



This Grant Contract Agreement is between the State of Minnesota, acting through its Department of Labor and Industry ("State") and XXXXXXXX XXXXX ("Grantee").

Recitals

Under Minnesota Statute(s) § 175.17 and §326B.148 the State is empowered to enter into this Grant Contract Agreement. The Building Official Training Municipal Grant program (referred to as the BOT Grant or BOT) from the Construction Codes and Licensing Division (CCLD) of the Minnesota Department of Labor and Industry (DLI) was created to offer competitive grants to qualified municipalities that want to establish a training program, in their municipality's building code department, to train an individual toward becoming a Minnesota certified building official. . The Grantee represents that it is duly qualified and agrees to perform all services described in this Grant Contract Agreement to the satisfaction of the State.

Grant Contract Agreement

1 Term of Grant Contract Agreement

1.1 Effective Date. January 1, 2026, or the date the State obtains all required signatures, whichever is later.

Per [Minnesota Statutes § 16B.98, Subd. 5](#), the Grantee must not begin work until this Grant Contract Agreement is fully executed and the State's Authorized Representative has notified the Grantee that work may commence.

Per [Minnesota Statutes § 16B.98 Subd. 7](#), no payments will be made to the Grantee until this Grant Contract Agreement is fully executed.

1.2 Expiration Date. December 31, 2026, or until all obligations have been satisfactorily fulfilled, whichever occurs first.

1.3 Survival of Terms. The following clauses survive the expiration or cancellation of this Grant Contract Agreement: Liability; State Audits; Government Data Practices and Intellectual Property; Publicity and Endorsement; Governing Law, Jurisdiction, and Venue; and Data Disclosure.

2 Specifications, Duties, and Scope of Work

- A. The Grantee shall comply with all applicable grants management policies and procedures, set forth through [Minnesota Statutes § 16B.97, Subd. 4 \(a\)](#).
- B. Qualifications: The Grantee is a qualified municipality. A qualified municipality is a municipality as defined by MN. Statute 326B.103, Subd. 9 and must administer and enforce the Minnesota State Building Code by having adopted it by ordinance in compliance with MN. Statute 326B.121 subd. 2(a)(b).
- C. The parties will perform the services outlined in Exhibit B: Specifications, Duties, and Scope of Work which is attached and incorporated into this Grant Contract Agreement including:

- 1) **Education and Training:** The Grantee must provide education and training under the direct supervision of the municipality's Minnesota Certified Building Official in accordance with MN. Rule 1301.1400, MN. Rule 1301.0300 p. A and MN. Rule 1301.0300 p. C (1). The Grantee must provide education and training in the enforcement of the Minnesota state building code during the grant cycle period of performance, described in sections 1.1 and 1.2, which includes plan reviews and field inspections as specified in the Training Requirements, Exhibit B, which is attached and incorporated into this grant agreement by reference and available from the State's Authorized Representative Terence Olson, Municipal Grants Administrator, terrence.olson@state.mn.us. All activities for the required training will be completed by December 31, 2026, and final invoices submitted by March 1, 2027.
- 2) **Monitoring:** The Grantee will allow grant monitoring meetings by State staff as per MN. Statute 16B.97. The grant program monitoring meetings will be scheduled with the municipality via electronic meeting i.e.: MS Teams and will be attended by DLI staff and the related municipal staff. The Grantee training program will be reviewed to ensure training, education and instruction requirements are being achieved. Progress will be gauged in relation to overall program requirements.
- D. **Progress reports:** The Grantee will submit quarterly progress reports that will include the training and instruction requirements, listed in Exhibit B, the trainee has achieved and with a supporting progress narrative report summarizing each aspect achieved. These reports must be submitted quarterly to the State's Authorized Representative no later than 30 days past the end of each grant cycle period which coincide with fiscal quarters as follows: January 1 – March 31, April 1 – June 30, July 1 – September 30, October 1 – December 31.
- E. **Financial reconciliation:** The State will conduct financial reconciliation of Grantee's expenditures at least once during the grant period on grants of \$50,000 and higher. For this purpose, the Grantee must make expense receipts, employee timesheets, invoices, financial reports, and any other supporting documents available upon request by the State.
- F. For all grant awards with a total obligation greater than \$25,000, a grantee performance evaluation will be posted publicly at <https://osp.admin.mn.gov/granteval/grant-eval-uploader>, per [Minnesota Statutes § 16B.98, Subdivision 12](#) and [OGM Policy 08-13](#).

3 Time

The Grantee must comply with all the time requirements described in this Grant Contract Agreement. In the performance of this Grant Contract Agreement, time is of the essence and failure to meet a deadline date may be a basis for a determination by the State's Authorized Representative that the Grantee has not complied with the terms of the Grant Contract Agreement. The Grantee is required to perform all the duties cited within clause two "Specifications, Duties, and Scope of Work" within the grant period. The State is not obligated to extend the grant period.

4 Consideration and Terms of Payment

The consideration for all services performed by the Grantee pursuant to this Grant Contract Agreement shall be paid by the State as follows:

- 4.1 Compensation.** The total obligation of the State under this Grant Contract Agreement, including all compensation and reimbursements, is not to exceed **\$ 75,000**, which shall be paid in accordance with the terms and breakdown of costs outlined in Exhibit A: Budget and Payment Schedule, which is attached and incorporated into this Grant Contract Agreement.

In accordance with [Minnesota Management and Budget Statewide Operating Policy 0801-01](#), payment shall be made within 30 days following the State's Authorized Representative approval of an invoice. Payments will not be made if reports or other deliverables are outstanding.

4.2 Grantee Match. Match funds must be reported and will be tracked throughout the grant life cycle as a part of the reimbursement process.

4.3 Administrative Costs. Grantee administrative costs are not an eligible expense.

4.4 Travel Expenses. Reimbursement for travel and subsistence expenses actually and necessarily incurred by the Grantee's trainee because of this Grant Contract Agreement will not exceed \$ \$0.00. The Grantee will not be reimbursed for travel and subsistence expenses incurred outside Minnesota unless it has received the State's prior written approval for out of state travel. Minnesota will be considered the home state for determining whether travel is out of state.

The Grantee will be reimbursed for travel and subsistence expenses in the same manner and in no greater amount than provided in the current Commissioner's Plan promulgated by the Commissioner of Minnesota Management and Budget.

4.5 Invoices. Payments shall be made by the State after the Grantee's presentation of invoices for services satisfactorily performed and the written acceptance of such services by the State's Authorized Representative. Invoices shall be submitted timely, with additional details as requested by the State, and according to the following schedule:

- A. **Quarterly.**
- B. **How and to whom invoices should be submitted.**
- C. **Indicate if any additional or supporting documentation is required to be submitted concurrently.**
- D. **Include any other payment specifications.**
- E. In accordance with [Minnesota Management and Budget Statewide Operating Policy 0801-01](#), payment shall be made within 30 days following the State's Authorized Representative approval of an invoice. Payments will not be made if reports or other deliverables are outstanding.

4.6 Unexpended Funds. The Grantee must promptly return to the State any unexpended funds that have not been accounted for in a financial report to the State.

4.7 Budget Modifications. The Grantee may modify any line item in the most recently approved budget by up to 10 percent without prior approval from the State. The Grantee must notify the State of any modification equal to or less than 10 percent of any line item in writing, or by indicating on submitted reports, no later than the next invoice.

The Grantee must obtain written prior approval from the State for line-item modifications greater than 10 percent and must be indicated on submitted reports. The Grantee's failure to obtain the State's prior approval may result in denial of modification request, loss of funds, or both.

The total obligation of the State for all compensation and reimbursements to the Grantee shall not exceed the total obligation of the State in 4.1 Compensation above.

5 Conditions of Payment

All services provided by the Grantee under this Grant Contract Agreement must be performed to the State's satisfaction, as determined at the sole discretion of the State's Authorized Representative and in accordance with all applicable federal, state, and local laws, ordinances, rules, and regulations. The Grantee will not receive payment for work found by the State to be unsatisfactory or performed in violation of federal, state, or local law.

6 Contracting and Bidding Requirements

6.1 Municipalities. Any Grantee that is a municipality is required to comply with [Minnesota Statutes § 471.345, Uniform Municipal Contracting Law](#).

6.2 Municipalities.

- A. The Grantee and any subrecipients must comply with prevailing wage rules per [Minnesota Statutes §§ 177.41 through 177.50](#), as applicable.
- B. The Grantee and any subrecipients must not contract with vendors who are suspended or debarred by the State of Minnesota or the federal government: [Suspended and Debarred Vendors, Minnesota Office of State Procurement](#).
- C. The Grantee must maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts.

7 Authorized Representatives

- 7.1** The State's Authorized Representative is **Name, title, email address, address, telephone number**, or their successor, and has the responsibility to monitor the Grantee's performance and the authority to accept the services provided under this Grant Contract Agreement. If the services are satisfactory, the State's Authorized Representative will certify acceptance on each invoice submitted for payment.
- 7.2** The Grantee's Authorized Representative is **Name, title, email address, address, telephone number**, or their successor. If the Grantee's Authorized Representative changes at any time during this Grant Contract Agreement, the Grantee must immediately notify the state.
- 7.3** **The Grantee must clearly post on the Grantee's website** the names of, and contact information for, the Grantee's leadership and the employee or other person who directly manages and oversees this Grant Contract Agreement on behalf of the Grantee.

8 Assignment, Amendments, Waiver, and Contract Complete

- 8.1 Assignment.** The Grantee may neither assign nor transfer any rights or obligations under this Grant Contract Agreement without the prior consent of the State and a fully executed agreement, executed and approved by the authorized parties or their successors.
- 8.2 Amendments.** Any amendment to this Grant Contract Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original Grant Contract Agreement or their successors.
- 8.3 Waiver.** If the State fails to enforce any provision of this Grant Contract Agreement, that failure does not waive the provision or its right to enforce it.
- 8.4 Contract Complete.** This Grant Contract Agreement contains all negotiations and agreements between the State and the Grantee. No other understanding regarding this Grant Contract Agreement, whether written or oral, may be used to bind either party.

9 Subcontracting and Subcontract Payment

- 9.1** A subrecipient is a person or entity that has been awarded a portion of the work authorized by this Grant Contract Agreement by Grantee. The Grantee must document any subaward through a formal legal agreement. The Grantee must provide timely notice to the State of any subrecipient(s) prior to the subrecipient(s) performing work under this Grant Contract Agreement.

- 9.2** The Grantee must monitor the activities of the subrecipient(s) to ensure the subaward is used for authorized purposes; is in compliance with the terms and conditions of the subaward, [Minnesota Statutes § 16B.97, Subd. 4 \(a\) 1](#), and other relevant statutes and regulations; and that subaward performance goals are achieved.
- 9.3** During this Grant Contract Agreement, if a subrecipient is determined to be performing unsatisfactorily by the State's Authorized Representative, the Grantee will receive written notification that the subrecipient can no longer be used for this Grant Contract Agreement.
- 9.4** No sub-agreement shall serve to terminate or in any way affect the primary legal responsibility of the Grantee for timely and satisfactory performances of the obligations contemplated by the Grant Contract Agreement.
- 9.5** The Grantee must pay any subrecipient in accordance with [Minnesota Statutes § 16A.1245](#).
- 9.6** The Grantee and any subrecipients must not contract with vendors who are suspended or debarred by the State of Minnesota or the federal government.

10 Liability

The Grantee must indemnify, save, and hold the State, its agents, and employees harmless from any claims or causes of action, including attorney's fees incurred by the State, arising from performance of this Grant Contract Agreement by the Grantee or the Grantee's agents or employees. This clause will not be construed to bar any legal remedies the Grantee may have for the State's failure to fulfill its obligations under this Grant Contract Agreement.

11 State Audits

Under [Minnesota Statutes § 16B.98, Subd. 8](#), the Grantee's books, records, documents, and accounting procedures and practices relevant to this Grant Contract Agreement are subject to examination by the Commissioner of Administration, the State granting agency, the State Auditor, the Attorney General, and the Legislative Auditor, as appropriate, for a minimum of six years from the expiration or termination of this Grant Contract Agreement, receipt and approval of all final reports, or the required period of time to satisfy all State and program retention requirements, whichever is later.

12 Government Data Practices and Intellectual Property Rights

12.1 Government Data Practices. The Grantee and State must comply with the Minnesota Government Data Practices Act, [Minnesota Statutes Chapter 13](#), as it applies to all data provided by the State under this grant contract, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Grantee under this grant contract. The civil remedies of [Minnesota Statutes § 13.08](#) apply to the release of the data referred to in this clause by either the Grantee or the State.

If the Grantee receives a request to release the data referred to in this Clause, the Grantee must immediately notify the State. The State will give the Grantee instructions concerning the release of the data to the requesting party before the data is released. The Grantee's response to the request shall comply with applicable law.

12.2 Intellectual Property Rights

A. Pre-Existing Intellectual Property.

- 1) "Pre-Existing Intellectual Property" means any materials, information, works of authorship, inventions (whether or not patentable), improvements, or discoveries (i) owned by a party prior to the execution of this contract, (ii) conceived or created by a party outside of the scope of this contract, or (iii) conceived or created by a party using no materials or information provided by the other party. State and Grantee shall each retain ownership of all rights, title, and interest in their respective Pre-Existing Intellectual Property.
- 2) State hereby grants to the Grantee a license to use, copy, and modify the provided materials and information solely to perform the duties described in this Contract.

B. Ownership.

The Grantee shall own all rights, title and interest in and to all of the inventions, discoveries, copyrighted works, or improvements, conceived or created by the Grantee or its employees or subcontractors in the course of performing the Grantee's duties under this contract ("Inventions").

C. License.

The Grantee hereby grants the State a limited, non-exclusive, royalty-free, perpetual, irrevocable, non-sublicensable license to use the research results, copyrighted works, and Inventions for State Purposes. State Purpose means a non-commercial purpose consistent with the mission of the State. As part of the license, the State may share the Inventions with its subcontractors only as necessary and as is required to fulfill its governmental purpose.

13 Workers Compensation

The Grantee certifies that it is in compliance with [Minnesota Statutes § 176.181, Subd. 2](#), pertaining to workers' compensation insurance coverage. The Grantee's employees and agents will not be considered State employees. Any claims that may arise under the Minnesota Workers' Compensation Act on behalf of these employees and any claims made by any third party as a consequence of any act or omission on the part of these employees are in no way the State's obligation or responsibility.

14 Governing Law, Jurisdiction, Venue

Venue for all legal proceedings out of this Grant Contract Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

15 Termination

15.1 Termination by the State.

A. Without Cause. Only days of written notice may be changed or negotiated.

The State may terminate this Grant Contract Agreement without cause, upon 30 days' written notice to the Grantee. Upon termination, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

B. With Cause. Standard and non-negotiable.

The State may immediately terminate this Grant Contract Agreement if the State finds that there has been a failure to comply with the provisions of this grant contract, that reasonable progress has not been made, or that the purposes for which the funds were granted have not been or will not be fulfilled. The State may take action to protect the interests of the State of Minnesota, including the refusal to disburse additional funds and requiring the return of all or part of the funds already disbursed.

15.2 Termination by the Commissioner of Administration. Standard and non-negotiable.

The Commissioner of Administration may immediately and unilaterally terminate this Grant Contract Agreement if further performance under the agreement would not serve agency purposes or performance under the Grant Contract Agreement is not in the best interest of the State.

15.3 Termination for Insufficient Funding.

The State may immediately terminate this Grant Contract Agreement if it does not obtain funding from the Minnesota Legislature, federal government, or other funding source; or if funding cannot be continued at a level sufficient to allow for the payment of the services addressed within this Grant Contract Agreement. Termination must be by written notice to the Grantee. The State is not obligated to pay for any services that are provided after notice and effective date of termination. However, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that dedicated funds are available.

In the event of temporary lack of funding or appropriation, the State may pause its obligations under this Grant Contract Agreement without terminating it. This pause will be for the duration of the lack of funding or appropriation and shall not be considered a termination of the Grant Contract Agreement. The Grantee will be notified in writing of the temporary pause, and the Grantee's ability to provide services may be temporarily suspended during this period. The State will provide reasonable notice to the Grantee of the lack of funding or appropriation and shall notify the Grantee once funding is restored or appropriated, at which point the provision of services under the Grant Contract Agreement may resume.

The State will not be assessed any penalty if the Grant Contract Agreement is terminated due to insufficient funding. The State must provide the Grantee notice of the lack of funding within a reasonable time of the State's receiving notice.

15.4 Additional termination language may be negotiated on a case-by-case basis as determined by the agency and assistant attorney general or agency legal and financial division consultation.

16 Publicity and Endorsement

16.1 Publicity. Any publicity pertaining to the services resulting from this Grant Contract Agreement shall identify the State as the sponsoring agency. Publicity includes, but is not limited to: websites, social media platforms, notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Grantee or its employees individually or jointly with others or any subcontractors. All projects primarily funded by state grant appropriations must publicly credit the State, including on the grantee's website, when practicable.

16.2 Endorsement. The Grantee must not claim that the State endorses its products or services.

17 Data Disclosure

Under [Minnesota Statutes § 270C.65](#), Subd. 3, and other applicable law, the Grantee consents to disclosure of its social security number, federal employer tax identification number, and/or Minnesota tax identification number, already provided to the State, to federal and state tax agencies and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring the Grantee to file state tax returns and pay delinquent state tax liabilities, if any.

Exhibits

The following Exhibits are attached and incorporated into this Grant Contract Agreement. In the event of a conflict between the terms of this Grant Contract Agreement and its Exhibits, or between Exhibits, the order of precedence is first the Grant Contract Agreement, and then in the following order:

Exhibit A: Budget

Exhibit B: Specifications, Duties, and Scope of Work

Exhibit C: Other Provisions Exhibit may be used for special funding requirements or other contract terms not already included in this Contract. **This includes any additional conditions as needed to mitigate any risks identified in the preaward risk assessment.**

State Encumbrance Verification

*Individual certifies that funds have been encumbered as
required by Minnesota Statutes §§ 16A.15*

Print Name: _____

Signature: _____

Title: _____ Date: _____

SWIFT Contract No./ PO No. _____

Grantee

With delegated authority

Print Name: _____

Signature: _____

Title: _____ Date: _____

State Agency

With delegated authority

Print Name: _____

Signature: _____

Title: _____ Date: _____

Exhibit A Budget

Exhibit B: Training Requirements (B-1 or B-2)

Exhibit C: Other Provisions

Exhibit may be used for special funding requirements or other contract terms not already included in this Contract. **This includes any additional conditions as needed to mitigate any risks identified in the preaward risk assessment.**

Risk Plan Conditions Remove if not applicable.

If using the Risk Plan Template from the OGM Policy 08-06: Preaward Risk Assessment of Potential Grantees toolkit, attach it here.

Insert any terms and conditions concerning the closeout specific to the federal grant funding.