



CITY COUNCIL AGENDA

City of Brainerd, Minnesota
City Hall, 501 Laurel Street, Council Chambers
Monday, December 8, 2025 @ 6:00 PM

The public is invited to attend these meetings in person
Attend by phone: 1-844-992-4726
City Council - Meeting Access Code: 2484 991 4328

Per MN Statutes 13D.02 Subd 1 Council Members may participate by interactive technology.

Meetings are broadcast on CTC ch 8, Charter ch 181, YouTube, AppleTV, Roku, and Amazon FireTV

1. **Call To Order**

2. **Roll Call**

___ K. Yeager ___ T. Erickson ___ K. Bevans ___ J. Czczok ___ G. Johnson ___ K.
Stunek ___ M. O'Day ___ Mayor Badeaux

3. **Budget Public Hearing & Presentation**

4. **Discussion of Developing Gustafson Park**

A. **Consider Development of Gustafson Park**

5. **Discussion on the Annex**

A. **Discuss Future Usage for City Hall Annex Building**

6. **Adjourn**

Visit the City's Website at www.ci.brainerd.mn.us

MISSION

"Provide high quality, cost effective public services and leadership in creating a sustainable city"



City Council Agenda Request

MEETING DATE: December 8, 2025

TITLE OF ITEM: Consider Development of Gustafson Park

AGENDA: Main

ACTION REQUESTED: Direction Requested

SUBMITTED BY: James Kramvik, Community Development Director, Eric Charpentier

DEPARTMENT: Community Development

PRESENTER: James Kramvik, Community Development Director

ESTIMATED TIME (MIN): 10 min

SUMMARY OF ISSUE: See Memo

ALTERNATIVE, OPTIONS, EFFECTS ON OTHERS/COMMENTS: See Memo

RECOMMENDED ACTION/MOTION:

Staff recommends the City Council consider the options for residential development of Gustafson Park and provide direction to Staff.

Option 1 – Work with the Brainerd HRA and allow them to meet with developers for this property and have the HRA work with the Park Board on a recommendation to Council on a conveyance of the property to the HRA at a future meeting.

Option 2 – Direct City staff to bring a preliminary plan to the Park Board for a formalized recommendation and receive a quote from a surveying company to replat the property. City Council would make a final decision at a future meeting.

Option 3 – Entertain no further discussion on the development of Gustafson Park and to leave the property in its current state.

FINANCIAL IMPACT: N/A

MEMO



TO: Mayor and City Council

FROM: James Kramvik, Community Development Director
Eric Charpentier, HRA Executive Director

DATE: December 8th, 2025

RE: Consider Development of Gustafson Park

INTRODUCTION

Gustafson Park is located along N St NE, between 9th Ave NE and 10th Ave NE, and consists of approximately 1.2 acres with an alley bisecting the two existing fields. The park consists of grass fields with 4 back stops and a utility shed. The park has historically been utilized for some of our youth programming activities but was left off the designated parks list. The Parks Department currently maintains Gustafson Park which primarily consists of mowing the grass as needed.

The Brainerd HRA approached the Park Board at their May 27th meeting during open forum to discuss the potential for development of residential housing at Gustafson Park as a conversation starter. The Park Board was receptive to having this item on an upcoming agenda to formally review this opportunity further. Staff at the Brainerd HRA were then approached in October by a developer and builder to discuss building options at Gustafson Park specifically and to request any assistance that the HRA could potentially offer. Any assistance that the HRA could offer would be dependent on if the HRA could acquire this land to work through a purchase and development agreement with the interested developer.

The HRA also understands that if there is an opportunity for the open market to purchase these lots for development, that the open market option would be the preferred method for development with the least amount of government intervention involved.

RESIDENTIAL DEVELOPMENT

Staff have reviewed the property for potential residential development and believe this site has ideal existing infrastructure for infill development within the City. The property could most likely be parceled into 7 lots to support the development of duplexes or single-family homes. The existing alley would benefit the potential for duplexes as off-street parking would be utilized in the rear yard rather than driveways from public streets.

OPTIONS

- 1) Work with the Brainerd HRA to convey the property to them to construct single-family or multi-family affordable housing. The property would be developed through a purchase and development agreement that could dictate the type of development as well as the final sale price of the housing units. A developer would be responsible for subdividing the property and working with the City on any zoning or variance requests that may be needed for the successful development of these parcels.
- 2) The City could retain the property and subdivide the parcels to sell at market rate through the EDA. The properties would not have to be conveyed to the EDA until final sale. In the current market, many developers are interested in shovel ready in-fill sites throughout Brainerd for the construction of duplex rentals. Vacant properties are currently selling between \$15,000 and \$30,000 dependent on the size of the parcel. To list the property, the City should replat the parcels to sell them individually. A purchase and development agreement could most likely be utilized to ensure the intended outcome of each parcel.

AERIAL MAP



RECOMMENDATION

Staff recommends the City Council consider the options for residential development of Gustafson Park and provide direction to Staff.

Option 1 – Work with the Brainerd HRA and allow them to meet with developers for this property and have the HRA work with the Park Board on a recommendation to Council on a conveyance of the property to the HRA at a future meeting.

Option 2 – Direct City staff to bring a preliminary plan to the Park Board for a formalized recommendation and receive a quote from a surveying company to replat the property. City Council would make a final decision at a future meeting.

Option 3 – Entertain no further discussion on the development of Gustafson Park and to leave the property in its current state.



City Council Agenda Request

MEETING DATE: December 8, 2025

TITLE OF ITEM: Discuss Future Usage for City Hall Annex Building

AGENDA: SPW Committee

ACTION REQUESTED: Direction Requested

SUBMITTED BY: Jessie Dehn, City Engineer, James Kramvik, Community Development Director

DEPARTMENT: Public Works

PRESENTER: Mike Habighorst, Public Works Director

ESTIMATED TIME (MIN): 15 Minutes

SUMMARY OF ISSUE:

Attached to this agenda item is the information provided to council at the 11/17 meeting. At that meeting, staff was directed to discuss this item at the 12/8 special council meeting.

ALTERNATIVE, OPTIONS, EFFECTS ON OTHERS/COMMENTS:

The city council has several decisions to make about the future of the city hall annex building. Usage should be considered first:

1. Sell: we do have an appraisal of the annex building, and staff would advise to sell "as is".
2. Keep as a city asset.
 - a. Lease
 - b. Keep for city staff

Note: whether we lease or use it for city staff, it is advisable to complete the stated improvements from the 11/17 meeting.

RECOMMENDED ACTION/MOTION:

Options for recommendations include the following:

1. Sell annex building.
 - a. Direct staff to list property.
2. Keep the annex as a city asset and complete improvements:
 - a. Direct staff to hire Widseth to develop the scope of work for bidding and solicit contractors for annex improvements.
 - b. Direct staff to award proposal to HyTec with the Gordian process (contract is attached).
3. Keep as a city asset with no improvements.

FINANCIAL IMPACT:



City Council Agenda Request

MEETING DATE: November 17, 2025

TITLE OF ITEM: Consider HyTec Proposal for City Hall Annex Building

AGENDA: SPW Committee

ACTION REQUESTED: Approve/Deny Motion

SUBMITTED BY: Jessie Dehn, City Engineer, James Kramvik, Community Development Director

DEPARTMENT: Public Works

PRESENTER: Mike Habighorst, Public Works Director

ESTIMATED TIME (MIN): 5 Minutes

SUMMARY OF ISSUE: HyTec has completed the proposal to provide improvements to the Annex. It has been confirmed we have \$160,000 allocated for these improvements. Attached is HyTec detail proposal and the main goal is the button-up the exterior of the building and to complete critical infrastructure such as Electrical and Fire Alarm System.

ALTERNATIVE, OPTIONS, EFFECTS ON OTHERS/COMMENTS: If we use the Gordian program with Sourcewell, we could start the improvement this year, as Gordian has already completed the bid process and awarded qualified contractors for the entire state of Minnesota. The cost to use Gordian program for the Annex improvements will be \$13,506. With the Gordian program, change orders are controlled by the already bid process for specific items.

If the City completed the bid process, Widseth would charge \$xxxx to develop a scope of work for contractors to bid the work. Staff would solicit contractors to bid the project, City Council would award a contractor and project would start March/April of 2026. Any change orders would be submitted by the contractor.

Using the Gordian program with HyTec as the contractor, City Council could award the main bid proposal of General Requirements, Windows, Existing Furnace-AC Start-Up, and Electrical/Fire Alarm for a total of \$155,249. It is recommended that any Mechanical work (HVAC/Furnace) be delayed until occupancy is determined. Verbiage from the Mechanical sub-contractor:

If this is all they want to do is keep the air from becoming stagnate, they could scratch the entire HVAC system upgrade along with the AC units. The 2 furnaces that serve the upper level are new with newer AC units to go with them. Being they serve the upper level where the majority of the heat is, the cold air will move around the build and sink downstairs and could always leave the 2 existing furnace fans running to help move air through the building. as long as the building isn't occupied. Until you find out what the plans are for the Annex building it would be best to hold off with any HVAC modifications; depending of number of tenants, office spaces, etc. the HVAC may need to be enlarged or totally

redone at that time and anything we do right now, may not meet the requirements of the remodel and therefore money spent on the system may be wasted at this time.

RECOMMENDED ACTION/MOTION: Staff is seeking direction from the Council on Annex building:

1. Select the Gordian process and award HyTec the improvements with the following bid proposal: Original Proposal of \$155,249 plus the Aternate #1 Sub-Flooring at \$2,800 for a total of \$158,049.
2. Direct staff to hire Widseth to develop the scope of work for bidding and solicit contractors for Annex improvements.
3. Direct staff to schedule a special meeting/workshop to determine the future of the Annex building.

FINANCIAL IMPACT:

November 7, 2025

Mike Habighorst
City of Brainerd
Public Works Director
501 Laurel Street
Brainerd, Minnesota 56401

RE: BRAINERD ANNEX BUILDING
213 SOUTH 5th STREET
BRAINERD, MINNESOTA 56401

Dear Mike::

Per our Conversations, Preliminary Plans and Site Visit, we hear-by submit our budgetary proposal for Upgrades and Remodel of the Brainerd Annex Building located at 213 South 5th Street in Brainerd, Minnesota.

Included in our Budgetary Proposal are the Following Items:

1. General Requirements, Supervision, Coordination with City Staff and Gordian Fees
1. Exterior Windows Upgrade
 - a. Furnish Material and Labor to Demo and Remove 18 Exterior Windows and Trim
 - b. Furnish Material and Labor to Install New Wood Bucks Around Each Window
 - c. Furnish Material and Labor to Install 18 New Aluminum Windows
 - i. 3 - W01 Windows – 36" x 60"
 - ii. 2 – W02 Windows – 36" x 72"
 - iii. 1 – W03 Window – 36" x 84"
 - iv. 12 – W04 Windows – 36" x 90"
 - v. 1 – W55 Window – 48" x 90"
 - vi. Bronze Color Aluminum Window Frames
 - vii. 1" Insulated Glazing
 - ¼" Clear Glass
 - ½" Clear Air Space
 - ¼" Low E Clear Glass
 - ½" Dessicant
 - viii. Spray Foam Window Insulation
 - ix. Breakmetal Flashing/Trim
 - x. Caulking
 - d. Furnish Material and Labor to Install Wood Trim and Formica Windowsills
 - i. Color of Trim and Formica by Owner

2. Electrical Upgrades

a. Furnish Material and Labor too:

- i. Replace Ten (10) Broken Receptacle Plates
- ii. Install Eleven (11) New Emergency "EXIT" Light Fixtures
- iii. Replace Two (2) Burnt out Light Fixtures
- iv. Replace Two (2) Overhead Light Fixtures in 2nd Floor Restrooms
- v. Replace One (1) Light on 2nd Floor Near the Stairs
- vi. Replace (2) Exterior Soffit Lights
- vii. Disconnect and Reconnect New Rooftop AC Units
- viii. Disconnect and Reconnect Two (2) New Furnaces

4. Fire Alarm/Life Safety System Upgrades

b. Furnish Material and Labor to Install Code Compliant Fire Alarm System

- i. Fully Addressable and Code Compliant
- ii. Added Horns/Strobes and Smoke Detectors
- iii. Start-up, Testing and Owner Training

5. Final Clean-up

Cost Breakdown

General Requirements

Gordian Fees	\$ 13,506.00
Permits, Shop Drawings, Supervision, Coordination with City Staff Pedestrian Traffic Control, Allowance for Start-up of HVAC Units for First Floor, Safety and Miscellaneous Items Dumpsters, Daily Clean-up, Final Clean-up Mobilization, Portable Unit, and Close Out Documents	\$ 43,101.00

Windows

Windows, Blocking, Stain Wood Trim, Gypsum Patching, Paint Touch-up Trim and Sills	\$ 77,890.00
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Electrical/Fire Alarm

\$ 20,752.00

Total: \$ 155,249.00

We propose to furnish material, tax, freight, and labor - complete in accordance with all items in this budgetary proposal as listed above for **\$ 155,249.00 (One Hundred Fifty-Five Thousand Two Hundred Forty-Nine Dollars and No Cents)**

As part of our proposal, we offer some Budgetary Alternates/Deductions for your consideration:

Alternate Add #1 – Replace Sub-Floor 2nd Floor East Conference Room (Allowance)

1. Furnish Materials and Labor to Demo and Remove Existing Carpet
2. Furnish Materials and Labor to Remove and Replace Sub-Floor

We propose to furnish material, tax, freight and labor complete in accordance with all Budgetary Items in Alternate #1 as listed above for an add of **\$ 2,800.00 (Two Thousand, Eight Hundred Dollars and No Cents)**

Alternate Add #2 – HVAC Upgrades to First Floor Furnace System

3. HVAC Upgrades
 - a. Furnish Material and Labor to Remove and Dispose of Intended Equipment to be Replaced
 - b. Furnish Material and Equipment to Install Two (2) New Lennox 80% Efficient, Single-Stage Furnaces
 - i. 60,000 BTU Furnaces
 - ii. Re-Use Existing Vent Stacks
 - iii. Gas Piping
 - iv. Two (2) Honeywell Digital Thermostats
 - c. Furnish Material and Labor to Install Two (2) Lennox 2.5 Ton, 14 SEER Air Conditioners
 - i. New Line Sets for New AC Units
 - ii. Sheet Metal Adaptions

We propose to furnish material, tax, freight and labor complete in accordance with all Budgetary Items in Alternate #2 as listed above for an add of **\$ 27,028.00 (Twenty-Seven Thousand, Twenty-Eight Dollars and No Cents)**

Alternate Add #3 – Upgrade First Floor HVAC System Furnace Install (Allowance)

1. Furnish Materials and Labor to Construct New Chase Walls for New Chimney
 - a. Wood Walls, Wood Blocking
 - b. Sheetrock and Taping
 - c. Paint Walls
1. Furnish Material and Equipment to Install Two (2) New Lennox 96% Efficient, Single-Stage Furnaces
 - a. 60,000 BTU Furnaces
 - b. Re-Use Existing Vent Stacks
 - c. Gas Piping
 - d. Two (2) Honeywell Digital Thermostats

We propose to furnish material, tax, freight and labor complete in accordance with all Budgetary Items in Alternate #3 as listed above for an add of **\$ 11,198.00 (Eleven Thousand, One Hundred Ninety-Eight Dollars and No Cents)**

Alternate Deduct #4 – In Lieu of Total HVAC Upgrade to First Floor - Reuse Existing First Floor Furnaces and Install New AC Units

We propose to furnish material, tax, freight and labor complete in accordance with all Budgetary Items in Alternate #4 as listed above for a deduction of **\$ 6,000.00 (Six Thousand Dollars and No Cents)**

Alternate Add #5 – Update One (1) First Floor Restroom to Comply with ADA Standards

1. Furnish Material and Labor Demo and Remove Existing Walls, Flooring and Tile
2. Furnish Material and Labor to Cut, Remove and Replace Concrete Floor
3. Furnish Materials and Labor to Construct New ADA Bathroom
 - a. Wood Walls, Insulation, Wood Blocking
 - b. Sheetrock and Taping
 - c. Paint Walls
 - d. New Acoustical Ceiling
4. Plumbing - Furnish Material and Labor to Install
 - a. City of Brainerd Plumbing Permit
 - b. New Plumbing Rough ins
 - c. One (1) Gerber Viper Handicap Stool with Bemis Open Front Seat
 - d. One (1) American Standard Lucerne 20" x 18" Wall Hug Lavatory
 - e. Standard Reliant Faucet with Drain, Grid
5. Electrical – Furnish Material and Labor to Install
 - a. New Electrical Wiring and Fixtures
 - b. New Overhead Lighting

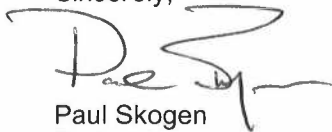
We propose to furnish material, tax, freight and labor complete in accordance with all Budgetary Items in Alternate #1 as listed above for an add of **\$ 17,453.00 (Seventeen Thousand, Four Hundred Fifty-Three Dollars and No Cents)**

Original Proposal	\$ 155,249.00
Alternate #1 – Sub-Flooring 2nd Floor Conference Room	\$ 2,800.00
Alternate #2 - HVAC Upgrades	\$ 27,028.00
Alternate #3 – Upgrade Furnace install	\$ 11,198.00 (Allowance)
Alternate #4 - AC Only in First Floor Furnaces	\$ -- 6,000.00
Alternate #5 – ADA Bathroom	\$ <u>17,453.00</u>
Total	\$ <u>207,728.00</u>

I believe very strongly that Hy-Tec Construction can provide you with the level of service you expect and deserve. We are very confident that our capabilities will allow us to quickly integrate Hy-Tec Construction into your Construction needs and be productive right from the start.

Thank You for the Opportunity to Present this Budgetary Proposal for Your Consideration. If you have any questions or concerns, please contact me.

Sincerely,



Paul Skogen
Project Manager

Work Order Signature Document

Sourcewell EZIQC Contract No.: MN-R3-GC-040622-HTC

New Work Order

Modify an Existing Work Order

Work Order Number: 150652.00

Work Order Date: 12/04/2025

Owner PO No:

Work Order Title: City of Brainerd City Hall Annex 2025

Owner Name: SOURCEWELL - MINNESOTA - City of Br Contractor Name: HY-Tec Construction

Contact: Jessie Dehn Contact: Andy Pickar

Phone: (218) 454-3411 Phone: _____

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of Sourcewell EZIQC Contract No MN-R3-GC-040622-HTC.

Brief Work Order Description:

Time of Performance *See Schedule Section of the Detailed Scope of Work*

Duration

Liquidated Damages Will apply: Will not apply:

Work Order Firm Fixed Price: \$155,218.25

Owner Purchase Order Number:

Approvals

Owner Date

Contractor Date

Detailed Scope of Work

To: Andy Pickar
 HY-Tec Construction

 11360 Business 371
 Brainerd, MN 56401
 No Data Input

From: Jessie Dehn
 SOURCEWELL - MINNESOTA - City of
 Brainerd
 501 Laurel Street
 Brainerd, MN 56401
 (218) 454-3411

Date Printed: December 04, 2025

Work Order Number: 150652.00

Owner PO No:

Work Order Title: City of Brainerd City Hall Annex 2025

Brief Scope:

Preliminary

Revised

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Requested by the city to provide for their Annex building adjacent to the city hall pricing to minimally to upgrade the building envelope with new, commercial, aluminum windows with insulated glazing. Paying close attention to proper code compliant installation and all new finish materials on the inside for a complete installation. This also required the adjacent drywall around the window openings to be patched, taped and finish painted. The other minimal requirement is to incorporate a new fire alarm system for the facility. The end result is to achieve a more up to date building to present for prospective tenants or for the cities own use. Their current budget for the project limited us to the scope presented here. Additional upgrades and renovations will take place in the future as the actual needs of the occupying people are known determined.

 Contractor

 Date

 Owner

 Date

Contractor's Price Proposal - Summary

Date: December 04, 2025

Re: IQC Master Contract #: MN-R3-GC-040622-HTC
Work Order #: 150652.00
Owner PO #:
Title: City of Brainerd City Hall Annex 2025
Contractor: HY-Tec Construction
Proposal Value: \$155,218.25

Carpentry	\$17,270.32
Electrical	\$24,732.23
Finishes	\$10,103.84
HVAC	\$3,233.80
Windows	\$99,878.06
Proposal Total	\$155,218.25

The Percentage of NPP on this Proposal: %

Contractor's Price Proposal - Detail

Date: December 04, 2025

Re: IQC Master Contract #: MN-R3-GC-040622-HTC
 Work Order #: 150652.00
 Owner PO #:
 Title: City of Brainerd City Hall Annex 2025
 Contractor: HY-Tec Construction
 Proposal Value: \$155,218.25

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

Carpentry

1	06 11 16 00 0152		LF	2" x 6" Pressure Treated Wood Blocking To Concrete	\$3,163.91
				Installation	
				Quantity	
				396.00	
				x	
				Unit Price	
				6.30	
				x	
				Factor	
				1.2682	
				=	
				Total	
				3,163.91	
				Window rough bucks	
2	06 46 36 00 0496		LF	3/4" x 3-1/2" Custom Shaped Red Oak	\$6,202.31
				Installation	
				Quantity	
				452.00	
				x	
				Unit Price	
				10.82	
				x	
				Factor	
				1.2682	
				=	
				Total	
				6,202.31	
				Widow trim	
3	06 46 36 00 0501		LF	3/4" x 8-1/2" Custom Shaped Red Oak	\$2,020.52
				Installation	
				Quantity	
				74.00	
				x	
				Unit Price	
				21.53	
				x	
				Factor	
				1.2682	
				=	
				Total	
				2,020.52	
				Window trim	
4	07 21 19 00 0032		LF	Expanding Foam Insulation To Fill Window Frame	\$1,506.62
				Installation	
				Quantity	
				396.00	
				x	
				Unit Price	
				3.00	
				x	
				Factor	
				1.2682	
				=	
				Total	
				1,506.62	
				Penetration closing	
5	07 92 13 00 0037		CLF	3/8" x 3/8" Joint, Polyurethane Sealant And Caulking	\$2,916.47
				Installation	
				Quantity	
				7.58	
				x	
				Unit Price	
				303.39	
				x	
				Factor	
				1.2682	
				=	
				Total	
				2,916.47	
				Sealing new windows inside & outside	
6	12 36 23 13 0002		SF	Plastic Laminate Countertop Without Backsplash	\$1,460.49
				Installation	
				Quantity	
				85.75	
				x	
				Unit Price	
				13.43	
				x	
				Factor	
				1.2682	
				=	
				Total	
				1,460.49	
				New window sills. 64.33LF x 1.33FT= 85.75 SF	

Subtotal for Carpentry

\$17,270.32

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

Electrical

7	26 51 19 00 0122		EA	6" Diameter, 1,215 Lumens, Low Profile Surface Mount, LED Fixture (RP Lighting - 8569)	\$191.19
				Installation	
				Quantity	
				2.00	
				x	
				Unit Price	
				75.38	
				x	
				Factor	
				1.2682	
				=	
				Total	
				191.19	
				Replace 2 burnt out light fixtures	
8	26 51 19 00 0123		EA	13" Diameter, 1,400 Lumens, Low Profile Surface Mount, LED Fixture (RP Lighting - 4329)	\$351.80
				Installation	
				Quantity	
				2.00	
				x	
				Unit Price	
				138.70	
				x	
				Factor	
				1.2682	
				=	
				Total	
				351.80	
				Replace 2 overhead light fixtures in 2nd floor restrooms	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 150652.00
Work Order Title: City of Brainerd City Hall Annex 2025

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Electrical					
9	26 51 19 00 0275	EA		6" High x 11.75" Wide x 3.5" Deep, 900 Lumens, 15 Watt, White Acrylic Diffuser, Brushed Nickel, LED Wall Sconce (Kichler 10790NILED)	\$360.75
		Installation	1.00	x 284.46 x 1.2682 =	Total 360.75
				Replace 2nd floor light near stairs	
10	26 52 13 13 0006	EA		27 Max Wattage At 90 Minutes, 6 Volt, Remote Capability, Polycarbonate Housing, Krypton Lamps, Commercial Emergency Light (Lithonia ELM627)	\$4,362.51
		Installation	11.00	x 312.72 x 1.2682 =	Total 4,362.51
				New emergency exit lights per code	
11	26 56 19 00 0221	EA		40 LEDs, 47 Watt, Recessed Mount, Square, LED Soffit Fixture (CREE® BetaLED® SFT-304)	\$2,981.28
		Installation	2.00	x 1,175.40 x 1.2682 =	Total 2,981.28
				Replace 2 exterior soffit fixtures	
12	28 46 13 31 0538	EA		FS-250 Electronics Package Including One FS-250-CON And Two FS-NPE, Excludes Enclosure (Siemens FS-250-EKIT)FS-250-CON is an electronics package for releasing water or agent. FS-NPE is a system transformer.	\$3,712.17
		Installation	1.00	x 2,927.12 x 1.2682 =	Total 3,712.17
				Fire Alarm System	
13	28 46 13 31 0590	EA		14-1/2" x 18-1/2" x 5" Two Module Remote Enclosure (Siemens REMBOX2)Flush mounted. Includes clear lens plate on cover.	\$1,913.69
		Installation	1.00	x 1,508.98 x 1.2682 =	Total 1,913.69
				Fire Alarm System	
14	28 46 13 31 0667	EA		Base For Linear Beam Smoke Detector (Siemens PBB-1191)	\$1,644.60
		Installation	4.00	x 324.20 x 1.2682 =	Total 1,644.60
				Fire Alarm System	
15	28 46 13 31 0668	EA		20cm x 20cm Flat Reflector For Linear Beam Smoke Detector (Siemens PBR-1192)	\$1,663.02
		Installation	4.00	x 327.83 x 1.2682 =	Total 1,663.02
				Fire Alarm System	
16	28 46 13 31 0672	EA		Universal Base (Siemens DB-3S)	\$492.57
		Installation	10.00	x 38.84 x 1.2682 =	Total 492.57
				Fire Alarm System	
17	28 46 13 31 0754	EA		Ceiling Mounted Low Profile High Multi-Candela Horn/Strobe (Siemens SEF-HMC-CW)	\$3,333.08
		Installation	10.00	x 262.82 x 1.2682 =	Total 3,333.08
				Fire Alarm System	
18	28 46 13 31 0776	EA		Horn Adapter Plate (Siemens SHMPS-R)	\$569.30
		Installation	10.00	x 44.89 x 1.2682 =	Total 569.29
				Fire Alarm System	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 150652.00
Work Order Title: City of Brainerd City Hall Annex 2025

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Electrical					
19	28 46 13 31 2415		EA	Digital Cellular Communicator With Antenna And Red Enclosure (Telular Telguard TG-7FS)	\$952.38
			Installation	Quantity 1.00 x Unit Price 750.97 x Factor 1.2682 = Total 952.38	
				Fire Alarm System	
20	28 46 13 31 2640		DAY	Test And Certification Of Fire Alarm System To Tie Into Existing Systems	\$979.51
			Installation	Quantity 1.00 x Unit Price 772.36 x Factor 1.2682 = Total 979.51	
				Fire Alarm System	
21	28 46 13 31 2643		HR	Fire Alarm Technician For Programming Of Existing Fire Alarm System	\$1,224.38
			Installation	Quantity 5.00 x Unit Price 193.09 x Factor 1.2682 = Total 1,224.38	
				Fire Alarm System	
Subtotal for Electrical					\$24,732.23

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Finishes					
22	09 29 10 00 0038		SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board	\$1,917.52
			Installation	Quantity 2,800.00 x Unit Price 0.54 x Factor 1.2682 = Total 1,917.52	
				Patching and repairing	
23	09 91 23 00 0066		SF	1 Coat Primer, Brush/Roller Work, Paint Interior Plaster/Drywall Walls	\$2,414.65
			Installation	Quantity 2,800.00 x Unit Price 0.68 x Factor 1.2682 = Total 2,414.65	
				Painting patches & repairs as needed	
24	09 91 23 00 0068		SF	2 Coats Paint, Brush/Roller Work, Paint Interior Plaster/Drywall Walls	\$4,311.88
			Installation	Quantity 2,500.00 x Unit Price 1.36 x Factor 1.2682 = Total 4,311.88	
				Painting patches & repairs as needed	
25	09 93 23 13 0002		LF	Stain Wood Trim, Up To 6" Wide, 1 Coat Stain, With Brush And Wipe Off	\$793.45
			Installation	Quantity 645.00 x Unit Price 0.97 x Factor 1.2682 = Total 793.45	
				Wood trim stain	
26	09 93 23 53 0004		SF	Finish Wood Trim, 1 Coat Sealer And 1 Coat Varnish Or Polyurethane	\$589.64
			Installation	Quantity 378.00 x Unit Price 1.23 x Factor 1.2682 = Total 589.64	
				Wood trim finish	
27	09 93 23 53 0004 0320		MOD	For >250 To 500, Add	\$76.70
			Installation	Quantity 378.00 x Unit Price 0.16 x Factor 1.2682 = Total 76.70	
Subtotal for Finishes					\$10,103.84

Contractor's Price Proposal - Detail Continues..

Work Order Number: 150652.00
Work Order Title: City of Brainerd City Hall Annex 2025

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
HVAC					
28	23 09 23 53 0035		HR	EMCS Site Inspection Of Existing Facilities	\$686.31
				Installation	
				Quantity	
				Unit Price	
				Factor	
				Total	
				3.00 x 180.39 x 1.2682 =	686.31
				This line item created for the inspection and serviceing of the existing 2 furnaces.	
29	23 09 23 53 0038		HR	EMCS System Software Programming And Graphics Programming	\$395.73
				Installation	
				Quantity	
				Unit Price	
				Factor	
				Total	
				2.00 x 156.02 x 1.2682 =	395.73
				This line item created for the inspection and serviceing of the existing 2 furnaces.	
30	23 09 23 53 0041		HR	EMCS On Site System Diagnostics Field Technician	\$1,780.76
				Installation	
				Quantity	
				Unit Price	
				Factor	
				Total	
				8.00 x 175.52 x 1.2682 =	1,780.76
				This line item created for the inspection and serviceing of the existing 2 furnaces.	
31	23 09 23 53 0043		HR	EMCS Travel Time (All Personnel)	\$371.00
				Installation	
				Quantity	
				Unit Price	
				Factor	
				Total	
				2.00 x 146.27 x 1.2682 =	371.00
Subtotal for HVAC					\$3,233.80

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Windows					
32	08 51 13 00 0122		EA	>10 To 15 SF, 4" Frame Depth, HC 65, Fixed Aluminum Window (Traco TR-9500)	\$4,799.92
				Installation	
				Quantity	
				Unit Price	
				Factor	
				Total	
				3.00 x 1,183.46 x 1.2682 =	4,502.59
				Demolition	
				Quantity	
				Unit Price	
				Factor	
				Total	
				3.00 x 78.15 x 1.2682 =	297.33
				New windows & Demo the existing	
33	08 51 13 00 0122 0073		MOD	For Color Anodized Finish, Add	\$280.48
				Installation	
				Quantity	
				Unit Price	
				Factor	
				Total	
				3.00 x 73.72 x 1.2682 =	280.48
34	08 51 13 00 0123		EA	>15 To 20 SF, 4" Frame Depth, HC 65, Fixed Aluminum Window (Traco TR-9500)	\$3,467.56
				Installation	
				Quantity	
				Unit Price	
				Factor	
				Total	
				2.00 x 1,284.62 x 1.2682 =	3,258.31
				Demolition	
				Quantity	
				Unit Price	
				Factor	
				Total	
				2.00 x 82.50 x 1.2682 =	209.25
				New windows & Demo the existing	
35	08 51 13 00 0123 0073		MOD	For Color Anodized Finish, Add	\$203.67
				Installation	
				Quantity	
				Unit Price	
				Factor	
				Total	
				2.00 x 80.30 x 1.2682 =	203.67
36	08 51 13 00 0124		EA	>20 To 30 SF, 4" Frame Depth, HC 65, Fixed Aluminum Window (Traco TR-9500)	\$34,125.79
				Installation	
				Quantity	
				Unit Price	
				Factor	
				Total	
				14.00 x 1,835.23 x 1.2682 =	32,584.14
				Demolition	
				Quantity	
				Unit Price	
				Factor	
				Total	
				14.00 x 86.83 x 1.2682 =	1,541.65
				New windows & Demo the existing	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 150652.00
Work Order Title: City of Brainerd City Hall Annex 2025

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Windows					
37	08 51 13 00 0124	0073	MOD	For Color Anodized Finish, Add	\$2,101.10
			Installation	Quantity 14.00 x Unit Price 118.34 x Factor 1.2682 = Total 2,101.10	
38	08 51 13 00 0228		EA	>10 To 15 SF Window, Aluminum Window Panning	\$3,171.29
			Installation	Quantity 3.00 x Unit Price 833.54 x Factor 1.2682 = Total 3,171.29	
				Color matched break metal wraps	
39	08 51 13 00 0228	0073	MOD	For Color Anodized Finish, Add	\$190.04
			Installation	Quantity 3.00 x Unit Price 49.95 x Factor 1.2682 = Total 190.04	
40	08 51 13 00 0229		EA	>15 To 20 SF Window, Aluminum Window Panning	\$2,401.31
			Installation	Quantity 2.00 x Unit Price 946.74 x Factor 1.2682 = Total 2,401.31	
				Color matched break metal wraps	
41	08 51 13 00 0229	0073	MOD	For Color Anodized Finish, Add	\$139.68
			Installation	Quantity 2.00 x Unit Price 55.07 x Factor 1.2682 = Total 139.68	
42	08 51 13 00 0230		EA	>20 To 30 SF Window, Aluminum Window Panning	\$20,720.03
			Installation	Quantity 14.00 x Unit Price 1,167.01 x Factor 1.2682 = Total 20,720.03	
				Color matched break metal wraps	
43	08 51 13 00 0230	0073	MOD	For Color Anodized Finish, Add	\$1,152.11
			Installation	Quantity 14.00 x Unit Price 64.89 x Factor 1.2682 = Total 1,152.11	
44	08 81 23 23 0072		SF	1" Thick, Insulated Field Installed GlassTwo 1/4" lites with 1/2" air space.	\$23,099.71
			Installation	Quantity 364.00 x Unit Price 50.04 x Factor 1.2682 = Total 23,099.70	
				Glazing for all the new windows	
45	08 81 23 23 0072	0049	MOD	For Argon Gas, Add	\$1,860.35
			Installation	Quantity 364.00 x Unit Price 4.03 x Factor 1.2682 = Total 1,860.35	
46	08 81 23 23 0072	0060	MOD	For Low-E Coated Glass, Add	\$3,383.71
			Installation	Quantity 364.00 x Unit Price 7.33 x Factor 1.2682 = Total 3,383.71	
47	08 81 23 23 0072	0277	MOD	For >400, Deduct	-\$1,218.69
			Installation	Quantity 364.00 x Unit Price -2.64 x Factor 1.2682 = Total -1,218.69	
Subtotal for Windows					\$99,878.06
Proposal Total					\$155,218.25

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %