



REQUEST FOR QUOTE
For
Former Schwamb Property Demolition

Release Date: September 21, 2026
Quotes Are Due: October 5, 2026, at **2:00 PM**
At
Dakota County Facilities Management
Administration Center
1590 Highway 55
Hastings MN 55033

For additional information please contact:
Dakota County Facilities Management
Dan Leighton
651-438-4693
daniel.leighton@co.dakota.mn.us

INTRODUCTION

Dakota County Parks is seeking quotes for the demolition and removal of an existing single-family residence and outbuildings on Dakota County property. The property is known as the former Schwamb property and is located at:

**26287 Miesville Trl
Cannon Falls, MN**

BACKGROUND

The County is preparing to demolish the buildings located at 26287 Miesville Trl Cannon Falls, MN. The Property has the following structures or features: one house, one mobile home, garage, barn, and several outbuildings. The house (1,342 square feet) has 1 ½ stories and a basement. The mobile home (1,810 square feet) is one story. The barn (570 square feet). The garage (660 square feet). The outbuildings include two sheds, a treehouse, a grilling shelter/structure, and a smoke house: all under 300 square feet in size. The Property is not supplied with municipal water, sanitary sewer, and stormwater connections. All building foundations will be demolished. Pictures available in the Environmental Site Assessment, Supplement B.

SCOPE OF SERVICE

General

- A. Contractor shall provide all materials, labor and equipment required for the completion of the project.
- B. Demolition and cleanup must be done in accordance with Federal Law, Minnesota State Statutes, MPCA rules and Dakota County Ordinances.
- C. Erosion and sediment control BMPs shall be installed before the start of any demolition activities and maintained until restoration is completed.
- D. All quoters should inspect the site before quoting. To schedule a site visit contact: Dan Leighton at 651-438-4693 or email at daniel.leighton@co.dakota.mn.us
- E. The County does reserve the right to reject any quotes that are not in the County's best interest.
- F. Contactor is required to purchase and obtain all permits required for the demolition.

Building Demolition Specifications

- A. All concrete, wood, brick, metal and other demolition materials must be removed and may not be buried at the site.
- B. Material such as concrete, glass, asphalt and wood waste may be separated for processing at a processing facility or disposed of in a demolition landfill.
- C. All other waste must be disposed of at a licensed sanitary landfill that meets the State of Minnesota and Dakota County landfill requirements for construction and operation.
- D. Hazardous waste: All visible hazardous waste has been managed by Dakota County Environmental Management. In the event hazardous materials are discovered during the demolition process, all hazardous waste discovered at the site must be placed on an impermeable surface or in containers and covered with a water impermeable tarp or cover for removal by others.

Hazard Material Removal

- A. Asbestos and other regulated materials have been found in the house. The contractor will be responsible for the removal of the asbestos and Dakota County will remove all regulated waste materials listed in the Asbestos Survey Report, table 3.
- B. Dakota County will provide on-site air monitoring during the asbestos removal, depending on removal method.
- C. The cost of the asbestos abatement shall be included in the lump sum quote.
- D. Questions regarding the hazard material removal should be directed to:

Cathy Undem
Environmental Resources Department
952-891-7532
cathy.undem@co.dakota.mn.us

Erosion Control, Site Grading, and Site Restoration

- A. Proper erosion control measures must be in place prior to any demolition or excavation. Contractor shall install erosion and sedimentation controls at the Project Site to minimize erosion and ensure that sediment does not leave the Project Site. Erosion and sedimentation control measures shall include Silt Fence meeting MnDOT Standard Specification 3886. It shall be installed on the downslope side of the project site extents by the Contractor.
- B. Backfill excavated areas with clean imported granular borrow placed with maximum lifts of 24" compacted to a minimum 90% proctor density.
- C. All disturbed areas to be graded to drain, scarified to a depth of 12", and restored with 6 inches of topsoil.
- D. Dakota County staff, or appointed contractor will complete the final seeding of disturbed areas.

Septic System

- A. There are three septic systems on the property
- B. Dakota County staff will coordinate the pumping of the septic tanks.
- C. Septic tanks shall be removed from the site completely, not buried.
- D. Excavation of the tanks must be filled and graded per the site grading requirements.

Well

- A. Dakota County will obtain a separate contract for the abandonment of the existing wells.

Utilities

A. Dakota County will coordinate with the successful quoter the termination and disconnection of all associated utilities. When the demolition date has been finalized, Dakota County will work with the utility providers to terminate and disconnect the electrical service.

Temporary Road

- 1. Access is no longer available through the adjacent private land. A temporary access is proposed on County property using temporary construction mats to cross mapped floodplain and wetland areas. Some fill would be needed on the steep shoulder of Miesville Trail and some grading at the connection to the existing driveway would be needed to create a drivable equipment route. Any disturbed areas would be reseeded and stabilized using an appropriate BWSR native seed mix.
- 2. Temporary construction matting must be removed within 6 months of project start.
- 3. Detailed information can be found in the Minnesota Wetland Conservation Act- Notice of Decision, Supplement C.

INSTRUCTIONS TO VENDORS

Quotations

- A. The building demolition shall be quoted as a lump sum for all work described in the scope of services.

DAKOTA COUNTY RIGHTS

County staff may investigate the qualifications of any Contractor under consideration, require confirmation of information furnished by Contractor, and require additional evidence of qualifications to perform the work described in this RFQ. County staff reserves the right to:

- Reject any or all proposals if such action is in the public interest.
- Cancel the entire RFQ.
- Issue a subsequent RFQ.
- Remedy technical errors in the RFQ process.
- Appoint evaluation committees to review proposals.
- Establish a short list of Contractors eligible for interview after evaluation of written proposals.
- Negotiate with any, all, or none of the RFQ respondents; and
- Reject and replace one or more subcontractors.

This RFQ does not commit Dakota County to enter into a contract, nor does it obligate Dakota County to pay for any costs incurred in preparation and submission of proposals or in anticipation of a contract.

TIMELINE

This RFQ/RFP will be conducted according to the following tentative schedule. This tentative schedule may be altered at any time at the discretion of County staff.

Advertisement for Quotes	September 21
Quote Due	October 5, 2026, 2:00 PM
Project Completion	December 31, 2026

SITE VISITS

Interested contractors are strongly encouraged to visit the site and become familiar with site conditions before submitting a quote. The site is located approximately .5 miles from Miesville Trl. and has a narrow access road. The county does not have full access of the driveway and private property must not be entered. Visits must be scheduled in advance with Dan Leighton at 651-438-4693 or email at daniel.leighton@co.dakota.mn.us

ATTACHMENT A STANDARD ASSURANCES

1. **NON-DISCRIMINATION.** During the performance of this Contract, the Contractor shall not unlawfully discriminate against any employee or applicant for employment because the person is a member of a protected class under, and as defined by, federal law or Minnesota state law including, but not limited to, race, color, creed, religion, sex, gender, gender identity, pregnancy, national origin, disability, sexual orientation, age, familial status, marital status, veteran's status, or public assistance status. The Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without unlawful discrimination. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices which set forth the provisions of this nondiscrimination clause.

The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of Contractor, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, religion, sex, national origin, disability, sexual orientation, age, marital status, veteran's status, or public assistance status.

No funds received under this Contract shall be used to provide religious or sectarian training or services.

The Contractor shall comply with any applicable federal or state law regarding non-discrimination. The following list includes, but is not meant to limit, laws which may be applicable:

A. The Equal Employment Opportunity Act of 1972, as amended, 42 U.S.C. § 2000e *et seq.* which prohibits discrimination in employment because of race, color, religion, sex, or national origin.

B. Equal Employment Opportunity-Executive Order No. 11246, 30 FR 12319, signed September 24, 1965, as amended, which is incorporated herein by reference, and prohibits discrimination by U.S. Government contractors and subcontractors because of race, color, religion, sex, or national origin.

C. The Rehabilitation Act of 1973, as amended, 29 U.S.C. § 701 *et seq.* and 45 C.F.R. 84.3 (J) and (K) implementing Sec. 504 of the Act which prohibits discrimination against qualified handicapped persons in the access to or participation in federally funded services or employment.

D. The Age Discrimination in Employment Act of 1967, 29 U.S.C. § 621 *et seq.* as amended, and Minn. Stat. § 181.81, which generally prohibit discrimination because of age.

E. The Equal Pay Act of 1963, as amended, 29 U.S.C. § 206(d), which provides that an employer may not discriminate on the basis of sex by paying employees of different sexes differently for the same work.

F. Minn. Stat. Ch. 363A, as amended, which generally prohibits discrimination because of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, sexual orientation, or age.

G. Minn. Stat. § 181.59 which prohibits discrimination against any person by reason of race, creed, or color in any state or political subdivision contract for materials, supplies, or construction. Violation of this section is a misdemeanor and any second or subsequent violation of these terms may be cause for forfeiture of all sums due under the Contract.

H. Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 through 12213, 47 U.S.C. §§ 225, 611, with regulations at 29 C.F.R. § 1630, which prohibits discrimination against qualified individuals on the basis of a disability in term, condition, or privilege of employment.

I. Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000d, *et seq.* and including 45 CFR Part 80, prohibits recipients, including their contractors and subcontractors, of federal financial assistance from discriminating on the basis of race, color or national origin which includes not discriminating against those persons with limited English proficiency.

J. The Pregnancy Discrimination Act of 1978, which amended Title VII of the Civil Rights Act of 1964, 42 U.S.C. §§ 2000e *et seq.* which prohibits discrimination on the basis of pregnancy, childbirth, or related medical conditions.

K. Equal Protection of the Laws for Faith-based and Community Organizations-Executive Order No. 13279, signed December 12, 2002, and as amended May 3, 2018. Prohibits discrimination against grant seeking organizations on the basis of religion in the administration or distribution of federal financial assistance under social service programs, including grants and loans.

L. Vietnam Era Veterans' Readjustment Assistance Act of 1974, as amended, 38 U.S.C. 4212, with regulations at 41 C.F.R. Part 60-250, which prohibits discrimination in employment against protected veterans.

2. **DATA PRIVACY.** For purposes of this Contract, all data created, collected, received, stored, used, maintained, or disseminated by Contractor in the performance of this Contract are subject to the requirements of the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, ("MGDPA") and the Minnesota Rules implementing the MGDPA. Contractor must comply with the MGDPA as if it were a governmental entity. The remedies in Minn. Stat. § 13.08 apply to the Contractor. Contractor does not have a duty to provide access to public data to a data requestor if the public data are available from the County, except as required by the terms of this Contract. If Contractor is a subrecipient of federal grant funds under this Contract, it will comply with the federal requirements for the safeguarding of protected personally identifiable information ("Protected PII") as required in the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 CFR Part 200, and the County Protected PII procedures, which are available upon request. Additionally, Contractor must comply with any other applicable laws on data privacy. All subcontracts shall contain the same or similar data practices compliance requirements.

3. **RECORDS DISCLOSURE/RETENTION.** Contractor's bonds, records, documents, papers, accounting procedures and practices, and other evidences relevant to this Contract are subject to the examination, duplication, transcription, and audit by the County and either the Legislative or State Auditor, pursuant to Minn. Stat. § 16C.05, subd. 5. Such evidences are also subject to review by the Comptroller General of the United States, or a duly authorized representative, if federal funds are used for any work under this Contract. The Contractor agrees to maintain such evidences for a period of six (6) years from the date services or payment were last provided or made or longer if any audit in progress requires a longer retention period.

4. **WORKER HEALTH, SAFETY AND TRAINING.** Contractor shall be solely responsible for the health and safety of its employees in connection with the work performed under this Contract. Contractor shall make arrangements to ensure the health and safety of all subcontractors and other persons who may perform work in connection with this Contract. Contractor shall ensure all personnel of Contractor and subcontractors are properly trained and supervised and, when applicable, duly licensed, or certified appropriate to the tasks engaged in under this Contract. Each Contractor shall comply with federal, state, and local occupational safety and health standards, regulations, and rules promulgated pursuant to the Occupational Health and Safety Act which are applicable to the work to be performed by Contractor.

5. **PROHIBITED TELECOMMUNICATIONS EQUIPMENT/SERVICES.** If Contractor is a subrecipient of federal grant funds under this Contract, Contractor certifies that, consistent with Section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. 115-232 (Aug. 13, 2018) (the "Act"), and 2 CFR § 200.216, Contractor will not use funding covered by this Contract to procure or obtain, or to extend, renew, or enter into any contract to procure or obtain, any equipment, system, or service that uses "covered telecommunications equipment or services" (as that term is defined in Section 889 of the Act) as a substantial or essential component of any system or as critical technology as part of any system. Contractor will include this certification as a flow down clause in any agreement related to this Contract.

6. **CONTRACTOR GOOD STANDING.** If Contractor is not an individual, Contractor must be registered to do business in Minnesota with the Office of the Minnesota Secretary of State and shall maintain an active/in good standing status with the Office of the Minnesota Secretary of State and shall notify County of any changes in status within five calendar days of such change. Business entities formed under the laws of a jurisdiction other than Minnesota must maintain a certificate of authority (foreign corporations, limited liability companies, limited partnerships, and limited liability limited partnerships), or a statement of foreign qualification (foreign limited liability partnerships), or a statement of partnership authority (general partnerships). See Minn. Stat. §§ 303.03 (corporations); 322C.0802 (limited liability companies); 321.0902 and 321.0907 (foreign limited partnership); 321.0102(7) (foreign limited liability limited partnerships); 323A.1102(a) (foreign limited liability partnership); 321.0902 and 321.0907 (foreign general partnerships).

7. **CONTRACTOR DEBARMENT, SUSPENSION, AND RESPONSIBILITY CERTIFICATION.** Federal Regulation 45 CFR 92.35 prohibits the State/Agency from purchasing goods or services with federal money from vendors who have been suspended or debarred by the federal government. Similarly, Minn. Stat. § 16C.03, subd. 2 provides the Commissioner of Administration with the authority to debar and suspend vendors who seek to contract with the State/Agency. Vendors may be suspended or debarred when it is determined, through a duly authorized hearing process, that they have abused the public trust in a serious manner.

By signing this Contract, the Contractor certifies that it and its principals* and employees:

A. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from transacting business by or with any federal, state, or local governmental department or agency; and

B. Have not within a three (3) year period preceding this Contract: 1) been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a

public (federal, state, or local) transaction or contract; 2) violated any federal or state antitrust statutes; or 3) committed embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property; and

C. Are not presently indicted or otherwise criminally or civilly charged by a governmental entity for: 1) commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction; 2) violating any federal or state antitrust statutes; or 3) committing embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property; and

D. Are not aware of any information and possess no knowledge that any subcontractor(s) that will perform work pursuant to this Contract are in violation of any of the certifications set forth above; and

E. Shall immediately give written notice to the Authorized Representative should Contractor come under investigation for allegations of fraud or a criminal offense in connection with obtaining, or performing a public (federal, state, or local government) transaction; violating any federal or state antitrust statutes; or committing embezzlement, theft, forgery, bribery, falsification, or destruction of records, making false statements, or receiving stolen property.

*“Principals” for the purposes of this certification means officers; directors; owners; partners; and persons having primary management or supervisory responsibilities within a business entity (e.g., general manager; plant manager; head of a subsidiary, division, or business segment and similar positions).

8. **PREVAILING WAGES.** Contractor shall pay wages to its employees at a rate not less than those established by the Minnesota Department of Labor & Industry for commercial construction projects. In accordance with Minn. Stat. § 471.345, subd. 7 and Dakota County Board Resolution No. 95-55.

9. **BOND FOR G/HVACR CONTRACTORS.** In accordance with Minn. Stat. § 326B.197, if Contractor will be performing any work having to do with gas, heating, ventilation, cooling, air conditioning, fuel burning or refrigeration, the Contractor must give bond to the State of Minnesota for the benefit of persons suffering financial loss by reason of Contractor’s failure to comply with the requirements of the State Mechanical Code.

Directions for Online Access to Excluded Providers

To ensure compliance with this regulation, identification of excluded entities and individuals can be found on the Office of Inspector General (OIG) website at https://oig.hhs.gov/exclusions/exclusions_list.asp

Attycv/Exh SA (Rev. 1-23)

ATTACHMENT B INSURANCE TERMS

Contractor agrees to provide and maintain at all times during the term of this Contract such insurance coverages as are indicated herein and to otherwise comply with the provisions that follow. Such policy(ies) of insurance shall apply to the extent of, but not as a limitation upon or in satisfaction of, the Contract indemnity provisions. The provisions of this section shall also apply to all Subcontractors, Sub-subcontractors, and Independent Contractors engaged by Contractor with respect to this Contract, and Contractor shall be entirely responsible for securing the compliance of all such persons or parties with these provisions.

APPLICABLE SECTIONS ARE CHECKED

☒ 1. Workers Compensation.

Workers' Compensation insurance in compliance with all applicable statutes including an All States or Universal Endorsement where applicable. Such policy shall include Employer's Liability coverage in an amount no less than \$500,000. If Contractor is not required by Statute to carry Workers' Compensation Insurance, Contractor agrees: (1) to provide County with evidence documenting the specific provision under Minn. Stat. § 176.041 which excludes Contractor from the requirement of obtaining Workers' Compensation Insurance; (2) to provide prior notice to County of any change in Contractor's exemption status under Minn. Stat. § 176.041; and (3) to defend, hold harmless and indemnify County from and against any and all claims and losses brought by Contractor or any subcontractor or other person claiming through Contractor for Workers' Compensation or Employers' Liability benefits for damages arising out of any injury or illness resulting from performance of work under this Contract. If any such change requires Contractor to obtain Workers' Compensation Insurance, Contractor agrees to promptly provide County with evidence of such insurance coverage.

☒ 2. General Liability.

"Commercial General Liability Insurance" coverage, providing coverage on an "occurrence" basis. Policy shall include, but not be limited to, coverage for Bodily Injury, Property Damage, Personal Injury, Contractual Liability (applying to this Contract), Independent Contractors, "XC&U" and Products-Completed Operations liability (if applicable). An Insurance Services Office "Comprehensive General Liability" policy which includes a Broad Form Endorsement GL 0404 (Insurance Services Office designation) shall be considered to be an acceptable equivalent policy form. Claims-made coverage is acceptable.

A total combined general liability policy limit of at least \$2,000,000 per occurrence and aggregate, applying to liability for Bodily Injury, Personal Injury, and Property Damage, which total limit may be satisfied by the limit afforded under its Commercial General Liability policy, or equivalent policy, or by such policy in combination with the limits afforded by an Umbrella or Excess Liability policy (or policies); provided, that the coverage afforded under any such Umbrella or Excess Liability policy is at least as broad as that afforded by the underlying Commercial General Liability policy (or equivalent underlying policy). Coverage under such policy may be subject to a deductible, not to exceed \$25,000 per occurrence. Contractor agrees to maintain such insurance for at least one (1) year from Contract termination.

☒ Such policy(ies) shall name Dakota County, its officers, employees, and agents as Additional Insureds thereunder.

☐ 3. Professional Liability

Professional Liability (errors and omissions) insurance with respect to its professional activities to be performed under this Contract. This amount of insurance shall be at least \$2,000,000 per occurrence and aggregate. Coverage under such policy may be subject to a deductible, not to exceed \$25,000 per occurrence. Contractor agrees to maintain such insurance for at least one (1) year from Contract termination.

Contractor therefore agrees that it will not seek or voluntarily accept any such change in its Professional Liability insurance coverage if such impairment of Dakota County's protection could result; and further, that it will exercise its rights under any "Extended Reporting Period" ("tail coverage").

☒ 4. Automobile Liability.

Business Automobile Liability insurance covering liability for Bodily Injury and Property Damage arising out of the ownership, use, maintenance, or operation of all owned, non-owned and hired automobiles and other motor vehicles utilized by Contractor in connection with its performance under this Contract. Such policy shall provide total liability limits for combined Bodily Injury and/or Property Damage in the amount of at least \$2,000,000 per accident.

☒ Such policy shall include Dakota County, its officers, employees, and agents as Additional Insureds thereunder.

☐ 5. Network Security and Privacy Liability.

Network security and privacy liability insurance, including first-party costs, for any breach that compromises data obtained while providing services under this Agreement. This insurance should cover claims which may arise from failure of Contractor's security resulting in, but not limited to, computer attacks, unauthorized access, disclosure of not public data including but not limited to confidential or private information, transmission of a computer virus or denial of service. The required limit shall not be less than \$2,000,000 per occurrence with a \$4,000,000 aggregate limit. Claims-made coverage is acceptable. Such insurance shall name Dakota County, its officials, employees, volunteers, and agents as additional insureds. The policy shall provide an extended reporting period of not less than thirty-six (36) months from the expiration date of the policy if the policy is not renewed.

☒ 6. Evidence of Insurance.

Contractor shall promptly provide Dakota County with a Certificate of Insurance prior to commencement of any work. At least 10 days prior to termination of any such coverage, Contractor shall provide Dakota County with evidence that such coverage will be renewed or replaced upon termination with insurance that complies with these provisions.

☒ 7. Insurer: Policies.

All policies of insurance shall be issued by financially responsible insurers licensed to do business in the State of Minnesota by a n insurer with a current A.M. Best Company rating of at least A:VII.

☒ 8. Release and Waiver.

Contractor agrees to rely entirely upon its own property insurance for recovery with respect to any damage, loss or injury to the property interests of Contractor. Contractor hereby releases Dakota County, its officers, employees, agents, and others acting on their behalf, from all claims, and all liability or responsibility to Contractor, and to anyone claiming through or under Contractor, by way of subrogation or otherwise, for any loss of or damage to Contractor's business or property caused by fire or other peril or event, even if such fire or other peril or event was caused in whole or in part by the negligence or other act or omission of Dakota County or other party who is to be released by the terms here of, or by anyone for whom such party may be responsible.

Contractor agrees to effect such revision of any property insurance policy as may be necessary in order to permit the release and waiver of subrogation agreed to herein. Contractor shall, upon the request of Dakota County, promptly provide a Certificate of Insurance, or other form of evidence as may be reasonably requested by Dakota County, evidencing that the full waiver of subrogation privilege contemplated by this provision is present; and/or, if so requested by Dakota County, Contractor shall provide a full and complete copy of the pertinent property insurance policy(ies).

Revised: 11/23

SAMPLE**CONTRACT BETWEEN THE COUNTY OF DAKOTA
AND [CONTRACTOR]
FOR [SERVICE]**

This Contract (Contract) is made and entered into between the County of Dakota, a political subdivision of the State of Minnesota, by and through its Department (County) and , MN (Contractor). Contractor and County are collectively referred to herein as the “parties” and individually as “party.”

WHEREAS, the County requires equipment and services, labor, and materials for [concise description of services], as identified in the County's Request for () dated [date of RFP/RFQ], attached and incorporated as Exhibit 1.

WHEREAS, Contractor represents and covenants it can and will perform and supply the necessary equipment and services, labor and materials according to the terms and conditions stated in this Contract and as expressed in the Contractor's , dated , (“Contractor's [quote/bid/response]”) attached and incorporated as Exhibit 2.

NOW, THEREFORE, the parties agree as follows:

1. TERM

This Contract is effective and enforceable [on of the date the last party executes this Contract or a specific/future date] (“Effective Date”) and expires on [expiration date] or the date on which all Services have been satisfactorily performed and final payment is made, whichever occurs first, unless earlier terminated by law or according to the provisions of this Contract.

2. CONTRACTOR'S OBLIGATIONS

- 2.1. General Description. Contractor shall provide the equipment and services, labor, and materials generally described in the and Contractor's [quote/bid/response] (collectively, “Services”).
- 2.2. Conformance to Specifications. The Services shall be in accordance with the criteria and specifications set out in Exhibits 1 and 2. Contractor represents and covenants it can and will perform the Services in a timely manner according to this Contract.
- 2.3. Substantial Completion. Contractor agrees to substantially complete the work, labor, or services under this Contract on or before [insert date].
- 2.4. Standard of Care. In the performance of the Services, Contractor shall use the care and skill a reasonable practitioner in Contractor's profession would use in the same or similar circumstances.
- 2.5. Ability to Perform. Contractor shall maintain staff, facilities, and equipment necessary to perform under this Contract. Contractor shall promptly provide Notice to the County when it knows or suspects it may be unable to perform under this Contract. The County shall determine whether such inability requires amendment or termination of this Contract. No Notice of Default is required to terminate under this section.
- 2.6. Changes in Policy or Staff. Contractor shall provide notice of any staffing changes that may affect its performance under the Contract. The County may terminate this Contract by providing 10 calendar days' Notice if the Contractor makes or proposes significant changes in policies or staffing.

- 2.7. Successors and Assigns. In the event that the Contractor is subject to a voluntary or involuntary dissolution, merger, sale, transfer, reorganization, acquisition, or winding down of the Contractor's business, to continue Services under the Contract the Contractor must receive written consent from the County permitting the Contractor to assign, bind, benefit, and/or ensure the Contractor's successor, legal representatives, trustees assume all rights, duties, liabilities, obligations, and provisions of the Contract.

3. **PAYMENT**

Total Cost. County will pay Contractor a total amount not to exceed [Maximum Amount] and [cents]/100 Dollars (\$[Dollar Amount]) ("Contract Maximum"). The Contract Maximum is not subject to any express or implied condition precedent. The County is not required to pay for any minimum amount of any Services.

- 3.1. Compensation. The County shall pay for Services in the fixed amounts set out in the Contractor's [quote/bid/response]. [Use if contract will be available to others through the State of Minnesota Cooperative Purchasing Venture] For purchases made in accordance with the pricing stated in the State of Minnesota Cooperative Purchasing Venture, or similar cooperative purchasing ventures, the pricing stated herein, based on the cooperative purchasing contract in effect on the date of execution of this Agreement, shall control during the term of this Agreement notwithstanding the expiration of, termination of or changes to the cooperating purchasing contract.

- 3.2. Time of Payment. The County shall pay Contractor within 35 calendar days after the date on which the County receives the Contractor's invoice. If the invoice is incorrect, defective, or otherwise improper, the County will notify Contractor within 10 calendar days after the date on which the County receives the Contractor's invoice. The County will pay Contractor within 35 calendar days after the date on which the County receives the corrected invoice.

[Standard G-paragraph: See Section G-11 in Exhibit 1]

[Parks G-paragraph: See Section G-8 in Exhibit 1]

- 3.3. Late Request for Payments. The County may refuse to pay invoices received or postmarked more than 90 calendar days after the date the Contractor performed the invoiced Services.

- 3.4. Payment for Disputed or Unauthorized Claims or Services.

- A. The County may refuse to pay any invoiced Services or claims that are not expressly authorized by this Contract.
- B. Payment of an invoice does not prevent the County from disputing the invoiced Services. Payment of a claim or invoice is not a waiver, admission, release, ratification, satisfaction, accord, or account stated by the County.
- C. The County is not responsible for any interest, fee, or penalty if it withholds payment for failure to comply with any provision of this Contract.
- D. If the County requires an audit or inspection, the County does not have to pay any invoices until the audit or inspection is complete. The County shall notify Contractor of any incorrect, defective, or otherwise improper invoice within 10 calendar days after the date on which the audit or inspection results are received by the County. The County will pay Contractor within 35 calendar days after the date on which the corrected invoice is received. For all other invoices, the County shall pay Contractor within 35 calendar days after the date on which the County receives the audit or inspection results.
- E. The County may offset any overpayment or disallowance of any invoice by reducing future payments.

- 3.5. Interest on Late Payments. This provision is required by Minn. Stat. § 471.425. The County shall pay interest of 1 ½ percent per month or any part of a month to the Contractor on any undisputed amount that is not paid on time. The minimum monthly interest penalty payment for an unpaid balance of \$100 or more is \$10. For unpaid balances of less than \$100, the County shall pay the actual interest penalty due the Contractor.

4. **COMPLIANCE WITH LAWS/STANDARDS**

- 4.1. General. Contractor shall abide by all Federal, State or local laws, statutes, codes, ordinances, rules and regulations now in effect or hereafter adopted pertaining to this Contract or to the facilities, programs, and staff for which Contractor is responsible. This includes, but is not limited to all Standard Assurances, which are attached and incorporated as Exhibit Attachment [and Section G-24 in Exhibit 1] [(Parks) and Section G-18 in Exhibit 1]. Any violation of this section is a material breach of this Contract. No Notice of Default is required to terminate under this section.

- 4.2. Minnesota Law to Govern. The laws of Minnesota govern all matters related to this Contract, without giving effect to the principles of conflict of law. Venue and jurisdiction for any litigation related to this Contract must be in those courts located within Dakota County, State of Minnesota, or U.S. District Court, District of Minnesota.

- 4.3. Licenses. At its own expense, Contractor shall procure and maintain all licenses, certifications, registrations, permits, or other rights required for the provision of the Services under this Contract. Contractor shall furnish copies of the

above to the County upon request. Contractor shall provide Notice to the County of any changes in the above within five (5) calendar days of such change. Any violation of this section is a material breach of this Contract. No Notice of Default is required to terminate under this section.

- 4.4. Diversity and Inclusion; Prohibited Acts. It is the policy of the County to respect culture and reduce bias in the workplace and service delivery. The County's commitment to inclusion, diversity, and equity requires that the Contractor uphold respectful regard for cultural differences and recognition of individual protected-class status as defined under law.

The Contractor, its managers, officers and employees shall abstain from discrimination, harassment and retaliatory actions in the performance of this Contract. If the County receives a report of non-compliance with this provision, it will share the report with Contractor, conduct an appropriate investigation as warranted by the nature of alleged behavior, and notify Contractor of the findings of the investigation and any required remedial actions by the Contractor. The Contractor shall inform the County of compliance with any required remedial actions within the time period provided by the County. If the behavior persists, the County may terminate the Contract in accordance with section 18, Termination. The Contractor shall have policies that prohibit retaliation for reporting that is not in compliance with this provision.

5. INDEPENDENT CONTRACTOR STATUS

Contractor is an independent contractor. Nothing in this Contract is intended to create an employer and employee relationship between the County and the Contractor. Contractor is not entitled to receive any of the benefits received by County employees and is not eligible for workers' or unemployment compensation benefits. Contractor also acknowledges and agrees that no withholding or deduction for State or Federal income taxes, FICA, FUTA, or otherwise, will be made from the payments due Contractor, and that it is Contractor's sole obligation to comply with the applicable provisions of all State and Federal tax laws.

[Standard G-paragraph: See Section G-10 in Exhibit 1. Also contained in Exhibit 1; Attachment

[Parks G-paragraph: The provisions of Section G-7 of Exhibit 1 supplement, but do not displace this paragraph.]

6. NOTICES

- 6.1. Each Notice must be signed by the Authorized Representative. Notices may be signed electronically. Unless otherwise stated in a specific section of this Contract, any notice or demand, (collectively, "Notice") must be in writing and provided to the Authorized Representative by at least one of the following:
- A. Personal delivery, which is deemed to have been provided upon receipt as indicated by the date on the signed affidavit; or
 - B. Registered or Certified Mail, in each case, return receipt requested and postage prepaid, which is deemed to have been provided upon receipt as indicated by the date on the signed receipt, certification, or affidavit; or
 - C. Nationally or internationally recognized overnight courier, with tracking service, with all fees and costs prepaid, which is deemed to have been provided upon receipt as indicated by the date on the signed receipt, certification, or affidavit; or
 - D. Except for Notices of Termination and Notices of Default, email, which is deemed to have been provided upon receipt as indicated by the date on a report generated by the outgoing email server indicating that the email was successfully sent, passed, or transmitted to the email server of the Authorized Representative's email address, or upon receiving an email confirming delivery to the Authorized Representative's email address.
- 6.2. If the Authorized Representative rejects or otherwise refuses to accept or respond to the Notice, or if the Notice cannot be provided because of a change in contact information for which no Notice was provided, then the Notice is effective upon rejection, refusal, or inability to deliver.

7. INDEMNIFICATION

- 7.1. General. To the greatest extent allowed by law, in the performance of or failure to perform this Contract, Contractor shall indemnify, defend (in the case of third-party claims, with counsel satisfactory to County), and hold harmless the County, its officers, agents, and employees, from and against any actual or alleged loss, litigation cost (including, but not limited to, reasonable attorney fees and costs and expenses of defense), costs, settlement, judgment, demands, damage, liability, lien, debt, injury, harm, fees, fines, penalties, interest, expenditure, diminution in value, disbursement, action, claim, proceeding, or dispute of any sort (collectively "Losses"), whether or not involving a third party, which are attributable to Contractor's, or Contractor's agents', independent contractors', employees', or delegates', actual or alleged:

- A. Intentional, willful, or negligent acts or omissions; or
- B. Actions or omissions that give rise to strict liability; or
- C. Negligent or intentional misrepresentation, breach of warranty, covenant, contract, or subcontract;

whether or not well-founded in fact or in law, known or unknown, foreseen or unforeseen, fixed or contingent and howsoever originating or existing, and whether or not based upon statute, common law, or equity. This indemnity provision survives expiration or termination of this Contract.

The Contractor's duty to defend the County is not contingent upon a finding of liability or wrongdoing on the part of the Contractor. Rather, the Contractor's duty to defend the County arises whenever an allegation is made—whether in a formal lawsuit or otherwise—that the County is liable to a third party as a result of the conduct of the Contractor. The duty to defend includes, but is not limited to, the Contractor retaining and paying directly legal counsel for the County chosen solely and exclusively by the County in the County's sole discretion.

- 7.2. Limitations. [Only use if contract is for building or construction: Contractor's obligation to indemnify or hold harmless the County, its officers, agents, and employees for liability or claims of liability arising out of bodily injury to persons or out of physical damage to tangible or real property shall apply to the extent such damages and injury are attributable to the negligent acts or omissions of Contractor, or Contractor's independent contractors, agents, employees, or delegates.] This limitation is not a waiver on the part of the County of any immunity or limits on liability under Minn. Stat. Ch. 466, or other applicable State or Federal law. The provisions of the Municipal Tort Claims Act, Minnesota Statutes Chapter 466 and other applicable laws shall govern the liability of the County. This indemnity provision shall survive expiration or termination of this Contract.
- 7.3. Notice. The parties shall promptly provide Notice in writing and in reasonable detail of:
- A. any demand, action, suit, or proceeding against the party providing Notice; or
 - B. any event or fact that may give rise to indemnification under section 7.1 by Contractor.
- 7.4. Control of Defense and Settlement. Contractor shall promptly provide Notice to the County of any proposed settlement, and Contractor may not, without County's prior written consent (which the County will not unreasonably withhold, condition, or delay), settle such claim or consent to entry of any third-party judgment. Nothing in this section precludes Contractor from allowing County from undertaking control of the defense.
- 7.5. The language used in this section shall be constructed and construed so as to give its natural and ordinary meaning and effect, regardless of any rule or law to the contrary.
- 7.6. [Parks G-paragraph: The provisions of Section G-6 of Exhibit 1 supplement, but do not displace this paragraph.]
- 8. INSURANCE**
- Contractor shall maintain policies of insurance as set forth in [Exhibit Attachment], and pay all retentions and deductibles under such policies of insurance. Any violation of this section is a material breach of this Contract. This section survives expiration or termination of this Contract. No Notice of Default is required to terminate under this section.
- [Standard G-paragraph: See Section G-12 in Exhibit 1]
- [Parks G-paragraph: See Section G-9 of Exhibit 1. Also contained in Exhibit 1; Attachment]
- 9. SUBCONTRACTING**
- 9.1. Subcontracting Generally Prohibited. Contractor shall not assign or delegate any interest, right, duty, or obligation related to this Contract without the County's prior written consent. The County may void any purported assignment, delegation, or subcontract in violation of this section.
- 9.2. Permitted Subcontracting. Contractor may subcontract with the Subcontractors identified in Contractor's [quote/bid/response] or as permitted by the County in writing, subject to the following:
- A. Contractor shall be responsible for the performance of its Subcontractors.
 - B. All Subcontractors shall comply with the provisions of this Contract.
 - C. Contractor remains responsible for performing Services under and complying with this Contract, regardless of any subcontract.
- 9.3. Notice to County. Contractor shall provide Notice to the County of any complaint, demand, action, proceeding, filing, lien, suit, or claim that Contractor has not paid or failed to timely pay any subcontractor. Contractor must provide such Notice no later than 10 calendar days after the date on which the Contractor first receives the complaint, demand, action, proceeding, filing, lien, suit, or claim.

9.4. Payment of Subcontractors. This provision is required by Minn. Stat. §471.425. Contractor shall pay subcontractor within 10 calendar days after the date on which the Contractor receives payment from the County for undisputed Services performed by the subcontractor. Contractor agrees to pay interest of 1½ percent per month or any part of a month to the subcontractor on any undisputed amount not paid on time to the subcontractor. The minimum monthly interest penalty payment for an unpaid balance of \$100 or more is \$10. For unpaid balances of less than \$100, the Contractor shall pay the actual interest penalty due the subcontractor.

9.5. A violation of any part of this section is a material breach of contract.

10. FORCE MAJEURE

Neither party shall be liable to the other party for any loss or damage resulting from a delay nor failure to perform due to unforeseeable acts or events outside the defaulting party's reasonable control, providing the defaulting party gives notice to the other party as soon as possible. Acts and events may include acts of God, acts of terrorism, war, fire, flood, epidemic, acts of civil or military authority, and natural disasters.

11. DEFAULT

11.1. Notice of Default. Unless otherwise stated in a specific section of this Contract, no event or circumstance constitutes a Default giving rise to the right to terminate for cause unless and until Notice of Default is provided to the defaulting party, specifying the particular event or circumstance, series of events or circumstances, or failure constituting the Default and cure period, if any.

11.2. Cure Period. The party providing the Notice of Default has the option, but is not required, to give the other party an opportunity to cure the specified Default. If an opportunity to cure is given, it must be specifically described in the Notice of Default.

11.3. Withholding Payment. Notwithstanding any other provision of this Contract, the County may, after giving Notice of Default, withhold, without penalty or interest, any payment which becomes due after Notice of Default is provided until the specified Default is excused or cured, or the Contract is terminated.

12. TERMINATION

12.1. Termination Without Cause. The County may terminate this Contract without Cause by providing 30 calendar days' Notice of Termination to the Contractor.

12.2. Termination for Cause or Material Breach. Either party may terminate this Contract for cause by providing 7 calendar days' Notice of Termination to the other party, unless a different procedure or effective date is stated within the specific section of this Contract under which the default occurs. In addition to other specifically stated provisions of this Contract or as otherwise stated in law, events or circumstances constituting default and giving rise to the right to terminate for cause, unless waived, include but are not limited to:

1. Making material misrepresentations either in the attached exhibits or in any other material provision or condition relied upon in the making of this Contract;
2. Failure to perform Services or provide payment within the time specified in this Contract;
3. Failure to perform any other material provision of this Contract;
4. Failure to diligently and timely perform Services so as to endanger performance of the provisions of this Contract;
5. The voluntary or involuntary dissolution, merger, sale, transfer, reorganization, acquisition or winding down of the Contractor's business.

- 12.3. Termination by County – Lack of Funding. The County may immediately terminate this Contract for lack of funding. A lack of funding occurs when funds appropriated for this Contract as of the Effective Date from a non-County source are unavailable or are not appropriated by the County Board. The County has sole discretion to determine if there is a lack of funding. The County is not obligated to pay for any Services that are performed after providing Notice of Termination for lack of funding. The County is not subject to any penalty or damages for termination due to lack of funding. No Notice of Default is required to terminate under this section.
- 12.4. Notice of Termination. The Notice of Termination must state the intent to terminate the Contract and specify the events or circumstances and relevant Contract provision warranting termination of the Contract and whether the termination is for cause.
- 12.5. Duties of Contractor upon Termination. Upon the County providing of the Notice of Termination, and except as otherwise stated, Contractor shall:
- A. Discontinue performance under this Contract on the date and to the extent specified in the Notice of Termination.
 - B. Complete performance of any work that is not discontinued by the Notice of Termination.
 - C. Cooperate with County with any transition of Services.
 - D. Cancel all orders and subcontracts to the extent that they relate to the performance of this Contract.
 - E. Return all County property in its possession within 7 calendar days after the date on which the Contractor receives the Notice of Termination to the extent that it relates to the performance of this Contract that is discontinued by the Notice of Termination.
 - F. Submit an invoice for Services satisfactorily performed prior to the effective date of termination within 35 calendar days of said date.
 - G. Maintain all records relating to the performance of the Contract as may be directed by the County in the Notice of Termination or required by law or this Contract.
- 12.6. Duties of County upon Termination of the Contract for Cause or Without Cause. Upon delivery of the Notice of Termination, and except as otherwise provided, the County shall make final payment to Contractor for Services satisfactorily performed in accordance with section 3.3 of this Contract.
- 12.7. Effect of Termination for Cause or without Cause.
- A. Termination of this Contract does not discharge any liability, responsibility, or right of any party that arises from the performance of, or failure to adequately perform, the provisions of this Contract prior to the effective date of termination. Termination shall not discharge any obligation which, by its nature, would survive after the date of termination, including by way of illustration only and not limitation, the requirements set forth in [Exhibit 3 or Exhibit 1; Attachment] [(Parks) and Section G-18 in Exhibit 1] (Standard Assurances) and the indemnity provisions of section 7.
 - B. The County shall not be liable for any Services performed after Notice of Termination, except as stated above or as authorized by the County in writing.
13. **CONTRACT RIGHTS/REMEDIES**
- 13.1. Rights Cumulative. All remedies under this Contract or by law are cumulative and may be exercised concurrently or separately. The exercise of any one remedy does not preclude exercise of any other remedies.
- 13.2. Waiver. Any waiver is only valid when reduced to writing, specifically identified as a waiver, and signed by the waiving party's Authorized Representative. A waiver is not an amendment to the Contract. The County's failure to enforce any provision of this Contract does not waive the provision or the County's right to enforce it.

14. AUTHORIZED REPRESENTATIVE

- 14.1. The Authorized Representatives of the respective parties for purposes of this Contract are as follows:

To the Contractor:

[Name]
 [Title]
 [Street]
 [City, State Zip]
 Telephone: [Telephone Number]
 [Email Address]

To the County:

[Name]
 [Title]
 [Department]
 [Street]
 [City, State Zip]
 Telephone: [Telephone Number]
 [Email Address]

14.2. The Authorized Representative, or his or her successor, has authority to bind the party he or she represents and sign this Contract. The County's Authorized Representative shall have only the authority granted by the County Board. The parties shall promptly provide Notice to each other when an Authorized Representative's successor is appointed. The Authorized Representative's successor shall thereafter be the Authorized Representative for purposes of this Contract.

14.3. In addition, notification to the County regarding breach or termination shall be provided to:
Dakota County Attorney's Office
Civil Division
1560 Highway 55
Hastings, Minnesota 55033

15. LIAISON

14.10. The Liaisons of the respective parties for purposes of this Contract are as follows:

14.11.	The	Contractor Liaison: [Name]	County Liaison: [Name]
		Telephone: [Telephone Number]	Telephone: [Telephone Number]
		Email Address: [Email Address]	Email Address: [Email Address]

Liaison, or his or her successor, has authority to assist the parties in the day-to-day performance of this Contract, ensure compliance, and provide ongoing consultation related to the performance of this Contract. The parties shall promptly provide Notice to each other when a Liaison's successor is appointed. The Liaison's successor shall thereafter be the Liaison for purposes of this Contract.

16. OWNERSHIP OF WORK PRODUCT

As the County's contractor for hire, the County shall own in perpetuity, solely and exclusively, all rights of every kind and character, in all proceeds, works, drawings, products, plans, and all other materials created by Contractor pursuant to this Contract (collectively referred to as "Works"), and the County shall be deemed the author thereof for all purposes. Such Works are deemed "works for hire," as defined in the U.S. Copyright Act, 17 U.S.C. § 101. Contractor shall, upon the request of the County, execute all papers and perform all other acts necessary to assist the County to obtain and register copyrights on such Works. If, for any reason, any of the Works do not constitute a "work made for hire," Contractor hereby irrevocably assigns to the County, in each case without additional consideration, all right, title, and interest throughout the universe in and to the Works, including all copyrights therein.

17. AMENDMENTS

Any amendments to this Contract are only valid when reduced to writing, specifically identified as an amendment, and signed by both parties' Authorized Representative.

18. SEVERABILITY

The provisions of this Contract are severable. If any provision of this Contract is void, invalid, or unenforceable, it will not affect the validity and enforceability of the remainder of this Contract unless the void, invalid, or unenforceable provision substantially impairs the value of the entire Contract with respect to either party.

19. WARRANTY

Contractor expressly warrants that all goods, products and workmanship provided under this Contract shall conform to the County's specifications as described in this Contract. Contractor shall replace any non-conforming goods and products and remedy any defects in the work and pay for any damage to other work resulting from the non-conforming work, at its own expense, and pay for any damage to other goods or products resulting from the non-conforming goods, work or products, that shall appear within a period of TWELVE MONTHS from the date of final acceptance by County of the goods, work or products.

Neither the final certificate of payment nor any provision in the contract documents nor partial or entire use of the final products and work by the County shall constitute an acceptance of work not done in accordance with the Contract or relieve Contractor of liability in respect to any express warranties or responsibility for faulty materials or workmanship. The County will give notice of observed defects with reasonable promptness.

[Standard G-paragraph: See Section G-20 in Exhibit 1]

20. MERGER

20.1. Final Agreement. This Contract is the final expression of the agreement of the parties. This Contract is the complete and exclusive statement of the provisions agreed to by the parties. This Contract supersedes all prior negotiations, understandings, or agreements. There are no representations, warranties, or provisions, either oral or written, not contained herein.

20.2. Exhibits. The following Exhibits and addenda (delete if no addenda), including all attachments, are incorporated and made a part of this Contract:

Exhibit 1 – County's Request for dated Enter Date

Exhibit 2 - Contractor's Response to Request for dated [Enter Date]

Exhibit 3 – Standard Assurance

Exhibit 4 – Insurance Terms

20.3. By signing this Contract, Contractor acknowledges receipt of all the above Exhibits and addenda, including all attachments. To the extent reasonably possible, the Exhibits will be construed and constructed to supplement, rather than conflict with, the body of this Contract. If there is a conflict between any provision of an Exhibit and another Exhibit, the following is the order of precedence: Exhibit 1, Exhibit 2.

21. CONFIDENTIALITY

21.1. "Protected Data" has the same meaning as Not Public Data as defined in Minn. Stat. § 13.02, subd. 8a. Trade Secret Data as defined in Minn. Stat. § 13.37, subd. 1(b) shall be identified by Contractor to County and included in the definition of Protected Data.

21.2. For purposes of this Contract, all data created, collected, received, stored, used, maintained, or disseminated by Contractor in the performance of this Contract is subject to the requirements of the Minnesota Government Data Practices Act ("MGDPA"), Minn. Stat. Chapter 13 and its implementing rules, as well as any other applicable State or Federal laws on data privacy or security. Contractor must comply with, and is subject to, the provisions, remedies, and requirements of the MGDPA as if it were a governmental entity.

21.3. Contractor acknowledges that the County may transmit Protected Data to Contractor in connection with Contractor's performance of this Contract. Contractor shall not, at any time, directly or indirectly reveal, report, publish, duplicate, or otherwise disclose Protected Data to any third party in any way whatsoever, unless required or allowed by law. Contractor agrees to implement such procedures as are necessary to assure protection and security of Protected Data and to furnish the County with a copy of said procedures upon request.

21.4. Each party shall provide the other party with prompt Notice of a breach of the security of data as defined in Minn. Stat. § 13.055, subd. 1(a) or suspected breach of the security of data and shall assist in remedying such breach. Providing or accepting assistance does not constitute a waiver of any claim or cause of action for breach of contract.

- 21.5. Contractor shall cooperate with the County in responding to all requests for data. Contractor does not have a duty to provide access to public data if the public data is available from the County, except as required by the provisions of this Contract. The parties shall promptly notify each other when any third party requests Protected Data related to this Contract or the Services. Contractor shall ensure that all subcontracts contain the same or similar data practices compliance requirements. All provisions of this Section apply to any subcontract or subcontractor.
- 21.6. This section survives expiration or termination of this Contract.
22. **ELECTRONIC SIGNATURES**
Each party agrees that the electronic signatures of the parties included in this Contract are intended to authenticate this writing and to have the same force and effect as wet ink signatures.
23. **CONTRACT INTERPRETATION AND CONSTRUCTION**
This Contract was fully reviewed and negotiated by the parties. Any ambiguity, inconsistency, or question of interpretation or construction in this Contract shall not be resolved strictly against the party that drafted the Contract. It is the intent of the parties that every section (including any subsection), clause, term, provision, condition, and all other language used in this Contract shall be constructed and construed so as to give its natural and ordinary meaning and effect.
24. **WAGE WITHHOLDING TAX**
Pursuant to Minn. Stat. § 270C.66, County shall make final payment to Contractor only upon satisfactory showing that Contractor and any subcontractors have complied with the provisions of Minn. Stat. § 290.92 with respect to withholding taxes, penalties, or interest arising from this Contract. A certificate by the Minnesota Commissioner of Revenue (Minnesota Department of Revenue Form IC-134, entitled "Withholding Affidavit for Contractors") satisfies this requirement with respect to the Contractor or subcontractor.

IN WITNESS WHEREOF, the parties hereto have executed this Contract on the date(s) indicated below.

COUNTY OF DAKOTA

CONTRACTOR

(I represent and warrant that I am authorized by law to execute this contract and legally bind the Contractor.)

By: SAMPLE
[Name, Title]
[Department]

By: SAMPLE
Signature

Date of Signature: SAMPLE

SAMPLE
Title

Contract Number: C00

Date of Signature: SAMPLE

APPROVED AS TO FORM:

Assistant Dakota County Attorney/Date
KS-
Dakota County Board Resolution:

Dakota County Contract #DCAXXXXX
PDD_LM Rev. 7 – 5-2023

QUOTATION FORM

QUOTATION FOR: **DAKOTA COUNTY FACILITIES MANAGEMENT**
1590 Hwy 55
Hastings, MN 55033

PROJECT: **Former Schwamb Property Demolition**

QUOTATION OF: _____
(full corporate name)

ADDRESS: _____

CITY, STATE, ZIP: _____

TELEPHONE: _____ FAX: _____

Name of Project Manager Contact: _____

Email: _____

This is a quote for the complete demolition and removal of the former Schwamb House and outbuildings and to furnish all labor and materials in accordance with the attached contract documents, drawings and specifications that were submitted with this quote and upon which this quote is made.

DEMOLITION COST TO THE COUNTY: Total dollar amount to provide all demolition and hazard material removal work required per attached documents.

TOTAL LUMP SUM BASE QUOTE: \$ _____.

Amount In writing: _____

In submitting this Quotation, it is understood that Dakota County reserves the right to reject any or all Quotations, to waive any informality or irregularity in any Quotation received and to accept any alternate (if applicable) in any order or combination. If awarded the Contract, the undersigned agrees to execute an agreement within the specified time for the above stated compensation.

By signing this Quotation, the Contractor understands and agrees to the terms and conditions set forth herein and in attached specifications.

Submit this quotation electronically to:
Adobe.pdf format

Dakota County Facilities Management
facilitiescontracts@co.dakota.mn.us

or deliver to:

**Facilities Management Department
1590 Highway 55
Hastings, MN 55033
Phone: 651-438-4388**

Quotations are due by: 2:00 PM local time on Tuesday, August 18, 2026

The Quote Prices represents the entire cost to perform the services and includes all fees, permits, taxes, and any other costs associated with performing the services in accordance with the Quote Specification.

By signing this Quote, the Contractor understands and agrees to the terms and conditions set forth therein and as may be required by all applicable statutes and regulations and agrees to enter into a formal contract prepared by Dakota County for the services noted.

Firm's full legal name

dba (if appropriate)

Authorized signature

Date

Name: _____ Phone: _____

Title: _____

Incorporated in the state of:

(If other than a corporation - state type of business structure)

Non-Collusion Statement and Conflict of Interest Statement must be completed and attached to this Quotation Form.

Quotations may not be withdrawn for a period of 30 days from County receipt.

Page 2 of 3 of Quotation Form

Attachment D: Non-Collusion and Conflict of Interest Statement

Please print or type (in ink)

CONTRACTOR NAME: _____ FEDERAL TAX ID NUMBER: _____

Company Address: _____

City: _____ State: _____ Zip Code: _____

Contact Person: _____ Title: _____

Phone Number: _____ Fax Number: _____ email: _____

In signing this bid, proposal or quote, Contractor certifies that it has not, either directly or indirectly, entered into any agreement or participated in any collusion or otherwise taken any action in restraint of the competition; that no attempt has been made to induce any other person or firm to submit or not to submit a bid, proposal or quote; that this bid, proposal or quote has been independently arrived at without collusion with any other party submitting a bid, proposal or quote, competitor or potential competitor, that this bid, proposal or quote has not been knowingly disclosed prior to the opening of the bids, proposals or quotes to any bid, proposal or quote competitor; that the above statement is accurate under penalty or perjury.

Contractor also certifies that to the best of its knowledge none of its owners, directors, officers or principals (collectively, "Corporate Executive") are closely related to any County employee who has or may appear to have any control over the award, management, or evaluation of the contract. A Contractor's Corporate Executive is closely related when any of the following circumstances exist:

1. A Corporate Executive and any County employee who has or appears to have any control over the award, management or evaluation of the contract are related by blood, marriage or adoption; or
2. A Corporate Executive and any County employee who has or appears to have any control over the award, management or evaluation of the contract are current or former business partners, co-workers, or have otherwise previously worked closely together in the private or public sector; or
3. A Corporate Executive and any County employee who has or appears to have any control over the award, management or evaluation of the contract share a personal relationship that is beyond that of a mere acquaintance, including but not limited to friendship or family friendship.

If one or more of the above circumstances exist, Contractor must disclose such circumstance(s) to Dakota County in writing. Failure to disclose such circumstances invalidates the Contract.

Contractor will comply with all terms, conditions, specifications required by the party submitting a bid, proposal or quote in this Request for Bid, Proposal or Quote and all terms of our bid, proposal or quote response.

Authorized Signature

Title

Date

You are advised that according to Dakota County Board Resolution 18-485 and Policy 2751, if there is a question as to whether there may be an appearance of a conflict of interest, the contract shall be presented to the County Board for approval, regardless of the amount of the contract. Whether a conflict of interest or the appearance of a conflict of interest exists is a determination made by Dakota County.

Submit this form as part of the Bid, Proposal or Quote response.

Signatures on your Bid/Proposal/Quote Response (Non-Collusion, Trade Secret, Bid/Proposal/Quote Forms, etc.) require a 'WET' signature or DocuSign Electronic signature

V.7 Revised: MMH (06-19)

Page 3 of 3 of Quotation Form

Pre-Demolition Hazardous Building Materials Survey Report

Residential Property

26287 Miesville Trail
Cannon Falls, Minnesota



Prepared for

Dakota County

Prepared by

Braun Intertec Corporation

Project 10017201_001
September 15, 2026

September 15, 2026

Project 10017201_001

Dan Leighton
Dakota County
1800 160th Street West
Rosemount, MN 55068

Re: Pre-Demolition Hazardous Building Materials Survey
Residential Property
26287 Miesville Trail
Cannon Falls, MN

Dear Mr. Leighton:

The enclosed report provides the results of the pre-demolition hazardous building materials survey conducted on September 3, 2026 at the above referenced site (Site). Braun Intertec Corporation (Braun Intertec) was authorized to conduct this survey in accordance with our Proposal 10017201_001 dated August 28, 2026.

If you have any questions or need further assistance, please contact Nick Mueller at 651.485.7961 or nmueller@braunintertec.com.

Sincerely,
Braun Intertec Corporation



Tim Schmit
Field Scientist



Nicholas S. Mueller
Manager, Senior Scientist II



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1.0 Introduction

Braun Intertec Corporation received authorization from Dan Leighton of Dakota County to conduct a Pre-Demolition Hazardous Materials Survey of the residential property located at 26287 Miesville Trail near Cannon Falls, MN (Site), in accordance with the scope of services described in the Braun Intertec proposal dated August 28, 2026.

2.0 Site Background

2.1 Site Description

The survey was conducted on September 3, 2026 by Tim Schmit of Braun Intertec. The subject of the survey and general construction information for the structures assessed on the property include:

Old House			
Building Use:	Residence	Occupancy Status:	Unoccupied
Number of Floors	2 plus a basement	Estimate Building Square Footage:	1,500
Date of Construction:	1930s?		
Main Structure:	Wood floors with wood framed exterior walls; stone and concrete foundation		
Interior Finishes:	Drywall with joint compound, plaster, ceiling spray, wall texture, ceiling tile, vinyl and ceramic floor tile, linoleum, floor sheeting, and carpet		
Exterior Finishes:	Vinyl siding with an asphalt shingle roof		

Trailer House			
Building Use:	Residence	Occupancy Status:	Unoccupied
Number of Floors	1	Estimate Building Square Footage:	1,100
Date of Construction:	2000s?		
Main Structure:	Wood floors with wood framed exterior walls		
Interior Finishes:	Drywall, ceiling spray and floor sheeting		
Exterior Finishes:	Vinyl siding with an asphalt shingle roof		

All Outbuildings			
Building Use:	Storage	Occupancy Status:	Unoccupied
Number of Floors	1 in Each	Estimate Building Square Footage:	Very by Building
Date of Construction:	Unknown		
Main Structure:	Wood floors with wood framed exterior walls		



All Outbuildings	
Interior Finishes:	Drywall and ceramic tiles in barn; nothing in other outbuildings
Exterior Finishes:	Asphalt shingles on 1 small storage building; wood siding on all; metal roofs

2.2 Previous Report

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

- Asbestos Survey Report, Schwamb Property conducted by Landmark Environmental in August 2024 (Attachment A).

3.0 Scope of Services

The scope of our services was limited to the following:

- Reviewed available documentation provided by current owner with regard to asbestos-containing materials (ACM). Existing sample data provided by current owner was utilized, where possible, to determine the presence or absence of ACM.
- Visually examined accessible areas and identified locations of suspect ACM (asbestos containing materials), LBP (lead-based paint), mercury, and other miscellaneous hazardous materials.
- Collected and analyzed representative bulk samples of suspect asbestos-containing materials.
- Assessed the materials condition, friability, accessibility, and hazard potential.
- Documented the current conditions and estimated ACM quantities of the suspect ACM based on visual observations.
- Assessed materials with potential re-useable or recyclable components on painted surfaces suspected of containing lead (where applicable).
- Prepared a final report documenting the ACM sample locations, LBP test locations, analysis results, conditions, inventory of other miscellaneous hazardous materials, ACM quantities, and recommendations.

3.1 Limitations

In any building, the potential exists for hazardous building materials to be located inside walls, above ceilings, under floors, and other inaccessible areas. Destructive investigation was performed in an attempt to locate hazardous materials in inaccessible areas of the building. However, it was not feasible to inspect 100 percent of these areas. Also, the potential exists for hazardous materials to be found outside the



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

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

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

4.0 Methods and Procedures

4.1 Asbestos

Thirty-eight bulk samples were collected on September 3, 2026, and submitted to Braun Intertec, a microscopy laboratory that is fully accredited for bulk analysis.

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

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

4.2 Lead-Based Paint

No potential re-useable “painted” surfaces were observed at the time of the LBP testing; therefore, no LBP testing was conducted.

4.3 Miscellaneous Regulated Waste

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



5.0 Results

5.1 Asbestos

5.1.1 Asbestos-Containing Materials

Category II ACM

- Beige window glazing on old house exterior (1st floor, west ext.)

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

5.1.2 Non-Asbestos-Containing Materials

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

5.2 Lead-Based Paint

The following is a list of LBPs that were found on the building components tested:

- No potential re-useable painted surfaces were observed at the time of the survey; therefore, no LBP testing was conducted.

5.3 Miscellaneous Regulated Waste

Refer to Table 3 for a summary of items and estimated quantities.

6.0 Discussion

6.1 Asbestos

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



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

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

6.1.1 Category II Non-Friable Asbestos-Containing Materials

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

6.2 Miscellaneous Regulated Waste

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

7.0 Inspector Certification

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

Signature:  Date: September 15, 2026
Tim Schmit

Field Scientist

Minnesota Department of Health Asbestos Inspector No: ASB707

Tables

- 1. Asbestos Building Survey Results**
- 2. Miscellaneous Regulated Waste Summary**

Table 1
Asbestos Building Survey Results

Client: Dakota County - Residence
Location: 26287 Miesville Trail, Cannon Falls, MN
Date of Survey: September 3, 2026
Project: 10017201_001

Homogeneous Area	Functional Space	Suspect ACM Characteristics					
		Homogeneous Material Description	Ref. Client Sample No.	Asbestos Content (%) ¹	Category ²	Estimated Quantity (Units) ³	Material Condition ⁴
Old House	1st and 2nd Floors	Drywall with joint compound	1A^,B^,C^	None Detected	---	Undeter- mined Ft²	Good
Old House	Living Room	Light texture ceiling spray	2A^,B^,C^	None Detected	---	500 Ft²	Good
Old House	1st Floor Bathroom Closet	Floor Sheeting	3^, 3B	None Detected	---	10 Ft²	Good
Old House	2nd Floor	Red fire stop sealant	4^	None Detected	---	2 LF	Good
Old House	2nd Floor	12-inch by 12-inch smooth ceiling tile	5^, 5B	None Detected	---	35 Ft²	Good
Old House	2nd Floor	Wall texture	6A^,B^,C^	None Detected	---	500 Ft²	Good
Old House	2nd Floor	Plaster walls and ceiling	7A^,B^,C^	None Detected	---	750 Ft²	Good
Old House	Exterior	White trim caulk	8^,8B	None Detected	---	Undeter- mined LF	Good
Old House	Exterior	White window caulk (sample as trim caulk)	9^	None Detected	---	Undeter- mined LF	Good
Old House	Exterior	Clear window caulk	10^	None Detected	---	Undeter- mined LF	Good
Old House	Exterior	Beige window glaze (1st floor, west side)	11^	2% Chrysotile	Cat. II	3 EA	Good
Old House	Roof	Shingles	12^,12B	None Detected	---	Undeter- mined Ft²	Good
Old House	Roof	Tarpaper	13^, 13B	None Detected	---	Undeter- mined Ft²	Good
Old House	1st Floor	Tarpaper under hardwood floors	48A,B	None Detected	---	Undeter- mined Ft²	Good
Old House	1st Floor Entry	Flagstone ceramic tile grout	49A,B	None Detected	---	Undeter- mined Ft²	Good
Old House	1st Floor Entry	Flagstone ceramic tile adhesive	50A,B	None Detected	---	Undeter- mined Ft²	Good
Old House	1st Floor Kitchen, Dining Rooms	12" ceramic floor tile grout	51A,B	None Detected	---	Undeter- mined Ft²	Good
Old House	1st Floor Kitchen, Dining Rooms	12" ceramic floor tile thinset	52A,B	None Detected	---	Undeter- mined Ft²	Good
Old House	1st Floor Restroom	6" ceramic tile grout	53A,B	None Detected	---	Undeter- mined Ft²	Good

Table 1
Asbestos Building Survey Results

Project 10017201_001

Page 2

Homogeneous Area	Functional Space	Suspect ACM Characteristics					
		Homogeneous Material Description	Ref. Client Sample No.	Asbestos Content (%) ¹	Category ²	Estimated Quantity (Units) ³	Material Condition ⁴
Old House	1st Floor Restroom	6" ceramic tile adhesive	54A,B	None Detected	---	Undeter- mined Ft ²	Good
Old House	Attic	Insulation	55A,B	None Detected	---	Undeter- mined Ft ²	Good
Old House	2nd Floor, West Bedroom	Brown linoleum (under carpet)	56A,B	None Detected	---	Undeter- mined Ft ²	Good
Trailer House	Throughout	Drywall (no joint compound)	20A [^] ,B [^] ,C [^]	None Detected	---	Undeter- mined Ft ²	Good
Trailer House	Throughout	Textured ceiling spray	21A [^] ,B [^] , C [^] , D [^] ,E [^]	None Detected	---	2,000 Ft ²	Good
Trailer House	South End	Cream Floor Sheeting	22 [^] , 22B	None Detected	---	Undeter- mined Ft ²	Good
Trailer House	South End	Gold Floor Sheeting Adhesive	22.5B	None Detected	---	Undeter- mined Ft ²	Good
Trailer House	Restrooms	Cream Floor Sheeting	23 [^] , 23B	None Detected	---	Undeter- mined Ft ²	Good
Trailer House	Restrooms	Gold Floor Sheeting Adhesive	23.5B	None Detected	---	Undeter- mined Ft ²	Good
Trailer House	Roof	Shingles	24 [^] , 24B	None Detected	---	Undeter- mined Ft ²	Good
Trailer House	Roof	Tarpaper	25 [^] , 25B	None Detected	---	Undeter- mined Ft ²	Good
Shed by Trailer House	Roof	Shingles	30 [^] , 30B	None Detected	---	Undeter- mined Ft ²	Good
Shed by Trailer House	Roof	Tarpaper	31 [^] , 31B	None Detected	---	Undeter- mined Ft ²	Good
Barn	Interior	Drywall (no joint compound)	40 [^] , 40B	None Detected	---	200 Ft ²	Good
Barn	Interior	4-inch ceramic wall tile grout and adhesive	41 [^] , 42 [^] , 43 [^] , 41B, 42B	None Detected	---	100 Ft ²	Good
Barn	Interior	9-inch ceramic floor tile grout and thinset	44 [^] ,45 [^] , 46 [^] ,43B, 44B	None Detected	---	25 Ft ²	Good
Barn	Exterior	Beige window glaze	47 [^] , 47B	None Detected	---	Undeter- mined EA	Good
Garage		No Suspect Asbestos Containing Materials					
Tree House		No Suspect Asbestos Containing Materials					

Homogeneous Area	Functional Space	Suspect ACM Characteristics					
		Homogeneous Material Description	Ref. Client Sample No.	Asbestos Content (%) ¹	Category ²	Estimated Quantity (Units) ³	Material Condition ⁴
Old Well House		No Suspect Asbestos Containing Materials					
Shed with Basketball Hoop		No Suspect Asbestos Containing Materials					
Old Foundations		No Suspect Asbestos Containing Materials					

^Denotes sample taken by Landmark Environmental in their report dated August 2024. Samples with no ^ were taken by Braun in this survey.

1. Asbestos Content

Asbestos content is indicated as an approximate percent by area.

ND = None Detected

NA = Not Analyzed

"<" = less than

PC = Point Count Analysis detected < 1% asbestos content. Building material samples containing <1% asbestos are not considered to be ACM in accordance with the EPA, MDH and MPCA regulations.

2. Category

F = Friable ACM

Cat. I = Category I non-friable ACM

Cat. II = Category II non-friable ACM

3. Units

Ft² = square feet

LF = linear feet

EA = each

4. Condition of ACM:

Good/Not Damaged

Damaged

Significantly Damaged

Client: Dakota County - Residence
Location: 26287 Miesville Trail, Cannon Falls, MN
Date of Survey: September 3, 2026
Project: 10017201_001

Mercury	QTY
Batteries	--
Elevator Control Panels	--
Emergency Lighting Systems	--
Exit Signs	--
Security Alarm Panel	--
Smoke Detectors	--
Fire Strobes	--
Thermostat (old house)	1
Lighting	QTY
4' or less Fluorescent Bulbs (garage)	2
HID Bulbs	--
LED Light Strip (garage)	2
4' Fluorescent Bulbs	--
Circular LED Lights	--
Compact Fluorescent Bulbs	--
LED Lights	20
8' Fluorescent Bulbs	--
Electrical	QTY
Misc. Lights	--
2' x 4' LED Light Fixtures with Electronic Lamp Starter	--
Motors	--
Electric Speakers (garage)	2
Switch Gears	--
Lead	QTY
Exit Signs	--
Lead Flashing Molds	--
Lead Ring Caps (Roof vent pipe)	--
Lead-Acid Batteries	--
Lead-lined X-ray Rooms	--
Oils	QTY
Door Closers	--
Fuel Oil Tanks	--
Grease	--
Misc. containers (drums, pails, etc.):	--
Motor Oil (garage)	1 qt.
Oil Storage Tanks	--

Chlorofluorocarbons (CFCs)	QTY
Central Air Conditioner	--
Chillers	--
Dehumidifiers	--
Fire Extinguishers	--
Fire Suppression System	--
Food Display Cases	--
Freezers (trailer house)	1
Refrigerator (trailer house)	1
Mini Refrigerators (garage)	1
Roof-top A/C	--
Vending Machines	--
Walk in Coolers	--
Water Fountains	--
Window Air Conditioner	--
Polychlorinated Biphenyls (PCBs)	QTY
Capacitors on Boilers	--
Heat Transfer Equipment	--
Light Ballasts (garage)	1
Transformers	--
HVAC Systems/Boilers/Furnaces	QTY
Aquastats	--
Firestats	--
Gauges	--
Manometer	--
Space Heater Controls	--
Thermostat	--
Radioactive Material	QTY
Tritium Exit Signs	--
X-ray Equipment	--

Miscellaneous Materials	QTY
Antifreeze (barn)	3 gallons
Box with Capacitors (garage)	1
Dishwasher	1 (old house)
Dehumidifier	1 (old house)
Clothes Dryer	1 (old house)
Digital Thermostat	1 (trailer house)
Clothes Washer	1 (trailer house)
CO Alarm	1 (trailer house)
Furnace	2
Green Treated Deck (by barn)	16' x 12'
Insect Killer (garage)	2 quarts
Microwave	1
Mixed Solid Waste (trash, mattress)	13 yards
Household Cleaners	10
Overhead Garage Openers	2 (garage)
Motion Sensor (garage)	1
Roundup (garage)	1 gallon
Bike with Tires	1 (by garage)
Satellite Dish	1 (old house)
Septic System (west of trailer house)	1
Smoke Alarm	3 (trailer house)
Stove	2
Tractor Tire	1 (by well)
Television	1 (old house)
Utility Trailer with Tires	1
Well (east of garage)	1
Water Heater	2
Water Softener, Digital Screen	1 (old house)
(All non-building components such as unattached carpet, files, books, trash, desks, chairs, etc. must be removed prior to demolition.)	
Appliances (must be recycled by an appliance recycler)	

Appendix A.

Bulk Asbestos Analysis Reports

MATERIAL IDENTIFICATION RESULTS

Prepared By: Braun Intertec Corporation
1826 Buerkle Road
St. Paul, MN 55110

Project Name: Dakota County Residence, 26287 Miesville Trail, Cannon Falls, Minnesota
Project Number: 10017201_001

Date Sampled: 09/03/16
Date Received: 09/03/26
Date Analyzed: 09/11/26 - 09/12/26



Location	Material Identification	Sample Number	Type of Asbestos	Percent Asbestos
Old House 1st Floor Restroom				
Old House 1st Floor Restroom				
Old House, 2nd Floor				
Old House Exterior	Floor Sheeting	3B	None Detected	None Detectec
Old House Roof	Floor Sheeting Adhesive	3.5B	None Detected	None Detectec
Old House Roof	12" x 12" Smooth Ceiling Tile	SB	None Detected	None Detectec
Trailer House South End	White Trim Caulk	SB	None Detected	None Detectec
Trailer House South End	Shingle	12B	None Detected	None Detectec
Trailer House Restroom	Tar Paper	13B	None Detected	None Detectec
Trailer House Restroom	<u>Cream floor Sheeting</u>	22B	None Detected	None Detectec
Trailer House	Gold Adhesive	22.5	None Detected	None Detectec
Trailer House	Cream floor Sheeting	23B	None Detected	None Detectec
Shed by Trailer House	Gold Adhesive	23.5B	None Detected	None Detectec
Shed by Trailer House	Shingle	24B	None Detected	None Detectec
Barn	Tarpaper	25A	None Detected	None Detectec
Barn	Shingle	30B	None Detected	None Detectec
	Tarpaper	31B	None Detected	None Detectec
	Gypsum Board, No Joint Compound	40 B	None Detected	None Detectec
	4" Ceramic WallTile Grout	418	None Detected	None Detectec



MATERIAL IDENTIFICATION RESULTS

Prepared By: Braun Intertec Corporation
1826 Buerkle Road
St. Paul, MN 55110

Project Name: Dakota County Residence, 26287 Miesville Trail, Cannon Falls, Minnesota
Project Number: 10017201_001

Date Sampled: 09/03/16
Date Received: 09/03/26
Date Analyzed: 09/11/26 - 09/12/26



Barn	4" Ceramic Wall Tile Grout	42B	None Detected	None Detected
Barn	9" Ceramic Wall Tile Adhesive	43B	None Detected	None Detected
Barn	9" Ceramic Wall Tile Adhesive	44B	None Detected	None Detected
Barn	Beige Window Glaze	47B	None Detected	None Detected
Old House, 1st Floor	Floor Tarpaper	48A	None Detected	None Detected
Old House, 1st Floor	Floor Tarpaper	48B	None Detected	None Detected
Old House, Entry	Flagstone Grout	49A	None Detected	None Detected
Old House, Entry	Flagstone Grout	49B	None Detected	None Detected
Old House, Entry	Flagstone, Adhesive	50A	None Detected	None Detected
Old House, Entry	Flagstone, Adhesive	SOB	None Detected	None Detected
Old House, Entry	12" Ceramic Floor Tile Grout	51A	None Detected	None Detected
Old House Kitchen	12" Ceramic Floor Tile Grout	51B	None Detected	None Detected
Old House Kitchen	12" Ceramic Floor Tile Adhesive	52A	None Detected	None Detected
Old House, Kitchen	12" Ceramic Floor Tile Adhesive	52B	None Detected	None Detected
Old House, 1st Floor Restroom	6" Ceramic Tile Grout	53A	None Detected	None Detected
Old House, 1st Floor Restroom	6" Ceramic Tile Grout	53B	None Detected	None Detected

— *d-* 

MATERIAL IDENTIFICATION RESULTS

Prepared By: Braun Intertec Corporation
1826 Buerkle Road
St. Paul, MN 55110

Project Name: Dakota County Residence, 26287 Miesville Trail, Cannon Falls, Minnesota
Project Number: 10017201_001

Date Sampled: 09/03/16
Date Received: 09/03/26
Date Analyzed: 09/11/26 - 09/12/26



Location	Material Identification	Sample Number	Type of Asbestos	Percent Asbestos
Old House 1st Floor Restroom	6" Ceramic Wall Tile Adhesive	54A	None Detected	None Detected
Old House 1st Floor Restroom	6" Ceramic Wall Tile Adhesive	54B	None Detected	None Detected
Old House Attic	Insulation	55A	None Detected	None Detected
Old House Attic	Insulation	55B	None Detected	None Detected
Old House, 2nd Floor, West Bedroom	Brown Linoleum	56A	None Detected	None Detected
Old House, 2nd Floor, West Bedroom	Brown Linoleum	56B	None Detected	None Detected

None Detected = No asbestos was detected in the portions of the sample analyzed.

The samples were analyzed using polarized light microscopy and dispersion staining techniques utilizing the EPA-approved methodology 600/R-93/116, dated July 1993. This method estimates the amount of asbestos present and distinguishes between the following types of asbestos: chrysotile, amosite, crocidolite, tremolite, actinolite, and anthophyllite. The results are presented as estimates based on this method for the portions of the samples analyzed.



Intertec

Appendix B.

Certifications

Certificate No: 5LM07232610AIR

Expiration Date: July 23, 2027

This is to certify that
Timothy Andrew Schmit
has attended and successfully completed an
ASBESTOS INSPECTOR
REFRESHER TRAINING COURSE
permitted by

the State of Minnesota under Minnesota Rules 4620.3702 to 4620.3722

and meets the requirements of

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

www.lakestates.com
(800) 254-9811

Lake States Environmental, Ltd. Training Instructor

Attended Remotely on July 23, 2026

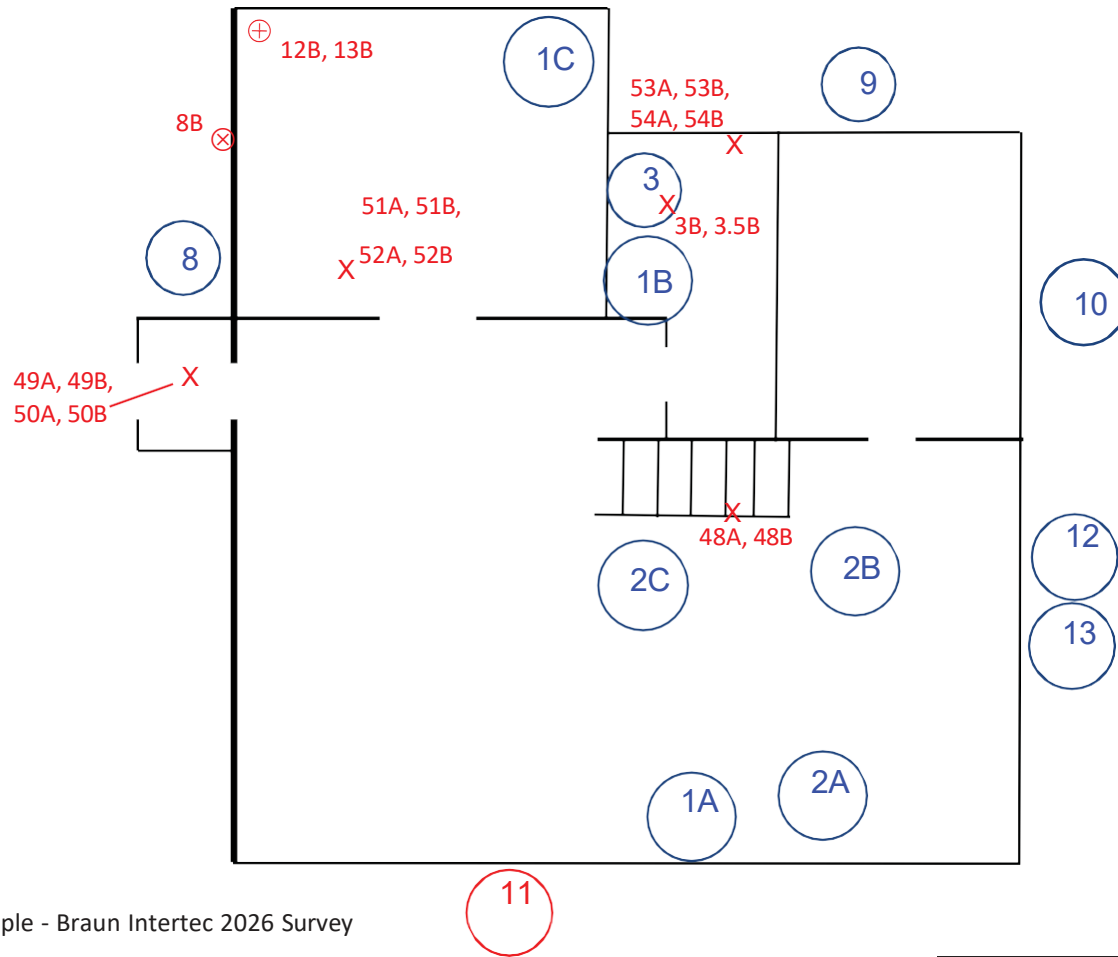
Examination Date: July 23, 2026

Lake States Environmental, Ltd.
P.O. Box 645, Rice Lake, WI 54868

Figures

1. Asbestos Sample Location Maps
2. Photo Log

Not to Scale



LEGEND

X = Asbestos Sample - Braun Intertec 2026 Survey

⊗ = Exterior Asbestos Sample - Braun Intertec 2026 Survey

⊕ = Asbestos Roof Sample - Braun Intertec 2026 Survey

1 = Non-Asbestos Containing Sample - Landmark 2024 Survey

1 = Asbestos Containing Sample - Landmark 2024 Survey



FIGURE 1
Pre-Demolition Asbestos Survey

Dakota County - Residence
Main House - Level 1
26287 Miesville Trail
Cannon Falls, Minnesota

PROJECT NO:
10017201_001

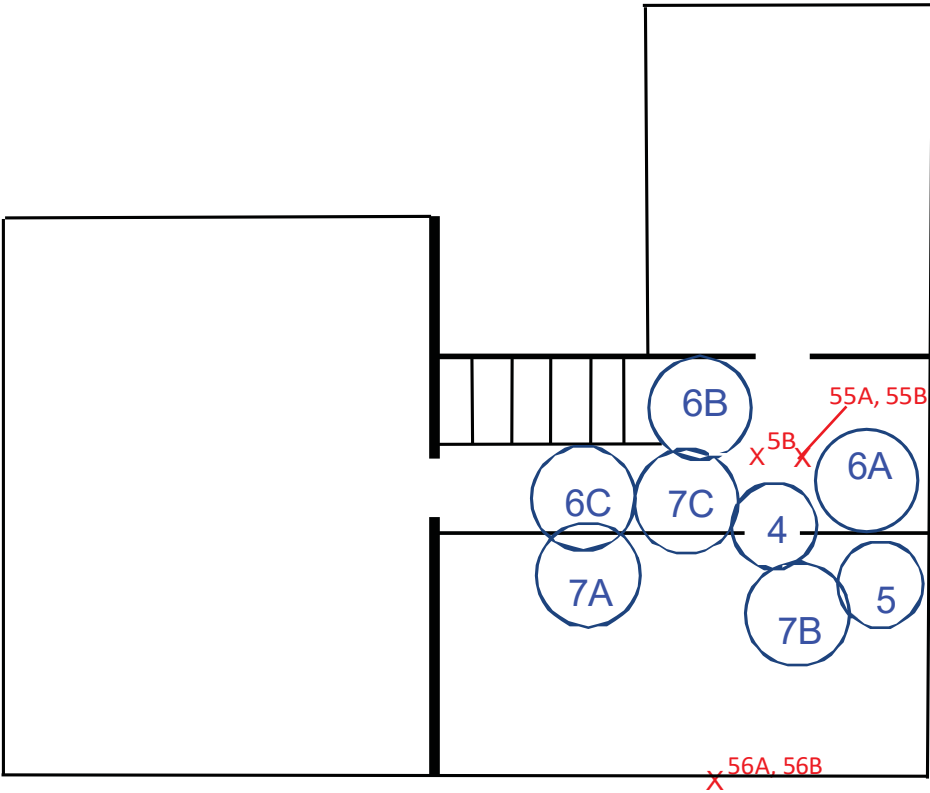
PREPARED BY:
TS

DRAWN BY:
AR

DATE:
09/04/26

BRAUN
INTERTEC

Not to Scale



LEGEND

- X = Asbestos Sample - Braun Intertec 2026 Survey
- 1 = Non-Asbestos Containing Sample - Landmark 2024 Survey



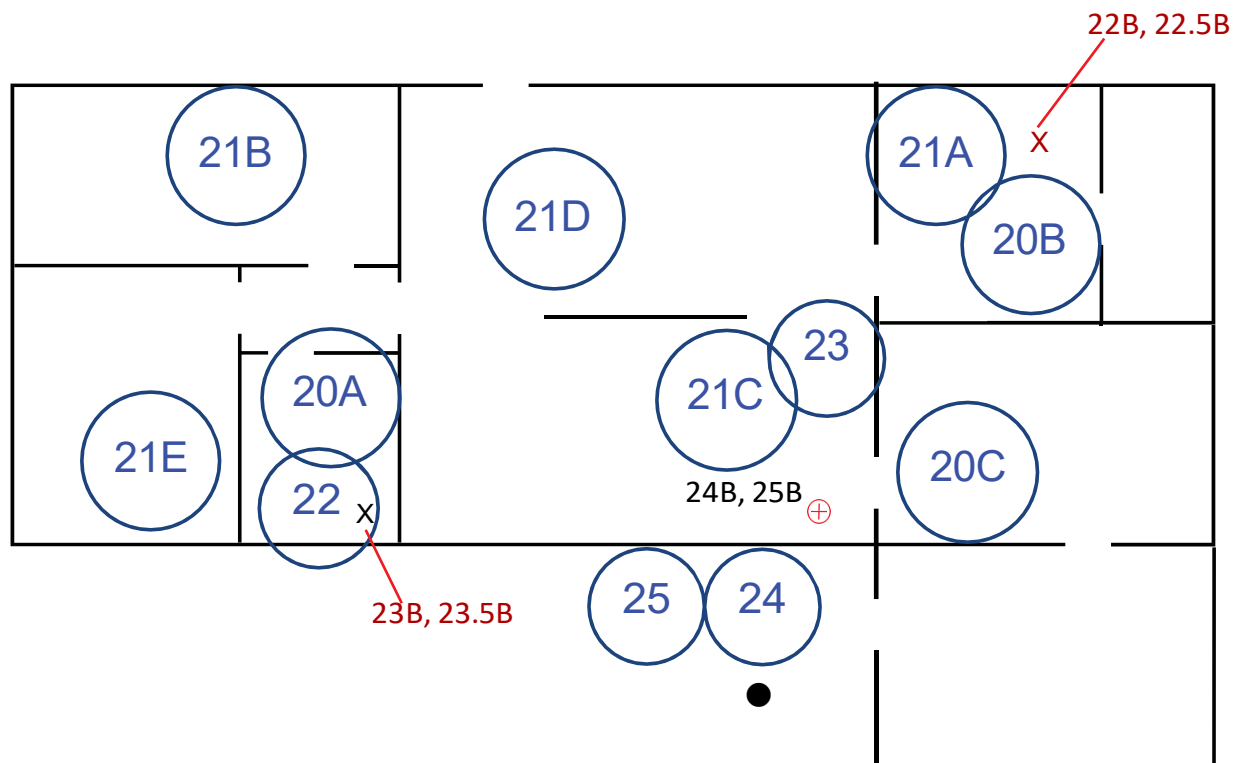
FIGURE 2
Pre-Demolition Asbestos Survey

Dakota County - Residence
Main House - Level 2
26287 Miesville Trail
Cannon Falls, Minnesota

PROJECT NO:	PREPARED BY:
10017201_001	TS
DRAWN BY:	DATE:
AR	09/04/26



Not to Scale



LEGEND

✕ = Asbestos Sample - Braun Intertec 2026 Survey

⊕ = Asbestos Roof Sample - Braun Intertec 2026 Survey

● = Septic System Location

1 = Non-Asbestos Containing Sample - Landmark 2024 Survey



FIGURE 3

Pre-Demolition Asbestos Survey

Dakota County - Residence
Mobile Home - Main Level
26287 Miesville Trail
Cannon Falls, Minnesota

PROJECT NO:
10017201_001

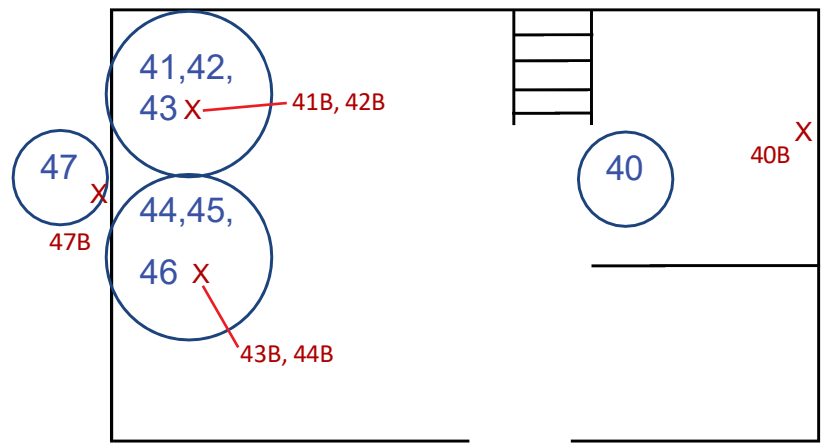
PREPARED BY:
TS

DRAWN BY:
AR

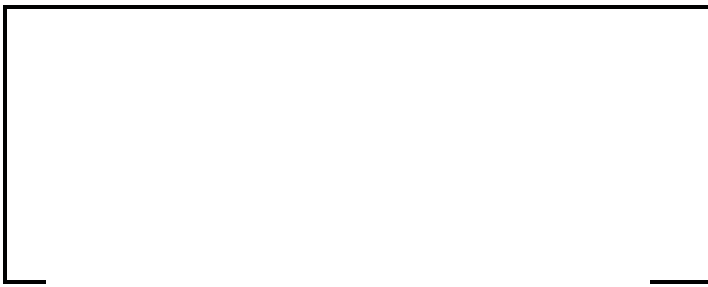
DATE:
09/04/26

BRAUN
INTERTEC

Not to Scale



Barn



Garage



LEGEND

X = Asbestos Sample - Braun Intertec 2026 Survey

1 = Non-Asbestos Containing Sample - Landmark 2024 Survey

FIGURE 4
Pre-Demolition Asbestos Survey

Dakota County - Residence
Outbuildings
26287 Miesville Trail
Cannon Falls, Minnesota

PROJECT NO: 10017201_001	PREPARED BY: TS
DRAWN BY: AR	DATE: 09/04/26



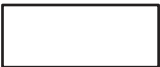
Not to Scale



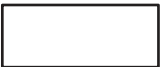
Tree House



Old Foundations



Barn



Garage



Well



Old BB Hoop



Old Well House



Old House



Small Shed



Trailer House

Site Map

Pre-Demolition Asbestos Survey



AR



10017201_001

DRAWN BY:

Dakota County - Residence 26287 Miesville
Trail Cannon Falls, Minnesota

PREPARED BY: TS

DATE: 09/04/26



Photograph 1	09/03/26
Subject:	Old house



Photograph 2	09/03/26
Subject:	Asbestos window glaze on west side of old house (3 panes)



Photograph 3	09/03/26
Subject:	Appliances in old house



Photograph 4	09/03/26
Subject	Trailer house



Photograph 5

09/03/26

Subject:

Appliances in trailer house



Photograph 6

09/03/26

Subject:

Septic west of trailer house



Photograph 7	09/03/26
Subject:	Small shed NW of trailer house



Photograph 8	09/03/26
Subject	Tree house NW of barn



Photograph 9 09/03/26

Subject: Barn



Photograph 10 09/03/26

Subject Barn interior



Photograph 11 09/03/26

Subject: Garage



Photograph 12 09/03/26

Subject: Trash in garage



Photograph 13

09/03/26

Subject:

Insect killer, Roundup, and oil in garage



Photograph 14

09/03/26

Subject

Well near garage



Photograph 15

09/03/26

Subject:

Old foundations (remnants of former shed) north of old house



Photograph 16

09/03/26

Subject

Shed with old basketball hoop



Photograph 17	09/03/26
Subject:	Old well house (NE of old house)



Photograph 18	09/03/26
Subject	Utility trailer with tires east of garage

Supplement C
Minnesota Wetland Conservation Act
NOTICE OF DECISION

Date this Notice was sent:	11/14/2025
Local Government Unit:	Douglas Township
County:	Dakota
Applicant and (if applicable) Applicant's Representative:	Dakota County, Dylan Strand Dakota County SWCD, Curt Coudron
Project Name/Number:	25-DGS-235 MRPR Temp Access Road
Type of Decision (check all that apply): Note: Boundary/type, sequencing, replacement plan, and bank plan decisions require an associated notice of application prior to the decision being made.	☐ Boundary/Type ☐ Sequencing (submitted separately from a replacement plan) ☐ Replacement Plan ☐ Bank Plan ☐ Exemption Identify which exemption by Rule or Statute Citation: [insert] ☒ No-Loss Identify which provision by Rule or Statute Citation: MN Rules 8420.0415 H
Decision: Note: All replacement plan approvals are conditional upon confirmation from BWSR of withdrawal of specified credits and/or financial assurance received for project-specific replacement.	☐ Denied ☒ Approved. Valid for ☒ 5 yrs (default); ☐ Other. Specify: [insert] ☐ Approved with Conditions List Conditions: [insert] Valid for ☐ 5 yrs (default); ☐ Other. Specify: [insert]
LGU Representative Name & Signature:	DAVID HOLMEN, CMWP, GISP SENIOR WETLAND/GIS COORDINATOR Dakota County SWCD  Date: 11/14/25

Decision Timeline

An LGU must approve or deny a request within 60 days of receiving a complete application per MINN. STAT. § 15.99.

Date Complete Application Received:	11/13/2025
Date of Decision:	11/14/2025

If applicable, date of <i>written extension</i> to 60-day decision timeline & number of days extended: Reason for Extension (check one):	[insert] ☐ Other process or decision required to occur before WCA decision. Describe: [insert]
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	☐ Additional information and/or revision to application submitted. ☐ Applicant request. ☐ Other. Describe: [insert]
Date & number of days extended for any <i>additional written extensions</i> agreed to by the applicant:	[insert]

Decision Summary

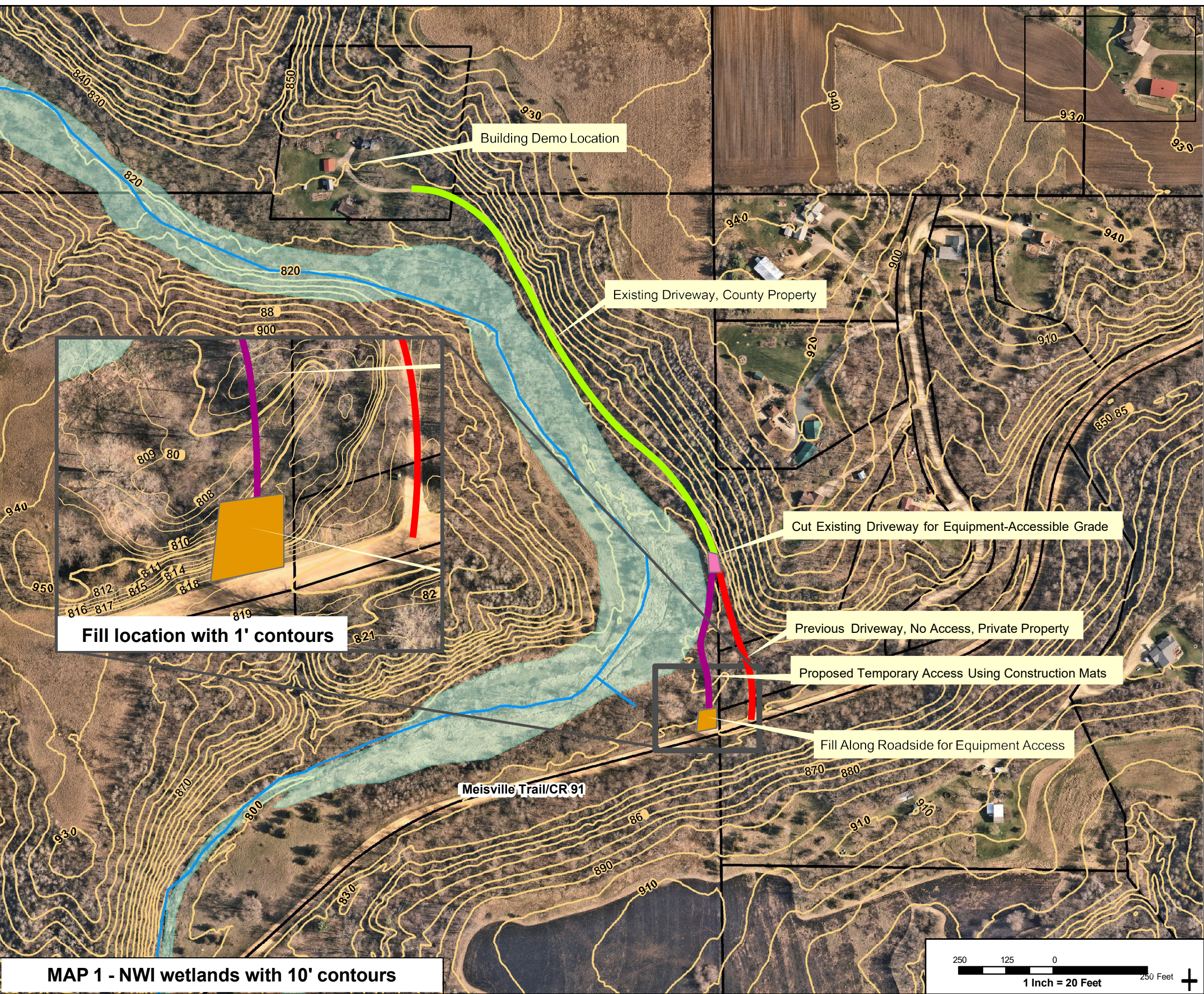
Technical Evaluation Panel Recommendation (check one):	☐ No recommendation ☒ Approval or approval with conditions Temporary construction matting removal, stabilization, and reseedling of any disturbed areas using an appropriate BWSR native seed mix within 6 months of project start. ☐ Denial (attach recommendation)
LGU Findings (check all that apply):	☐ Findings attached ☒ Findings: Dakota County recently acquired a park in-holding and access is no longer available through the adjacent private land. A temporary access is proposed on County property using temporary construction mats to cross mapped floodplain and wetland areas. Some fill would be needed on the steep shoulder of Miesville Trail and some grading at the connection to the existing driveway would be needed to create a drivable equipment route. Any disturbed areas would be reseeded and stabilized using an appropriate BWSR native seed mix. ☐ Other attachments. Specify: [insert]
For Replacement Plan Decisions <i>Only</i> :	Total wetland impacts requiring replacement (acres): [insert] Type of wetland replacement (check all that apply): ☐ Project-Specific. Number of Credits: [insert] ☐ Banking. Number of Credits by Bank Account #: [insert]

Notice Distribution

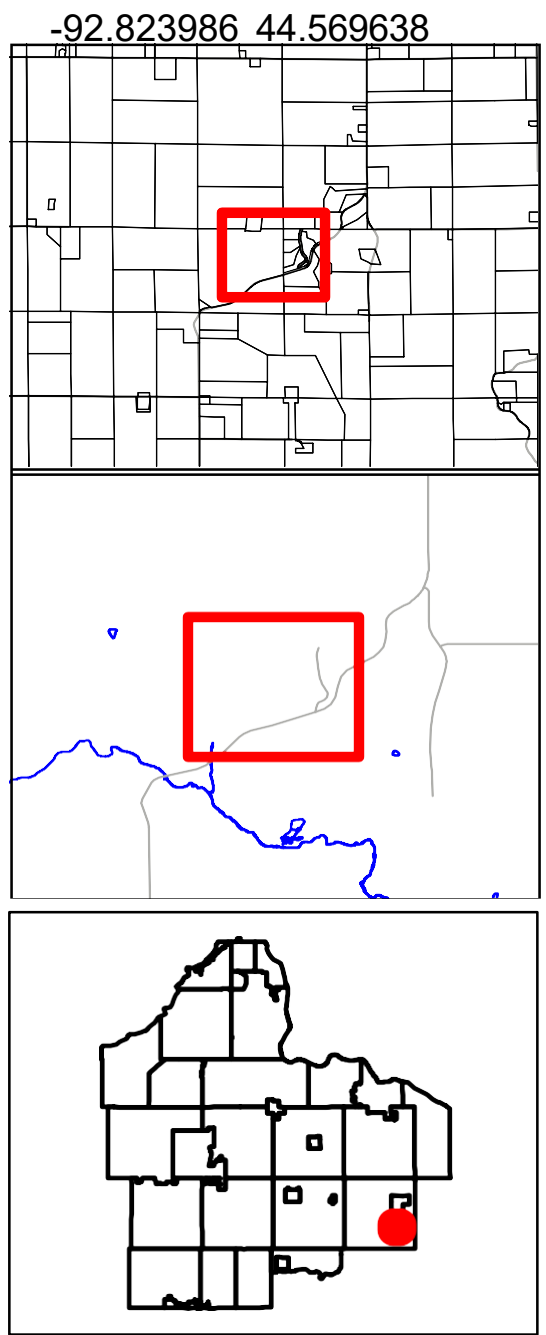
Notice Recipients (check all that apply):	☐ SWCD TEP Member (if different from LGU): [insert] ☒ BWSR TEP Member: Jed Chesnut ☒ DNR Representative: Taylor Huinker ☒ Watershed District or WMO (if applicable): Victoria Ranua, North Cannon River WMO ☐ bank.administrator.bwsr@state.mn.us (Bank Plan Decisions Only) ☒ Applicant: Dylan Strand, Dakota County ☒ Applicant's Representative (if applicable): Curt Coudron, Dakota County SWCD ☐ Members of the Public Requesting Notices (if applicable): [insert] ☒ Others: usace_requests_mn@usace.army.mil ; Clerk, Douglas Township
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Appeal Process

Appeal Process (check one):	☒ Local Appeal Process (if established). Specify How to Appeal: Send petition within 30 calendar days of date receive notice and \$TBD fee to: Douglas Township, P.O. Box151, Hampton, MN 55031 ☐ Board of Water & Soil Resources (see instructions below)
If there is no established Local Appeal Process indicated above, an appeal of this decision may be made to BWSR per the instructions to the right. Note: Decisions are not final until the 30-day appeal window ends.	Mail or email written request to appeal sent to BWSR within 30 days of date this notice was sent. Include copy of this notice, name and contact information of appellant(s) and their representative(s) (if applicable), a statement clarifying intent to appeal, and supporting information as to why the decision is in error. Mail check payable to MN Board of Water & Soil Resources for \$500. Send to: Appeals & Regulatory Compliance Coordinator Minnesota Board of Water & Soil Resources 520 Lafayette Road North St. Paul, MN 55155 travis.germundson@state.mn.us .

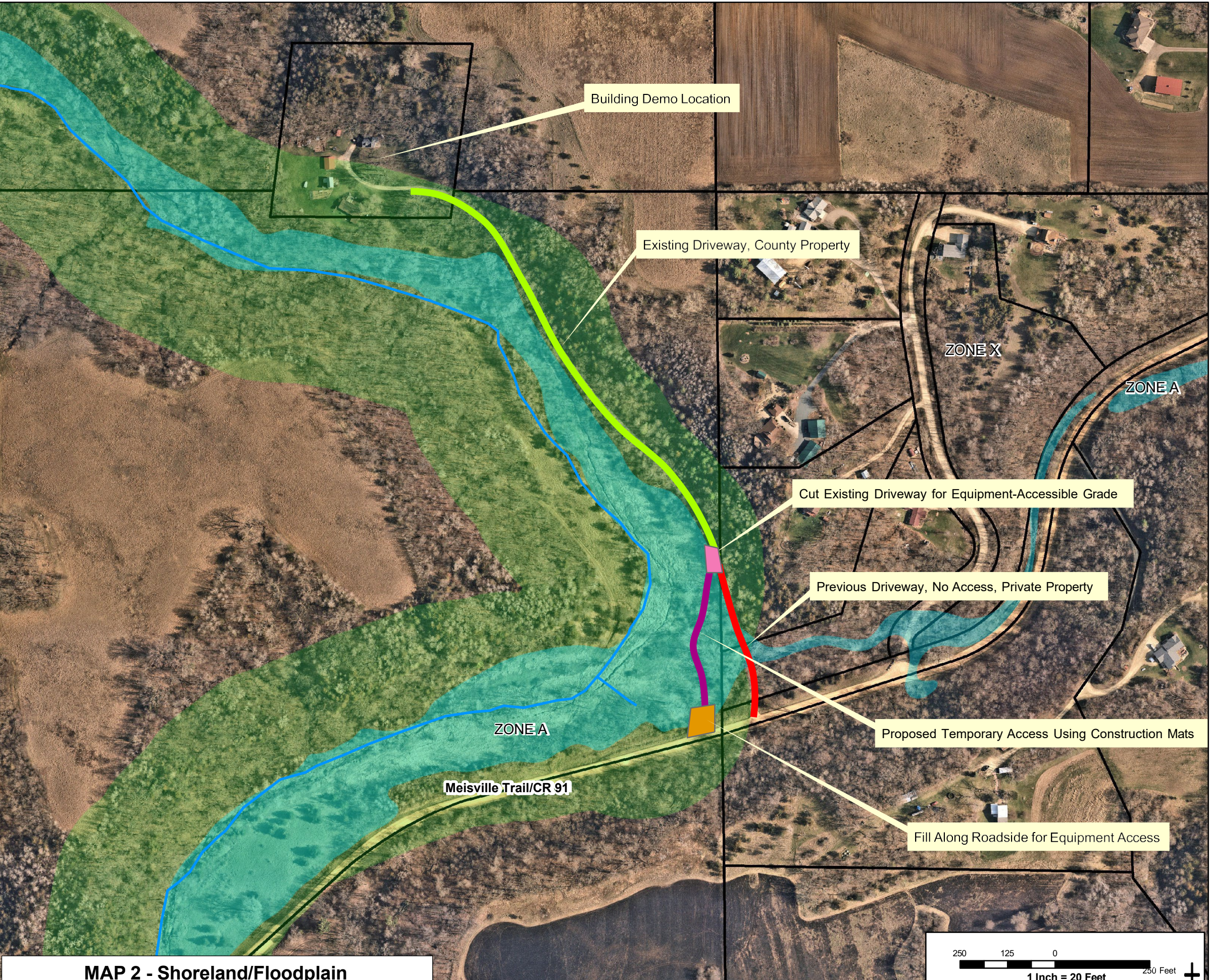


Document Path: O:\Cities and Townships\Townships\Douglas\2025\25-DGS-235 MRPR Temp Access Road\Temp_Access_Map.mxd



Legend

- DNR Waterways
- National Wetland Inventory
- Contours (10 ft.)
- Tax Parcels



COUNTY OF DAKOTA

DOUGLAS TWP, MN
NORTH CANNON RIVER
PIN#: 037-090260026011

DOUGLAS TWP

Legend

- DNR Public Waterways
- 0.2 PCT ANNUAL CH
- ZONE A
- ZONE AE
- ZONE AE - FLOODWAY
- ZONE X
- Shoreland
- Tax Parcels

DAKOTA COUNTY
SOIL & WATER
CONSERVATION DISTRICT

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of
discrepancies are found please contact the Dakota County Soil & Water Conservation District at 651-480-7777.
records, information and data located in various City, County, and State Offices and other sources, affecting the area shown, and is to

