITEM TOTAL
C1	12	Etch Chair (HON)- 2 pack	\$273.41	\$3280.93
C2	28	Etch Stool (HON)	\$199.71	\$5591.88
C3	9	Grove Single Seat Lounge (HON)	\$1004.19	\$9037.71
C4	2	Endorse Task Chair (HON)	\$580.24	\$1160.48
T1	4	Between (HON)	\$503.54	\$2014.16
T2	2	Between (HON)	\$469.37	\$938.74
T3	9	Between (HON)	\$739.20	\$6652.80
T4	2	Between (HON)	\$911.95	\$1823.90
T5	4	CU2234 Cube Plus (ERG)	\$3414.71	\$13658.84
O1	4	Tangram Ottoman 120 Degree (HON)	\$711.53	\$2846.12
O2	1	Tangram Ottoman (HON)	\$747.95	\$747.95
O3	2	Tangram Ottoman Straight End (HON)	\$711.53	\$1423.06
O4	2	Soothe (HON)	\$1042.18	\$2084.36
O5	4	HFLY01 Flock Mini Ottoman (HON)	\$385.00	\$1540.00
D1	2	38000 Series Double (HON)	\$1278.00	\$2556.00
L1	4	Grove Two-Seat Lounge (HON)	\$2044.41	\$8177.64

Freight Charges (if not included in itemized pricing above): \$ 2,000

Delivery & Installation Charges (if not included in itemized pricing above): \$ 299.41

Other Charges (List): Design and PM \$ 500

Surcharges \$ 1,669.98

\$

CONTRACT PRICING QUOTATION GRAND TOTAL: \$ 67,511.22

1.05 PAYMENT TERMS

A. see page 31 of presentation- 30 days

1.06 CERTIFICATION AND GUARANTEE

A. The undersigned Vendor, having carefully examined the Request for Contract Pricing Quotation documents, furniture schedule, drawings, and all subsequent Addenda, as prepared by DSGW Architects, Inc., hereby agrees to furnish all material, labor, products and services, necessary to complete the delivery/installation of the above-named project. The undersigned Vendor shall guarantee pricing for a minimum of (60) days after receipt of quotation.

1.07 ADDENDA

A. The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Quotation Sum.

1. Addendum # 1 Dated 08/12/25

2. Addendum # Dated

1.08 QUOTATION FORM SIGNATURE(S)

A. The Corporate Seal of
Innovovative

(Bidder - print the full name of your firm)

was hereunto affixed in the presence of:

Julie Owen President Workspace Environments

Julie Owen President Workspace Environments (Aug 14, 2025 12:56:57 CDT)

(Authorized signing officer, Title)

(Seal)

(Authorized signing officer, Title)

END OF QUOTATION FORM

NFA FF&E - Quote Form 2

Final Audit Report

2025-08-14

Created:	2025-08-14
By:	Sarah Sodergren (sarah.sodergren@innovativeos.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAxGDcxrLibX03rQK5gJhawywIEY8RHrP

"NFA FF&E - Quote Form 2" History

-  Document created by Sarah Sodergren (sarah.sodergren@innovativeos.com)
2025-08-14 - 5:46:53 PM GMT
-  Document emailed to Julie Owen (jowen@Innovativeos.com) for signature
2025-08-14 - 5:46:57 PM GMT
-  Email viewed by Julie Owen (jowen@Innovativeos.com)
2025-08-14 - 5:50:27 PM GMT
-  Signer Julie Owen (jowen@Innovativeos.com) entered name at signing as Julie Owen President Workspace Environments
2025-08-14 - 5:50:55 PM GMT
-  Document e-signed by Julie Owen President Workspace Environments (jowen@Innovativeos.com)
Signature Date: 2025-08-14 - 5:50:57 PM GMT - Time Source: server
-  Agreement completed.
2025-08-14 - 5:50:57 PM GMT



"helping kids get in the game"

To:
City of Hermantown
NorthStar Arena

From:
Max Smith
Innovative Office Solutions

Subject: Donation Statement

Innovative Office Solutions is proud to support the Hermantown community and the NorthStar Arena project. If awarded, we would like to contribute by donating hockey pucks for the arena's youth hockey programs.

Our donation will consist of a bucket of pucks for each youth team, with an estimated total value of approximately \$1,000. We hope this contribution will help equip players with the tools they need to enjoy and grow in the sport.

We appreciate the opportunity to be part of this project and look forward to supporting the Hermantown hockey community.

[HOME - InSports Foundation](#)
[InSports Annual Report 2023](#)

Sincerely,
Andrew Deters
InSports Foundation
Executive Director

Max Smith
Innovative Office Solutions

CITY COUNCIL MEETING DATE: September 2, 2025

TO: Mayor & City Council

FROM: John Mulder, City Administrator

SUBJECT: NorthStar Ford Arena – Change Order Numbers 32, 33, & 34 (KA Change Order #10)

☒ **RESOLUTION:** 2025-138 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Approve Change Order Numbers 32, 33, & 34 (KA Change Order #10) for the NorthStar Ford Arena in the Amount of \$36,725.60.

BACKGROUND

Kraus Anderson is recommending a number of change orders for the construction of NorthStar Ford Arena. The first one (No. 32) is to replace the louver and exhaust fan in the existing arena. The School District has agreed to reimburse the City for this expense.

Change order 33 is to add additional lights in the new rink to improve the overall lighting of the rink.

Change order 34 is to add electrical outlets in the varsity locker rooms at the request of the varsity coaches.

This work will be done under KA's contract and is funded from the contingency. It does not change the overall budget, but may increase the need for additional fundraising.

SOURCE OF FUNDS (if applicable)

Arena Project Fund - Contingency

ATTACHMENTS

Resolution
Change Orders

Resolution No. 2025-138

Resolution Approving Change Order Numbers 32, 33, & 34 (KA Change Order #10) For The NorthStar Ford Arena In The Amount Of \$36,725.60

WHEREAS, the City of Hermantown has contracted with Kraus Anderson Construction Company (KA) for construction management services for the NorthStar Ford Arena (“Project”); and

WHEREAS, the City of Hermantown has contracted with Damberg, Scott, Gerzina, Wagner Architects, INC, “DSGW”, Inc (DSGW) for architectural services for the Project, and

WHEREAS, the City Council awarded various scopes to contractors and then assigned those contracts to KA

WHEREAS, KA and DSGW recommend Change Orders No. 32, 33, & 34 for:

Change Order #	Descriptions	Cost
	KA charges	\$1,436.36
32	New Louver and relief fan in existing rink	\$23,310.24
33	Additional Rink Lights	\$7,224.00
34	Varsity Locker Room receptacles	\$4,755.00
	TOTAL	\$36,725.60

WHEREAS, Kraus Anderson Construction Company (KA) has recommended such Change Orders No. 32, 33, & 34 for (“Project”) and

WHEREAS, the necessary documentation for the change order is on file and available for inspection.

WHEREAS, the City Administrator has reviewed the change order and recommends approval.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hermantown, Minnesota as follows:

1. Change Orders No. 32, 33, & 34 (KA Change Order #10) are hereby approved.
2. The City is hereby authorized and directed to pay to Kraus Anderson the sum of \$36,725.60 which is the amount represented on Change Orders No. 32, 33, & 34.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors, _____

and the following voted in opposition thereto:

Councilors, _____

WHEREUPON, such resolution has been duly passed and adopted September 2, 2025.



KRAUS-ANDERSON®
Construction Company

2000 West Superior Street, Suite 101
Duluth, MN 55806

Owner Change Order

Project: 2222026- Hermantown Hockey Arena Addition
4309 Ugstad Road
Hermantown, MN 55811

Contract Number: 2222026- Hermantown Hockey
Arena Addition

Change Order #: 10

To (Contractor): Kraus-Anderson Construction Company
2000 West Superior Street, Suite 101
Duluth, MN 55806

Change Order Date : 08/26/25

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Item	COR #	Description	Amount
270-		KA Add-Ons (Insurances, P&P Bonds, Fee, etc)	Add: \$1,436.36
1	122.00	ASI 37 New Louver & Relief Fan	Add: \$23,310.24
4	159.00	ASI 49 Additional Rink Lights	Add: \$7,224.00
5	170.00	ASI 50 Varsity Locker Room Receptacles	Add: \$4,755.00
Total For Change Order:			10 Add: \$36,725.60

The original Contract Sum was	\$13,055,590.00
The net change by previously authorized Change Orders was	\$653,619.40
The Contract Sum prior to this Change Order was	\$13,709,209.40
The Contract Sum will be increased by this Change Order	\$36,725.60
The new Contract Sum will be	\$13,745,935.00

The Contract time will be increased by 0 days.

The Date of Substantial Completion as of the date of this Change Order therefore is 12/31/2025

Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

Authorized By Owner:

City of Hermantown
5105 Maple Grove Road
Hermantown, MN 55811

By: _____

Date: _____

Accepted By Contractor:

Kraus-Anderson Construction Company
2000 West Superior Street, Suite 101
Duluth, MN 55806

By: _____

Date: _____

Architect/Engineer:

DSGW Architects
2 West First Street, Suite 201
Duluth, MN 55802

By: _____

Date: _____



KRAUS-ANDERSON®

Kraus-Anderson Construction Company
2000 West Superior Street, Suite 101 , Duluth, MN 55806

August 11, 2025

John Mulder
City of Hermantown
5105 Maple Grove Road
Hermantown, MN 55811

Reference: Hermantown Hockey Arena Addition
KA Project No.: 2222026-
COR No. 122.00 ASI 37 New Louver & Relief Fan

Dear John:

In response to the above referenced COR No. 122.00, Kraus-Anderson Construction Company proposes to complete the necessary Work associated with ASI 37 New Louver & Relief Fan per attached documentation provided herein. Our cost to complete this additional work is an **ADD** of TWENTY-FOUR THOUSAND TWO HUNDRED FIFTY-NINE AND 03 / 100 Dollars (\$24,259.03).

This proposal assumes that all outstanding proposals previously submitted will be accepted. This proposal is valid for a period of fourteen (14) days.

Please contact the undersigned should you have any questions concerning the above proposal.

Very truly yours,

Kraus-Anderson Construction Company

Max Vergeldt
Project Manager

Enclosure

Cc: Eric Lagergren, DSGW Architects



KRAUS-ANDERSON®
Construction Company

Project: Hermantown Hockey Arena Addition

Date: 08/11/2025

Location: Hermantown, MN

COR: 122.00

Project Number: 2222026-

Project Manager: Max Vergeldt

Description: ASI 37 New Louver & Relief Fan

Phase Code	Description	Subcontractor Name	Material	Labor	Subcontractors	Est Totals
23.0000.00.	Combined Mechanical Labor	A.G. O'Brien Plumbing & Heating Co	0.00	0.00	13,691.24	13,691.24
25.0000.00.	Controls Labor	Johnson Controls, Inc.	0.00	0.00	5,562.00	5,562.00
26.0000.05.	Electrical Labor	Hunt Electric Corporation	0.00	0.00	4,057.00	4,057.00
	Subtotal		0.00	0.00	23,310.24	23,310.24
01.5214.00.	Copy/Postage/Supplies	0.08%	18.65	0.00	0.00	18.65
01.5230.20.	Telephone - Mobile Phone	0.09%	19.83	0.00	0.00	19.83
01.7950.00.	Warranty Reserve	0.15%	35.03	0.00	0.00	35.03
90.9000.00.	Umbrella Liability Insurance	0.95%	223.92	0.00	0.00	223.92
91.2000.00.	Builders Risk	0.20%	47.05	0.00	0.00	47.05
92.1000.00.	Performance/Payment Bond	0.60%	140.31	0.00	0.00	140.31
	Subtotal		484.79	0.00	23,310.24	23,795.03
	Fee	1.95%				464.00
	Total Construction Costs					24,259.03



CHANGE ORDER TRACKING

DATE 5/21/2025

PROJECT: PCO 122 ASI 37 New Relief Louver and Vent Fan

FLOOR

LABOR				
CRAFT	HOURS	NAME	RATE	TOTAL
	5.57	Shop Labor for Ductwork Fabrication	\$ 110.23	\$ 613.98
	5.00	Exhaust Fan Install	\$ 110.23	\$ 551.15
	2.00	Louver Install	\$ 110.23	\$ 220.46
	2.00	Motorized Damper Install	\$ 110.23	\$ 220.46
		Labor Total		\$ 1,606.05

MATERIALS				
QUANTITY	PRODUCT	COST	TOTAL	
1.00	Shop Fabricated Ductwork	\$ 896.86	\$	896.86
1.00	Exhaust Fan	\$ 6,360.00	\$	6,360.00
1.00	Louver	\$ 1,320.00	\$	1,320.00
1.00	Motorized Damper	\$ 1,380.00	\$	1,380.00
			\$	-
			\$	-
	Materials Total		\$	9,956.86

Total			\$	11,562.91
Sales tax (Materials Only)	8.875%		\$	883.67
Subtotal			\$	12,446.58
Markup (Overhead & Profit) on subtotal	10%		\$	1,244.66
Total contractor costs with markup			\$	13,691.24
Subcontractor costs				
Subcontractor markup	5.0%		\$	-
Total Subcontractor cost with markup			\$	-
Bond/Permit	0%			
Total Change Order			\$	13,691.24

TASK DESCRIPTION
PCO 122 ASI 37 New Relief Louver and Vent Fan

A.G. O'BRIEN REPRESENTATIVE:

5/21/2025
Signature Date
Cody Shykes; HVAC Project Manager
Printed Name Title

CUSTOMER REPRESENTATIVE:

Signature Date
Printed Name Title



7900 Chicago Avenue S
Bloomington, MN 55420
651-646-2911

August 11th, 2025

Max Vergeldt
Kraus Anderson Construction
2000 West Superior Street, Suite 101
Duluth, MN 55806

RE: NorthStar Ford Arena – ASI-37 REV

Hunt Electric is pleased to provide the following pricing for electrical work associated with ASI-37 REV.

▪ MATERIAL:	\$628.00
▪ LABOR:	\$2,934.00
▪ GENERAL EXPENSES:	\$126.00
▪ <u>OVERHEAD & PROFIT:</u>	<u>\$369.00</u>
▪ FINAL PRICE:	\$4,057.00

CLARIFICATIONS AND EXCLUSIONS:

- Please see the attached ASI-37 narrative our pricing is based on.
- Pricing assumes extending existing 480v – 3PH equipment feeder per conversation with CMTa.
- Excludes temperature control work and any mechanical startup and testing.
- This proposal is based on work occurring during normal working hours 7:00 A.M. – 3:30 P.M.

Our pricing is based on today's commodity prices. Due to the pending tariffs and the volatility of the current market we cannot hold pricing of materials. Fluctuations in material prices, either up or down, may produce a change order to the project. It is also unknown what the availability of materials will be and what this impact will be going forward. While Hunt Electric and its subcontractors will make every reasonable effort to provide delivery of materials to meet the current schedule of this project, it is expected that there may be delays in the shipments of materials which could affect the completion date of this project. Labor availability is also a potential concern, as the full pandemic impact is unknown. We will need to evaluate labor and schedule impact at the time of the award for the project. We reserve the right to seek additional time, additional compensation or other appropriate relief if impacts arise due to these developments.

Please, contact me with any questions you may have at (218) 830-9936.

Sincerely,

HUNT ELECTRIC CORPORATION

A handwritten signature in blue ink, appearing to read 'James Monroe'.

JAMES MONROE – OPERATIONS MANAGER



KRAUS-ANDERSON®
Construction Company

**2000 West Superior Street, Suite 101
Duluth, MN 55806**

Request For Proposal

Project:	2222026- Hermantown Hockey Arena Addition 4309 Ugstad Road Hermantown, MN 55811	PCO #:	122
		Date:	05/12/2025
To:	Tyler Brue, A.G. O'Brien Plumbing & Heating Co. James Monroe, Hunt Electric Corporation Brian Schmidt, Johnson Controls, Inc.		

Please provide a cost breakdown in accordance with the Contract Documents and a Summary for the Change described herein and on the attachments (if any) listed. All responses are required within seven (7) days.

This is not an authorization to proceed with the work described herein unless and until approved by the Owner. On approval, this change will be included in a Change Order, which will provide the formal Contract Change.

DESCRIPTION OF PROPOSAL:

Please provide pricing for any changes/revisions to your scope of work per the attached ASI 37 regarding new Louver and Relief Fan.

Attachments: ASI 37 dated 4.25.25

☐ We have reviewed the PCO and acknowledge that it is a "no change" item and does not affect our completion date.

Signed By: _____ Date: _____

Company Name: _____

ASI Architects Supplemental Instructions



Project Name NorthStar Ford Arena
Project No 022058.00

Project Address 4309 Ugstad Road
Owner City of Hermantown

Contractor Name Kraus Anderson

ASI No 37

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

If these supplemental instructions cause a change in the Contract Sum or Contract Time, submit a Proposal Request to the Architect for review and comment. DO NOT PROCEED with the Work until the Proposal Request is approved by the Architect.

ASI Date
4/25/2025

ASI Title
New Louver and Relief Fan

ASI Description

See attached CMTA Supplemental Instructions - Mechanical ASI-37 & Electrical ASI-37, dated April 25, 2025.

ASI Attachments

- 1  2023232 NSF Arena MECH ASI 37.pdf
- 2  2023232_Hermantown Arena_ELEC ASI #37.pdf
- 3

SUPPLEMENTAL INSTRUCTIONS – ASI-37

Date	4/25/2025
Project #	2023232
Project Name	Northstar Ford Arena
Project Location	Hermantown, MN
Description	New Louver and Relief Fan

The work shall be carried out in accordance with the following supplemental instruction issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

The existing relief fan serving the existing arena has failed and needs to be replaced. The relocated wall termination will not fit in location shown so a new louver is also proposed. See below for drawing references:

Drawings:

ITEM NO. 1 SHEET M3.2B SECOND FLOOR PLAN AREA B – HVAC

- A. Revise ductwork and add new RF-1 in location shown.
- B. New LVR-1 and motorized damper shown and also indicated on the MECHANICAL SCHEDULE sheet.

ITEM NO. 2 SHEET M7.1 MECHANICAL SCHEDULES

- A. LVR-10 and RF-1 added to the mechanical schedule sheet.

ITEM NO. 3 DHU-2 CONTROLS

- A. Refer to CDI supporting documentation from the approved shop drawings for control sequencing of the DHU-2 unit. The RF-1 fan shall energize in the “Event” mode and high occupancy is present, interlocking with DHU-2 O/A motorized damper opening 100%, for pressure relief.

Respectfully,
CMTA

Benjamin Felland, PE

SHEET NOTES

1. EXISTING HALL FLOOR (TOP OF CURB) REMAINS AS IS.
2. HALL FLOOR REMAINS AS IS.
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**NORTHSTAR
FORD ARENA**
4309 UGSTAD RD
HERMANTOWN, MN 55811

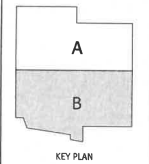
Project # 2022272
Date: 4/10/2023 10:18 AM
Drawn by: BEN
Checked by: BEELEY

I hereby certify that the plan, specifications, and report were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

[Signature]
Engineer
Name: J. J. J. J.
Reg. No.: 38322
Exp. Date: 06/28/2024

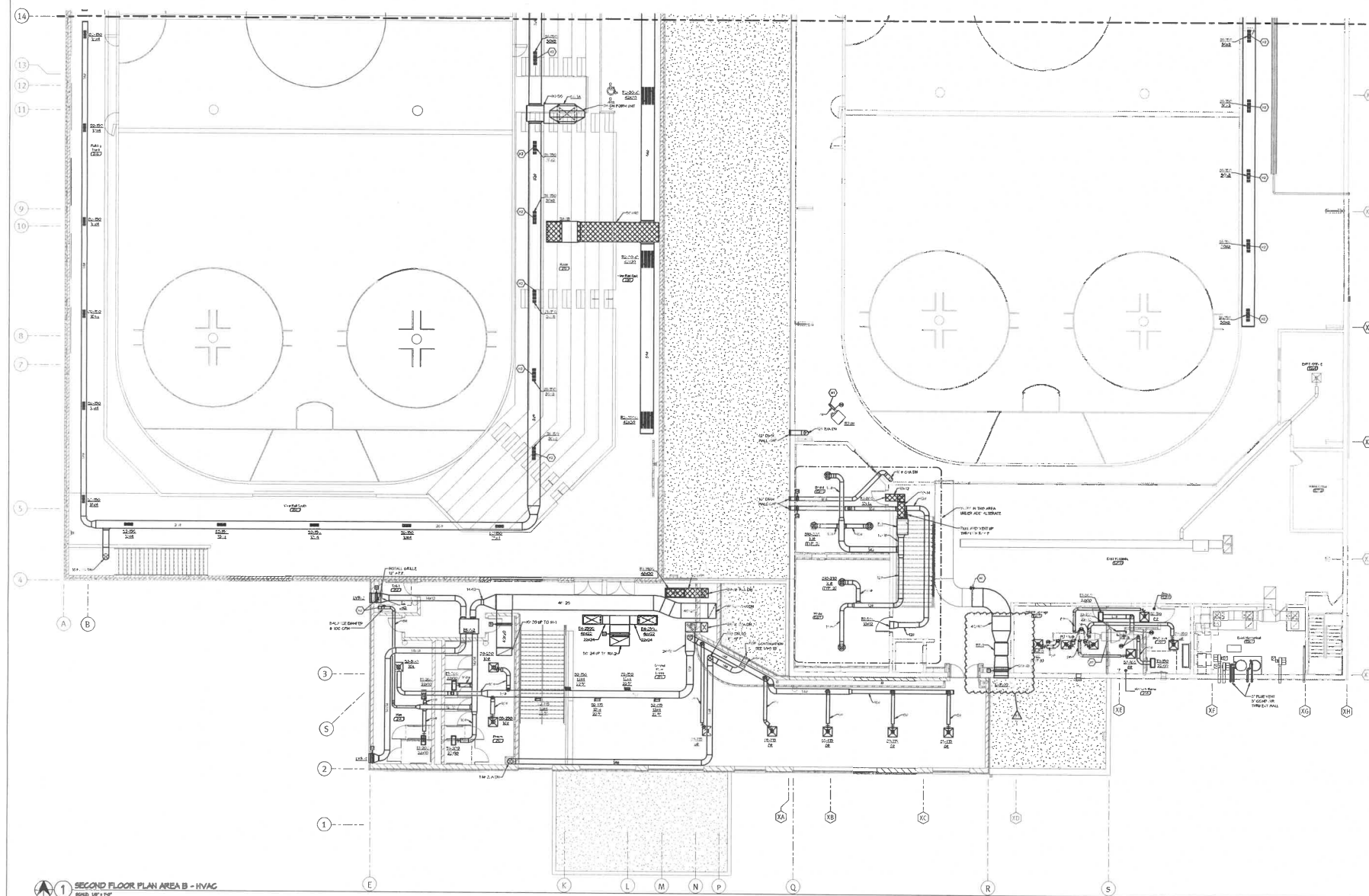
CONFORMANCE SET

revision / issue	no.	date
ASB-2	62	08/11/2022
ASB-3	67	08/27/2022
BS-ADD-11	2	06/17/24



**SECOND FLOOR
PLAN AREA B -
HVAC**

Sheet title:
Sheet number: **M3.2B**



1 SECOND FLOOR PLAN AREA B - HVAC
Scale: 1/8" = 1'-0"

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FURNACE SCHEDULE														
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Genotype		Model	1-1	1-2	1-3	1-4	1-5	1-6	1-7	1-8	1-9	1-10	1-11	1-12	1-13	1-14	1-15	1-16	1-17	1-18	1-19	1-20	1-21	1-22	1-23	1-24	1-25	1-26	1-27	1-28	1-29	1-30	1-31	1-32	1-33	1-34	1-35	1-36	1-37	1-38	1-39	1-40	1-41	1-42	1-43	1-44	1-45	1-46	1-47	1-48	1-49	1-50	1-51	1-52	1-53	1-54	1-55	1-56	1-57	1-58	1-59	1-60	1-61	1-62	1-63	1-64	1-65	1-66	1-67	1-68	1-69	1-70	1-71	1-72	1-73	1-74	1-75	1-76	1-77	1-78	1-79	1-80	1-81	1-82	1-83	1-84	1-85	1-86	1-87	1-88	1-89	1-90	1-91	1-92	1-93	1-94	1-95	1-96	1-97	1-98	1-99	1-100	1-101	1-102	1-103	1-104	1-105	1-106	1-107	1-108	1-109	1-110	1-111	1-112	1-113	1-114	1-115	1-116	1-117	1-118	1-119	1-120	1-121	1-122	1-123	1-124	1-125	1-126	1-127	1-128	1-129	1-130	1-131	1-132	1-133	1-134	1-135	1-136	1-137	1-138	1-139	1-140	1-141	1-142	1-143	1-144	1-145	1-146	1-147	1-148	1-149	1-150	1-151	1-152	1-153	1-154	1-155	1-156	1-157	1-158	1-159	1-160	1-161	1-162	1-163	1-164	1-165	1-166	1-167	1-168	1-169	1-170	1-171	1-172	1-173	1-174	1-175	1-176	1-177	1-178	1-179	1-180	1-181	1-182	1-183	1-184	1-185	1-186	1-187	1-188	1-189	1-190	1-191	1-192	1-193	1-194	1-195	1-196	1-197	1-198	1-199	1-200	1-201	1-202	1-203	1-204	1-205	1-206	1-207	1-208	1-209	1-210	1-211	1-212	1-213	1-214	1-215	1-216	1-217	1-218	1-219	1-220	1-221	1-222	1-223	1-224	1-225	1-226	1-227	1-228	1-229	1-230	1-231	1-232	1-233	1-234	1-235	1-236	1-237	1-238	1-239	1-240	1-241	1-242	1-243	1-244	1-245	1-246	1-247	1-248	1-249	1-250	1-251	1-252	1-253	1-254	1-255	1-256	1-257	1-258	1-259	1-260	1-261	1-262	1-263	1-264	1-265	1-266	1-267	1-268	1-269	1-270	1-271	1-272	1-273	1-274	1-275	1-276	1-277	1-278	1-279	1-280	1-281	1-282	1-283	1-284	1-285	1-286	1-287	1-288	1-289	1-290	1-291	1-292	1-293	1-294	1-295	1-296	1-297	1-298	1-299	1-300	1-301	1-302	1-303	1-304	1-305	1-306	1-307	1-308	1-309	1-310	1-311	1-312	1-313	1-314	1-315	1-316	1-317	1-318	1-319	1-320	1-321	1-322	1-323	1-324	1-325	1-326	1-327	1-328	1-329	1-330	1-331	1-332	1-333	1-334	1-335	1-336	1-337	1-338	1-339	1-340	1-341	1-342	1-343	1-344	1-345	1-346	1-347	1-348	1-349	1-350	1-351	1-352	1-353	1-354	1-355	1-356	1-357	1-358	1-359	1-360	1-361	1-362	1-363	1-364	1-365	1-366	1-367	1-368	1-369	1-370	1-371	1-372	1-373	1-374	1-375	1-376	1-377	1-378	1-379	1-3
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AIR SEPARATOR SCHEDULE						
BOLLS 1 1/2" LANCE WITH STD. HORN						
UNIT NO.	ALUMINUM SEPARATOR	STEEL NO.	SIZE	TYPE	27750	NOTES
1	1	1	1	1	1	1

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LOWER SCHEDULE									
FIG. 1 PRESSURE IN MPa									
TABLE 1									
ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0
10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0
12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
13.0	13.0	13.0	13.0	13.0	13.0	13.0	13.0	13.0	13.0
14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0
15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0
16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0
17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0
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39.0	39.0	39.0	39.0	39.0	39.0	39.0	39.0	39.0	39.0
40.0	40.0	40.0	40.0	40.0					

DOMESTIC STORAGE TANK SCHEDULE							
SECTION 1							
TANK NO.	PRODUCTS STORED	TOTAL CAP.	AVAILABLE	STATUS	LOCATION	EXPIRATION	REMARKS

RADIANT PANEL SCHEDULE

1. MAKE

2. FINISHES (E.G., POLISHED, ENAMELED, ETC.)

3. EXPOSED JOINTS

4. JOINT METHOD

5. JOINT COLOUR

6. JOINT TYPE

7. JOINT LOCATION

8. JOINT TYPE

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DOMESTIC EXPANSION TANK SCHEDULE

1. MAKE

2. FINISHES (E.G., POLISHED, ENAMELED, ETC.)

3. EXPOSED JOINTS

4. JOINT METHOD

5. JOINT COLOUR

6. JOINT TYPE

7. JOINT LOCATION

8. JOINT TYPE

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FAN SCHEDULE

A. FAN LINE

Q1F FAN-1 FAN-1/2

Q2F FAN-2 FAN-2/1

Q3F FAN-3 FAN-3/1

Q4F FAN-4 FAN-4/1

Q5F FAN-5 FAN-5/1

Q6F FAN-6 FAN-6/1

Q7F FAN-7 FAN-7/1

Q8F FAN-8 FAN-8/1

Q9F FAN-9 FAN-9/1

Q10F FAN-10 FAN-10/1

Q11F FAN-11 FAN-11/1

Q12F FAN-12 FAN-12/1

Q13F FAN-13 FAN-13/1

Q14F FAN-14 FAN-14/1

Q15F FAN-15 FAN-15/1

Q16F FAN-16 FAN-16/1

Q17F FAN-17 FAN-17/1

Q18F FAN-18 FAN-18/1

Q19F FAN-19 FAN-19/1

Q20F FAN-20 FAN-20/1

Q21F FAN-21 FAN-21/1

Q22F FAN-22 FAN-22/1

Q23F FAN-23 FAN-23/1

Q24F FAN-24 FAN-24/1

Q25F FAN-25 FAN-25/1

Q26F FAN-26 FAN-26/1

Q27F FAN-27 FAN-27/1

Q28F FAN-28 FAN-28/1

Q29F FAN-29 FAN-29/1

Q30F FAN-30 FAN-30/1

Q31F FAN-31 FAN-31/1

Q32F FAN-32 FAN-32/1

Q33F FAN-33 FAN-33/1

Q34F FAN-34 FAN-34/1

Q35F FAN-35 FAN-35/1

Q36F FAN-36 FAN-36/1

Q37F FAN-37 FAN-37/1

Q38F FAN-38 FAN-38/1

Q39F FAN-39 FAN-39/1

Q40F FAN-40 FAN-40/1

Q41F FAN-41 FAN-41/1

Q42F FAN-42 FAN-42/1

Q43F FAN-43 FAN-43/1

Q44F FAN-44 FAN-44/1

Q45F FAN-45 FAN-45/1

Q46F FAN-46 FAN-46/1

Q47F FAN-47 FAN-47/1

Q48F FAN-48 FAN-48/1

Q49F FAN-49 FAN-49/1

Q50F FAN-50 FAN-50/1

Q51F FAN-51 FAN-51/1

Q52F FAN-52 FAN-52/1

Q53F FAN-53 FAN-53/1

Q54F FAN-54 FAN-54/1

Q55F FAN-55 FAN-55/1

Q56F FAN-56 FAN-56/1

Q57F FAN-57 FAN-57/1

Q58F FAN-58 FAN-58/1

Q59F FAN-59 FAN-59/1

Q60F FAN-60 FAN-60/1

Q61F FAN-61 FAN-61/1

Q62F FAN-62 FAN-62/1

Q63F FAN-63 FAN-63/1

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Q66F FAN-66 FAN-66/1

Q67F FAN-67 FAN-67/1

Q68F FAN-68 FAN-68/1

Q69F FAN-69 FAN-69/1

Q70F FAN-70 FAN-70/1

Q71F FAN-71 FAN-71/1

Q72F FAN-72 FAN-72/1

Q73F FAN-73 FAN-73/1

Q74F FAN-74 FAN-74/1

Q75F FAN-75 FAN-75/1

Q76F FAN-76 FAN-76/1

Q77F FAN-77 FAN-77/1

Q78F FAN-78 FAN-78/1

Q79F FAN-79 FAN-79/1

Q80F FAN-80 FAN-80/1

Q81F FAN-81 FAN-81/1

Q82F FAN-82 FAN-82/1

Q83F FAN-83 FAN-83/1

Q84F FAN-84 FAN-84/1

Q85F FAN-85 FAN-85/1

Q86F FAN-86 FAN-86/1

Q87F FAN-87 FAN-87/1

Q88F FAN-88 FAN-88/1

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Q90F FAN-90 FAN-90/1

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Q97F FAN-97 FAN-97/1

Q98F FAN-98 FAN-98/1

Q99F FAN-99 FAN-99/1

Q100F FAN-100 FAN-100/1

Q101F FAN-101 FAN-101/1

Q102F FAN-102 FAN-102/1

Q103F FAN-103 FAN-103/1

Q104F FAN-104 FAN-104/1

Q105F FAN-105 FAN-105/1

Q106F FAN-106 FAN-106/1

Q107F FAN-107 FAN-107/1

Q108F FAN-108 FAN-108/1

Q109F FAN-109 FAN-109/1

Q110F FAN-110 FAN-110/1

Q111F FAN-111 FAN-111/1

Q112F FAN-112 FAN-112/1

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Q138F FAN-138 FAN-138/1

Q139F FAN-139 FAN-139/1

Q140F FAN-140 FAN-140/1

Q141F FAN-141 FAN-141/1

Q142F FAN-142 FAN-142/1

Q143F FAN-143 FAN-143/1

Q144F FAN-144 FAN-144/1

Q145F FAN-145 FAN-145/1

Q146F FAN-146 FAN-146/1

Q147F FAN-147 FAN-147/1

Q148F FAN-148 FAN-148/1

Q149F FAN-149 FAN-149/1

Q150F FAN-150 FAN-150/1

Q151F FAN-151 FAN-151/1

Q152F FAN-152 FAN-152/1

Q153F FAN-153 FAN-153/1

Q154F FAN-154 FAN-154/1

Q155F FAN-155 FAN-155/1

Q156F FAN-156 FAN-156/1

Q157F FAN-157 FAN-157/1

Q158F FAN-158 FAN-158/1

Q159F FAN-159 FAN-159/1

Q160F FAN-160 FAN-160/1

Q161F FAN-161 FAN-161/1

Q162F FAN-162 FAN-162/1

Q163F FAN-163 FAN-163/1

Q164F FAN-164 FAN-164/1

Q165F FAN-165 FAN-165/1

Q166F FAN-166 FAN-166/1

Q167F FAN-167 FAN-167/1

Q168F FAN-168 FAN-168/1

Q169F FAN-169 FAN-169/1

Q170F FAN-170 FAN-170/1

Q171F FAN-171 FAN-171/1

Q172F FAN-172 FAN-172/1

Q173F FAN-173 FAN-173/1

Q174F FAN-1

UNIT HEATER SCHEDULE	
A - Radiator BA - Baseboard C - Convector F - Fan Coil Unit (F.C.U.) G - Gas Furnace H - Hot Water I - Hot Air J - Hot Oil K - Hot Water L - Hot Air M - Hot Oil N - Hot Water O - Hot Air P - Hot Oil Q - Hot Water R - Hot Air S - Hot Oil T - Hot Water U - Hot Air V - Hot Oil W - Hot Water X - Hot Air Y - Hot Oil Z - Hot Water AA - Hot Air AB - Hot Oil AC - Hot Water AD - Hot Air AE - Hot Oil AF - Hot Water AG - Hot Air AH - Hot Oil AI - Hot Water AJ - Hot Air AK - Hot Oil AL - Hot Water AM - Hot Air AN - Hot Oil AO - Hot Water AP - Hot Air AQ - Hot Oil AR - Hot Water AS - Hot Air AT - Hot Oil AU - Hot Water AV - Hot Air AW - Hot Oil AX - Hot Water AY - Hot Air AZ - Hot Oil BA - Hot Water BB - Hot Air BC - Hot Oil BD - Hot Water BE - Hot Air BF - Hot Oil BG - Hot Water BH - Hot Air BI - Hot Oil BJ - Hot Water BK - Hot Air BL - Hot Oil BM - Hot Water BN - Hot Air BO - Hot Oil BP - Hot Water BQ - Hot Air BR - Hot Oil BS - Hot Water BT - Hot Air BU - Hot Oil BV - Hot Water BW - Hot Air BX - Hot Oil BY - Hot Water BZ - Hot Air CA - Hot Oil CB - Hot Water CC - Hot Air CD - Hot Oil CE - Hot Water CF - Hot Air CG - Hot Oil CH - Hot Water CI - Hot Air CJ - Hot Oil CK - Hot Water CL - Hot Air CM - Hot Oil CN - Hot Water CO - Hot Air CP - Hot Oil CQ - Hot Water CR - Hot Air CS - Hot Oil CT - Hot Water CU - Hot Air CV - Hot Oil CW - Hot Water CX - Hot Air CY - Hot Oil CZ - Hot Water DA - Hot Air DB - Hot Oil DC - Hot Water DD - Hot Air DE - Hot Oil DF - Hot Water DG - Hot Air DH - Hot Oil DI - Hot Water DJ - Hot Air DK - Hot Oil DL - Hot Water DM - Hot Air DN - Hot Oil DO - Hot Water DP - Hot Air DQ - Hot Oil DR - Hot Water DS - Hot Air DT - Hot Oil DU - Hot Water DV - Hot Air DW - Hot Oil DX - Hot Water DY - Hot Air DZ - Hot Oil EA - Hot Water EB - Hot Air EC - Hot Oil ED - Hot Water EE - Hot Air EF - Hot Oil EG - Hot Water EH - Hot Air EI - Hot Oil EJ - Hot Water EK - Hot Air EL - Hot Oil EM - Hot Water EN - Hot Air EO - Hot Oil EP - Hot Water EQ - Hot Air ER - Hot Oil ES - Hot Water ET - Hot Air EU - Hot Oil EV - Hot Water EW - Hot Air EX - Hot Oil EY - Hot Water EZ - Hot Air FA - Hot Oil FB - Hot Water FC - Hot Air FD - Hot Oil FE - Hot Water FF - Hot Air FG - Hot Oil FH - Hot Water FI - Hot Air FJ - Hot Oil FK - Hot Water FL - Hot Air FM - Hot Oil FN - Hot Water FO - Hot Air FP - Hot Oil FQ - Hot Water FR - Hot Air FS - Hot Oil FT - Hot Water FU - Hot Air FV - Hot Oil FW - Hot Water FX - Hot Air FY - Hot Oil FZ - Hot Water GA - Hot Air GB - Hot Oil GC - Hot Water GD - Hot Air GE - Hot Oil GF - Hot Water GH - Hot Air GI - Hot Oil GJ - Hot Water GK - Hot Air GL - Hot Oil GM - Hot Water GN - Hot Air GO - Hot Oil GP - Hot Water GQ - Hot Air GR - Hot Oil GS - Hot Water GT - Hot Air GU - Hot Oil GV - Hot Water GW - Hot Air GX - Hot Oil GY - Hot Water GZ - Hot Air HA - Hot Oil HB - Hot Water HC - Hot Air HD - Hot Oil HE - Hot Water HF - Hot Air HG - Hot Oil HH - Hot Water HI - Hot Air HJ - Hot Oil HK - Hot Water HL - Hot Air HM - Hot Oil HN - Hot Water HO - Hot Air HP - Hot Oil HQ - Hot Water HR - Hot Air HS - Hot Oil HT - Hot Water HU - Hot Air HV - Hot Oil HW - Hot Water HX - Hot Air HY - Hot Oil HZ - Hot Water IA - Hot Air IB - Hot Oil IC - Hot Water ID - Hot Air IE - Hot Oil IF - Hot Water IG - Hot Air IH - Hot Oil II - Hot Water IJ - Hot Air IK - Hot Oil IL - Hot Water IM - Hot Air IN - Hot Oil IO - Hot Water IP - Hot Air IQ - Hot Oil IR - Hot Water IS - Hot Air IT - Hot Oil IU - Hot Water IV - Hot Air IW - Hot Oil IX - Hot Water IY - Hot Air IZ - Hot Oil JA - Hot Water JB - Hot Air JC - Hot Oil JD - Hot Water JE - Hot Air JF - Hot Oil JG - Hot Water JH - Hot Air JI - Hot Oil JJ - Hot Water JK - Hot Air JL - Hot Oil JM - Hot Water JN - Hot Air JO - Hot Oil JP - Hot Water JQ - Hot Air JR - Hot Oil JS - Hot Water JT - Hot Air JU - Hot Oil JV - Hot Water JW - Hot Air JX - Hot Oil JY - Hot Water JZ - Hot Air KA - Hot Oil KB - Hot Water KC - Hot Air KD - Hot Oil KE - Hot Water KF - Hot Air KG - Hot Oil KH - Hot Water KI - Hot Air KJ - Hot Oil KK - Hot Water KL - Hot Air KM - Hot Oil KN - Hot Water KO - Hot Air KP - Hot Oil KQ - Hot Water KR - Hot Air KS - Hot Oil KT - Hot Water KU - Hot Air KV - Hot Oil KW - Hot Water KX - Hot Air KY - Hot Oil KZ - Hot Water LA - Hot Air LB - Hot Oil LC - Hot Water LD - Hot Air LE - Hot Oil LF - Hot Water LG - Hot Air LH - Hot Oil LI - Hot Water LJ - Hot Air LK - Hot Oil LL - Hot Water LM - Hot Air LN - Hot Oil LO - Hot Water LP - Hot Air LQ - Hot Oil LR - Hot Water LS - Hot Air LT - Hot Oil LU - Hot Water LV - Hot Air LW - Hot Oil LX - Hot Water LY - Hot Air LZ - Hot Oil MA - Hot Water MB - Hot Air MC - Hot Oil MD - Hot Water ME - Hot Air MF - Hot Oil MG - Hot Water MH - Hot Air MI - Hot Oil MJ - Hot Water MK - Hot Air ML - Hot Oil MM - Hot Water MN - Hot Air MO - Hot Oil MP - Hot Water MQ - Hot Air MR - Hot Oil MS - Hot Water MT - Hot Air MU - Hot Oil MV - Hot Water MW - Hot Air MX - Hot Oil MY - Hot Water MZ - Hot Air NA - Hot Oil NB - Hot Water NC - Hot Air ND - Hot Oil NE - Hot Water NF - Hot Air NG - Hot Oil NH - Hot Water NI - Hot Air NJ - Hot Oil NK - Hot Water NL - Hot Air NM - Hot Oil NN - Hot Water NO - Hot Air NP - Hot Oil NQ - Hot Water NR - Hot Air NS - Hot Oil NT - Hot Water NU - Hot Air NV - Hot Oil NW - Hot Water NX - Hot Air NY - Hot Oil NZ - Hot Water OA - Hot Air OB - Hot Oil OC - Hot Water OD - Hot Air OE - Hot Oil OF - Hot Water OG - Hot Air OH - Hot Oil OI - Hot Water OJ - Hot Air OK - Hot Oil OL - Hot Water OM - Hot Air ON - Hot Oil OO - Hot Water OP - Hot Air OQ - Hot Oil OR - Hot Water OS - Hot Air OT - Hot Oil OU - Hot Water OV - Hot Air OW - Hot Oil OX - Hot Water OY - Hot Air OZ - Hot Oil PA - Hot Water PB - Hot Air PC - Hot Oil PD - Hot Water PE - Hot Air PF - Hot Oil PG - Hot Water PH - Hot Air PI - Hot Oil PJ - Hot Water PK - Hot Air PL - Hot Oil PM - Hot Water PN - Hot Air PO - Hot Oil PP - Hot Water PQ - Hot Air PR - Hot Oil PS - Hot Water PT - Hot Air PU - Hot Oil PV - Hot Water PW - Hot Air PX - Hot Oil PY - Hot Water PZ - Hot Air QA - Hot Oil QB - Hot Water QC - Hot Air QD - Hot Oil QE - Hot Water QF - Hot Air QG - Hot Oil QH - Hot Water QI - Hot Air QJ - Hot Oil QK - Hot Water QL - Hot Air QM - Hot Oil QN - Hot Water QO - Hot Air QP - Hot Oil QQ - Hot Water QR - Hot Air QS - Hot Oil QT - Hot Water QU - Hot Air QV - Hot Oil QW - Hot Water QX - Hot Air QY - Hot Oil QZ - Hot Water RA - Hot Air RB - Hot Oil RC - Hot Water RD - Hot Air RE - Hot Oil RF - Hot Water RG - Hot Air RH - Hot Oil RI - Hot Water RJ - Hot Air RK - Hot Oil RL - Hot Water RM - Hot Air RN - Hot Oil RO - Hot Water RP - Hot Air RQ - Hot Oil RS - Hot Water RT - Hot Air RU - Hot Oil RV - Hot Water RW - Hot Air RX - Hot Oil RY - Hot Water RZ - Hot Air SA - Hot Oil SB - Hot Water SC - Hot Air SD - Hot Oil SE - Hot Water SF - Hot Air SG - Hot Oil SH - Hot Water SI	

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NORTHSTAR
FORD ARENA

4309 UGSTAD RD
HERMANTOWN, MN 55811

project #: 2023232

Date: 4/20/2025 8:19:08 AM

deriva da: REM

checked by: RTF,DLV

I hereby certify that this plan,
specification, or report was
prepared by me or under my direct
supervision and that I am a duly
licensed Professional Engineer
under the laws of the state of
Minnesota.

1150

printed

54717

sign date: 06/28/2024

CONFORMANCE SET

rotation / turns	no.	date
AS-62	62	02-06-27
AS-77	77	02-07-25
AS-5	5	10-06-24
AS-10	10	11-06-28

MECHANICAL
BID PACK 2
SCHEDULES

third
number: **M7.1**

SUPPLEMENTAL INSTRUCTIONS – ASI-37

Date	April 25, 2025
Project #	2023232
Project Name	Northstar Ford Arena
Project Location	Hermantown, MN
Description	Relief Fan

The work shall be carried out in accordance with the following supplemental instruction issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

Added electrical connection for relief fan. Replaced three 20A/1P breakers in HP-2 with one 15A/3P breaker and added an entry to the Motor and Equipment schedule for RF-1.

Respectfully,
CMTA

Andrew Carlson

CONFORMANCE SET

revision / issue	no.	date
AS-10	10	01/04/20
AS-11	21	01/01/20
AS-12	22	01/04/20
AS-13	23	01/11/20
AS-14	24	01/11/20
AS-15	25	01/11/20
AS-16	26	01/11/20
AS-17	27	01/11/20
AS-18	37	4/20/21
AS-19	38	4/20/21
AS-20	39	07/20/21
AS-21	3	07/15/24
		</

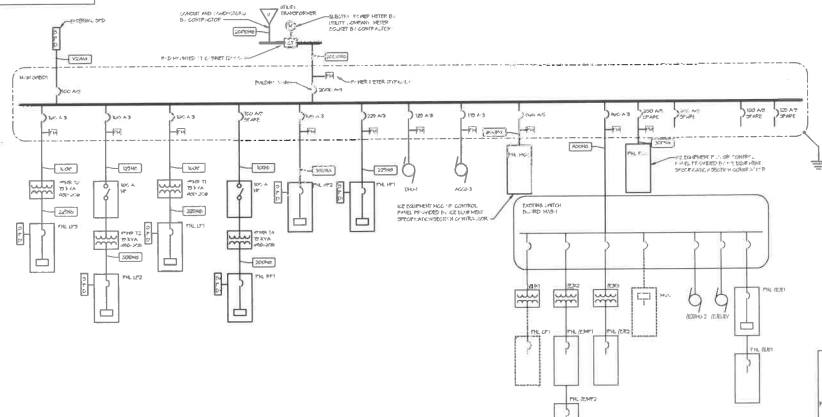
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sheet title: **ELECTRICAL
SCHEDULES**

sheet
number: **E8.2**

ONE-LINE LINE TYPE LEGEND

— DUCT
— DUCT
— DUCT



GENERAL SERVICE ONE-LINE DIAGRAM

SCALE: 1/8" = 1'-0"

FEEDER NUMBER	CIRCUIT NUMBER	TYPE	SIZE	PHASE	TERMINAL	NOTES
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6
7	7	7	7	7	7	7
8	8	8	8	8	8	8
9	9	9	9	9	9	9
10	10	10	10	10	10	10
11	11	11	11	11	11	11
12	12	12	12	12	12	12

TRANSFORMER SCHEDULE	LOCATION	TYPE	SIZE	PHASE	TERMINAL	NOTES
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6
7	7	7	7	7	7	7
8	8	8	8	8	8	8
9	9	9	9	9	9	9
10	10	10	10	10	10	10
11	11	11	11	11	11	11
12	12	12	12	12	12	12

PANELBOARD: RPT	LOCATION	TYPE	SIZE	PHASE	TERMINAL	NOTES
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6
7	7	7	7	7	7	7
8	8	8	8	8	8	8
9	9	9	9	9	9	9
10	10	10	10	10	10	10
11	11	11	11	11	11	11
12	12	12	12	12	12	12

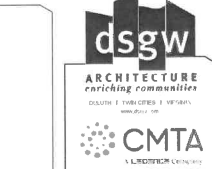
PANELBOARD: LPT	LOCATION	TYPE	SIZE	PHASE	TERMINAL	NOTES
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6
7	7	7	7	7	7	7
8	8	8	8	8	8	8
9	9	9	9	9	9	9
10	10	10	10	10	10	10
11	11	11	11	11	11	11
12	12	12	12	12	12	12

PANELBOARD: LPT	LOCATION	TYPE	SIZE	PHASE	TERMINAL	NOTES
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6
7	7	7	7	7	7	7
8	8	8	8	8	8	8
9	9	9	9	9	9	9
10	10	10	10	10	10	10
11	11	11	11	11	11	11
12	12	12	12	12	12	12

PANELBOARD: LPT	LOCATION	TYPE	SIZE	PHASE	TERMINAL	NOTES
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6
7	7	7	7	7	7	7
8	8	8	8	8	8	8
9	9	9	9	9	9	9
10	10	10	10	10	10	10
11	11	11	11	11	11	11
12	12	12	12	12	12	12

Switchboard: SPT	LOCATION	TYPE	SIZE	PHASE	TERMINAL	NOTES
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6
7	7	7	7	7	7	7
8	8	8	8	8	8	8
9	9	9	9	9	9	9
10	10	10	10	10	10	10
11	11	11	11	11	11	11
12	12	12	12	12	12	12
13	13	13	13	13	13	13
14	14	14	14	14	14	14
15	15	15	15	15	15	15
16	16	16	16	16	16	16
17	17	17	17	17	17	17
18	18	18	18	18	18	18
19	19	19	19	19	19	19
20	20	20	20	20	20	20

Switchboard: SPT	LOCATION	TYPE	SIZE	PHASE	TERMINAL	NOTES
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6
7	7	7	7	7	7	7
8	8	8	8	8	8	8
9	9	9	9	9	9	9
10	10	10	10	10	10	10
11	11	11	11	11	11	11
12	12	12	12	12	12	12
13	13	13	13	13	13	13
14	14	14	14	14	14	14
15	15	15	15	15	15	15
16	16	16	16	16	16	16
17	17	17	17	17	17	17
18	18	18	18	18	18	18
19	19	19	19	19	19	19
20	20	20	20	20	20	20



NorthStar Ford Arena

4309 Usgad Rd
Hermantown, MN 55811

Project # 2013-01
Date: 4/25/2013 10:30 AM
Drawn by: Andrew Carlson
Checked: Andrew Carlson

I hereby certify that this
specification is original and prepared
by me or under my direct
supervision and that I am a duly
Licensed Professional Engineer
under the laws of the state of
Minnesota.

Signature: Andrew Carlson
Printed name: Andrew Carlson
Reg. No.: 5575
Exp. Date: 12/31/2015

CONFORMANCE SET

revision /	no.	date
ASB-1	1	04/25/13
ASB-2	2	05/02/13
ASB-3	3	05/02/13
ASB-4	4	05/02/13
ASB-5	5	05/02/13
ASB-6	6	05/02/13
ASB-7	7	05/02/13
ASB-8	8	05/02/13
ASB-9	9	05/02/13
ASB-10	10	05/02/13

ELECTRICAL SCHEDULES

Sheet No.: E8.3

Johnson Controls Inc.Change Order Summary

Project: North Star Ford Arena - Hermantown Date: 6/18/2025
Contract No. 5N51-0060

Quote No. PCO-122

Description of change: Add for control sequencing for DHU-2 and RF-1 fan
RF-1 shall energize in the Event mode and high occupancy is present,
interlocking with DHU-2 OA mot damper opening 100%, for pressure relief.

Johnson Controls Material				
Material	@		\$	2,540
Warranty	@	5.0%	\$	127
Tax	@	8.9%	\$	226
Freight Charges		5.0%	\$	127
Total Johnson Controls Material Cost				\$ 3,020
Outside Purchased Material or Equipment				\$ -
Labor				
Direct Johnson Controls Labor				
Mechanical	0		\$	-
Electrical	12 hrs		\$	1,560
Engineering	1 hr		\$	137
Programming	1 hrs		\$	159
Commissioning	2 hrs		\$	318
Project Management	0		\$	-
Total Johnson Controls Labor				\$ 2,174
Subcontracts				
Electrical	Elect Sub (Install & wiring, material & labor)		\$	-
Mechanical	Name		\$	-
Other	Name		\$	-
Total Subcontractor Cost				\$ -
General Conditions and Special Items from sheet 2				\$ -
Margins		Overhead & Profit		
Johnson Controls Material	5%		\$	151
Outside Purchased Material or Equipment	10%		\$	-
Johnson Controls Direct Labor	10%		\$	217
General Conditions and Special Conditions	10%		\$	-
Subcontractors	5%		\$	-
Subtotal Less Bond				\$ 5,562
Bond				\$ -
Total Amount of Change				\$ 5,562



KRAUS-ANDERSON®
Construction Company

**2000 West Superior Street, Suite 101
Duluth, MN 55806**

Request For Proposal

Project:	2222026- Hermantown Hockey Arena Addition 4309 Ugstad Road Hermantown, MN 55811	PCO #:	122
		Date:	05/12/2025
To:	Tyler Brue, A.G. O'Brien Plumbing & Heating Co. James Monroe, Hunt Electric Corporation Brian Schmidt, Johnson Controls, Inc.		

Please provide a cost breakdown in accordance with the Contract Documents and a Summary for the Change described herein and on the attachments (if any) listed. All responses are required within seven (7) days.

This is not an authorization to proceed with the work described herein unless and until approved by the Owner. On approval, this change will be included in a Change Order, which will provide the formal Contract Change.

DESCRIPTION OF PROPOSAL:

Please provide pricing for any changes/revisions to your scope of work per the attached ASI 37 regarding new Louver and Relief Fan.

Attachments: ASI 37 dated 4.25.25

☐ We have reviewed the PCO and acknowledge that it is a "no change" item and does not affect our completion date.

Signed By: _____ Date: _____

Company Name: _____

ASI Architects Supplemental Instructions



Project Name NorthStar Ford Arena
Project No 022058.00

Project Address 4309 Ugstad Road
Owner City of Hermantown

Contractor Name Kraus Anderson

ASI No 37

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

If these supplemental instructions cause a change in the Contract Sum or Contract Time, submit a Proposal Request to the Architect for review and comment. DO NOT PROCEED with the Work until the Proposal Request is approved by the Architect.

ASI Date
4/25/2025

ASI Title
New Louver and Relief Fan

ASI Description

See attached CMTA Supplemental Instructions - Mechanical ASI-37 & Electrical ASI-37, dated April 25, 2025.

ASI Attachments

- 1  2023232 NSF Arena MECH ASI 37.pdf
- 2  2023232_Hermantown Arena_ELEC ASI #37.pdf
- 3

SUPPLEMENTAL INSTRUCTIONS – ASI-37

Date	4/25/2025
Project #	2023232
Project Name	Northstar Ford Arena
Project Location	Hermantown, MN
Description	New Louver and Relief Fan

The work shall be carried out in accordance with the following supplemental instruction issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

The existing relief fan serving the existing arena has failed and needs to be replaced. The relocated wall termination will not fit in location shown so a new louver is also proposed. See below for drawing references:

Drawings:

ITEM NO. 1 SHEET M3.2B SECOND FLOOR PLAN AREA B – HVAC

- A. Revise ductwork and add new RF-1 in location shown.
- B. New LVR-1 and motorized damper shown and also indicated on the MECHANICAL SCHEDULE sheet.

ITEM NO. 2 SHEET M7.1 MECHANICAL SCHEDULES

- A. LVR-10 and RF-1 added to the mechanical schedule sheet.

ITEM NO. 3 DHU-2 CONTROLS

- A. Refer to CDI supporting documentation from the approved shop drawings for control sequencing of the DHU-2 unit. The RF-1 fan shall energize in the “Event” mode and high occupancy is present, interlocking with DHU-2 O/A motorized damper opening 100%, for pressure relief.

Respectfully,
CMTA

Benjamin Felland, PE

SHEET NOTES

- 1. EXISTING AREA PLUS (EAP) OF BUILDING IS SHOWN IN LIGHT GRAY.
- 2. EXISTING AREA MINUS (EAM) OF BUILDING IS SHOWN IN DARK GRAY.
- 3. EXISTING AREA PLUS (EAP) OF BUILDING IS SHOWN IN LIGHT GRAY.
- 4. EXISTING AREA MINUS (EAM) OF BUILDING IS SHOWN IN DARK GRAY.
- 5. EXISTING AREA PLUS (EAP) OF BUILDING IS SHOWN IN LIGHT GRAY.
- 6. EXISTING AREA MINUS (EAM) OF BUILDING IS SHOWN IN DARK GRAY.
- 7. EXISTING AREA PLUS (EAP) OF BUILDING IS SHOWN IN LIGHT GRAY.
- 8. EXISTING AREA MINUS (EAM) OF BUILDING IS SHOWN IN DARK GRAY.
- 9. EXISTING AREA PLUS (EAP) OF BUILDING IS SHOWN IN LIGHT GRAY.
- 10. EXISTING AREA MINUS (EAM) OF BUILDING IS SHOWN IN DARK GRAY.
- 11. EXISTING AREA PLUS (EAP) OF BUILDING IS SHOWN IN LIGHT GRAY.
- 12. EXISTING AREA MINUS (EAM) OF BUILDING IS SHOWN IN DARK GRAY.
- 13. EXISTING AREA PLUS (EAP) OF BUILDING IS SHOWN IN LIGHT GRAY.
- 14. EXISTING AREA MINUS (EAM) OF BUILDING IS SHOWN IN DARK GRAY.



**NORTHSTAR
FORD ARENA**
4309 UGSTAD RD
HERMANTOWN, MN 55811

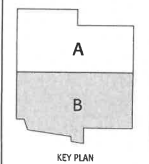
project #: 2022222
date: 4/20/2023 10:18:08 AM
drawn by: RJS
checked by: RJS/DLV

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

signature: *RJS*
printed name: ROBERT J. STANLEY
reg. #: 24332
exp. date: 06/28/2024

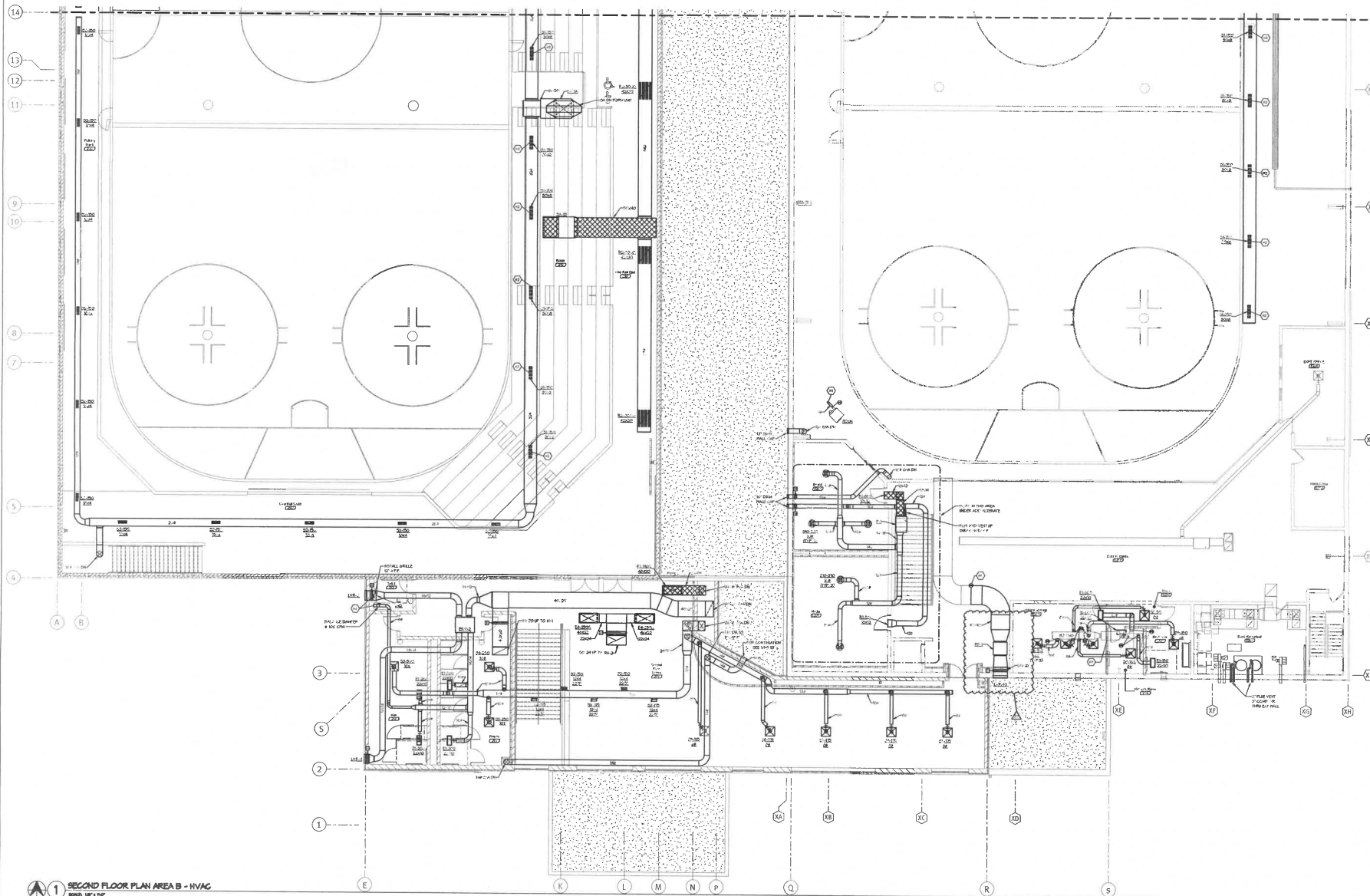
CONFORMANCE SET

revision / issue	no.	date
AS-BUILT	1	04/20/23
AS-BUILT	2	04/20/23
AS-BUILT	3	04/20/23
AS-BUILT	4	04/20/23
AS-BUILT	5	04/20/23
AS-BUILT	6	04/20/23
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AS-BUILT	100	04/20/23



**SECOND FLOOR
PLAN AREA B -
HVAC**

sheet title:
sheet number:
M3.2B



1 SECOND FLOOR PLAN AREA B - HVAC
SHEET 1 OF 1

NORTHSTAR FORD ARENA

4309 UGSTAD RD
HERMANTOWN, MN 55811

project # 2022-022
Arch: dsgw / CMTA
done by: BEL
checked by: BEL

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

signature: *L. K. W.*
printed name: **BRANDON T. FILLMORE**
exp. to: 5/31/2024
exp. date: 5/31/2024

CONFORMANCE SET

revision / lower	no.	date
108-6.2	62	06/14/22
108-6.3	63	06/20/22
108-6.4	64	06/24/22
108-6.5	65	06/28/22

**MECHANICAL
BID PACK 2
SCHEDULES**

sheet title:
sheet number:
M7.1

HYDRONIC EXPANSION TANK SCHEDULE											
MODEL: 1. 1.0 INCHES DIA SHALL BE USED UNLESS NOTED.											
1. TYPE	2. MODEL NO.	3. SIZE	4. PRESS. (PSI)	5. MFG.	6. DATE	7. LOCATION	8. NOTES	9. COMMENTS	10. DRAWING	11. SHEET	12. TOTAL
1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1

FURNACE SCHEDULE											
MODEL: 1. FURNACE SHALL BE USED UNLESS NOTED. 2. FURNACE SHALL BE USED UNLESS NOTED. 3. FURNACE SHALL BE USED UNLESS NOTED. 4. FURNACE SHALL BE USED UNLESS NOTED. 5. FURNACE SHALL BE USED UNLESS NOTED. 6. FURNACE SHALL BE USED UNLESS NOTED. 7. FURNACE SHALL BE USED UNLESS NOTED. 8. FURNACE SHALL BE USED UNLESS NOTED. 9. FURNACE SHALL BE USED UNLESS NOTED. 10. FURNACE SHALL BE USED UNLESS NOTED. 11. FURNACE SHALL BE USED UNLESS NOTED. 12. FURNACE SHALL BE USED UNLESS NOTED.											
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1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1

DIFFUSER, REGISTER, AND GRILLE SCHEDULE											
MODEL: 1. DIFFUSER, REGISTER, AND GRILLE SHALL BE USED UNLESS NOTED. 2. DIFFUSER, REGISTER, AND GRILLE SHALL BE USED UNLESS NOTED. 3. DIFFUSER, REGISTER, AND GRILLE SHALL BE USED UNLESS NOTED. 4. DIFFUSER, REGISTER, AND GRILLE SHALL BE USED UNLESS NOTED. 5. DIFFUSER, REGISTER, AND GRILLE SHALL BE USED UNLESS NOTED. 6. DIFFUSER, REGISTER, AND GRILLE SHALL BE USED UNLESS NOTED. 7. DIFFUSER, REGISTER, AND GRILLE SHALL BE USED UNLESS NOTED. 8. DIFFUSER, REGISTER, AND GRILLE SHALL BE USED UNLESS NOTED. 9. DIFFUSER, REGISTER, AND GRILLE SHALL BE USED UNLESS NOTED. 10. DIFFUSER, REGISTER, AND GRILLE SHALL BE USED UNLESS NOTED. 11. DIFFUSER, REGISTER, AND GRILLE SHALL BE USED UNLESS NOTED. 12. DIFFUSER, REGISTER, AND GRILLE SHALL BE USED UNLESS NOTED.											
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1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1

PUMP SCHEDULE											
MODEL: 1. PUMP SHALL BE USED UNLESS NOTED. 2. PUMP SHALL BE USED UNLESS NOTED. 3. PUMP SHALL BE USED UNLESS NOTED. 4. PUMP SHALL BE USED UNLESS NOTED. 5. PUMP SHALL BE USED UNLESS NOTED. 6. PUMP SHALL BE USED UNLESS NOTED. 7. PUMP SHALL BE USED UNLESS NOTED. 8. PUMP SHALL BE USED UNLESS NOTED. 9. PUMP SHALL BE USED UNLESS NOTED. 10. PUMP SHALL BE USED UNLESS NOTED. 11. PUMP SHALL BE USED UNLESS NOTED. 12. PUMP SHALL BE USED UNLESS NOTED.											
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1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1

MINI-SPLIT AND CONDENSING UNIT SCHEDULE											
MODEL: 1. MINI-SPLIT AND CONDENSING UNIT SHALL BE USED UNLESS NOTED. 2. MINI-SPLIT AND CONDENSING UNIT SHALL BE USED UNLESS NOTED. 3. MINI-SPLIT AND CONDENSING UNIT SHALL BE USED UNLESS NOTED. 4. MINI-SPLIT AND CONDENSING UNIT SHALL BE USED UNLESS NOTED. 5. MINI-SPLIT AND CONDENSING UNIT SHALL BE USED UNLESS NOTED. 6. MINI-SPLIT AND CONDENSING UNIT SHALL BE USED UNLESS NOTED. 7. MINI-SPLIT AND CONDENSING UNIT SHALL BE USED UNLESS NOTED. 8. MINI-SPLIT AND CONDENSING UNIT SHALL BE USED UNLESS NOTED. 9. MINI-SPLIT AND CONDENSING UNIT SHALL BE USED UNLESS NOTED. 10. MINI-SPLIT AND CONDENSING UNIT SHALL BE USED UNLESS NOTED. 11. MINI-SPLIT AND CONDENSING UNIT SHALL BE USED UNLESS NOTED. 12. MINI-SPLIT AND CONDENSING UNIT SHALL BE USED UNLESS NOTED.											
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FIN RADIATION SCHEDULE											
MODEL: 1. FIN RADIATION SHALL BE USED UNLESS NOTED. 2. FIN RADIATION SHALL BE USED UNLESS NOTED. 3. FIN RADIATION SHALL BE USED UNLESS NOTED. 4. FIN RADIATION SHALL BE USED UNLESS NOTED. 5. FIN RADIATION SHALL BE USED UNLESS NOTED. 6. FIN RADIATION SHALL BE USED UNLESS NOTED. 7. FIN RADIATION SHALL BE USED UNLESS NOTED. 8. FIN RADIATION SHALL BE USED UNLESS NOTED. 9. FIN RADIATION SHALL BE USED UNLESS NOTED. 10. FIN RADIATION SHALL BE USED UNLESS NOTED. 11. FIN RADIATION SHALL BE USED UNLESS NOTED. 12. FIN RADIATION SHALL BE USED UNLESS NOTED.											
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1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1

SOUND ATTENUATING UNIT SCHEDULE											
MODEL: 1. SOUND ATTENUATING UNIT SHALL BE USED UNLESS NOTED. 2. SOUND ATTENUATING UNIT SHALL BE USED UNLESS NOTED. 3. SOUND ATTENUATING UNIT SHALL BE USED UNLESS NOTED. 4. SOUND ATTENUATING UNIT SHALL BE USED UNLESS NOTED. 5. SOUND ATTENUATING UNIT SHALL BE USED UNLESS NOTED. 6. SOUND ATTENUATING UNIT SHALL BE USED UNLESS NOTED. 7. SOUND ATTENUATING UNIT SHALL BE USED UNLESS NOTED. 8. SOUND ATTENUATING UNIT SHALL BE USED UNLESS NOTED. 9. SOUND ATTENUATING UNIT SHALL BE USED UNLESS NOTED. 10. SOUND ATTENUATING UNIT SHALL BE USED UNLESS NOTED. 11. SOUND ATTENUATING UNIT SHALL BE USED UNLESS NOTED. 12. SOUND ATTENUATING UNIT SHALL BE USED UNLESS NOTED.											
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1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1

ELECTRIC DUCT COIL SCHEDULE											
MODEL: 1. ELECTRIC DUCT COIL SHALL BE USED UNLESS NOTED. 2. ELECTRIC DUCT COIL SHALL BE USED UNLESS NOTED. 3. ELECTRIC DUCT COIL SHALL BE USED UNLESS NOTED. 4. ELECTRIC DUCT COIL SHALL BE USED UNLESS NOTED. 5. ELECTRIC DUCT COIL SHALL BE USED UNLESS NOTED. 6. ELECTRIC DUCT COIL SHALL BE USED UNLESS NOTED. 7. ELECTRIC DUCT COIL SHALL BE USED UNLESS NOTED. 8. ELECTRIC DUCT COIL SHALL BE USED UNLESS NOTED. 9. ELECTRIC DUCT COIL SHALL BE USED UNLESS NOTED. 10. ELECTRIC DUCT COIL SHALL BE USED UNLESS NOTED. 11. ELECTRIC DUCT COIL SHALL BE USED UNLESS NOTED. 12. ELECTRIC DUCT COIL SHALL BE USED UNLESS NOTED.											
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RADIANT PANEL SCHEDULE											
MODEL: 1. RADIANT PANEL SHALL BE USED UNLESS NOTED. 2. RADIANT PANEL SHALL BE USED UNLESS NOTED. 3. RADIANT PANEL SHALL BE USED UNLESS NOTED. 4. RADIANT PANEL SHALL BE USED UNLESS NOTED. 5. RADIANT PANEL SHALL BE USED UNLESS NOTED. 6. RADIANT PANEL SHALL BE USED UNLESS NOTED. 7. RADIANT PANEL SHALL BE USED UNLESS NOTED. 8. RADIANT PANEL SHALL BE USED UNLESS NOTED. 9. RADIANT PANEL SHALL BE USED UNLESS NOTED. 10. RADIANT PANEL SHALL BE USED UNLESS NOTED. 11. RADIANT PANEL SHALL BE USED UNLESS NOTED. 12. RADIANT PANEL SHALL BE USED UNLESS NOTED.											
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WATER HEATER SCHEDULE											
MODEL: 1. WATER HEATER SHALL BE USED UNLESS NOTED. 2. WATER HEATER SHALL BE USED UNLESS NOTED. 3. WATER HEATER SHALL BE USED UNLESS NOTED. 4. WATER HEATER SHALL BE USED UNLESS NOTED. 5. WATER HEATER SHALL BE USED UNLESS NOTED. 6. WATER HEATER SHALL BE USED UNLESS NOTED. 7. WATER HEATER SHALL BE USED UNLESS NOTED. 8. WATER HEATER SHALL BE USED UNLESS NOTED. 9. WATER HEATER SHALL BE USED UNLESS NOTED. 10. WATER HEATER SHALL BE USED UNLESS NOTED. 11. WATER HEATER SHALL BE USED UNLESS NOTED. 12. WATER HEATER SHALL BE USED UNLESS NOTED.											
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FAN SCHEDULE											
MODEL: 1. FAN SHALL BE USED UNLESS NOTED. 2. FAN SHALL BE USED UNLESS NOTED. 3. FAN SHALL BE USED UNLESS NOTED. 4. FAN SHALL BE USED UNLESS NOTED. 5. FAN SHALL BE USED UNLESS NOTED. 6. FAN SHALL BE USED UNLESS NOTED. 7. FAN SHALL BE USED UNLESS NOTED. 8. FAN SHALL BE USED UNLESS NOTED. 9. FAN SHALL BE USED UNLESS NOTED. 10. FAN SHALL BE USED UNLESS NOTED. 11. FAN SHALL BE USED UNLESS NOTED. 12. FAN SHALL BE USED UNLESS NOTED.											
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UNIT HEATER SCHEDULE											
MODEL: 1. UNIT HEATER SHALL BE USED UNLESS NOTED. 2. UNIT HEATER SHALL BE USED UNLESS NOTED. 3. UNIT HEATER SHALL BE USED UNLESS NOTED. 4. UNIT HEATER SHALL BE USED UNLESS NOTED. 5. UNIT HEATER SHALL BE USED UNLESS NOTED. 6. UNIT HEATER SHALL BE USED UNLESS NOTED. 7. UNIT HEATER SHALL BE USED UNLESS NOTED. 8. UNIT HEATER SHALL BE USED UNLESS NOTED. 9. UNIT HEATER SHALL BE USED UNLESS NOTED. 10. UNIT HEATER SHALL BE USED UNLESS NOTED. 11. UNIT HEATER SHALL BE USED UNLESS NOTED. 12. UNIT HEATER SHALL BE USED UNLESS NOTED.											
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VARIABLE AIR VOLUME UNIT SCHEDULE											
MODEL: 1. VARIABLE AIR VOLUME UNIT SHALL BE USED UNLESS NOTED. 2. VARIABLE AIR VOLUME UNIT SHALL BE USED UNLESS NOTED. 3. VARIABLE AIR VOLUME UNIT SHALL BE USED UNLESS NOTED. 4. VARIABLE AIR VOLUME UNIT SHALL BE USED UNLESS NOTED. 5. VARIABLE AIR VOLUME UNIT SHALL BE USED UNLESS NOTED. 6. VARIABLE AIR VOLUME UNIT SHALL BE USED UNLESS NOTED. 7. VARIABLE AIR VOLUME UNIT SHALL BE USED UNLESS NOTED. 8. VARIABLE AIR VOLUME UNIT SHALL BE USED UNLESS NOTED. 9. VARIABLE AIR VOLUME UNIT SHALL BE USED UNLESS NOTED. 10. VARIABLE AIR VOLUME UNIT SHALL BE USED UNLESS NOTED. 11. VARIABLE AIR VOLUME UNIT SHALL BE USED UNLESS NOTED. 12. VARIABLE AIR VOLUME UNIT SHALL BE USED UNLESS NOTED.											
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1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1

BOILER SCHEDULE											
MODEL: 1. BOILER SHALL BE USED UNLESS NOTED. 2. BOILER SHALL BE USED UNLESS NOTED. 3. BOILER SHALL BE USED UNLESS NOTED. 4. BOILER SHALL BE USED UNLESS NOTED. 5. BOILER SHALL BE USED UNLESS NOTED. 6. BOILER SHALL BE USED UNLESS NOTED. 7. BOILER SHALL BE USED UNLESS NOTED. 8. BOILER SHALL BE USED UNLESS NOTED. 9. BOILER SHALL BE USED UNLESS NOTED. 10. BOILER SHALL BE USED UNLESS NOTED. 11. BOILER SHALL BE USED UNLESS NOTED. 12. BOILER SHALL BE USED UNLESS NOTED.											
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1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1

ENERGY RECOVERY VENTILATOR SCHEDULE											
MODEL: 1. ENERGY RECOVERY VENTILATOR SHALL BE USED UNLESS NOTED. 2. ENERGY RECOVERY VENTILATOR SHALL BE USED UNLESS NOTED. 3. ENERGY RECOVERY VENTILATOR SHALL BE USED UNLESS NOTED. 4. ENERGY RECOVERY VENTILATOR SHALL BE USED UNLESS NOTED. 5. ENERGY RECOVERY VENTILATOR SHALL BE USED UNLESS NOTED. 6. ENERGY RECOVERY VENTILATOR SHALL BE USED UNLESS NOTED. 7. ENERGY RECOVERY VENTILATOR SHALL BE USED UNLESS NOTED. 8. ENERGY RECOVERY VENTILATOR SHALL BE USED UNLESS NOTED. 9. ENERGY RECOVERY VENTILATOR SHALL BE USED UNLESS NOTED. 10. ENERGY RECOVERY VENTILATOR SHALL BE USED UNLESS NOTED. 11. ENERGY RECOVERY VENTILATOR SHALL BE USED UNLESS NOTED. 12. ENERGY RECOVERY VENTILATOR SHALL BE USED UNLESS NOTED.											
1. TYPE	2. MODEL NO.	3. SIZE	4. PRESS. (PSI)	5. MFG.	6. DATE	7. LOCATION	8. NOTES	9. COMMENTS	10. DRAWING	11. SHEET	12. TOTAL
1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1

SUPPLEMENTAL INSTRUCTIONS – ASI-37

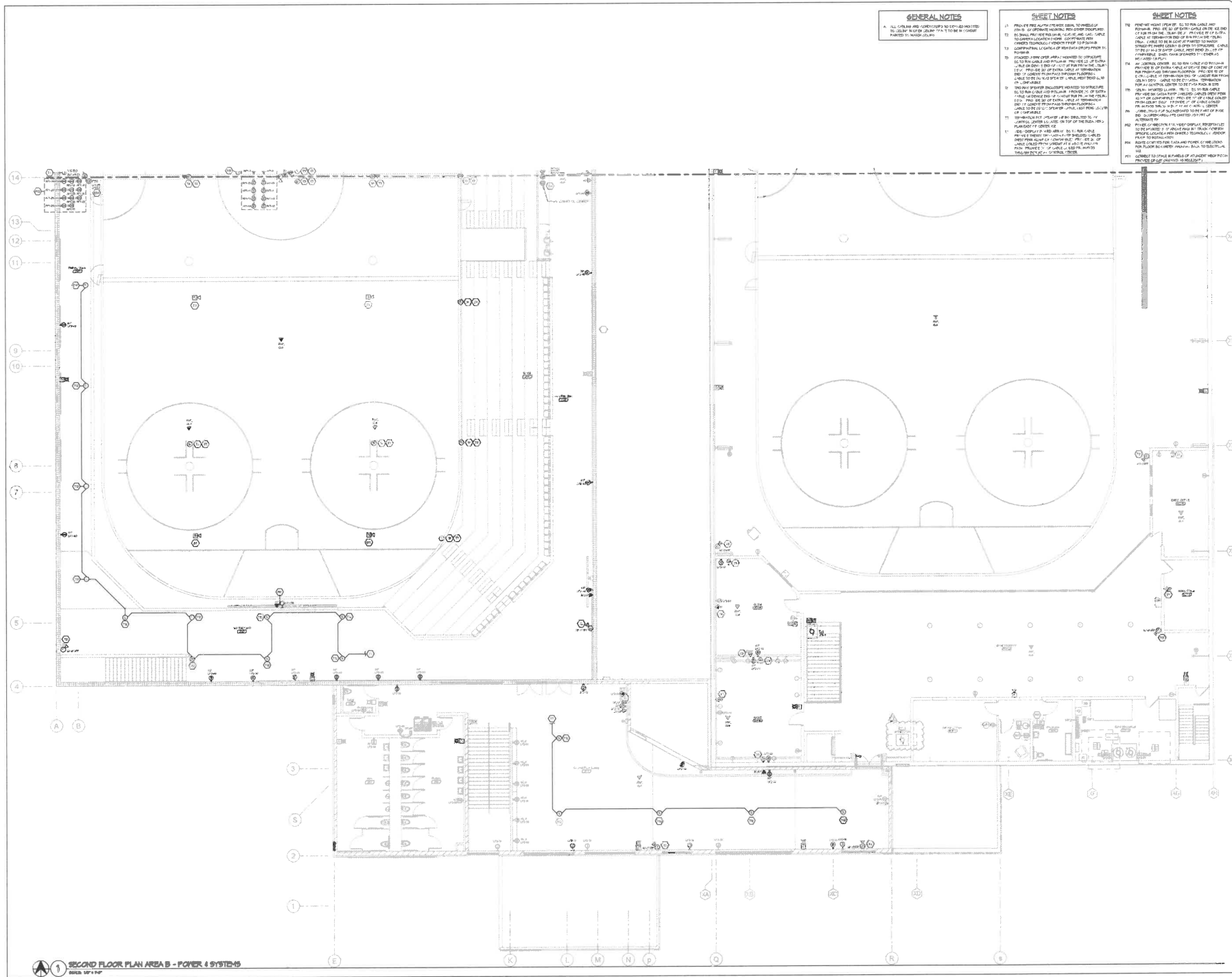
Date	April 25, 2025
Project #	2023232
Project Name	Northstar Ford Arena
Project Location	Hermantown, MN
Description	Relief Fan

The work shall be carried out in accordance with the following supplemental instruction issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

Added electrical connection for relief fan. Replaced three 20A/1P breakers in HP-2 with one 15A/3P breaker and added an entry to the Motor and Equipment schedule for RF-1.

Respectfully,
CMTA

Andrew Carlson



GENERAL NOTES

A. ALL CEILING AND FLOORSTOPS TO EXPOSED WOODS TO CEILING IN GYM CEILING TRAFFIC TO BE IN CONGRUIT PARTED TO MATCH (2,145)

SHEET NOTES

[illegible]

SHEET NOTES

[illegible]

ARCHITECTURE

DULUTH • TWIN CITIES • VIRGINIA
800.441.1000

877.380.05

NorthStar
Ford Arena

4309 Ugstad Rd
Hermantown, MN 55811

project # 2023232

date: 4/25/2025 1:59:50 PM

drawn by: Andrew Carlson

checked Andrew Bartsch

of

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

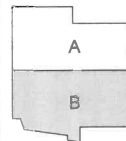
signed

name: Andrew Bartech

reg. # 48775sign 06/28/2024

date:

CONFORMANCE
SET

[illegible]

SECOND
FLOOR PLAN
AREA B -
POWER &
SYSTEMS

sheet title: **SYSTEMS**

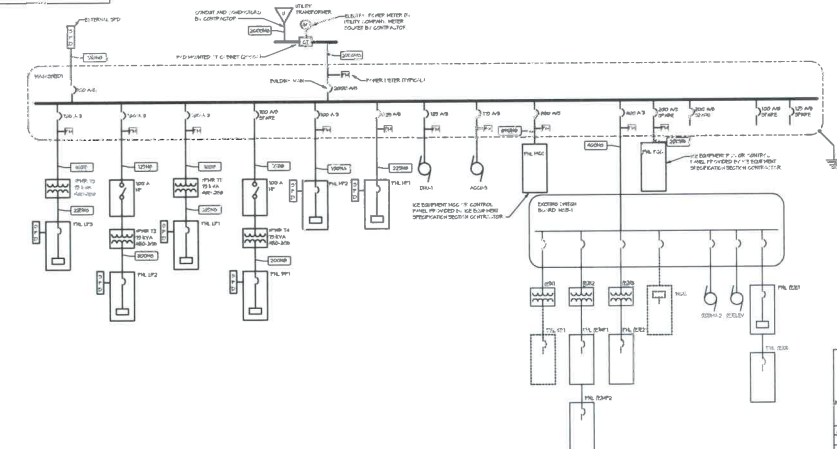
sheet number: **E3.2B**

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Page 191 of 234



1 GENERAL SERVICE ONE-LINE DIAGRAM

FEEDER/STATION	CONDUIT	CONDUIT SIZES PER CLASSET						NOTES
		1/2"	3/4"	1"	1 1/2"	2"	3"	
400013	1	250	2	40	1000	40		
11592	1	2	3	40	100	40		
50024	1	3/4"	3	40	100	40		
51012	1	3/4"	3	40	100	40		
30010	1	3/4"	3	400	4000	40		
40013	2	3/4"	3	400	4000	40		
40012	3	3/4"	3	400	4000	40		
30020	4	1"	2	400	4000	4000		
1005	1	1/2"	2	40	40	40		

TRANSFORMER SCHEDULE									
REMARKS 1. WINDING IS AUTOMATED WITH OVERHEAD									
SL. NO.	NAME	NO. OF CORES	PRIMARY VOLTAGE	SECONDARY VOLTAGE	POWER	WINDING	TYPE OF OIL	TOTAL OF WINDINGS	NOTES
1	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
2	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
3	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
4	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
5	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
6	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
7	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
8	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
9	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
10	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
11	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
12	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
13	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
14	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
15	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
16	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
17	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
18	TRANSFORMER	2	11KV	230V	1000VA	11KV	11KV/230V	11KV/230V	
19									

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Beltchamps, BP11			VOLT: 480 V/3T 4W		ALL RATING: 85,000		
LOCATION: Bldg-164 142			PAGES: 5		SHEET: 1 OF 5		
SUPPLY/INSTALL/TEST/OP. ER			NOTES: 2		MARK RATING: 2000 A		
ENCLOSURE: 15411 A			BURNING: 2000 A				
GRT	CIRCUIT DESCRIPTION		# OF POLES	TRIP SIZE	TRIP RATING	LEADS	REMARKS
1	1	101L 150A	3	250 A	100%	101L-150A	150
2	1	102L 150A	3	100 A	100%	102L-150A	150
3	1	103L 150A	3	100 A	100%	103L-150A	150
4	1	104L 150A	3	100 A	100%	104L-150A	150
5	1	105L 150A	3	100 A	100%	105L-150A	150
6	1	106L 150A	3	100 A	100%	106L-150A	150
7	1	107L 150A	3	100 A	100%	107L-150A	150
8	1	108L 150A	3	100 A	100%	108L-150A	150
9	1	109L 150A	3	100 A	100%	109L-150A	150
10	1	110L 150A	3	100 A	100%	110L-150A	150
11	1	111L 150A	3	100 A	100%	111L-150A	150
12	1	112L 150A	3	100 A	100%	112L-150A	150
13	1	113L 150A	3	100 A	100%	113L-150A	150
14	1	114L 150A	3	100 A	100%	114L-150A	150
15	1	115L 150A	3	100 A	100%	115L-150A	150
16	1	116L 150A	3	100 A	100%	116L-150A	150
17	1	117L 150A	3	100 A	100%	117L-150A	150
18	1	118L 150A	3	100 A	100%	118L-150A	150
19	1	119L 150A	3	100 A	100%	119L-150A	150
20	1	120L 150A	3	100 A	100%	120L-150A	150
21	1	121L 150A	3	100 A	100%	121L-150A	150
22	1	122L 150A	3	100 A	100%	122L-150A	150
23	1	123L 150A	3	100 A	100%	123L-150A	150
24	1	124L 150A	3	100 A	100%	124L-150A	150
25	1	125L 150A	3	100 A	100%	125L-150A	150
26	1	126L 150A	3	100 A	100%	126L-150A	150
27	1	127L 150A	3	100 A	100%	127L-150A	150
28	1	128L 150A	3	100 A	100%	128L-150A	150
29	1	129L 150A	3	100 A	100%	129L-150A	150
30	1	130L 150A	3	100 A	100%	130L-150A	150
31	1	131L 150A	3	100 A	100%	131L-150A	150
32	1	132L 150A	3	100 A	100%	132L-150A	150
33	1	133L 150A	3	100 A	100%	133L-150A	150
34	1	134L 150A	3	100 A	100%	134L-150A	150
35	1	135L 150A	3	100 A	100%	135L-150A	150
36	1	136L 150A	3	100 A	100%	136L-150A	150
37	1	137L 150A	3	100 A	100%	137L-150A	150
38	1	138L 150A	3	100 A	100%	138L-150A	150
39	1	139L 150A	3	100 A	100%	139L-150A	150
40	1	140L 150A	3	100 A	100%	140L-150A	150
41	1	141L 150A	3	100 A	100%	141L-150A	150
42	1	142L 150A	3	100 A	100%	142L-150A	150
43	1	143L 150A	3	100 A	100%	143L-150A	150
44	1	144L 150A	3	100 A	100%	144L-150A	150
45	1	145L 150A	3	100 A	100%	145L-150A	150
46	1	146L 150A	3	100 A	100%	146L-150A	150
47	1	147L 150A	3	100 A	100%	147L-150A	150
48	1	148L 150A	3	100 A	100%	148L-150A	150
49	1	149L 150A	3	100 A	100%	149L-150A	150
50	1	150L 150A	3	100 A	100%	150L-150A	150
				TOTAL CONDUIT:		148-1000 - 1/2"	
				TOTAL WIRING:		1007' 0"	
NOTES:							
1. # PROVIDED IN-DROP AND ALTERNATE ONLY.							
2. APPROVED UNDER VOLT, FASE, 3P/3W PHASE 1500V 3P/3W/1							

[illegible]

PANELBOARD #1PS									
LOCATION: 01-04-102 BAPTIST PRISON #101 SUBSTATION: 100V-1 DESCRIPTION: 100V-1 DATE: 01/01/01				VOLUME: 401 371 PV DATE: 01/01/01 SUBSTATION: 100V-1 DESCRIPTION: 100V-1 DATE: 01/01/01			ADD. NUMBER: 40-01-0 DATE: 01/01/01 SUBSTATION: 100V-1 DESCRIPTION: 100V-1 DATE: 01/01/01		
Notes:									
002	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
003	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
004	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
005	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
006	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
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010	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
011	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
012	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
013	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
014	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
015	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
016	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
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018	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
019	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
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023	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
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025	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
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038	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
039	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102	01-04-102
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CMTA
A LEONARDO Company

**NorthStar
Ford Arena**
4309 Ugstad Rd
Hermantown, MN 55811

arXiv:2003.02332

date: 4/25/2025 1:59:50 PM

drawn by: **Andrew Carlson**

checked Andrew Bartish

by.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

signature: Anders

name: Andrew Bartsch

Inq. #. 48775

sign: 06/28/2024

1000

CONFORMANCE
SET

revision / issue	no.	date
ASB-18	18	01/04/21
ASB-20	20	01/06/21
ASB-21	21	01/10/21
ASB-22	22	02/03/22
ASB-25	25	02/11/22
ASB-27	27	03/11/22
ASB-22 R1		07/25
ASB-33	33	6/22/22
ASB-36		6/29/22
BP-3 ADD #2	3	07/06/24
BP-3 ADD #3	3	07/17/24
ASB-2		08/01/24
ASB-7	8	10/01/24
ASB-10	10	1/09/25

ELECTRICAL SCHEDULES

ACKNOWLEDGEMENTS

sheet
number: **E8 2**

E8.3



KRAUS-ANDERSON®

Kraus-Anderson Construction Company
2000 West Superior Street, Suite 101 , Duluth, MN 55806

August 04, 2025

John Mulder
City of Hermantown
5105 Maple Grove Road
Hermantown, MN 55811

Reference: Hermantown Hockey Arena Addition
KA Project No.: 2222026-
COR No. 159.00 ASI 49 Additional Rink Lights

Dear John:

In response to the above referenced COR No. 159.00, Kraus-Anderson Construction Company proposes to complete the necessary Work associated with ASI 49 Additional Rink Lights per attached documentation provided herein. Our cost to complete this additional work is an **ADD** of SEVEN THOUSAND FIVE HUNDRED EIGHTEEN AND 04 / 100 Dollars (\$7,518.04).

This proposal assumes that all outstanding proposals previously submitted will be accepted. This proposal is valid for a period of fourteen (14) days.

Please contact the undersigned should you have any questions concerning the above proposal.

Very truly yours,

Kraus-Anderson Construction Company

Max Vergeldt
Project Manager

Enclosure

Cc: Eric Lagergren, DSGW Architects



KRAUS-ANDERSON®
Construction Company

Project: Hermantown Hockey Arena Addition
Location: Hermantown, MN
Project Number: 2222026-
Project Manager: Max Vergeldt

Date:
COR: 159.00

Description: ASI 49 Additional Rink Lights

Phase Code	Description	Subcontractor Name	Material	Labor	Subcontractors	Est Totals
26.0000.05.	Electrical Labor	Hunt Electric Corporation	0.00	0.00	7,224.00	7,224.00
	Subtotal		0.00	0.00	7,224.00	7,224.00
01.5214.00.	Copy/Postage/Supplies	0.08%	5.78	0.00	0.00	5.78
01.5230.20.	Telephone - Mobile Phone	0.09%	6.15	0.00	0.00	6.15
01.7950.00.	Warranty Reserve	0.15%	10.85	0.00	0.00	10.85
90.9000.00.	Umbrella Liability Insurance	0.95%	69.40	0.00	0.00	69.40
91.2000.00.	Builders Risk	0.20%	14.58	0.00	0.00	14.58
92.1000.00.	Performance/Payment Bond	0.60%	43.48	0.00	0.00	43.48
	Subtotal		150.24	0.00	7,224.00	7,374.24
	Fee	1.95%				143.80
	Total Construction Costs					7,518.04



7900 Chicago Avenue S
Bloomington, MN 55420
651-646-2911

July 20th, 2025

Max Vergeldt
Kraus Anderson Construction
2000 West Superior Street, Suite 101
Duluth, MN 55806

RE: NorthStar Ford Arena – ASI-49

Hunt Electric is pleased to provide the following pricing for electrical work associated with ASI-49.

▪ MATERIAL:	\$449.00
▪ LABOR:	\$3,192.00
▪ GENERAL EXPENSES:	\$156.00
▪ QUOTED LIGHTING:	\$2,771.00
▪ <u>OVERHEAD & PROFIT:</u>	<u>\$656.00</u>
▪ FINAL PRICE:	\$7,224.00

CLARIFICATIONS AND EXCLUSIONS:

- Please see the attached ASI-49 narrative our pricing is based on.
- This proposal is based on work occurring during normal working hours 7:00 A.M. – 3:30 P.M.

Our pricing is based on today's commodity prices. Due to the pending tariffs and the volatility of the current market we cannot hold pricing of materials. Fluctuations in material prices, either up or down, may produce a change order to the project. It is also unknown what the availability of materials will be and what this impact will be going forward. While Hunt Electric and its subcontractors will make every reasonable effort to provide delivery of materials to meet the current schedule of this project, it is expected that there may be delays in the shipments of materials which could affect the completion date of this project. Labor availability is also a potential concern, as the full pandemic impact is unknown. We will need to evaluate labor and schedule impact at the time of the award for the project. We reserve the right to seek additional time, additional compensation or other appropriate relief if impacts arise due to these developments.

Please, contact me with any questions you may have at (218) 830-9936.

Sincerely,

HUNT ELECTRIC CORPORATION

A handwritten signature in black ink, appearing to read 'James Monroe', is written over a horizontal line.

JAMES MONROE – OPERATIONS MANAGER



KRAUS-ANDERSON®
Construction Company

**2000 West Superior Street, Suite 101
Duluth, MN 55806**

Request For Proposal

Project:	2222026- Hermantown Hockey Arena Addition 4309 Ugstad Road Hermantown, MN 55811	PCO #:	159
		Date:	07/14/2025
To:	James Monroe, Hunt Electric Corporation		

Please provide a cost breakdown in accordance with the Contract Documents and a Summary for the Change described herein and on the attachments (if any) listed. All responses are required within seven (7) days.

This is not an authorization to proceed with the work described herein unless and until approved by the Owner. On approval, this change will be included in a Change Order, which will provide the formal Contract Change.

DESCRIPTION OF PROPOSAL:

Please provide pricing for any changes/revisions to your scope of work per the attached DSGW/CMTA ASI 49 dated 7.10.2025 regarding additional rink lights.

Attachments: ASI 49 dated 7.10.25

☐ We have reviewed the PCO and acknowledge that it is a "no change" item and does not affect our completion date.

Signed By: _____ Date: _____

Company Name: _____

ASI Architects Supplemental Instructions



Project Name NorthStar Ford Arena
Project No 022058.00

Project Address 4309 Ugstad Road
Owner City of Hermantown

Contractor Name Kraus Anderson

ASI No 49

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

If these supplemental instructions cause a change in the Contract Sum or Contract Time, submit a Proposal Request to the Architect for review and comment. DO NOT PROCEED with the Work until the Proposal Request is approved by the Architect.

ASI Date
7/10/2025

ASI Title
Additional Rink Lights

ASI Description

See attached CMTA Supplemental Instructions - ASI 49 dated July 10, 2025 for additional rink lights.

ASI Attachments

- 1  2023232 NSF Arena ELEC ASI 49.pdf
- 2
- 3

SUPPLEMENTAL INSTRUCTIONS – ASI-49

Date	July 10, 2025
Project #	2023232
Project Name	Northstar Ford Arena
Project Location	Hermantown, MN
Description	Additional Rink Lights

The work shall be carried out in accordance with the following supplemental instruction issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

Provide the additional G3 light fixtures (similar to those being installed through out the Arena. Refer to the attached drawing E2.3.

Respectfully,
CMTA



Gary Tridgell; CSI, CCCA



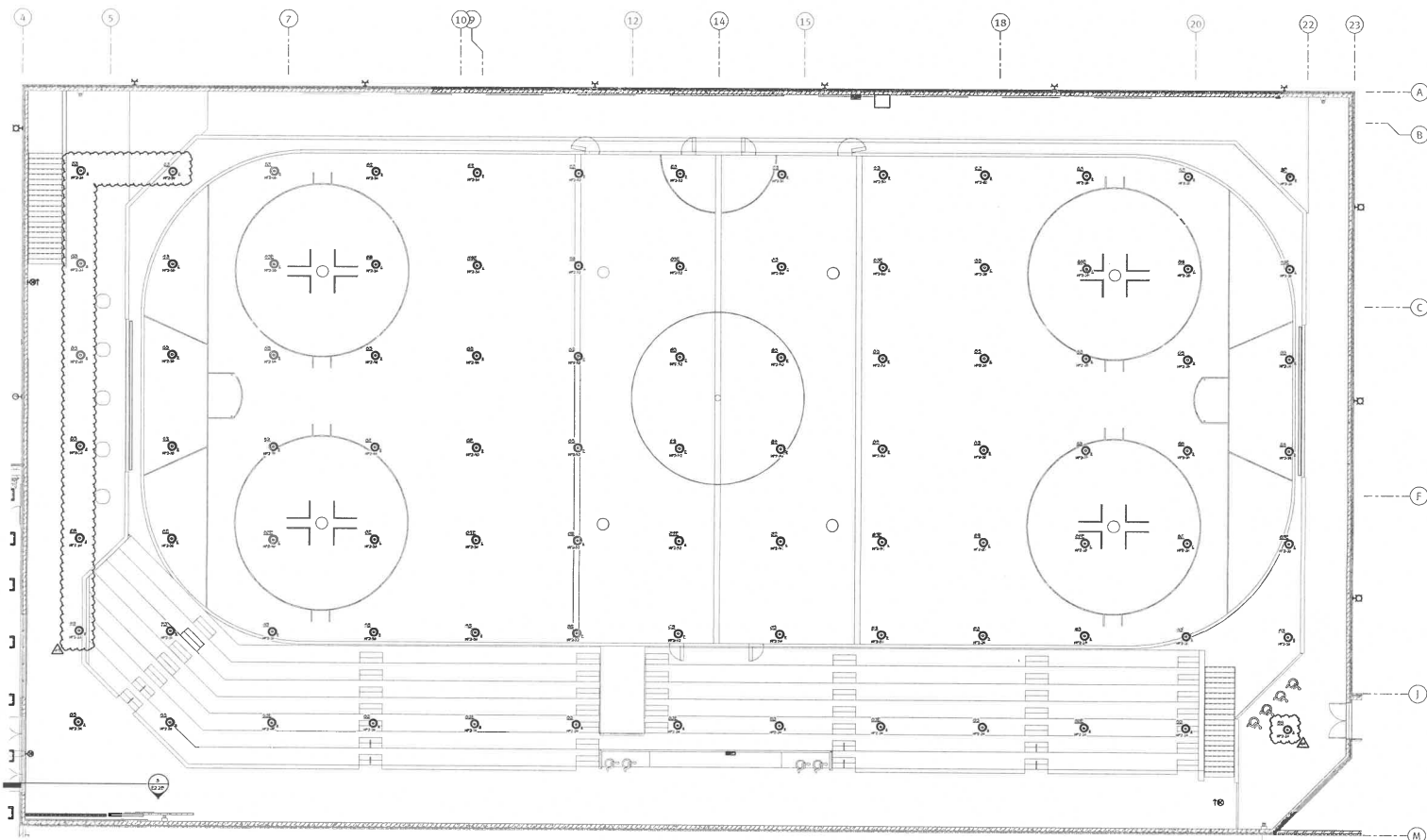
4309 UGSTAD RD
HERMANTOWN, MN 55811

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024.

[illegible]

sheet
number: **E2.3**





KRAUS-ANDERSON®
Construction Company

2000 West Superior Street, Suite 101
Duluth, MN 55806

Request For Proposal

Project:	2222026- Hermantown Hockey Arena Addition 4309 Ugstad Road Hermantown, MN 55811	PCO #:	159
		Date:	07/14/2025
To:	James Monroe, Hunt Electric Corporation		

Please provide a cost breakdown in accordance with the Contract Documents and a Summary for the Change described herein and on the attachments (if any) listed. All responses are required within seven (7) days.

This is not an authorization to proceed with the work described herein unless and until approved by the Owner. On approval, this change will be included in a Change Order, which will provide the formal Contract Change.

DESCRIPTION OF PROPOSAL:

Please provide pricing for any changes/revisions to your scope of work per the attached DSGW/CMTA ASI 49 dated 7.10.2025 regarding additional rink lights.

Attachments: ASI 49 dated 7.10.25

☐ We have reviewed the PCO and acknowledge that it is a “no change” item and does not affect our completion date.

Signed By: _____ Date: _____

Company Name: _____

ASI Architects Supplemental Instructions



Project Name NorthStar Ford Arena
Project No 022058.00

Project Address 4309 Ugstad Road
Owner City of Hermantown

Contractor Name Kraus Anderson

ASI No 49

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

If these supplemental instructions cause a change in the Contract Sum or Contract Time, submit a Proposal Request to the Architect for review and comment. DO NOT PROCEED with the Work until the Proposal Request is approved by the Architect.

ASI Date
7/10/2025

ASI Title
Additional Rink Lights

ASI Description

See attached CMTA Supplemental Instructions - ASI 49 dated July 10, 2025 for additional rink lights.

ASI Attachments

- 1  2023232 NSF Arena ELEC ASI 49.pdf
- 2
- 3

SUPPLEMENTAL INSTRUCTIONS – ASI-49

Date	July 10, 2025
Project #	2023232
Project Name	Northstar Ford Arena
Project Location	Hermantown, MN
Description	Additional Rink Lights

The work shall be carried out in accordance with the following supplemental instruction issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

Provide the additional G3 light fixtures (similar to those being installed through out the Arena. Refer to the attached drawing E2.3.

Respectfully,
CMTA



Gary Tridgell; CSI, CCCA



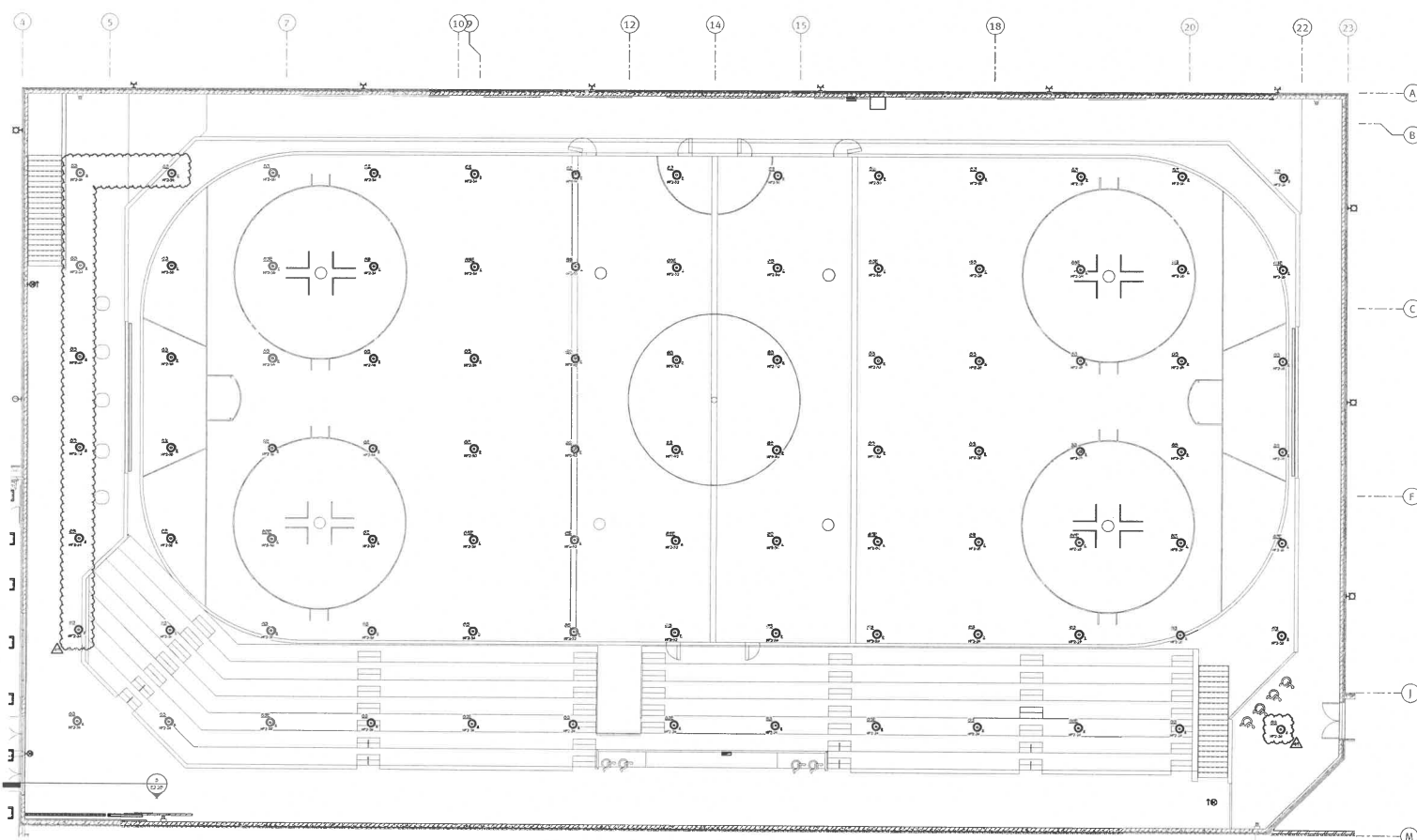
4309 UGSTAD RD
HERMANTOWN, MN 55811

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

CONFORMANCE SET

[illegible]

E2.3


ICE SHEET LIGHTING BASE BID
 SCALE: 1/8" = 1'-0"



Kraus-Anderson Construction Company
2000 West Superior Street, Suite 101 , Duluth, MN 55806

August 20, 2025

John Mulder
City of Hermantown
5105 Maple Grove Road
Hermantown, MN 55811

Reference: Hermantown Hockey Arena Addition
KA Project No.: 2222026-
COR No. 170.00 ASI 50 Varsity Locker Room Receptacles

Dear John:

In response to the above referenced COR No. 170.00, Kraus-Anderson Construction Company proposes to complete the necessary Work associated with ASI 50 Varsity Locker Room Receptacles per attached documentation provided herein. Our cost to complete this additional work is an **ADD** of FOUR THOUSAND NINE HUNDRED FORTY-EIGHT AND 53 / 100 Dollars (\$4,948.53).

This proposal assumes that all outstanding proposals previously submitted will be accepted. This proposal is valid for a period of fourteen (14) days.

Please contact the undersigned should you have any questions concerning the above proposal.

Very truly yours,

Kraus-Anderson Construction Company

Max Vergeldt
Project Manager

Enclosure

Cc: Eric Lagergren, DSGW Architects



KRAUS-ANDERSON®
Construction Company

Project: Hermantown Hockey Arena Addition
Location: Hermantown, MN
Project Number: 2222026-
Project Manager: Max Vergeldt

Date:
COR: 170.00

Description: ASI 50 Varsity Locker Room Receptacles

Phase Code	Description	Subcontractor Name	Material	Labor	Subcontractors	Est Totals
26.0000.05.	Electrical Labor	Hunt Electric Corporation	0.00	0.00	4,755.00	4,755.00
	Subtotal		0.00	0.00	4,755.00	4,755.00
01.5214.00.	Copy/Postage/Supplies	0.08%	3.80	0.00	0.00	3.80
01.5230.20.	Telephone - Mobile Phone	0.09%	4.04	0.00	0.00	4.04
01.7950.00.	Warranty Reserve	0.15%	7.14	0.00	0.00	7.14
90.9000.00.	Umbrella Liability Insurance	0.95%	45.68	0.00	0.00	45.68
91.2000.00.	Builders Risk	0.20%	9.60	0.00	0.00	9.60
92.1000.00.	Performance/Payment Bond	0.60%	28.62	0.00	0.00	28.62
	Subtotal		98.88	0.00	4,755.00	4,853.88
	Fee	1.95%				94.65
	Total Construction Costs					4,948.53



7900 Chicago Avenue S
Bloomington, MN 55420
651-646-2911

August 20, 2025

Max Vergeldt
Kraus Anderson Construction
2000 West Superior Street, Suite 101
Duluth, MN 55806

RE: NorthStar Ford Arena – ASI-50

Hunt Electric is pleased to provide the following pricing for electrical work associated with ASI-50.

▪ MATERIAL:	\$833.00
▪ LABOR:	\$3,338.00
▪ GENERAL EXPENSES:	\$151.00
▪ <u>OVERHEAD & PROFIT:</u>	<u>\$433.00</u>
▪ FINAL PRICE:	\$4,755.00

CLARIFICATIONS AND EXCLUSIONS:

- Please see the attached ASI-50 narrative our pricing is based on.
- Final circuiting to be RED LINED on As Built drawings.
- This proposal is based on work occurring during normal working hours 7:00 A.M. – 3:30 P.M.

Our pricing is based on today's commodity prices. Due to the pending tariffs and the volatility of the current market we cannot hold pricing of materials. Fluctuations in material prices, either up or down, may produce a change order to the project. It is also unknown what the availability of materials will be and what this impact will be going forward. While Hunt Electric and its subcontractors will make every reasonable effort to provide delivery of materials to meet the current schedule of this project, it is expected that there may be delays in the shipments of materials which could affect the completion date of this project. Labor availability is also a potential concern, as the full pandemic impact is unknown. We will need to evaluate labor and schedule impact at the time of the award for the project. We reserve the right to seek additional time, additional compensation or other appropriate relief if impacts arise due to these developments.

Please, contact me with any questions you may have at (218) 830-9936.

Sincerely,

HUNT ELECTRIC CORPORATION

A handwritten signature in blue ink, appearing to read 'James Monroe', is written over a horizontal line.

JAMES MONROE – OPERATIONS MANAGER

SUPPLEMENTAL INSTRUCTIONS – ASI-50

Date	August 18, 2025
Project #	2023232
Project Name	Northstar Ford Arena
Project Location	Hermantown, MN
Description	Varsity Locker Room Receptacles

The work shall be carried out in accordance with the following supplemental instruction issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

Provide GFI type Receptacles where shown on the attached E3.1A & B. outlets may be surface mounted.
Confirm final installation heights with the Owner.

Respectfully,
CMTA



Gary Tridgell; CSI, CCCA

Resolution No. 2025-139

Resolution Approving Pay Request Number 15 For The NorthStar Ford Arena To Kraus-Anderson Construction Company In The Amount Of \$967,668.73

WHEREAS, the City of Hermantown has contracted with Kraus-Anderson Construction Company for construction management services for the NorthStar Ford Arena (“Project”); and

WHEREAS, Kraus-Anderson Construction Company has performed a portion of the agreed upon work in said Project; and

WHEREAS, Kraus-Anderson Construction Company has submitted separate Pay Requests No. 15 for Labor & Services, and Tax-Exempt material as shown below, and

Invoice Number	Item	Amount
72521	Labor & Services	\$649,817.75
72522	Tax Exempt Material	\$317,850.98
	Total	\$967,668.73

WHEREAS, the City will maintain an accumulated retainage as shown on the pay requests until the final work and documentation is completed,

WHEREAS, the necessary documentation for the pay request is on file and available for inspection.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hermantown, Minnesota as follows:

1. Pay Request No. 15 is hereby approved.

2. The City is hereby authorized and directed to pay to Kraus-Anderson Construction Company Kraus Anderson the sum of \$967,668.73 which is the amount represented on Pay Request No. 15 for both Labor & Services, and Tax-Exempt material.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution has been duly passed and adopted on September 2, 2025.

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 72522

To Owner:

City of Hermantown
5105 Maple Grove Road
Hermantown, MN 55811

Project Number - Project Description:

2222026- Hermantown Hockey Arena Addition

Customer Reference:

From Contractor:

Kraus-Anderson Construction Company
501 South Eighth Street
Minneapolis, MN 55404

Via Architect:

DSGW Architects
2 West First Street, Suite 201
Duluth MN 55802

Application No. :

15

Period To:

8/31/2025

Project Ref Nos:

Distribution to :

☐

Owner

☐

Architect

☐

Contractor

Contract For:

Contract Date:

Tax-Exempt Materials, August 2025

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	\$7,828,788.00
2. NET CHANGE BY CHANGE ORDERS	\$0.00
3. CONTRACT SUM TO DATE(Line 1 ± 2)	\$7,828,788.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$6,937,415.87
5. RETAINAGE:	
a. 0.00% of Completed Work (Column D + E on G703)	\$0.00
b. 0.00% of Stored Material (Column F on G703)	\$0.00
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$0.00
6. TOTAL EARNED LESS RETAINAGE	\$6,937,415.87
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	\$6,619,564.89
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$317,850.98
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(line 3 less Line 6)	\$891,372.13

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
Net Changes By Change Order	\$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Kraus-Anderson Construction Company

Documented by:



By:

Date:

8/25/2025

State of:

Minnesota

County of:

Hennepin

Subscribed and sworn to before me this 25th day of August, 2025

Notary Public:



My Commission expires:

1/31/2029



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$317,850.98

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:



By:

Date:

8/28/2025 | 8:47 AM CDT

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Invoice # : 72522

Page 2 of 3

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 15

Application Date : 8/21/2025

Period To: 8/31/2025

Project Ref Nos.:

Contract : 2222026- Hermantown Hockey Arena Addition

A Item No.	B Description of Work	C Scheduled Value	D E		F Materials Presently Stored (Not in D or E)	G		H Balance To Finish (C-G)	I Retainage (If Variable Rate)
			From Previous Application (D+E)	This Period In Place		Total Completed and Stored To Date (D+E+F)	% (G / C)		
105-M	Concrete - Materials Only	240,603.00	220,603.00	20,000.00	0.00	240,603.00	100.00%	0.00	0.00
110-M	Structural Precast - Materials Only	351,876.00	351,876.00	0.00	0.00	351,876.00	100.00%	0.00	0.00
115-M	Architectural Precast - Materials Only	777,427.00	777,427.00	0.00	0.00	777,427.00	100.00%	0.00	0.00
120-M	Masonry - Materials Only	277,969.16	277,969.16	0.00	0.00	277,969.16	100.00%	0.00	0.00
123-M	Steel Supply - Materials Only	1,031,583.00	989,455.25	22,127.75	0.00	1,011,583.00	98.06%	20,000.00	0.00
130-M	Foundation Insulation & Waterproofing - Materials Only	10,683.00	10,683.00	0.00	0.00	10,683.00	100.00%	0.00	0.00
132-M	Mechanical Equipment - Material Only	697,645.00	612,266.00	0.00	0.00	612,266.00	87.76%	85,379.00	0.00
134-M	Electrical Equipment - Materials Only	165,308.00	165,308.00	0.00	0.00	165,308.00	100.00%	0.00	0.00
135-M	Site Clearing & Earthwork - Materials Only	234,221.00	233,683.83	0.00	0.00	233,683.83	99.77%	537.17	0.00
145-M	Carpentry - Materials Only	30,290.00	30,290.00	0.00	0.00	30,290.00	100.00%	0.00	0.00
155-M	Weather Barrier - Materials Only	21,744.00	21,744.00	0.00	0.00	21,744.00	100.00%	0.00	0.00
160-M	Metal Panels - Materials Only	221,600.00	43,695.00	136,045.00	0.00	179,740.00	81.11%	41,860.00	0.00
165-M	Roofing - Materials Only	485,160.00	472,360.00	12,800.00	0.00	485,160.00	100.00%	0.00	0.00
170-M	Applied Fireproofing - Materials Only	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00%	0.00	0.00
173-M	Doors, Frames & Hardware - Materials Only	133,605.00	133,605.00	0.00	0.00	133,605.00	100.00%	0.00	0.00
180-M	Specialty Doors - Materials Only	41,055.00	41,055.00	0.00	0.00	41,055.00	100.00%	0.00	0.00
185-M	Aluminum Frames & Glazing - Materials Only	163,338.00	133,172.00	25,185.00	0.00	158,357.00	96.95%	4,981.00	0.00
190-M	Drywall - Materials Only	35,592.00	32,032.80	0.00	0.00	32,032.80	90.00%	3,559.20	0.00
195-M	Tile - Materials Only	32,885.00	32,885.00	0.00	0.00	32,885.00	100.00%	0.00	0.00
200-M	Ceilings & Acoustical Treatment - Materials Only	71,494.00	37,057.00	17,218.50	0.00	54,275.50	75.92%	17,218.50	0.00
205-M	Resilient & Carpet Flooring - Materials Only	5,496.00	0.00	0.00	0.00	0.00	0.00%	5,496.00	0.00
210-M	Athletic Flooring - Materials Only	72,665.00	0.00	0.00	0.00	0.00	0.00%	72,665.00	0.00
220-M	Painting - Materials Only	25,000.00	20,000.00	0.00	0.00	20,000.00	80.00%	5,000.00	0.00
223-M	Specialties - Materials Only	56,040.00	16,360.00	0.00	0.00	16,360.00	29.19%	39,680.00	0.00
225-M	Signage - Materials Only	30,565.00	0.00	0.00	0.00	0.00	0.00%	30,565.00	0.00
230-M	Athletic Equipment - Materials Only	301,202.00	150,000.00	0.00	0.00	150,000.00	49.80%	151,202.00	0.00
235-M	Window Treatments - Materials Only	23,460.00	0.00	0.00	0.00	0.00	0.00%	23,460.00	0.00
240-M	Casework & Countertops - Materials Only	104,835.00	35,000.00	10,000.00	0.00	45,000.00	42.92%	59,835.00	0.00
245-M	Ice Rink - Materials Only	85,249.00	85,248.25	0.00	0.00	85,248.25	100.00%	0.75	0.00
250-M	Fire Suppression - Materials Only	50,476.00	37,857.00	12,619.00	0.00	50,476.00	100.00%	0.00	0.00
255-M	Combined Mechanical - Materials Only	1,274,740.00	1,031,527.90	18,842.75	0.00	1,050,370.65	82.40%	224,369.35	0.00
260-M	Controls - Materials Only	61,730.00	56,791.60	0.00	0.00	56,791.60	92.00%	4,938.40	0.00

Page 3 of 3

Project Ref Nos.:

Contract : 2222026- Hermantown Hockey Arena Addition

[illegible]



KRAUS-ANDERSON®
Construction Company

Kraus-Anderson Construction Company
501 South Eighth Street, Minneapolis, MN 55404

DocuSign Envelope ID: A0BB2ED7-5931-478B-BC20-D7EDF371C34C

Important Notice Regarding Payments to Kraus-Anderson Construction Company

To Whom It May Concern:

As we are sure you are aware, there are more frequent incidents in the news about cyber criminals using email and other electronic means to induce businesses and individuals to reveal their financial information, or to make payments to criminals that are impersonating persons that are actually entitled to receive such information or payments. Any business which is a payer or recipient of large sums of money as part of its regular business activity is a special target for these cyber criminals. The large and repeated payments made by the owners of construction projects to their construction contractors make these parties potential targets, and we know of instances where some project owners have been defrauded into making erroneous payments to third-party imposters as a result of this criminal fraud activity.

The purpose of this letter is to ask for your help to be extra vigilant in how your company makes payments to Kraus-Anderson Construction Company. At the start of our construction project with your company, we provided you with information that included our bank name, routing number, and account number for payments made by ACH or wire transfer, or other specific instructions for paying Kraus-Anderson by check. It is extremely unlikely we would ever change these instructions before the completion of your project and our receipt of final payment from you.

Please do not act on a request to change our account information or method of payment unless you are certain that the request is actually being made by Kraus-Anderson Construction Company. If you receive such a request, it is likely an attempt to defraud you. Therefore, it is important that you contact one of the two Kraus-Anderson Employees listed below if you receive a request in any form--oral, electronic, written, or otherwise--to make changes to our payment instructions and/or banking information:

Logan Carter, Controller
Office phone: 612-255-2364 Cell phone: 612-723-0843

Ryan Szarzynski, Accounting Manager
Office phone: 612-255-2368 Cell phone: 612-210-0570

We hope this information is helpful to you in protecting your company against acts by third-party criminals that may attempt to interfere with the proper processing of legitimate financial transactions. Please contact us if you have any questions.

Sincerely,

KRAUS-ANDERSON CONSTRUCTION COMPANY

Logan Carter
Controller

Ryan Szarzynski
Accounting Manager

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 72521

To Owner: City of Hermantown 5105 Maple Grove Road Hermantown, MN 55811	Project Number - Project Description: 2222026- Hermantown Hockey Arena Addition Customer Reference:	Application No. : 15 Period To: 8/31/2025 Project Ref Nos:	Distribution to : ☐ Owner ☐ Architect ☐ Contractor
From Contractor: Kraus-Anderson Construction Company 501 South Eighth Street Minneapolis, MN 55404 Contract For:	Via Architect: DSGW Architects 2 West First Street, Suite 201 Duluth MN 55802	Contract Date: Labor, August 2025	

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
 Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	\$13,055,590.00
2. NET CHANGE BY CHANGE ORDERS	\$653,619.40
3. CONTRACT SUM TO DATE(Line 1 ± 2)	\$13,709,209.40
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$11,363,439.19
5. RETAINAGE:	
a. 4.89% of Completed Work (Column D + E on G703)	\$556,109.45
b. 0.00% of Stored Material (Column F on G703)	\$0.00
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$556,109.45
6. TOTAL EARNED LESS RETAINAGE	\$10,807,329.74
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	\$10,157,511.99
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$649,817.75
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(line 3 less Line 6)	\$2,901,879.66

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$616,251.71	\$0.00
Total Approved this Month	\$37,367.69	\$0.00
TOTALS	\$653,619.40	\$0.00
Net Changes By Change Order	\$653,619.40	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Kraus-Anderson Construction Company

 By:  Date: 8/25/2025
Docusigned by: Dan Nordham 330F16733C12480.

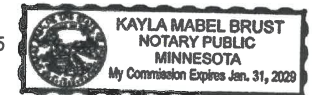
State of: Minnesota

County of: Hennepin

Subscribed and sworn to before me this 25th day of August, 2025

 Notary Public: 
Docusigned by: Kayla Brust 330F16733C12480.

My Commission expires: 1/31/2029

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$649,817.75

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

 ARCHITECT:  Date: 8/28/2025 | 8:47 AM CDT
Signed by: Eric Fager 406660C0D510462.

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Invoice # : 72521

Page 2 of 3

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 15

Application Date : 8/21/2025

Period To: 8/31/2025

Project Ref Nos.:

Contract : 2222026- Hermantown Hockey Arena Addition

Item No.	B Description of Work	C Scheduled Value	D		E		F Materials Presently Stored (Not in D or E)	G		H Balance To Finish (C-G)	I Retainage (If Variable Rate)
			Work Completed		Total Completed and Stored To Date (D+E+F)	% (G / C)					
			From Previous Application (D+E)	This Period In Place							
1	Pre-Construction	60,000.00	60,000.00	0.00	0.00	60,000.00	100.00%	0.00	0.00		
100-L	Demolition	306,694.91	304,019.47	0.00	0.00	304,019.47	99.13%	2,675.44	15,200.97		
105-L	Concrete	701,567.88	660,212.36	28,005.52	0.00	688,217.88	98.10%	13,350.00	34,410.90		
110-L	Structural Precast	159,342.58	158,836.58	0.00	0.00	158,836.58	99.68%	506.00	7,941.83		
115-L	Architectural Precast	126,299.42	115,541.42	10,758.00	0.00	126,299.42	100.00%	0.00	6,314.98		
120-L	Masonry	614,735.29	604,235.29	10,500.00	0.00	614,735.29	100.00%	0.00	30,736.77		
124-L	Steel Supply - Change Orders	29,613.55	0.00	0.00	0.00	0.00	0.00%	29,613.55	0.00		
125-L	Steel Erection	457,208.76	418,930.79	19,125.15	0.00	438,055.94	95.81%	19,152.82	21,902.81		
130-L	Foundation Insulation & Waterproofing	25,950.00	25,950.00	0.00	0.00	25,950.00	100.00%	0.00	1,297.50		
131-L	Mechanical Equipment - Change Orders	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00		
133-L	Electrical Equipment - Change Orders	2,716.39	2,716.39	0.00	0.00	2,716.39	100.00%	0.00	135.82		
135-L	Site Clearing & Earthwork	1,224,173.69	1,182,687.10	0.00	0.00	1,182,687.10	96.61%	41,486.59	59,134.38		
140-L	Final Cleaning	38,595.08	0.00	0.00	0.00	0.00	0.00%	38,595.08	0.00		
145-L	Carpentry	201,126.46	151,343.24	18,000.00	0.00	169,343.24	84.20%	31,783.22	8,467.17		
150-L	Blown/Sprayed Insulation	21.00	0.00	0.00	0.00	0.00	0.00%	21.00	0.00		
155-L	Weather Barrier	33,551.29	33,551.29	0.00	0.00	33,551.29	100.00%	0.00	1,677.57		
160-L	Metal Panels	258,050.00	21,432.50	20,287.50	0.00	41,720.00	16.17%	216,330.00	2,086.01		
165-L	Roofing	858,010.00	747,762.82	85,500.00	0.00	833,262.82	97.12%	24,747.18	41,663.14		
170-L	Applied Fireproofing	19,237.01	19,237.01	0.00	0.00	19,237.01	100.00%	0.00	961.85		
174-L	Doors, Frames & Hardware - Change Orders	10,616.72	0.00	0.00	0.00	0.00	0.00%	10,616.72	0.00		
175-L	Joint Sealants	25,695.00	6,281.25	8,793.75	0.00	15,075.00	58.67%	10,620.00	753.75		
180-L	Specialty Doors	10,063.00	7,435.50	2,627.50	0.00	10,063.00	100.00%	0.00	503.16		
185-L	Aluminum Frames & Glazing	108,751.00	42,810.00	10,000.00	0.00	52,810.00	48.56%	55,941.00	2,640.50		
190-L	Drywall	184,744.00	141,900.50	0.00	0.00	141,900.50	76.81%	42,843.50	7,095.04		
195-L	Tile	151,822.55	70,697.33	59,840.42	0.00	130,537.75	85.98%	21,284.80	6,526.89		
200-L	Ceilings & Acoustical Treatment	66,807.00	11,877.20	40,083.30	0.00	51,960.50	77.78%	14,846.50	2,598.03		
205-L	Resilient and Carpet Flooring	20,557.00	0.00	0.00	0.00	0.00	0.00%	20,557.00	0.00		
210-L	Athletic Flooring	58,124.25	0.00	0.00	0.00	0.00	0.00%	58,124.25	0.00		
215-L	Epoxy Flooring	141,078.50	0.00	0.00	0.00	0.00	0.00%	141,078.50	0.00		
220-L	Painting	163,639.00	54,852.00	0.00	0.00	54,852.00	33.52%	108,787.00	2,742.60		
224-L	Specialties - Change Orders	7,742.40	0.00	0.00	0.00	0.00	0.00%	7,742.40	0.00		
225-L	Signage	7,525.00	0.00	0.00	0.00	0.00	0.00%	7,525.00	0.00		

CONTINUATION SHEET

Invoice # : 72521

Page 3 of 3

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 15

Application Date : 8/21/2025

Period To: 8/31/2025

Project Ref Nos.:

Contract : 2222026- Hermantown Hockey Arena Addition

A Item No.	B Description of Work	C Scheduled Value	D		E		F Materials Presently Stored (Not in D or E)	G		H Balance To Finish (C-G)	I Retainage (If Variable Rate)
			Work Completed		Total Completed and Stored To Date (D+E+F)	% (G / C)					
			From Previous Application (D+E)	This Period In Place							
230-L	Athletic Equipment	74,284.63	7,393.61	0.00	0.00	7,393.61	9.95%	66,891.02	369.68		
235-L	Window Treatments	8,192.00	0.00	0.00	0.00	0.00	0.00%	8,192.00	0.00		
240-L	Casework & Countertops	63,449.93	0.00	25,000.00	0.00	25,000.00	39.40%	38,449.93	1,250.00		
245-L	Ice Rink	2,125,501.21	2,051,067.02	28,060.45	0.00	2,079,127.47	97.82%	46,373.74	103,956.37		
250-L	Fire Suppression	109,455.00	54,359.25	25,279.50	0.00	79,638.75	72.76%	29,816.25	3,981.94		
255-L	Combined Mechincal	1,424,523.05	1,202,499.66	50,778.28	0.00	1,253,277.94	87.98%	171,245.11	62,663.91		
260-L	Controls	86,103.00	65,320.95	0.00	0.00	65,320.95	75.86%	20,782.05	3,266.05		
265-L	Electrical	847,068.72	614,172.44	119,781.66	0.00	733,954.10	86.65%	113,114.62	36,697.70		
270-L	General Conditions	725,356.31	492,617.28	31,754.32	0.00	524,371.60	72.29%	200,984.71	24,300.56		
275-L	Site Services	1,149,502.05	786,221.03	70,995.64	0.00	857,216.67	74.57%	292,285.38	41,634.79		
280-L	Building Permits	162,982.19	162,982.19	0.00	0.00	162,982.19	100.00%	0.00	4,920.67		
285-L	Performance & Payment Bonds	68,885.53	66,066.00	0.00	0.00	66,066.00	95.91%	2,819.53	1,884.80		
290-L	Umbrella Liability Insurance	129,414.72	98,030.86	6,367.56	0.00	104,398.42	80.67%	25,016.30	4,839.06		
295-L	Builder's Risk Insurance	23,412.60	16,170.04	481.48	0.00	16,651.52	71.12%	6,761.08	761.64		
300-L	Warranty Reserve	18,307.22	15,739.09	0.00	0.00	15,739.09	85.97%	2,568.13	733.95		
305-L	KA Contingency	356,224.60	0.00	0.00	0.00	0.00	0.00%	356,224.60	0.00		
310-L	KA Fee	262,487.91	204,471.03	11,998.67	0.00	216,469.70	82.47%	46,018.21	10,056.66		



KRAUS-ANDERSON®
Construction Company

Kraus-Anderson Construction Company
501 South Eighth Street, Minneapolis, MN 55404

DocuSign Envelope ID: A0BB2ED7-5931-478B-BC20-D7EDF371C34C

Important Notice Regarding Payments to Kraus-Anderson Construction Company

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Office phone: 612-255-2368 Cell phone: 612-210-0570

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Sincerely,

KRAUS-ANDERSON CONSTRUCTION COMPANY

Logan Carter
Controller

Ryan Szarzynski
Accounting Manager

CITY COUNCIL MEETING DATE: September 2, 2025

TO: Mayor & City Council

FROM: Eric Johnson, Community Development Director

SUBJECT: Acceptance of Utility Easement – Reside North, LLC

☒ **RESOLUTION:** 2025-140 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Approval of the utility easement agreement between the City of Hermantown and Reside North, LLC.

BACKGROUND

Requested is approval of the utility easement between the City of Hermantown and Reside North, LLC (Developer) as specified in the Development Agreement between the Developer and the City of Hermantown (City) (Resolution 2025-116). The easement is 30 feet and width and will contain the public sewer and water mains associated with the Reside apartment Planned Unit Development (Resolution 2025-92).

These public utilities are within the private driveway of the project and will be deeded to the City upon completion and acceptance by the City. The project construction has commenced and is anticipated to run throughout the 2025 and 2026 building seasons.

SOURCE OF FUNDS (if applicable)

N/A

ATTACHMENTS

Resolution
Utility Easement

Resolution No. 2025-140

Resolution Authorizing And Directing Mayor And City Clerk To Execute An Acceptance Of Utility Easement Agreement To The City Of Hermantown From Reside North, LLC

WHEREAS, Reside North, LLC, a Minnesota limited liability company (“Grantor”), is the owner of certain real property located in St. Louis County, Minnesota legally described in Exhibit A of the Utility Easement Agreement attached hereto; and

WHEREAS, the City of Hermantown (“City”) desires to construct the utilities (“Project”) and then turn over maintenance and improvements to the Grantor; and

WHEREAS, the Grantor has agreed to provide a permanent utility easement, as legally described in Exhibit B of the Utility Easement Agreement, for the construction, repair, and maintenance of public utilities; and

WHEREAS, the City desires to accept the Easement as described in and granted by the Utility Easement Agreement attached hereto as Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Hermantown, Minnesota as follows:

1. The Utility Easement Agreement dated September 2, 2025, between Reside North, LLC and the City of Hermantown is hereby approved.
2. The Mayor and City Clerk are hereby authorized and directed to execute and deliver the acceptance of the utility easement.
3. The City Clerk shall cause the executed easement to be recorded with the St. Louis County Recorder’s Office.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted September 2, 2025.

EXHIBIT A

(Top 3 inches reserved for recording data)

UTILITY EASEMENT

THIS INDENTURE, made and entered into this ____ day of _____, 2025, between **Reside North, LLC.**, a Minnesota limited liability company, ("Grantor") and the **City of Hermantown**, a Minnesota statutory city, ("Grantee") in response to the following situation:

A. Grantor is the owner of real property located in St. Louis County, Minnesota, and legally on Exhibit A attached hereto (the "Property").

B. Grantee desires to construct improvements to the utilities ("Project").

C. Grantor has agreed to provide a permanent easement ("Easement") described on Exhibit B attached hereto for public utilities on the Property FOREVER.

NOW, THEREFORE, the said Grantor, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto the Grantee, its successors and assigns, FOREVER:

1. The Recitals are included as a part hereof.

2. An easement for public utility purposes over, under, and across the property owned by Grantor together with the right to enter upon and occupy so much of such property as may be necessary in constructing, repairing, or otherwise maintaining any utilities, including any required slope and fill or any other public improvement built thereon, and including the right to remove any and all trees, shrubs and herbage therein.

3. It is understood that the right, privilege and easement herein granted and the provisions hereof shall extend to and bind the heirs, personal representatives, successors and assigns of the respective parties hereto.

Check here if all or part of the described real property is Registered (Torrens) ☐

[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the said Grantors have caused this instrument to be executed on the day and year first above written.

GRANTOR:**Reside North, LLC.**

By _____

Its _____

State of Minnesota, County of St. Louis

This instrument was acknowledged before me on this _____ day of _____, 2025 by _____ the _____ of Reside North, LLC. and on behalf of Reside North, LLC., a Minnesota limited liability company.

(Stamp)

(signature of notarial officer)

Title (and Rank): _____ Notary Public

My commission expires: _____
(month/day/year)**[ACCEPTANCE APPEARS ON NEXT PAGE]**

ACCEPTANCE

The City of Hermantown hereby accepts the foregoing easement.

Dated: _____

GRANTEE:

City of Hermantown

By _____
Wayne Boucher, Its Mayor

And by _____
Alissa McClure, Its City Clerk

State of Minnesota, County of St. Louis

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Wayne Boucher and Alissa McClure, the Mayor and City Clerk, respectively, of the City of Hermantown and on behalf of the City of Hermantown.

(Stamp)

(signature of notarial officer)

Title (and Rank): _____ Notary Public

My commission expires: _____
(month/day/year)

[END OF SIGNATURES]

THIS INSTRUMENT WAS DRAFTED BY:

Gunnar B. Johnson
Overom Law, PLLC
802 Garfield Avenue
Suite 101
Duluth, MN 55802

EXHIBIT A
Legal Description

Lot 4, except the Westerly 150 feet, Block 14, Duluth Homestead Subdivision Plat.

St. Louis County, Minnesota.

Abstract Property.

Parcel Identification No.: 395-0070-00410

Property Address: xxx, Hermantown, MN 55811

EXHIBIT B
Easement

An easement for utility purposes over, under and across the north 533.75 feet of the east 30.00 feet of the west 185.50 feet of Lot 4, Block 14, DULUTH HOMESTEADS SUBDIVISION, according to the recorded plat thereof, St. Louis County, Minnesota.

CITY COUNCIL MEETING DATE: September 2, 2025

TO: Mayor & City Council

FROM: Trish Crego, Utility and Infrastructure Director

SUBJECT: Keene Creek Trail Segment 4 Bid

☒ **RESOLUTION:** 2025-141 ☐ **ORDINANCE:** ☐ **OTHER:**

REQUESTED ACTION

Award Construction Bid provided by Keene Creek Trail Segment 4 Construction to Veit & Company, Inc. In the Amount Of \$3,109,107.00.

BACKGROUND

The bid opening for the above-mentioned project was conducted on Thursday, August 28, 2025 at 10:00 a.m. Online at City Hall. Sealed bids were received from five contractors, with the low bidder being Veit & Company, Inc of Duluth in the amount of \$3,109,107.00. The engineering estimate for the project is \$3,354,142.00.

It is recommended that the City award the construction contract for Keene Creek Trail Segment 4 Construction to Veit & Company, Inc. in the amount of \$3,109,107.00.

SOURCE OF FUNDS (if applicable)

Community Recreation Initiative- 412-419100-305 (DNR Grant)

ATTACHMENTS

Resolution
Abstract of Bids
Letter of Recommendation & Bid

Resolution No. 2024-141

**Resolution Receiving Bids And Awarding Contract For Keene Creek Trail Segment 4
Construction To Veit & Company In The Amount Of \$3,109,107.00**

WHEREAS, the City of Hermantown duly advertised for bids for Keene Creek Trail Segment 4 (“Project”) within the City of Hermantown; and

WHEREAS, the City will finance the Project from road improvement funds; and

WHEREAS, bids on such Projects were publicly opened and tabulated by the Consulting Engineer and Utility & Infrastructure Director on August 28, 2025; and

WHEREAS, a transcript of such bids is attached hereto as Exhibit A; and

WHEREAS, the Consulting Engineer reviewed the bid of the lowest bidder to confirm its accuracy; and

WHEREAS, the Consulting Engineer reviewed the bid of the lowest bidder and found it to be technically responsive to the specifications and also investigated the experience, past record of performance and capacity of the low bidder to perform the work contracted to be performed within the stated time period; and

WHEREAS, on the basis of such review, the Consulting Engineer has recommended that the lowest bidder, Veit & Co. (“Contractor”) be awarded the contract for Keene Creek Trail Segment 4 (“Project”); and

WHEREAS, after fully considering this matter, the City Council believes that it is in the best interests of the City of Hermantown to award the contract for such improvement to Contractor.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hermantown, Minnesota, as follows:

1. Contractor is hereby found, determined and declared to be the lowest responsible bidder for Keene Creek Trail Segment 4 (“Project”)
2. The bid of Contractor is in the amount of \$3,109,107.00 for Keene Creek Trail Segment 4 (“Project”) for such bid option in accordance with the plans and specifications and advertisements for bids shall be and hereby is accepted.
3. The Consulting Engineer is hereby directed to prepare a contract between the City of Hermantown and Contractor as soon as possible and submit it to the Contractor for execution by it.
4. Upon execution of such contract by Contractor and its submission of a performance bond, payment bond and certificate of insurance acceptable to the City Attorney, Mayor and City

Clerk are hereby authorized and directed to execute such contract for and on behalf of the City of Hermantown.

5. The Utility & Infrastructure Director is hereby authorized and directed to return forthwith to all bidders, the deposits (bid bonds) made with their bids, except that deposit (bid bond) of the successful bidder and the next lowest bidder shall not be returned until a contract has been executed.

6. The City reasonably expects to finance the Project from an issue of tax-exempt bonds. In advance of issuance of the bonds, it will be necessary for the City to temporarily finance certain costs of the Project by using either working capital or cash reserves, which are needed for other purposes. The City reasonably expects to reimburse itself from the proceeds of the bonds within eighteen (18) months after the date the Project is paid from such working capital or cash reserves.

Councilor _____ introduced the foregoing resolution and moved its adoption.

The motion for the adoption of such resolution was seconded by Councilor _____ and, upon a vote being taken thereon, the following voted in favor thereof:

Councilors _____

and the following voted in opposition thereto:

Councilors _____

WHEREUPON, such resolution was declared duly passed and adopted September 2, 2025.

EXHIBIT A

John Mulder
City Administrator
City of Hermantown
5105 Maple Grove Rd,
Hermantown, MN 55811
August 28, 2025

Re: Bid Recommendation for Keene Creek Trails

Dear John,

This letter is regarding the bid opening for Keene Creek Trails.

Keene Creek Trails received five bids for the project. We have reviewed all the bids that were received on 8/28/2025 at the bid opening. Veit and Company are the lowest responsible bidder for the project. The Base Bid for Trails is \$2,937,855.30, the Add Alternate Bid is \$171,251.70, with a total bid price of \$3,109,107.00. We recommend awarding the contract for Keene Creek Trails to Veit and Company. The Engineer's Estimate for the project was \$3,353,862.00, the lowest bid received is \$244,755 lower than the provided engineer's estimate.

Included as attachments to this letter is the bid abstract for the Keene Creek Trails Bids.

Sincerely,



David Bolf, P.E.
City of Hermantown Engineering
Northland Consulting Engineers
102 South 21st Avenue West, Suite 1
Duluth, MN 55806

Keene Creek Trails Bid Abstract

Date: 8/28/2025

Item	Spec.	Item	Unit of	Estimated Quantities		Total Estimated	Northland Consulting Engineers Estimate		Veit		Ulland		Kaski		Northland Constructors		Urban Companies	
No.	No.	Description	Measure	Segment 4 - North	Segment 4 - South	Quantities	Unit Price	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2021.501	MOBILIZATION	LS	0.5	0.5	1	\$126,500.00	\$126,500.00	\$ 198,000.00	\$ 198,000.00	\$ 106,252.06	\$ 106,252.06	\$ 153,295.58	\$ 153,295.58	\$ 200,207.60	\$ 200,207.60	\$ 712,667.15	\$ 712,667.15
2	2100.601	FURNISH AND INSTALL PAVILION	LS	1	0	1	\$50,000.00	\$50,000.00	\$ 53,000.00	\$ 53,000.00	\$ 98,500.00	\$ 98,500.00	\$ 67,356.24	\$ 67,356.24	\$ 54,000.00	\$ 54,000.00	\$ 100,000.00	\$ 100,000.00
3	2101.502	CLEARING	ACRE	1.41	1.45	2.86	\$5,000.00	\$14,300.00	\$ 6,800.00	\$ 19,448.00	\$ 3,600.00	\$ 10,296.00	\$ 9,600.00	\$ 27,456.00	\$ 6,500.00	\$ 18,590.00	\$ 36,000.00	\$ 102,960.00
4	2101.502	GRUBBING	ACRE	3.14	3.24	6.38	\$5,000.00	\$31,900.00	\$ 7,900.00	\$ 50,402.00	\$ 5,700.00	\$ 36,366.00	\$ 8,400.00	\$ 53,592.00	\$ 8,500.00	\$ 54,230.00	\$ 12,000.00	\$ 76,560.00
5	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	73	48	121	\$100.00	\$12,100.00	\$ 3.20	\$ 387.20	\$ 2.35	\$ 284.35	\$ 2.82	\$ 341.22	\$ 3.00	\$ 363.00	\$ 12.00	\$ 1,452.00
6	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	13.0	12.0	25.0	\$50.00	\$1,250.00	\$ 7.00	\$ 175.00	\$ 30.00	\$ 750.00	\$ 44.16	\$ 1,104.00	\$ 20.00	\$ 500.00	\$ 25.00	\$ 625.00
7	2104.602	SALVAGE BOULDER	EACH	10	0	10	\$100.00	\$1,000.00	\$ 93.00	\$ 930.00	\$ 260.00	\$ 2,600.00	\$ 163.20	\$ 1,632.00	\$ 100.00	\$ 1,000.00	\$ 200.00	\$ 2,000.00
8	2106.507	SELECT GRANULAR BORROW MOD 7% (CV)	CY	3,294	1,990	5,284	\$40.00	\$211,360.00	\$ 34.00	\$ 179,656.00	\$ 45.00	\$ 237,780.00	\$ 33.16	\$ 175,217.44	\$ 50.00	\$ 264,200.00	\$ 35.00	\$ 184,940.00
9	2106.507	GRANULAR EMBANKMENT (CV)	CY	2,316	1,163	3,479	\$20.00	\$69,580.00	\$ 32.00	\$ 111,328.00	\$ 43.00	\$ 149,597.00	\$ 29.33	\$ 102,039.07	\$ 42.00	\$ 146,118.00	\$ 35.00	\$ 121,765.00
10	2106.507	EXCAVATION - MUCK	CY	1,278	691	1,969	\$20.00	\$39,380.00	\$ 21.00	\$ 41,349.00	\$ 32.00	\$ 63,008.00	\$ 26.19	\$ 51,568.11	\$ 25.00	\$ 49,225.00	\$ 50.00	\$ 98,450.00
11	2106.507	EXCAVATION - ROCK	CY	0	500	500	\$50.00	\$25,000.00	\$ 91.00	\$ 45,500.00	\$ 98.00	\$ 49,000.00	\$ 175.00	\$ 87,500.00	\$ 100.00	\$ 50,000.00	\$ 400.00	\$ 200,000.00
12	2106.507	EXCAVATION - COMMON	CY	5,677	3,636	9,313	\$20.00	\$186,260.00	\$ 10.50	\$ 97,786.50	\$ 24.80	\$ 230,962.40	\$ 18.27	\$ 170,148.51	\$ 20.00	\$ 186,260.00	\$ 35.00	\$ 325,955.00
13	2106.507	COMMON EMBANKMENT (CV)	CY	2,186	1,759	3,945	\$8.00	\$31,560.00	\$ 9.00	\$ 35,505.00	\$ 8.00	\$ 31,560.00	\$ 7.21	\$ 28,443.45	\$ 20.00	\$ 78,900.00	\$ 35.00	\$ 138,075.00
14	2108.504	GEOTEXTILE FABRIC TYPE 5	SY	13,155	8,165	21,320	\$3.00	\$63,960.00	\$ 1.90	\$ 40,508.00	\$ 3.40	\$ 72,488.00	\$ 1.68	\$ 35,817.60	\$ 3.00	\$ 63,960.00	\$ 6.00	\$ 127,920.00
15	2211.507	AGGREGATE BASE (CV) CLASS 5	CY	3,330	2,106	5,436	\$45.00	\$244,620.00	\$ 43.00	\$ 233,748.00	\$ 66.00	\$ 358,776.00	\$ 44.32	\$ 240,923.52	\$ 65.00	\$ 353,340.00	\$ 65.00	\$ 353,340.00
16	2221.507	SHOULDER BASE AGGREGATE (CV) CLASS 5	CY	207	150	357	\$75.00	\$26,775.00	\$ 88.00	\$ 31,416.00	\$ 101.00	\$ 36,057.00	\$ 50.00	\$ 17,850.00	\$ 80.00	\$ 28,560.00	\$ 65.00	\$ 23,205.00
17	2301.504	CONCRETE PAVEMENT 6"	SY	113	11	124	\$15.00	\$1,860.00	\$ 168.00	\$ 20,832.00	\$ 150.00	\$ 18,600.00	\$ 127.84	\$ 15,852.16	\$ 190.00	\$ 23,560.00	\$ 180.00	\$ 22,320.00
18	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B)	TON	950	655	1,605	\$150.00	\$240,750.00	\$ 108.00	\$ 173,340.00	\$ 95.00	\$ 152,475.00	\$ 115.20	\$ 184,896.00	\$ 117.00	\$ 187,785.00	\$ 222.00	\$ 356,310.00
19	2360.509	TYPE SP 9.5 NON WEARING COURSE MIXTURE (3,B)	TON	60	0	60	\$150.00	\$9,000.00	\$ 178.00	\$ 10,680.00	\$ 156.00	\$ 9,360.00	\$ 189.60	\$ 11,376.00	\$ 132.00	\$ 7,920.00	\$ 240.00	\$ 14,400.00
20	-	BRIDGE	LS	1	0	1	\$150,000.00	\$150,000.00	\$ 198,000.00	\$ 198,000.00	\$ 196,000.00	\$ 196,000.00	\$ 107,290.00	\$ 107,290.00	\$ 185,000.00	\$ 185,000.00	\$ 435,000.00	\$ 435,000.00
21	2411.604	MODULAR BLOCK RETAINING WALL	SF	5,650	3,150	8,800	\$100.00	\$880,000.00	\$ 68.00	\$ 598,400.00	\$ 60.00	\$ 528,000.00	\$ 73.60	\$ 647,680.00	\$ 68.00	\$ 598,400.00	\$ 77.00	\$ 677,600.00
22	2412.502	6X4 PRECAST CONCRETE BOX CULVERT END SECTION	EACH	0	2	2	\$2,500.00	\$5,000.00	\$ 6,700.00	\$ 13,400.00	\$ 5,500.00	\$ 11,000.00	\$ 10,197.00	\$ 20,394.00	\$ 6,900.00	\$ 13,800.00	\$ 8,000.00	\$ 16,000.00
23	2412.502	9X6 PRECAST CONCRETE BOX CULVERT END SECTION	EACH	2	0	2	\$5,000.00	\$10,000.00	\$ 11,600.00	\$ 23,200.00	\$ 10,200.00	\$ 20,400.00	\$ 17,133.00	\$ 34,266.00	\$ 12,200.00	\$ 24,400.00	\$ 18,000.00	\$ 36,000.00
24	2412.503	6X4 PRECAST CONCRETE BOX CULVERT	LF	0	40	40	\$500.00	\$20,000.00	\$ 940.00	\$ 37,600.00	\$ 1,000.00	\$ 40,000.00	\$ 2,120.40	\$ 84,816.00	\$ 850.00	\$ 34,000.00	\$ 1,200.00	\$ 48,000.00
25	2412.503	9X6 PRECAST CONCRETE BOX CULVERT	LF	56	0	56	\$1,000.00	\$56,000.00	\$ 1,200.00	\$ 67,200.00	\$ 1,400.00	\$ 78,400.00	\$ 2,471.57	\$ 138,407.92	\$ 1,150.00	\$ 64,400.00	\$ 2,000.00	\$ 112,000.00
26	2501.502	15" CP PIPE CULVERT	LF	186	165	351	\$55.00	\$19,305.00	\$ 58.00	\$ 20,358.00	\$ 60.00	\$ 21,060.00	\$ 90.87	\$ 31,895.37	\$ 69.00	\$ 24,219.00	\$ 50.00	\$ 17,550.00
27	2501.503	15" GS PIPE APRON	EACH	8	12	20	\$450.00	\$9,000.00	\$ 778.00	\$ 15,560.00	\$ 430.00	\$ 8,600.00	\$ 448.07	\$ 8,961.40	\$ 350.00	\$ 7,000.00	\$ 750.00	\$ 15,000.00
28	2501.502	18" CP PIPE CULVERT	LF	68	38	106	\$65.00	\$6,890.00	\$ 64.00	\$ 6,784.00	\$ 65.00	\$ 6,890.00	\$ 177.43	\$ 18,807.58	\$ 69.00	\$ 7,314.00	\$ 60.00	\$ 6,360.00
29	2501.503	18" GS PIPE APRON	EACH	2	2	4	\$550.00	\$2,200.00	\$ 566.00	\$ 2,264.00	\$ 470.00	\$ 1,880.00	\$ 636.10	\$ 2,544.40	\$ 515.00	\$ 2,060.00	\$ 1,000.00	\$ 4,000.00
30	2501.502	24" CP PIPE CULVERT	LF	138	0	138	\$80.00	\$11,040.00	\$ 71.00	\$ 9,798.00	\$ 84.00	\$ 11,592.00	\$ 144.98	\$ 20,007.24	\$ 92.00	\$ 12,696.00	\$ 75.00	\$ 10,350.00
31	2501.503	24" GS PIPE APRON	EACH	10	0	10	\$650.00	\$6,500.00	\$ 677.00	\$ 6,770.00	\$ 570.00	\$ 5,700.00	\$ 767.83	\$ 7,678.30	\$ 920.00	\$ 9,200.00	\$ 1,500.00	\$ 15,000.00
32	2501.502	36" CP PIPE CULVERT	LF	103	0	103	\$100.00	\$10,300.00	\$ 145.00	\$ 14,935.00	\$ 120.00	\$ 12,360.00	\$ 164.62	\$ 16,955.86	\$ 130.00	\$ 13,390.00	\$ 150.00	\$ 15,450.00
33	2501.503	36" GS PIPE APRON	EACH	4	0	4	\$1,000.00	\$4,000.00	\$ 1,500.00	\$ 6,000.00	\$ 820.00	\$ 3,280.00	\$ 1,363.65	\$ 5,454.60	\$ 1,225.00	\$ 4,900.00	\$ 4,000.00	\$ 16,000.00
34	2502.503	4" PERF PVC PIPE DRAIN	LF	2100	1800	3900	\$20.00	\$78,000.00	\$ 17.00	\$ 66,300.00	\$ 12.00	\$ 46,800.00	\$ 15.10	\$ 58,890.00	\$ 5.00	\$ 19,500.00	\$ 30.00	\$ 117,000.00
35	2502.602	6" PVC PIPE DRAIN CLEANOUT	EACH	1	0	1	\$500.00	\$500.00	\$ 220.00	\$ 220.00	\$ 710.00	\$ 710.00	\$ 607.44	\$ 607.44	\$ 650.00	\$ 650.00	\$ 700.00	\$ 700.00
36	2506.502	ADJUST FRAME AND RING CASTING	EACH	11	0	11	\$750.00	\$8,250.00	\$ 182.00	\$ 2,002.00	\$ 370.00	\$ 4,070.00	\$ 429.76	\$ 4,727.36	\$ 360.00	\$ 3,960.00	\$ 2,000.00	\$ 22,000.00
37	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 4007C	LF	20.21	0	20.21	\$250.00	\$5,052.50	\$ 980.00	\$ 19,805.80	\$ 825.00	\$ 16,673.25	\$ 1,616.66	\$ 32,672.70	\$ 930.00	\$ 18,795.30	\$ 1,200.00	\$ 24,252.00
38	2506.602	MANHOLE FRAME SEAL	EACH	22	0	22	\$150.00	\$3,300.00	\$ 207.00	\$ 4,554.00	\$ 465.00	\$ 10,230.00	\$ 887.45	\$ 19,523.90	\$ 240.00	\$ 5,280.00	\$ 1,000.00	\$ 22,000.00
39	2511.507	RANDOM RIPRAP CLASS III	CY	19	15	34	\$90.00	\$3,060.00	\$ 95.00	\$ 3,230.00	\$ 123.00	\$ 4,182.00	\$ 168.53	\$ 5,730.02	\$ 50.00	\$ 1,700.00	\$ 250.00	\$ 8,500.00
40	2511.602	BOULDER PLACEMENT	EACH	10	0	10	\$25.00	\$250.00	\$ 112.00	\$ 1,120.00	\$ 614.00	\$ 6,140.00	\$ 188.75	\$ 1,887.50	\$ 100.00	\$ 1,000.00	\$ 250.00	\$ 2,500.00
41	2521.518	4" CONCRETE WALK	SF	420	1480	1,900	\$10.00	\$19,000.00	\$ 23.00	\$ 43,700.00	\$ 17.00	\$ 32,300.00	\$ 7.80	\$ 14,820.00	\$ 36.00	\$ 68,400.00	\$ 20.30	\$ 38,570.00
42	2531.618	TRUNCATED DOMES	SF	32	16	48	\$50.00	\$2,400.00	\$ 52.00	\$ 2,496.00	\$ 46.00	\$ 2,208.00	\$ 58.94	\$ 2,829.12	\$ 60.00	\$ 2,880.00	\$ 55.20	\$ 2,649.60
43	2540.602	FURNISH AND INSTALL TRASH RECEPTACLES	EACH	7	18	25	\$1,500.00	\$37,500.00	\$ 982.00	\$ 24,550.00	\$ 1,000.00	\$ 25,000.00	\$ 1,486.70	\$ 37,167.50	\$ 1,500.00	\$ 37,500.00	\$ 2,200.00	\$ 55,000.00
44	2540.602	FURNISH AND INSTALL BENCHES	EACH	7	18	25	\$1,500.00	\$37,500.00	\$ 2,050.00	\$ 51,250.00	\$ 2,000.00	\$ 50,000.00	\$ 2,055.24	\$ 51,381.00	\$ 2,200.00	\$ 55,000.00	\$ 2,500.00	\$ 62,500.00
45	2540.603	METAL RAILING	LF	0	600	600	\$100.00	\$60,000.00	\$ 300.00	\$ 180,000.00	\$ 267.00	\$ 160,200.00	\$ 320.40	\$ 192,240.00	\$ 240.00	\$ 144,000.00	\$ 350.00	\$ 210,000.00
46	2557.502	SALVAGE VEHICULAR GATE	EACH	1	0	1	\$1,500.00	\$1,500.00	\$ 5,000.00	\$ 5,000.00	\$ 4,500.00	\$ 4,500.00	\$ 2,352.00	\$ 2,352.00	\$ 4,700.00	\$ 4,700.00	\$ 2,500.00	\$ 2,500.00
47	2557.502	VEHICULAR GATE	EACH	1	2	3	\$5,000.00	\$15,000.00	\$ 4,400.00	\$ 13,200.00	\$ 4,800.00	\$ 14,400.00	\$ 5,166.60	\$ 15,499.80	\$ 500.00	\$ 1,500.00	\$ 6,000.00	\$ 18,000.00

48	2563.601	TRAFFIC CONTROL	LS	0.5	0.5	1	\$5,000.00	\$5,000.00	\$ 4,250.00	\$ 4,250.00	\$ 3,800.00	\$ 3,800.00	\$ 12,720.00	\$ 12,720.00	\$ 4,100.00	\$ 4,100.00	\$ 25,000.00	\$ 25,000.00
49	2564.518	SIGN PANELS TYPE C	SF	60.16	59.00	119.16	\$150.00	\$17,874.00	\$ 100.00	\$ 11,916.00	\$ 89.00	\$ 10,605.24	\$ 106.80	\$ 12,726.29	\$ 95.00	\$ 11,320.20	\$ 126.00	\$ 15,014.16
50	2565.616	PEDESTRIAN CROSSWALK FLASHER SYSTEM	SYS	0	1	1	\$30,000.00	\$30,000.00	\$ 20,600.00	\$ 20,600.00	\$ 18,298.00	\$ 18,298.00	\$ 21,042.70	\$ 21,042.70	\$ 24,000.00	\$ 24,000.00	\$ 29,400.00	\$ 29,400.00
51	2573.501	STABILIZED CONSTRUCTION EXIT	LS	0.5	0.5	1	\$5,000.00	\$5,000.00	\$ 10,500.00	\$ 10,500.00	\$ 2,000.00	\$ 2,000.00	\$ 10,000.00	\$ 10,000.00	\$ 7,500.00	\$ 7,500.00	\$ 10,000.00	\$ 10,000.00
52	2573.502	CULVERT END CONTROL	EACH	12	7	19	\$250.00	\$4,750.00	\$ 338.00	\$ 6,422.00	\$ 300.00	\$ 5,700.00	\$ 201.25	\$ 3,823.75	\$ 310.00	\$ 5,890.00	\$ 500.00	\$ 9,500.00
53	2573.503	SILT FENCE, TYPE HI	LF	8,975	5,225	14,200	\$5.00	\$71,000.00	\$ 4.20	\$ 59,640.00	\$ 3.75	\$ 53,250.00	\$ 4.60	\$ 65,320.00	\$ 4.00	\$ 56,800.00	\$ 5.00	\$ 71,000.00
54	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LF	535	465	1,000	\$6.00	\$6,000.00	\$ 4.20	\$ 4,200.00	\$ 3.75	\$ 3,750.00	\$ 3.45	\$ 3,450.00	\$ 4.00	\$ 4,000.00	\$ 8.00	\$ 8,000.00
55	2575.604	RAPID STABILIZATION METHOD 4	SY	9,250	4,500	13,750	\$5.00	\$68,750.00	\$ 2.30	\$ 31,625.00	\$ 2.05	\$ 28,187.50	\$ 2.30	\$ 31,625.00	\$ 2.20	\$ 30,250.00	\$ 3.00	\$ 41,250.00
56	2582.503	4" SOLID LINE PAINT	LF	72	0	72	\$7.00	\$504.00	\$ 3.40	\$ 244.80	\$ 3.00	\$ 216.00	\$ 3.60	\$ 259.20	\$ 3.25	\$ 234.00	\$ 3.60	\$ 259.20
57	2582.518	CROSSWALK PREFORM THERMOPLASTIC GROUND IN	SF	180	0	180	\$25.00	\$4,500.00	\$ 31.00	\$ 5,580.00	\$ 28.00	\$ 5,040.00	\$ 33.04	\$ 5,947.20	\$ 30.00	\$ 5,400.00	\$ 2.40	\$ 432.00
58	2582.618	PAVEMENT MARKING SPECIAL	SF	350	0	350	\$10.00	\$3,500.00	\$ 3.40	\$ 1,190.00	\$ 3.00	\$ 1,050.00	\$ 3.60	\$ 1,260.00	\$ 3.50	\$ 1,225.00	\$ 33.60	\$ 11,760.00
Base Bid							NCE's Total Estimate	\$3,065,580.50	Veit's Total Estimate	\$ 2,937,855.30	Ulland's Total Estimate	\$ 3,119,183.80	Kaski's Total Estimate	\$ 3,180,070.05	Northland's Total Estimate	\$ 3,285,082.10	Urban Companies Total Estimate	\$ 5,195,041.11

59	2104.502	REMOVE SIGN	EACH	1	0	1	\$500.00	\$500.00	\$ 56.00	\$ 56.00	\$ 50.00	\$ 50.00	\$ 61.00	\$ 61.00	\$ 55.00	\$ 55.00	\$ 500.00	\$ 500.00
60	2104.502	REMOVE WOOD LIGHT POLE	EACH	2	0	2	\$1,500.00	\$3,000.00	\$ 1,400.00	\$ 2,800.00	\$ 1,580.00	\$ 3,160.00	\$ 1,500.00	\$ 3,000.00	\$ 1,640.00	\$ 3,280.00	\$ 1,200.00	\$ 2,400.00
61	2104.503	REMOVE GUARDRAIL	LF	124	0	124	\$15.00	\$1,860.00	\$ 10.40	\$ 1,289.60	\$ 23.50	\$ 2,914.00	\$ 49.35	\$ 6,119.40	\$ 12.00	\$ 1,488.00	\$ 25.00	\$ 3,100.00
62	2104.602	REMOVE GATE	EACH	1	0	1	\$1,500.00	\$1,500.00	\$ 300.00	\$ 300.00	\$ 1,020.00	\$ 1,020.00	\$ 1,659.20	\$ 1,659.20	\$ 430.00	\$ 430.00	\$ 500.00	\$ 500.00
63	2104.602	SALVAGE BOULDER	EACH	20	0	20	\$50.00	\$1,000.00	\$ 47.00	\$ 940.00	\$ 260.00	\$ 5,200.00	\$ 165.00	\$ 3,300.00	\$ 100.00	\$ 2,000.00	\$ 200.00	\$ 4,000.00
64	2106.507	EXCAVATION - COMMON	CY	950	0	950	\$20.00	\$19,000.00	\$ 4.40	\$ 4,180.00	\$ 38.00	\$ 36,100.00	\$ 19.00	\$ 18,050.00	\$ 12.00	\$ 11,400.00	\$ 35.00	\$ 33,250.00
65	2108.504	GEOTEXTILE FABRIC TYPE 5	SY	2928	0	2928	\$3.00	\$8,784.00	\$ 2.70	\$ 7,905.60	\$ 3.40	\$ 9,955.20	\$ 1.68	\$ 4,919.04	\$ 3.00	\$ 8,784.00	\$ 6.00	\$ 17,568.00
66	2211.507	AGGREGATE BASE (CV) CLASS 5	CY	500	0	500	\$45.00	\$22,500.00	\$ 40.00	\$ 20,000.00	\$ 70.00	\$ 35,000.00	\$ 46.00	\$ 23,000.00	\$ 55.00	\$ 27,500.00	\$ 65.00	\$ 32,500.00
67	2211.507	AGGREGATE BASE (CV) CLASS 5 (SALVAGED)	CY	950	0	950	\$45.00	\$42,750.00	\$ 6.30	\$ 5,985.00	\$ 48.00	\$ 45,600.00	\$ 35.00	\$ 33,250.00	\$ 12.00	\$ 11,400.00	\$ 65.00	\$ 61,750.00
68	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B)	TON	350	0	350	\$150.00	\$52,500.00	\$ 106.00	\$ 37,100.00	\$ 92.00	\$ 32,200.00	\$ 103.40	\$ 36,190.00	\$ 109.00	\$ 38,150.00	\$ 222.00	\$ 77,700.00
69	2360.509	TYPE SP 9.5 NON WEARING COURSE MIXTURE (3,B)	TON	350	0	350	\$150.00	\$52,500.00	\$ 104.00	\$ 36,400.00	\$ 90.00	\$ 31,500.00	\$ 104.88	\$ 36,708.00	\$ 109.00	\$ 38,150.00	\$ 222.00	\$ 77,700.00
70	2502.503	6" PERF PVC PIPE DRAIN	LF	108	0	108	\$75.00	\$8,062.50	\$ 47.00	\$ 5,052.50	\$ 37.00	\$ 3,977.50	\$ 20.00	\$ 2,150.00	\$ 30.00	\$ 3,225.00	\$ 35.00	\$ 3,762.50
71	2511.602	BOULDER PLACEMENT	EACH	20	0	20	\$25.00	\$500.00	\$ 56.00	\$ 1,120.00	\$ 610.00	\$ 12,200.00	\$ 190.00	\$ 3,800.00	\$ 100.00	\$ 2,000.00	\$ 200.00	\$ 4,000.00
72	2545.501	LIGHTING SYSTEM	LS	1	0	1	\$50,000.00	\$50,000.00	\$ 37,000.00	\$ 37,000.00	\$ 32,942.00	\$ 32,942.00	\$ 39,530.40	\$ 39,530.40	\$ 44,700.00	\$ 44,700.00	\$ 40,656.00	\$ 40,656.00
73	2564.518	SIGN PANELS TYPE C	SF	5	0	5	\$150.00	\$675.00	\$ 100.00	\$ 450.00	\$ 89.00	\$ 400.50	\$ 108.58	\$ 488.61	\$ 95.00	\$ 427.50	\$ 126.00	\$ 567.00
74	2573.503	SILT FENCE, TYPE HI	LF	1000	0	1000	\$5.00	\$5,000.00	\$ 2.80	\$ 2,800.00	\$ 2.50	\$ 2,500.00	\$ 5.35	\$ 5,350.00	\$ 2.60	\$ 2,600.00	\$ 6.00	\$ 6,000.00
75	2575.604	RAPID STABILIZATION METHOD 4	SY	1150	0	1150	\$5.00	\$5,750.00	\$ 2.30	\$ 2,645.00	\$ 2.30	\$ 2,645.00	\$ 2.92	\$ 3,358.00	\$ 2.20	\$ 2,530.00	\$ 3.00	\$ 3,450.00
76	2582.503	4" SOLID LINE PAINT	LF	1056	0	1056	\$5.00	\$5,280.00	\$ 3.40	\$ 3,590.40	\$ 3.00	\$ 3,168.00	\$ 3.60	\$ 3,801.60	\$ 3.25	\$ 3,432.00	\$ 3.60	\$ 3,801.60
77	2582.618	PAVEMENT MARKING SPECIAL	SF	712	0	712	\$10.00	\$7,120.00	\$ 2.30	\$ 1,637.60	\$ 2.00	\$ 1,424.00	\$ 2.44	\$ 1,737.28	\$ 2.20	\$ 1,566.40	\$ 2.40	\$ 1,708.80
Add Alt Base Bid							NCE's Total Estimate	\$288,281.50	Veit's Total Estimate	\$ 171,251.70	Ulland's Total Estimate	\$ 261,956.20	Kaski's Total Estimate	\$ 226,472.53	Northland's Total Estimate	\$ 203,117.90	Urban Companies Total Estimate	\$ 374,913.90

Total Bid							NCE's Total Estimate	\$3,353,862.00	Veit's Total Estimate	\$ 3,109,107.00	Ulland's Total Estimate	\$ 3,381,140.00	Kaski's Total Estimate	\$ 3,406,542.58	Northland's Total Estimate	\$ 3,488,200.00	Urban Companies Total Estimate	\$ 5,569,955.01
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Trail Cost	\$2,940,462.00	\$2,589,303.70	\$2,881,517.25	\$2,790,492.51	\$3,034,410.70	\$4,633,530.51
Storm Sewer Cost	\$246,798	\$295,442	\$272,650	\$451,836	\$240,754	\$433,173
Bridge Cost	\$150,000	\$198,000	\$196,000	\$107,290	\$185,000	\$435,000
Sanitary Sewer Cost	\$16,603	\$26,362	\$30,973	\$56,924	\$28,035	\$68,252

Keene Creek Trails Construction

Date: 8/28/25

Time: 10:00 AM

NCE Project No. 23-8004

	Bidder	Acknowledgement of Addendums	Bid Bond Present	Responsible Contractor	Non- Collusion Affadavit	Base Bid Amount	Add Alt Bid Amount	TotalBid Amount
1	Northland Contractors of Duluth	x	x	x	x	\$ 3,285,082.10	\$ 203,117.90	\$ 3,488,200.00
2	Urban Companies	x	x	x	x	\$ 5,195,041.11	\$ 374,913.90	\$ 5,569,955.01
3	Kaski	x	x	x	x	\$ 3,180,070.05	\$ 226,472.53	\$ 3,406,542.58
4	Ulland	x	x	x	x	\$ 3,119,183.80	\$ 261,956.20	\$ 3,381,140.00
5	Veit	x	x	x	x	\$ 2,937,855.30	\$ 171,251.70	\$ 3,109,107.00
6								
7								
8								
	Engineer's Estimate					\$ 3,065,860.50	\$ 288,281.50	\$ 3,354,142.00