

# Request for Proposals

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**City of Minneapolis**  
**Department of Public Works**

**Historic Preservation Architectural and Landscape Architectural  
Services for Peavey Plaza**

RFP 2016-115 Issue Date: August 16, 2016

**Proposals Due by: September 9, 2016 by 12:00 p.m.**

August 16, 2016

To whom it may concern:

Attached is a Request for Proposal for Historic Preservation Architectural and Landscape Architectural Services for Peavey Plaza. These services are needed for the Peavey Plaza revitalization. Please consider submitting a proposal for providing these services if your firm meets the qualifications and is available. Please review the RFP for details.

Proposals are due by **September 9, 2016 at 12:00 p.m.** A pre-proposal conference will be held at 10:00 a.m. on Monday, August 29, 2016 in City Hall Room 132.

Thank you for your consideration.

Sincerely,

Lisa Cerney, Deputy Director  
Public Works

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REQUEST FOR PROPOSALS  
FOR  
**Peavey Plaza Design**

- I. **INVITATION:** It is the intention of the City to solicit proposals for Historic Preservation Architectural Design Services for the Peavey Plaza revitalization project.

The City of Minneapolis (hereinafter referred to as the City) makes this Request for Proposals (hereinafter referred to as the RFP) in order to select a qualified Consulting Firm (hereinafter referred to as the Consultant) for providing Historic Preservation Architectural Design Services for the revitalization of Peavey Plaza (hereinafter called the Project). The Project is generally described in the “Scope of Services” (Attachment B), contained within this RFP, including descriptions of roles, responsibilities and relationship of the Consultant, City, and other parties involved in the Project.

- II. **PRE-PROPOSAL CONFERENCE:** A pre-proposal conference will be held at **10:00 a.m. (Minneapolis Time), Monday, August 29, 2016** in City Hall, Room 132 Minneapolis, Minnesota 55415. All potential Consultants are encouraged to attend this conference.

- III. **PROPOSAL DUE DATE and LOCATION:** The Consultant shall submit **ten (10) copies** of their proposals, one unbound copy, and a digital copy as a single PDF file on a flash drive to the City of Minneapolis Procurement Office, labeled:

City of Minneapolis - Procurement  
Request for Proposals for:  
Peavey Plaza Design  
330 2<sup>nd</sup> Avenue South, Suite 552  
Minneapolis, MN 55401

The submittal shall be made at or before **12:00 P.M. (Minneapolis Time), September 9, 2016.**  
**NOTE: Late Proposals may not be accepted.**

- IV. **PROPOSAL FORMAT:** The Consultant shall provide the appropriate information in sufficient detail to demonstrate that the evaluation criteria has been satisfied as specified in Section V – “EVALUATION OF PROPOSALS”.

To allow for easier comparison of proposals during evaluation, proposals should contain the following sections and appendices and be arranged in consecutive order.

1. Executive Summary - The Executive Summary should include a clear statement of the Consultant’s understanding of the RFP including a brief summary of the Scope of Work. Include, at a minimum, an outline of the contents of the proposal, an identification of the proposed project team, a description of the responsibilities of the project team, and a summary of the proposed services.

2. Scope of Services - Describe in detail how services will be provided. Include a detailed listing and description of tasks and deliverables.
3. Experience and Capacity - Describe background and related experience demonstrating ability to provide required services. Indicate if company expansion is required to provide service. Describe specific experience producing design services for a Historic Property that met the Secretary of Interior's Standards for the Treatment of Historic Properties.
4. References - List references from contracts similar in size and scope.
5. Personnel Listing - Show involved individuals with resumes and specific applicable experience including experience producing design documents that have met the Secretary of Interior's Standards for the Treatment of Historic Properties. Sub-consultants should also be listed, including the identification of any that are certified in the City of Minneapolis Small & Underutilized Business Program.
6. Cost/Fees - Indicate proposed cost of service including a description of how costs were determined; hourly rates; break down into discrete tasks and activities; break down by firm if multiple firms are on the team; list direct costs and payment billing schedule; list charges per classification of employee.
7. Grant-funded Services - Include a copy of the most recent audit report and management letter if vendor receives over \$50,000 in City contracts annually and if vendor is not an individual proprietor.

**V. EVALUATION OF PROPOSALS – SELECTION OF CONSULTANT:** Proposals will be reviewed by an Evaluation Panel made up of representatives of the City of Minneapolis, Department of Public Works and other City staff assistance as they might require. The Evaluation Panel may select a "short list" of qualified Consultants who will be formally interviewed as part of the final selection, as deemed necessary by the City. Evaluations will be based on the required criteria listed in Section IV "PROPOSAL FORMAT", and the following:

- A. Quality, thoroughness, and clarity of proposal.
- B. Qualifications and experience of staff (includes a review of references).
- C. How well the Scope of Services offered meets department objectives.
- D. Financial responsibility and capacity of company including whether or not the company, any affiliates, subsidiaries, officers or directors have filed for federal bankruptcy protection within seven years of the date of this RFP.
- E. Organization and management approach and involvement for a successful project.
- F. Small & Underutilized Business participation.
- G. Cost of services proposed.
- H. Insurance coverage as defined for the services.

A formal Presentation/Interview will be requested of the "short list" Consultant/s. Specifically, the City requests that the Consultant's Project Manager assigned to the proposed project team

lead the Presentation and that actual members of the project team (including any sub-consultants) participate in the formal presentation/interview.

The Presentation/Interview of the “short listed” Consultant’s will consist of the following elements:

1. Discussion of the Consultant’s approach to providing services for this Project based upon the Scope of Services described herein.
2. Overview of the Consultant’s experience as related to the Scope of Services, including qualifications and experience of assigned staff.
3. A discussion of creative approaches that the consultant would like to share that would add value, any issues that the City has not thought of, how the Consultant approached the project schedule, how the Consultant has thought about the design.

The Evaluation Panel will schedule and arrange for the presentations/interviews. Proposers are asked to reserve **Thursday, September 15, 8 a.m.-1 p.m.** for a potential interview. Proposers who will be invited for interviews will be notified by the end of day Monday, September 12.

**VI. SCHEDULE:** The following is a listing of key Proposal and Project milestones:

RFP Release	August 16, 2016
Pre-Proposal Conference	Monday, August 29, 2016
Questions on RFP Due by	Tuesday, August 30, 2016
Responses to Questions posted by	Thursday, September 1, 2016
Proposals due by	12:00 PM on <b>September 9, 2016</b>
Estimated Consultant selection	September 23, 2016
Estimated services start date	October 14, 2016
Estimated services end date	December 2019

**VII. CONTRACT:** The contracting parties will be the City of Minneapolis and the Consultant selected to provide the services as described herein. The selected proposal, along with the RFP and any counter proposal will be incorporated into a formal agreement after negotiations. It is the intent of the City to award a single contract for a term of three (3) years with the option to extend the contract, on an annual basis, at the sole option of the City, for one (1) additional year.

**VIII. DEPARTMENT CONTACT/REQUESTS FOR CLARIFICATION:** The Consultant’s primary interface with the City will be with the Contract Manager who will act as the City’s designated representative for the Project. Prospective responders shall direct inquiries/questions **in writing only** to:

Contract Manager: Jennifer Swanson, Public Works  
350 S 5<sup>th</sup> Street  
Minneapolis, MN 55415  
Email ID: jennifer.swanson@minneapolismn.gov

All questions are due no later than 4:00 p.m. Tuesday, August 30, 2016. Responses to the Questions will be posted by Thursday, September 1, 2016 on City's RFP website at:  
<http://www.minneapolismn.gov/finance/procurement/rfp>

The Contract Manager is the only individual who can be contacted regarding the Project before proposals are submitted. The Contract Manager cannot vary the terms of the RFP.

- IX. REJECTION OF PROPOSALS:** The City reserves the right to reject any Consultant on the basis of the proposals submitted. The City reserves the right to reject all proposals or any Consultant on the basis of the proposal submitted.
- X. ADDENDUM TO THE RFP:** If any addendum is issued for this RFP, it will be posted on the City of Minneapolis web site at:  
<http://www.minneapolismn.gov/finance/procurement/rfp>  
The City reserves the right to cancel or amend the RFP at any time.
- XI. SITE VISITS:** Consultant's may visit the Peavey Plaza site in reference to the services to be provided, but are prohibited from interviewing City staff or other visitors in any effort to obtain information relating to this RFP. All requests for clarification should be submitted in writing as outlined in this RFP. Failure to follow this prohibition could result in the rejection of the proposal.

# ATTACHMENT A

## RFP Terms & Conditions

### General Conditions for Request For Proposals (RFP)

(Revised: Dec, 2015)

The General Conditions are terms and conditions that the City expects all of its Consultants to meet. The Consultant agrees to be bound by these requirements unless otherwise noted in the Proposal. The Consultant may suggest alternative language to any section at the time it submits its response to this RFP. Some negotiation is possible to accommodate the Consultant's suggestions.

#### **1. City's Rights**

The City reserves the right to reject any or all proposals or parts of proposals, to accept part or all of proposals on the basis of considerations other than lowest cost, and to create a project of lesser or greater expense and reimbursement than described in the Request for Proposal, or the respondent's reply based on the component prices submitted.

#### **2. Equal Opportunity Statement**

The Consultant agrees to comply with applicable provisions of applicable federal, state and city regulations, statutes and ordinances pertaining to the civil rights and non-discrimination in the application for and employment of applicants, employees, subcontractors and suppliers of the Consultant. Among the federal, state and city statutes and ordinances to which the Consultant shall be subject under the terms of this Contract include, without limitation, Minnesota Statutes, section 181.59 and Chapter 363A, Minneapolis Code of Ordinances Chapter 139, 42 U.S.C Section 2000e, et. seq. (Title VII of the Civil Rights Act of 1964), 29 U.S.C Sections 621-624 (the Age Discrimination in Employment Act), 42 U.S.C Sections 12101-12213 (the Americans with Disability Act or ADA), 29 U.S.C Section 206(d) (the Equal Pay Act), 8 U.S.C Section 1324 (the Immigration Reform and Control Act of 1986) and all regulations and policies promulgated to enforce these laws. The Consultant shall have submitted and had an "affirmative action plan" approved by the City prior to entering into a Contract.

#### **3. Insurance**

Insurance secured by the Consultant shall be issued by insurance companies acceptable to the City and admitted in Minnesota. The insurance specified may be in a policy or policies of insurance, primary or excess. Such insurance shall be in force on the date of execution of the Contract and shall remain continuously in force for the duration of the Contract.

Acceptance of the insurance by the City shall not relieve, limit or decrease the liability of the Consultant. Any policy deductibles or retention shall be the responsibility of the Consultant. The Consultant shall control any special or unusual hazards and be responsible for any damages that result from those hazards. The City does not represent that the insurance requirements

are sufficient to protect the Consultant's interest or provide adequate coverage. Evidence of coverage is to be provided on a current ACORD Form. A thirty (30) day written notice is required if the policy is canceled, not renewed or materially changed. The Consultant shall require any of its subcontractors, if sub-contracting is allowable under this Contract, to comply with these provisions, or the Consultant will assume full liability of the subcontractors.

The Consultant and its subcontractors shall secure and maintain the following insurance:

- a) **Workers Compensation** insurance that meets the statutory obligations with Coverage B- Employers Liability limits of at least \$100,000 each accident, \$500,000 disease - policy limit and \$100,000 disease each employee.
- b) **Commercial General Liability** insurance with limits of at least \$2,000,000 general aggregate, \$2,000,000 products - completed operations \$2,000,000 personal and advertising injury, \$100,000 each occurrence fire damage and \$10,000 medical expense any one person. The policy shall be on an "occurrence" basis, shall include contractual liability coverage and the City shall be named an additional insured. The amount of coverage will be automatically increased if the project amount is expected to exceed \$2,000,000 or involves potentially high risk activity.
- c) **Commercial Automobile Liability** insurance covering all owned, non-owned and hired automobiles with limits of at least \$1,000,000 per accident.
- d) **Professional Liability** Insurance or Errors & Omissions Insurance providing coverage for 1) the claims that arise from the errors or omissions of the Consultant or its subcontractors and 2) the negligence or failure to render a professional service by the Consultant or its subcontractors. The insurance policy should provide coverage in the amount of \$2,000,000 each claim and \$2,000,000 annual aggregate. The insurance policy must provide the protection stated for two years after completion of the work.

#### **4. Hold Harmless**

The Consultant will defend, indemnify and hold harmless the City and its officers and employees from all liabilities, claims, damages, costs, judgments, lawsuits and expenses, including court costs and reasonable attorney's fees regardless of the Consultant's insurance coverage, arising directly from any negligent act or omission of the Consultant, its employees, agents, by any sub-contractor or sub-consultant, and by any employees of the sub-contractors and sub-consultants of the Consultant, in the performance of work and delivery of services provided by or through this Contract or by reason of the failure of the Consultant to perform, in any respect, any of its obligations under this Contract.

The City will defend, indemnify and hold harmless the Consultant and its employees from all liabilities, claims, damages, costs, judgments, lawsuits and expenses including court costs and reasonable attorney's fees arising directly from the negligent acts and omissions of the City by reason of the failure of the City to perform its obligations under this Contract. The provisions of the Minnesota Statutes, Chapter 466 shall apply to any tort claims brought against the City as a result of this Contract.

Except as provided in the section titled Data Practices, neither party will be responsible for or be required to defend any consequential, indirect or punitive damage claims brought against the other party.

**5. Subcontracting**

The Consultant shall provide written notice to the City and obtain the City's authorization to sub-contract any work or services to be provided to the City pursuant to this Contract. As required by Minnesota Statutes, Section 471.425, the Consultant shall pay all subcontractors for subcontractor's undisputed, completed work, within ten (10) days after the Consultant has received payment from the City.

**6. Assignment or Transfer of Interest**

The Consultant shall not assign any interest in the Contract, and shall not transfer any interest in the same either by assignment or novation without the prior written approval of the City. The Consultant shall not subcontract any services under this Contract without prior written approval of the City Department Contract Manager designated herein.

**7. General Compliance**

The Consultant agrees to comply with all applicable Federal, State and local laws and regulations governing funds provided under the Contract.

**8. Performance Monitoring**

The City will monitor the performance of the Consultant against goals and performance standards required herein. Substandard performance as determined by the City will constitute non-compliance with this Contract. If action to correct such substandard performance is not taken by the Consultant within a reasonable period of time to cure such substantial performance after being notified by the City, Contract termination procedures will be initiated. All work submitted by Consultant shall be subject to the approval and acceptance by the City Department Contract Manager designated herein. The City Department Contract Manager designated herein shall review each portion of the work when certified as complete and submitted by the Consultant and shall inform the Consultant of any apparent deficiencies, defects, or incomplete work, at any stage of the project.

**9. Prior Uncured Defaults**

Pursuant to Section 18.115 of the City's Code of Ordinances, the City may not contract with persons or entities that have defaulted under a previous contract or agreement with the City and have failed to cure the default.

**10. Independent Consultant**

Nothing contained in this Contract is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Consultant shall at all times remain an independent Consultant with respect to the work and/or services to be performed under this Contract. Any and all employees of Consultant or other persons engaged in the performance of any work or services required by Consultant under this Contract shall be considered employees or subcontractors of the Consultant only and not of the City; and any and all claims that might arise, including Worker's Compensation claims under the Worker's Compensation Act of the State of Minnesota or any other state, on behalf of said

employees or other persons while so engaged in any of the work or services to be rendered or provided herein, shall be the sole obligation and responsibility of the Consultant.

**11. Accounting Standards**

The Consultant agrees to maintain the necessary source documentation and enforce sufficient internal controls as dictated by generally accepted accounting practices (GAAP) to properly account for expenses incurred under this Contract.

**12. Retention of Records**

The Consultant shall retain all records pertinent to expenditures incurred under this Contract in a legible form for a period of six years commencing after the later of contract close-out or resolution of all audit findings. Records for non-expendable property acquired with funds under this Contract shall be retained for six years after final disposition of such property.

**13. Data Practices**

The Consultant agrees to comply with the Minnesota Government Data Practices Act (Minnesota Statutes, Chapter 13) and all other applicable state and federal laws relating to data privacy or confidentiality. The Consultant and any of the Consultant's sub-consultants or sub-contractors retained to provide services under this Contract shall comply with the Act and be subject to penalties for non-compliance as though they were a "governmental entity." The Consultant must immediately report to the City any requests from third parties for information relating to this Contract. The City agrees to promptly respond to inquiries from the Consultant concerning data requests. The Consultant agrees to hold the City, its officers, and employees harmless from any claims resulting from the Consultant's unlawful disclosure or use of data protected under state and federal laws.

All Proposals shall be treated as non-public information until the Proposals are opened for review by the City. At that time, the names of the responders become public data. All other data is private or non-public until the City has completed negotiating the Contract with the selected Consultant(s). At that time, the proposals and their contents become public data under the provisions of the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13 and as such are open for public review.

**14. Inspection of Records**

Pursuant to Minnesota Statutes, Section 16C.05, all Consultant payroll and expense records with respect to any matters covered by this Contract shall be made available to the City and the State of Minnesota, Office of the State Auditor, or their designees upon notice, at any time during normal business hours, as often as the City deems necessary, to audit, examine, and make excerpts or transcripts of all relevant data.

**15. Living Wage Ordinance**

The Consultant may be required to comply with the "[Minneapolis Living Wage and Responsible Public Spending Ordinance](http://www.minneapolismn.gov/www/groups/public/@finance/documents/webcontent/conv_ert_255695.pdf)" ([http://www.minneapolismn.gov/www/groups/public/@finance/documents/webcontent/conv\\_ert\\_255695.pdf](http://www.minneapolismn.gov/www/groups/public/@finance/documents/webcontent/conv_ert_255695.pdf)), Chapter 38 of the City's Code of Ordinances (the "Ordinance"). Unless otherwise exempt from the ordinance as provided in Section 38.40 (c), any City contract for

services valued at \$100,000 or more or any City financial assistance or subsidy valued at \$100,000 or more will be subject to the Ordinance's requirement that the Consultant and its subcontractors pay their employees a "living wage" as defined and provided for in the Ordinance.

#### **16. Applicable Law**

The laws of the State of Minnesota shall govern all interpretations of this Contract, and the appropriate venue and jurisdiction for any litigation which may arise hereunder will be in those courts located within the County of Hennepin, State of Minnesota, regardless of the place of business, residence or incorporation of the Consultant.

#### **17. Conflict and Priority**

In the event that a conflict is found between provisions in this Contract, the Consultant's Proposal or the City's Request for Proposals, the provisions in the following rank order shall take precedence: 1) Contract; 2) Proposal; and last 3) Request for Proposals (only for Contracts awarded using RFP).

#### **18. Travel**

If travel by the Consultant is allowable and approved for this Contract, then Consultant travel expenses shall be reimbursed in accordance with the City's [Consultant Travel Reimbursement Conditions](http://www.minneapolismn.gov/www/groups/public/@finance/documents/webcontent/wcms1p-096175.pdf) (<http://www.minneapolismn.gov/www/groups/public/@finance/documents/webcontent/wcms1p-096175.pdf>).

#### **19. Billboard Advertising**

City Code of Ordinance 544.120, prohibits the use of City and City-derived funds to pay for billboard advertising as a part of a City project or undertaking.

#### **20. Conflict of Interest/Code of Ethics**

Pursuant to Section 15.250 of the City's Code of Ordinances, both the City and the Consultant are required to comply with the City's Code of Ethics. Chapter 15 of the Code of Ordinances requires City officials and the Consultant to avoid any situation that may give rise to a "conflict of interest." A "conflict of interest" will arise if Consultant represents any other party or other client whose interests are adverse to the interests of the City.

As it applies to the Consultant, the City's Code of Ethics will also apply to the Consultant in its role as an "interested person" since Consultant has a direct financial interest in this Agreement. The City's Code of Ethics prevents "interested persons" from giving certain gifts to employees and elected officials.

#### **21. Termination, Default and Remedies**

The City may cancel this Contract for any reason without cause upon thirty (30) days' written notice. Both the City and the Consultant may terminate this Contract upon sixty (60) days' written notice if either party fails to fulfill its obligations under the Contract in a proper and timely manner, or otherwise violates the terms of this Contract. The non-defaulting party shall have the right to terminate this Contract, if the default has not been cured after ten (10) days' written notice or such other reasonable time period to cure the default has been provided. If

termination shall be without cause, the City shall pay Consultant all compensation earned to the date of termination. If the termination shall be for breach of this Contract by Consultant, the City shall pay Consultant all compensation earned prior to the date of termination minus any damages and costs incurred by the City as a result of the breach. If the Contract is canceled or terminated, all finished or unfinished documents, data, studies, surveys, maps, models, photographs, reports or other materials prepared by the Consultant under this Contract shall, at the option of the City, become the property of the City, and the Consultant shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or materials prior to the termination.

Notwithstanding the above, the Consultant shall not be relieved of liability to the City for damages sustained by the City as a result of any breach of this Contract by the Consultant. The City may, in such event, withhold payments due to the Consultant for the purpose of set-off until such time as the exact amount of damages due to the City is determined. The rights or remedies provided for herein shall not limit the City, in case of any default by the Consultant, from asserting any other right or remedy allowed by law, equity, or by statute. The Consultant has not waived any rights or defenses in seeking any amounts withheld by the City or any damages due the Consultant.

## **22. Ownership of Materials**

All finished or unfinished documents, data, studies, surveys, maps, models, photographs, reports or other materials resulting from this Contract shall become the property of the City upon the City's payment for and final approval of the final report or upon payment and request by the City at any time before then. The City at its own risk, may use, extend, or enlarge any document produced under this Contract without the consent, permission of, or further compensation to the Consultant.

## **23. Intellectual Property**

All Work produced by the Consultant under this Contract is classified as "work for hire" and upon payment by the City to the Consultant will be the exclusive property of the City and will be surrendered to the City immediately upon completion, expiration, or cancellation of this Contract. "Work" covered includes all reports, notes, studies, photographs, designs, drawings, specifications, materials, tapes or other media and any databases established to store or retain the Work. The Consultant may retain a copy of the work for its files in order to engage in future consultation with the City and to satisfy professional records retention standards. The Consultant represents and warrants that the Work does not and will not infringe upon any intellectual property rights of other persons or entities.

Each party acknowledges and agrees that each party is the sole and exclusive owner of all right, title, and interest in and to its services, products, software, source and object code, specifications, designs, techniques, concepts, improvements, discoveries and inventions including all intellectual property rights thereto, including without limitations any modifications, improvements, or derivative works thereof, created prior to, or independently, during the terms of this Contract. This Contract does not affect the ownership of each party's pre-existing, intellectual property. Each party further acknowledges that it acquires no rights under this Contract to the other party's pre-existing intellectual property, other than any limited right explicitly granted in this Contract.

#### **24. Equal Benefits Ordinance**

Minneapolis Code of Ordinances, Section 18.200, relating to equal benefits for domestic partners, applies to each Consultant and subcontractor with 21 or more employees that enters into a “contract”, as defined by the ordinance that exceeds \$100,000. The categories to which the ordinance applies are personal services; the sale or purchase of supplies, materials, equipment or the rental thereof; and the construction, alteration, repair or maintenance of personal property. The categories to which the ordinance does not apply include real property and development contracts.

Please be aware that if a “contract”, as defined by the ordinance, initially does not exceed \$100,000, but is later modified so the Contract does exceed \$100,000, the ordinance will then apply to the Contract. A complete text of the ordinance is available at:  
[http://www.minneapolismn.gov/www/groups/public/@finance/documents/webcontent/conve  
rt\\_261694.pdf](http://www.minneapolismn.gov/www/groups/public/@finance/documents/webcontent/conve<br/>rt_261694.pdf)

It is the Consultant’s and subcontractor’s responsibility to review and understand the requirements and applicability of this ordinance.

#### **25. City Ownership and Use of Data**

The City has adopted an Open Data Policy (“Policy”). The City owns all Data Sets as part of its compliance with this Policy. Data Sets means statistical or factual information: (a) contained in structural data sets; and (b) regularly created or maintained by or on behalf of the City or a City department which supports or contributes to the delivery of services, programs, and functions. The City shall not only retain ownership of all City Data Sets, but also all information or data created through the City’s use of the software and /or software applications licensed by the Consultant (or any subcontractor of sub-consultant of the Consultant) to the City.

The City shall also retain the right to publish all data, information and Data Sets independently of this Contract with the Consultant and any of Consultant’s subcontractors or sub-consultants involved in providing the Services, using whatever means the City deems appropriate.

The City shall have the right to access all data, regardless of which party created the content and for whatever purpose it was created. The Consultant shall provide bulk extracts that meet the public release criteria for use in and within an open data solution. The Consultant shall permit and allow free access to City information and Data Sets by using a method that is automatic and repeatable. The Data Sets shall permit classification at the field level in order to exclude certain data.

#### **26. Audit Requirements for Cloud-Based Storage of City Data**

If the Consultant’s services include the storage of City data using a cloud based solution, then the Consultant agrees to secure the data as though it were “private data” as defined in Minnesota Statutes, Chapter 13. The Consultant shall provide the City with the annual copy of the Federal Standards for the Statement on Standards for Attestation Engagements (SSAE) No. 16 or the International Standard on Assurance Engagements (ISAE) No. 3402. The Consultant agrees to provide a .pdf copy to the City’s Contract Manager, upon the Consultant’s receipt of the audit results.

## **27. Small & Underutilized Business Program (SUBP) Requirements**

### **I. Overview**

The City of Minneapolis policy is to provide equal opportunities to all businesses, with an effort to redress discrimination in the City's marketplace and in public contracting against Minority-owned business enterprises (MBEs) and Women-owned business enterprises (WBEs). Therefore, the City has set SUBP goals to facilitate participation of qualified and available MBEs and WBEs (MBEs/WBEs) on this contract.

The goals on this contract will be 3% MBE and 8% WBE.

A list of qualified and available MBEs/WBEs within the scope of services is attached. However, this list is updated periodically and may not be exhaustive. Please visit the Minnesota Uniform Certification Program (MnUCP) directory for more information (<http://mnucp.metc.state.mn.us/>). This is the only certification accepted by the program.

Consultants must make a Good Faith Effort to meet the SUBP goals prior to submitting their proposal. This means that Consultants must make every necessary and reasonable effort to subcontract with MBEs/WBEs prior to submitting their proposal. Commitment to use MBEs/WBEs, Good Faith Efforts to include MBEs/WBEs participation, and compliance with SUBP will be a factor in the selection of proposal(s).

### **II. GOOD FAITH EFFORTS EVALUATION**

If a Consultant does not meet the project SUBP goals, the Consultant shall demonstrate its good faith efforts to do so. To determine if the Consultant solicited MBEs/WBEs in good faith, following list of actions may be considered:

1. Soliciting through all reasonable and available means (attendance at pre-proposal meetings, advertising and/or written notices) the interest of all MBEs/WBEs certified in the scopes of work of the contract. The Consultant must solicit MBEs/WBEs in sufficient time prior to proposal submission or to allow MBEs/WBEs to respond to solicitations. The Consultant must determine with reasonable certainty if the MBEs/WBEs are interested by taking appropriate steps to follow up on initial solicitations.
2. Selecting portions of the work to be performed by MBEs/WBEs in order to increase the likelihood that the project goals will be achieved. This includes, where appropriate, breaking out contract work into smaller units to facilitate MBE/WBE participation, even when a contractor might otherwise prefer to perform these work items with its own forces.
3. Providing interested MBEs/WBEs with adequate information about the scope, specifications, design criteria, and technical requirements of the contract in a timely manner to assist them in responding to a solicitation.
4. The Consultant must negotiate in good faith with interested MBEs/WBEs and provide written documentation of such negotiation with each such business. In determining whether the Consultant negotiated in good faith, the Evaluation Panel may consider a number of factors including price, scheduling and capabilities as well as the contract goal.

5. The fact that there may be some additional costs involved in finding and using MBEs/WBEs is not itself sufficient reason for a Consultant's failure to meet the project goals as long as such costs are reasonable.
6. If requested by a solicited MBE/WBE, the Consultant must make reasonable efforts to assist such MBEs/WBEs in obtaining bonding, lines of credit or insurance as required by the city or by the Consultant, provided that the Consultant need not provide financial assistance toward this effort.
7. Effectively using the services of minority/woman community organizations; local, state and federal business assistance offices; and other organizations as allowed on a case-by-case basis to provide assistance in the solicitation and placement of MBEs/WBEs. A list of organizations can be found here:  
[http://www.ci.minneapolis.mn.us/civilrights/contractcompliance/subp/subp\\_minbusres](http://www.ci.minneapolis.mn.us/civilrights/contractcompliance/subp/subp_minbusres)  
or  
[http://www.ci.minneapolis.mn.us/civilrights/contractcompliance/subp/subp\\_wmnbusres](http://www.ci.minneapolis.mn.us/civilrights/contractcompliance/subp/subp_wmnbusres).

Consultants must thoroughly document their efforts to solicit to and include MBEs/WBEs participation. Please completely and accurately fill out the attached forms. The City will monitor compliance of SUBP throughout the contract. Compliance with the MBE/WBE goal and other SUBP requirements will be a material condition of the contract and failure to comply may be deemed a breach of contract.

Please review Minneapolis Code of Ordinances Chapter 423 for more information or the contact the City of Minneapolis Civil Rights Department (612.673.2086).

## **ATTACHMENT B**

The City has been awarded a capital grant from the State of Minnesota for the predesign, design, construction, furnishing and equipping of Peavey Plaza. The selected design firm shall be required to assist the City in compliance with state requirements on the predesign and design as required by Minn. Stat. §16B.335 and as otherwise directed by the City.

# ATTACHMENT C

## SCOPE OF SERVICES

It is the intent of this document to outline a general description of the Project, the extent of services required, and the relationship of this Project to other work, and the agencies or other parties that will interact with the Consultant. The contents of this document are considered representative of the Project as a whole, but are by no means conclusive.

### 1. BACKGROUND AND HISTORY

#### a. Ownership and Use of Peavey Plaza

Peavey Plaza is owned by the City of Minneapolis and maintained by the Public Works Department. The Minnesota Orchestral Association (MOA) and the Minneapolis Downtown Council (MDC) use Peavey Plaza for programming and events. The MOA and the MDC along with the Minneapolis Downtown Improvement District (MDID) and the new Greening Downtown Minneapolis (GDM) conservancy will all have roles to play in the revitalization, operation, maintenance, and programming of Peavey Plaza.

#### b. Description of Peavey Plaza<sup>1</sup>

*Following on the tremendous success of Lawrence Halprin's design and conversion of Nicollet Avenue into the pedestrian-friendly Nicollet Mall in 1967, a new priority arose - a public space for gathering that would not compete with mall activities. In response to this need, M. Paul Friedberg + Partners created Peavey Plaza in 1975. Often referred to by Friedberg as a "park plaza," this two-acre space is also described by him as "a mixture of the American green space and the European hard space." The plaza contains many design elements including amphitheater-style seating oriented around the sunken plaza which also served as a pool basin (filled with water during the summer or frozen in winter for skating), cascading and spraying fountains to animate the space, lawn terraces, and many sculptural objects. The plaza affords ample opportunities for large- and small-scale gatherings. The cascading fountain adjacent to Nicollet Avenue feeds the sunken pool while creating an inviting visual link to the Mall. Just a couple of blocks south of Peavey Plaza, on the opposite side of the mall, lies Loring Greenway, completed by Friedberg the following year. Peavey Plaza was listed in the National Register of Historic Places in 2013.*

#### c. Recent History

Peavey Plaza is located on the westerly portion of the block bounded by Nicollet Mall, Marquette Avenue, 11<sup>th</sup> Street and 12<sup>th</sup> Street. It is immediately adjacent to Orchestra Hall, which was originally completed and opened in 1974. By 2010, both Orchestra Hall and Peavey Plaza were in need of reinvestment.

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1. Source – The Cultural Landscape Foundation; <http://tclf.org/landscapes/peavey-plaza>.

In its 2010 bonding bill, the Minnesota Legislature allocated \$16 million in bond proceeds to partially fund a combined Orchestra Hall/Peavey Plaza redevelopment project, of which \$2 million was earmarked for Peavey Plaza. The Minnesota Orchestral Association (MOA) embarked upon and completed an approximately \$50 million renovation of its own facility in 2014. In January 2011 the City contracted with Oslund and Associates Architects (OAA) to design for the revitalization of Peavey Plaza. The design approved by City Council at the end of 2011 envisioned demolishing the existing Peavey Plaza and completely replacing it with a new design based on five general principles: Accessibility, appropriate water use and management, flexibility of space and appropriate infrastructure to better allow for event use, cost effective operations and maintenance, and revenue generating capability.

In 2012 the City, as the owner, applied for a demolition permit for Peavey Plaza. The Minneapolis Heritage Preservation Commission reviewed the permit application and ruled that Peavey Plaza appeared eligible for historic designation and ordered a designation study to be completed. That ruling was appealed to the Minneapolis City Council, which granted the demolition permit. At that point, the Preservation Alliance of Minnesota (PAM) and The Cultural Landscape Foundation (TCLF) filed a lawsuit contesting that Peavey Plaza was a protected historic resource under the Minnesota Environmental Rights Act (MERA) and at roughly the same time made an application to the Department of Interior to have Peavey Plaza added to the National Register of Historic Places. Peavey Plaza was added to the National Register of Historic Places in 2013. In 2013 the City and PAM/TCLF settled out of court, agreeing in general to collaborate in the future on any new proposals for the rehabilitation of Peavey Plaza.

#### **The Historic Structures Report (HSR) and Existing Conditions Assessment**

In 2014 the completion of the Orchestra Hall expansion project and design work on adjacent Nicollet Mall began to generate renewed interest in Peavey Plaza. Representatives of the City, Minneapolis Downtown Council, Greening Downtown Minneapolis, and several members of the Preservation Community, began to meet and discuss how to find a solution that would be acceptable to all parties and that would lead to reinvestment in and the reinvigoration of Peavey Plaza. Conversations amongst these groups led to the agreed upon next step of completing a Historic Structures Report (HSR) and existing conditions assessment of Peavey Plaza.

In 2015, following a competitive RFP and consultant selection process, the City contracted with Miller Dunwiddie Architecture (MDA) for the completion of the HSR and Existing Conditions Assessment. Work commenced in the fall of 2015 and was completed in August of 2016. As a part of the work, the MDA and City team held monthly stakeholder meetings that were open to the public for the purpose of seeking feedback and updating interested parties on the progress of the work, the findings, and the recommendations. The purpose of the study was to completely illuminate the historic significance and existing conditions at Peavey Plaza and to serve as a guide for future decisions. When completed, the study was intended to serve as the basis of an RFP for design services for the rehabilitation of Peavey Plaza. The scope of work outlined in this RFP is based upon the findings of this HSR (<http://www.minneapolisismn.gov/publicworks/PeaveyPlaza/index.htm>).

#### **d. Next Steps in the Revitalization of Peavey Plaza**

With the HSR complete, the next step is to issue an RFP and contract with a qualified Historic Preservation Architecture firm/team for the completion of design work. The scope of this work will be influenced by both the findings of the HSR and the availability of funds for the refurbishment of Peavey Plaza.

## **2. PURPOSE OF THIS DESIGN CONTRACT**

### **a. Intent**

It is the intention of the City of Minneapolis, through the Public Works department and in collaboration with the Minneapolis Downtown Council, the Minneapolis Downtown Improvement District, Green Minneapolis, and members of the Preservation Community, to collaborate in the refurbishment and revitalization of Peavey Plaza over the next two years.

### **b. Purpose**

The purpose of this design and construction project is to refurbish Peavey Plaza and make it a vital public space once again. The work outlined in this RFP for Design Services will be based upon the findings of the Historic Structures Report and Existing Conditions Survey completed for the City by Miller Dunwiddie Architecture in 2016. The design and construction work envisioned as a part of this two-phase project will respect those historically significant elements of the original design that remain intact, replace some original design elements that have been modified or eliminated, and sensitively integrate new elements and modifications required to put the fountains and reflecting basin back into service and provide accessibility.

## **3. SCOPE OF WORK**

a. The HSR identifies four potential scopes of work.\* This RFP is for design services related to the first two scopes. Together these two scopes encompass the complete refurbishment of the existing the Peavey Plaza, the design of which has been altered over the years. The third and fourth scopes include a number of alternates that would enhance the functionality and utility of the space for event use but that were not included in the original design and construction for Peavey Plaza. The fourth scope area is related to completely restore Peavey Plaza back to its original 1975 design, which has been modified over the years. The two scopes identified in the HSR include are summarized as follows (see HSR for detailed list of scope items):

1. Refurbishment of the Fountains: Refurbishment of the fountains and reflecting basin, related concrete repair, utility upgrades, provision of accessibility, and required work related to these items;
2. Refurbishment of the Remainder of the Plaza; Refurbishment of the remainder of the plaza including pavers, concrete, plantings, lighting, and furniture.

(\* The third area of scope identified in the HSR includes infrastructure enhancements that would increase flexibility and utility of the plaza for event use. The City may elect to consider several of these enhancements as a part of this project based upon available funding. The fourth scope includes modifications that would return the plaza back to its original design and condition upon completion in 1975. The City does not intend to restore the plaza to its original condition.)

b. The Consultant's Scope of work for this RFP is for Complete Design services including Historic Preservation Architectural Design and all required engineering services including Landscape Architecture, Structural, Civil, Mechanical, Electrical, Plumbing, Lighting Design, Historic Fountain Restoration, Cost Estimating, and other specialty sub-consultants as required to complete the work. Proposers should assume periodic progress update meetings with the public stakeholder group, every one to two months. Assume six meetings. Proposers should assume weekly, one hour meetings with the City for the duration of the project. Meetings may be twice a week or every other week based on need but assume a total of one per week.

1. Program Evaluation and Scope Confirmation, including review of HSR/Existing Conditions Survey, meetings with stakeholders and users (six meetings), and finalization of project scope and priorities for the detailed design work (two to four weeks);
  2. Schematic Design;
  3. Design Development;
  4. Construction Documents;
  5. Construction Administration;
  6. Cost estimating at each phase.
- c. Proposers must assume that there will be add alternates as a part of the construction documents to allow the City to adjust project scope to meet budget. The \$6M construction budget will include the base and any add alternates.

**4. SCHEDULE**

The City expects design to begin in fall of 2016 and be completed in early 2017. Bidding and award typically takes 3-4 months, so construction start-up will be in 2017 with project completion by fall 2018. Proposers are encouraged to base their proposals on accelerated design schedules and make suggestions for how the design phases of the project might be completed more quickly. The scope of work will include design for the entire \$6M project.

<b>Conceptual Schedule</b>	<b>2016</b>												<b>2017</b>												<b>2018</b>											
<b>Year/Month/Phase</b>	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
<b>Design and Construction</b>																																				
Architect Selection																																				
Detailed Design																																				
Bid/Award Contracts																																				
Construction																																				
Punch-List/Close-Out																																				

**5. BUDGET**

The Budget for the refurbishment project is \$6M for construction.

Sources of funds for the Peavey project include a \$2M DEED grant from the State of Minnesota, which requires a 100% match. The additional \$4M will be comprised of City funds and other funds.

**6. BASIS OF THE CONTRACT**

The contract will be based upon one of these two AIA Standard Forms of Agreement:

- a. AIA B101 -2007, Standard Form of Agreement Between Owner and Architect;
- b. AIA B132 – 2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition.

**7. FEE PROPOSAL**

Submit a fee proposal based upon a \$6M construction budget. The fees shall be broken down by phase, discipline, and firm on an excel spreadsheet. Specifically, include the following:

- a. Provide a fixed, lump-sum fee for complete design services as outlined above;
- b. Show fees as dollar amounts, broken down by phase, discipline, firm;

- c. Provide hourly rates for all personnel;
- d. Include specialty sub-consultant fees and other anticipated costs;
- e. Estimate all reimbursable expenses, including travel and lodging, through all phases
- f. Consider including a separate fee contingency for unknown or unexpected consulting needs (use to be approved by Owner).

# ATTACHMENT D

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

DISTRICT COURT  
FOURTH JUDICIAL DISTRICT

The Preservation Alliance of  
Minnesota and The Cultural  
Landscape Foundation for themselves  
and on behalf of the State of  
Minnesota,

COURT FILE NO. 27-CV-12-14220

Hon. Edward T. Wahl

SETTLEMENT AGREEMENT

Plaintiffs,

vs.

City of Minneapolis, Minnesota,

Defendant.

---

WHEREAS, Peavey Plaza ("Plaza") is an urban park plaza located at 1101 Nicollet Avenue South, Minneapolis MN, along Nicollet Mall in downtown Minneapolis between Eleventh and Twelfth Streets;

WHEREAS, Peavey Plaza was built in 1975 and was designed by M. Paul Friedberg, a master landscape architect;

WHEREAS, shortly after its completion the Plaza was recognized as a modernist landmark by the American Society of Landscape Architects and was awarded the American Society of Landscape Architects' Professional Design Competition in 1978;

WHEREAS, on January 14, 2013, the Plaza was listed by the federal government in the National Register of Historic Places as a progenitor of the modernist "park plaza" style of landscape architecture design;

WHEREAS, on May 25, 2012 (effective on June 2, 2012 upon publication in Finance and Commerce), the Minneapolis City Council approved the demolition of the Plaza as part of an overall plan to redesign the space;

WHEREAS, on June 29, 2012, Plaintiffs the Preservation Alliance of Minnesota and The Cultural Landscape Foundation served upon Defendant City of Minneapolis a lawsuit asserting claims under the Minnesota Environmental Rights Act ("MERA"), Minn. Stat. § 116B *et seq.*, and Minn. Stat. § 462.361, which provides for district court review of municipal zoning decisions, and seeking to prevent the City from proceeding with the demolition that had been approved on May 25, 2012;

WHEREAS, Defendant City answered the Complaint denying the asserted claims;

WHEREAS, Plaintiffs allege that the Plaza is a historical resource protected from demolition under MERA;

WHEREAS, the City now acknowledges and agrees that the Plaza is a historical resource within the meaning of MERA;

WHEREAS, the City contends that there is "no feasible and prudent alternative" to demolition for any conceived redesign scenario regardless of the historic merit of the Plaza;

WHEREAS, Plaintiffs dispute the City's assertion of "no feasible and prudent alternative" to demolition;

WHEREAS, the parties conducted discovery and brought cross-motions for summary judgment which were fully briefed and filed with the Court;

WHEREAS, although the City still maintains that there may be no feasible and prudent alternative to demolishing the Plaza, it now acknowledges that the demolition approval at issue expired on June 2, 2013, pursuant to Minneapolis Code of Ordinances § 599.70 (one year from June 2, 2012 effective date of decision based on ordinance in effect at that time);

WHEREAS, the parties agree and acknowledge that there are problems with the current state of the Plaza; including, but not limited to, accessibility, broken plumbing, general deteriorating condition, and escalating maintenance costs that warrant appropriate redress;

WHEREAS, the City contends that the Plaza is lacking infrastructure elements sufficient to efficiently support income producing event usage;

WHEREAS, the parties have met and negotiated a new design concept for the Plaza and have reached agreement as to a framework design, potential improvements, and a common rehabilitation goal – SEE ATTACHED EXHIBIT A;

WHEREAS, specific details beyond the general design concept have yet to be established for the rehabilitation of the Plaza;

WHEREAS, the parties have conducted substantial work with each other on a rehabilitation of the Plaza in good faith with a focus on preservation of the historic elements of the Plaza, while permitting the Plaza to be changed and/or modified in order to achieve some of the objectives of the City;

NOW, THEREFORE, the parties stipulate and agree that this matter may be closed administratively according to the following terms:

1. The City stipulates and agrees that it will not proceed with the original redesign plan that was authorized by the City Council because the demolition approval has now expired. The City further stipulates that the original redesign plan, had it been implemented, would have likely altered significant elements of the Plaza.

2. The parties agree that the goal of the plan will be to preserve the Plaza through a rehabilitation that is consistent with the Secretary of Interior's STANDARDS FOR TREATMENT OF HISTORIC PROPERTIES, and specifically with the GUIDELINES FOR THE TREATMENT OF CULTURAL LANDSCAPES published by the U.S. National Park Service.

3. The parties agree to work on this plan together in good faith in order to maximize the economic, cultural, and societal benefits of the Plaza with the common goals of fostering event space use of the Plaza, addressing the existing deteriorated condition, and correcting the lack of dignified disability access, all while maintaining the Plaza's historic integrity.

4. The City will retain its inherent authority as a political and governmental body and the property owner herein to make the choices it sees fit regarding the Plaza subject to all relevant and applicable law, including MERA.

5. Based on the Plaza's listing in the National Register of Historic Places, the City recognizes that it is required by law to take the historic significance of the property into account when it makes any decision to alter a significant portion or part of the Plaza.

6. Unless one party files a motion to reopen the case within one year of the date of this agreement, this matter shall be dismissed with prejudice and without costs or award of attorneys' fees to either party.

7. The parties hereby stipulate and agree that by settling this matter pursuant to this agreement that the settlement, and future dismissal with prejudice, have no preclusive effect whatsoever regarding any subsequent claim regarding Peavey Plaza, or any other property located within the geographic confines of the City of Minneapolis. The instant litigation was based upon the authorization to proceed with demolition approved on May 25, 2012 and nothing herein shall preclude Plaintiffs from asserting future claims to prevent demolition or alteration of the Plaza. For purposes of MERA, and all other claims, this settlement and the accompanying dismissal cannot be used for res judicata, equitable estoppel or other defenses of claim preclusion. Likewise, it cannot be used for offensive estoppel, res judicata, nor can it have an offensive preclusive effect in any subsequent action brought by any party.

8. This agreement constitutes the total agreement of the parties and may only be modified upon the express written consent of the parties with Court approval.

9. The parties acknowledge that this agreement has been negotiated through attorneys of record and that no party shall be deemed the drafter of this agreement for purposes of contract interpretation.

10. This agreement, should it be signed, is lawful and binding upon the signatories and subject to City Council approval, as necessary.

11. All parties have had the opportunity to consult with their counsel, and enter this agreement freely and knowingly with understanding of that which they enter.

12. The City hereby agrees that for a period of three (3) years after the execution of this agreement, it will send fourteen (14) days written notice of any intent to demolish the Plaza to Plaintiffs at the address of legal counsel of record below.

Dated: August 23, 2013  
SUSAN L. SEGAL  
City Attorney  
By



ERIK NILSSON  
Attorney Reg. No. 0304785  
GREGORY SAUTTER  
Attorney Reg. No. 0326446  
City Hall-Room 210  
350 South 5th Street  
Minneapolis, MN 55415  
(612) 673-2180  
*Attorneys for Defendant City of Minneapolis*

Dated: August 23, 2013

PATRICK BURNS & ASSOCIATES  
By



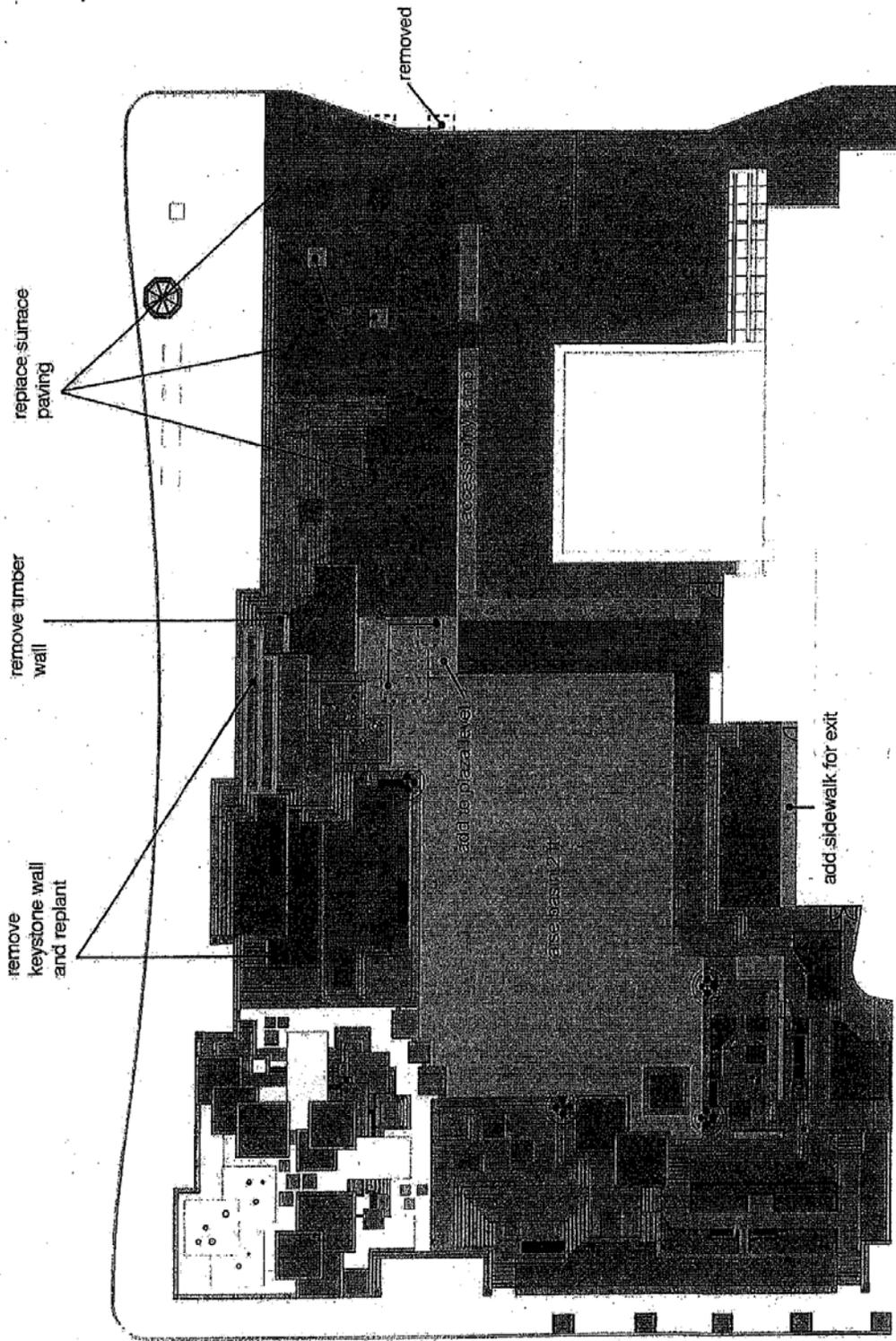
ERIK F. HANSEN  
Attorney Reg. No. 0303410  
8401 Wayzata Boulevard, Suite 300  
Minneapolis, MN 55426  
(952) 564-6262  
*Attorney for Plaintiffs*

## PEAVEY PLAZA SETTLEMENT AGREEMENT – EXHIBIT A

Under the agreement, the parties will work together to develop a design that integrates design features and elements that reflect the interests of the City as owner and operator of the plaza, while respecting the historic integrity of the Plaza.

1. The City's original objectives for the redesign included the following:
  - a. Make the Plaza accessible for all citizens including those with disabilities and make the Plaza accessible to maintenance vehicles and equipment for use in maintaining and repairing the Plaza, moving equipment, removing snow, setting up for public events, and etc.
  - b. Replace the storm water system and the water feature systems with new systems that meet current codes and reflect the City's values related to water usage.
  - c. Install infrastructure that makes the Plaza more efficient and economical to use for events including increased power and increased number of outlets to access power.
  - d. Design the Plaza so that it is easier to use for events.
  - e. Increase perceptions of public safety and design to reflect Crime Prevention Through Environmental Design Principles (CPTED).
  - f. Integrate concessions or other revenue generating features that will help the Plaza earn revenue that can be used to offset operating and maintenance costs.
  
2. The new Oslund and Associates' design concept illustrated in the attached "Scheme 3" assumes that the spatial configuration of the existing Plaza will be respected to the greatest extent possible. The design also assumes the inclusion of some or all of the following elements and features in an attempt to achieve the City's goals stated above:
  - a. Create an ADA compliant accessible route to lower level that begins in the area of Nicollet Mall and 11<sup>th</sup> Street
  - b. Provide new, separate sanitary and storm water treatment systems including a new storm water management system and tank beneath the reflecting basin
  - c. Replace the existing reflecting basin with a flat/flush water feature. The new feature will be approximately ¼" deep, will be drainable to a reservoir, and when drained, will provide a flat, walkable, accessible area for event use.
  - d. Replace the fountain mechanical pumps and systems with contemporary, code-compliant system, repair and replace fountain system piping to ensure a long life for the new system, and recast the precast fountain weirs
  - e. Remove and replant all plants and trees
  - f. Recast, repair, or restore all stairs
  - g. Replace all benches and furniture
  - h. Remove all timber framing
  - i. Increase power service, provide more new integrated power sources and connections throughout the plaza, and provide a new electrical service room.
  - j. Remove all non-conforming wall materials

3. More specifically, in order to maximize the safety, accessibility, and functionality of the Plaza, the City also expects that any final design will seek to integrate the following design elements and features as requested by the City's Public Works Department and the Access Committee of the Minneapolis Advisory Committee on People with Disabilities:
  - a. Recast, repair, or restore as required walking surfaces and stairs that have cracked, settled, and created tripping hazards and water ponding.
  - b. Recast, repair, or restore concrete elements where the finish has spalled off and exposed steel reinforcing bars, including the undersides of the "bridge" slabs at the lower level.
  - c. Retrofit the existing non-ADA compliant ramp on 12<sup>th</sup> Street to function as a service ramp only for use in moving equipment and material in and out of the lower level of plaza. Modifications may include cutting down and removing existing concrete walls, re-arranging the ramp, widening the ramp, and using a portion of the overlook/landing at the top as space to create a more useful ramp.
  - d. Retrofit the existing light poles in the plaza to allow for "heads" that can be raised and lowered for the purpose of replacing lamps, fixtures and housings.
  - e. Consider the potential use of railings, truncated domes, or both throughout the plaza to reduce the potential of tripping and falling for sight impaired people and other people with disabilities.
  - f. Consider how to bridge gaps in the pavement and the water in between at the lower level with grates or other devices to allow 100% use of the plaza for people with disabilities.
  - g. Consider straightening the edge of the reflecting basin on the west/Nicollet Mall side to allow for an accessible walking path along that side of the reflecting basin.
  - h. Consider grouting solid the cavity beneath the stair treads or cover the stair risers with a metal plate to cover that cavity.
  - i. Consider whether the set of four stairs that run parallel to 11th Street, closest to 11th Street, could be relocated a few feet to the southwest to better accommodate standard 10 foot by 10 foot vendor tents in the area at street level that runs along 11th Street.



- few changes to existing condition
- raise basin 2 ft to meet existing lower plaza level

**SCHEME 3: CHANGES**

April 3, 2013

oslund and assoc.

**Peavey Plaza Revitalization**  
**Minneapolis MN**  
**Cost Model - Scheme 3 Summary**



June 6, 2013  
 Construction Start: Summer 2015

Description of Work	
Item 1	Accessibility Ramp \$ 385,000
Item 2	Upper Plaza Pavement Resurfacing \$ 329,000
Item 3	Timber Retaining Wall Demolition \$ 7,000
Item 4	Demo Keystone Wall/ Restore Site Finish Elements \$ 43,000
Item 5	Re-Planting of Landscape Areas \$ 56,000
Item 6	Upgrade Existing Stair to Meet ADA Code Requirements \$ 234,000
Item 7	Restoration of Existing Site Finish Elements/ Furnishings \$ 430,000
Item 8	Existing Site Furnishings Demolition (Light Poles & etc) \$ 24,000
Item 9	Site Electrical Rough-Ins \$ 100,000
	General Conditions/ Fee \$ 347,000
	Building/ Street Closure Permit \$ 49,000
	Escalation/ Estimating & Const. Contingency \$ 311,000
	Liability Insurance \$ 23,000
	P&P Bond/ Builder Risk Insurance - Not Included NIC
<b>Total \$ 2,338,000</b>	

# Peavey Plaza Revitalization

Minneapolis MN

## Cost Model - Scheme 3

June 6, 2013

Construction Start: Summer 2015



Description of Work	Quantity	U.M.	Unit Cost	Total Cost
<b>Item 1 Accessibility Ramp</b>				
Demolition (Bollards, Post Footings, & etc.)	1,050.0	SF	\$20.00	\$ 21,000
Demolition of Existing Accessible Ramp	250.0	SF	\$18.00	4,500
Post Foundations (4'-0" o.c.)	44.0	EA	\$500.00	22,000
Structure (Galv. Metal Structural Support & Post, & Embeds)	1,050.0	SF	\$100.00	105,000
Patch Pavers/ CIP Sidewalk	1.0	LS	\$15,000.00	15,000
Misc. Tie in at Existing Orchestra Hall Concrete Ramp	250.0	SF	\$42.00	10,500
Ramp Floor Grating	1,050.0	SF	\$75.00	78,750
Ornamental Handrail (Glass Handrails w/ Side Mounted Button Railing U-Channel Captured Cap)	175.0	LF	\$700.00	122,500
Paint Structure/ Misc.	1,050.0	SF	\$5.00	5,250
CMU Partition @ Ramp Closure - Not Included		NIC	\$	
<b>Item 1 Total Accessibility Ramp</b>			\$	<b>384,500</b>
<b>Item 2 Upper Plaza Pavement Resurfacing</b>				
Demolition of Existing Pavers - Exposed Aggregate	6,399	SF	\$6.35	40,634
Demolition Existing CIP Paving	2,834	SF	\$3.00	8,502
Paving Allowance - Pavers	6,399	SF	\$22.00	140,778
Paving Allowance - CIP Paving	2,834	SF	\$8.00	22,672
Landscape Allowance	6,233	SF	\$5.00	46,165
Misc. Tie-in to Existing Surfaces	46,538	SF	\$1.50	69,807
Irrigation - Not Included		NIC	\$	
Paving Demolition & Placement Along 12th Street - Not Included		NIC	\$	
Demolition & Replacement of Existing Stairs - Not Included		NIC	\$	
Demolition Existing Planter Boxes/ Plants - Not Included		NIC	\$	
Demolition and replacement of Paving at all Lower Basin - Not Included		NIC	\$	
Tree Removal - Not Included		NIC	\$	
Storm Utilities Relocation/ Re-Routing - Not Included		NIC	\$	
Traffic Control Box Relocation - Not Included		NIC	\$	
<b>Item 2 Total Plaza Pavement Resurfacing</b>			\$	<b>328,558</b>
<b>Item 3 Timber Retaining Wall Demolition</b>				
Demolition	30.0	SF	\$15.00	450
Earthwork/ Regrading	504.0	SF	\$5.00	2,520
Keystone Retaining Walls	30.0	SF	\$50.00	1,500
Landscaping Allowance	1.0	LS	\$2,500.00	2,500
Irrigation - Not Included		NIC	\$	
<b>Item 3 Total Timber Retaining wall Demolition</b>			\$	<b>6,970</b>
<b>Item 4 Demo Keystone Wall/ Restore Site Finish Elements</b>				
Retaining Wall Demolition	525.0	SF	\$5.00	2,625
Earthwork/ Regrading	878.0	SF	\$10.00	8,780
Landscaping Allowance	1.0	LS	\$5,000.00	5,000
Keystone Retaining Walls	525.0	SF	\$50.00	26,250
Irrigation - Not Included		NIC	\$	
Retaining Wall Demolition & Replacement Demolition Along 12th Street - Not Included		NIC	\$	
<b>Item 4 Total Keystone Wall Demolition/ Site Finish Element Restoration</b>			\$	<b>42,655</b>
<b>Item 5 Re-Planting of Landscape Areas</b>				
Demolition/ Clear & Grub	1,760.0	SF	\$3.00	5,280
Trees Replacement Allowance	1.0	LS	\$25,000.00	25,000
Landscaping Allowance	1.0	LS	\$25,000.00	25,000
Demolition/ Tree Removal - Along 12th Street - Not Included		NIC	\$	

Estimate No. 13-03E-095

# Peavey Plaza Revitalization

Minneapolis MN

## Cost Model - Scheme 3

June 6, 2013

Construction Start: Summer 2015



Description of Work	Quantity	U.M.	Unit Cost	Total Cost
Irrigation - Not Included		NIC	\$	
<b>Item 5 Total Re-Planting of Landscape Area</b>			\$	<b>55,280</b>
<b>Item 6 Upgrade Existing Stair to Meet ADA Code Requirements</b>				
Grout Base of all Stair (Include Stairs Along 12th Street)	2,045.0	LF	\$85.00	\$ 173,825
Misc. Stair Patching/ Restoration Allowance	1.0	LS	\$25,000.00	\$ 25,000
Joint Fillers	2,045.0	LF	\$2.50	\$ 5,113
Electrical Conduit Re-Routing Allowance	1.0	LS	\$30,000.00	\$ 30,000
<b>Item 6 Total Stair Upgrade</b>			\$	<b>233,938</b>
<b>Item 7 Restoration of Existing Site Finish Elements/ Furnishings</b>				
Demo Site Boulevard Benches - Frames/ Timbers Only	148.0	LF	\$50.00	\$ 7,400
Demo Site Individual Benches - Frames/ Timber Only	5.0	EA	\$75.00	\$ 375
New Site Benches Allowance (8' L BLVD Benches) - Reuse Existing Bases	18.0	EA	\$4,000.00	\$ 72,000
New Site Benches Allowance (Individual Benches) - Reuse Existing Bases	5.0	EA	\$1,500.00	\$ 7,500
Finish Bench Seats & Refinish Existing Bases	1.0	LS	\$20,000.00	\$ 20,000
Patch/ Seal Existing Concrete Wall Surfaces (Exposed Rebar, Conduits, Tie-Holes & Cracks) - Allowance	1.0	LS	\$200,000.00	\$ 200,000
Clean/ Restore Existing Concrete Wall Surfaces (Pressure Wash) - Allowance	46,538	SF	\$2.25	\$ 104,711
Re-Finish/ Paint Existing Handrails	75.0	LF	\$30.00	\$ 2,250
Misc. Site Furnishing Allowance	1.0	LS	\$15,000.00	\$ 15,000
Patching/ Resurfacing of Concrete Elements @ Pool & Fountain Locations - Not Included		NIC	\$	
Removal & Replacement of Trash- receptacles - Not Included		NIC	\$	
<b>Item 7 Total Furnishing</b>			\$	<b>429,236</b>
<b>Item 8 Existing Site Furnishings Demolition (Light Poles &amp; etc)</b>				
Demolition of Existing Light Post	1.0	EA	\$3,000.00	\$ 3,000
New Light Post Allowance	2	EA	\$8,500.00	\$ 17,000
Pavement Patching	1.0	LS	\$3,500.00	\$ 3,500
<b>Item 8 Total Site Furnishing Demolition</b>			\$	<b>23,500</b>
<b>Item 9 Site Electrical Rough-Ins</b>				
Site Electrical Rough-In @ Pavement Resurfacing Locations	1.0	LS	\$100,000.00	\$ 100,000
<b>Item 9 Total Site Electrical Rough-Ins</b>			\$	<b>100,000</b>
<b>Total Construction Cost</b>				<b>\$ 1,604,636</b>

Estimate No. 13-03E-095

# **ATTACHMENT E**

Link to Historic Landscapes Survey for Peavey Plaza:

<http://www.loc.gov/item/mn0603/>

# **ATTACHMENT F**

The Peavey Plaza Historic Structures Report can be found here:

<http://www.minneapolismn.gov/publicworks/PeaveyPlaza/index.htm>

# ATTACHMENT G

Report Effective Date: 8/10/16

## City of Minneapolis Small and Underutilized Business Program (SUBP) Historic Preservation Architectural Design Services for Peavy Plaza

This report lists MBEs and WBEs that have been certified by the Minnesota Uniform Certification Program (MnUCP) in scopes of services relevant to this project. If additional scopes of services are identified, the MnUCP online directory (<http://mnucp.metc.state.mn.us/>) should be utilized to find additional certified MBEs and WBEs in those scopes. Another way to locate additional MBEs and WBEs is to contact the National Association of Minority Contractors (NAMC) or the Association of Women Contractors (AWC). NAMC contact: 612-521-3366; [staff@namc-um.org](mailto:staff@namc-um.org). AWC contact: 651-489-2221; [awc@awcmn.org](mailto:awc@awcmn.org).

Note that if a firm is certified as both 'MBE' and 'WBE', that firm's participation in the project will only count toward the 'MBE' goal.

The scopes of services are categorized using the North American Industry Classification System (NAICS). For definitions and more information about NAICS Codes visit the U.S. Census Bureau (<http://www.census.gov/eos/www/naics/>).

NAICS CODE: 541310		Architectural Services					
Company	Contact	Email	Phone	Fax	MBE	WBE	
4RMULA	ERICK GOODLOW	<a href="mailto:info@4rmula.com">info@4rmula.com</a>	651-292-0106	651-925-0632	Yes	No	
BENTZ/THOMPSON/RIETOW INC	ANN VODA	<a href="mailto:annv@btr-architects.com">annv@btr-architects.com</a>	612-332-1234	612-332-1813	No	Yes	
C3 DESIGN INC	CARLETON CRAWFORD	<a href="mailto:carleton@c3DesignINC.com">carleton@c3DesignINC.com</a>	612-384-0356	612-724-1729	Yes	No	
CERMAK RHOADES ARCHITECTS	TERRI CERMAK	<a href="mailto:tcermak@cermakrhoades.com">tcermak@cermakrhoades.com</a>	651-556-8631	651-225-8720	No	Yes	
CLEVER ARCHITECTURE LLC	MARCIA STEMWEDEL	<a href="mailto:marcia@cleverarchitecture.com">marcia@cleverarchitecture.com</a>	651-302-0420		No	Yes	
DOMAIN ARCHITECTURE & DESIGN INC	DEBORAH EVERSON	<a href="mailto:deborah@domainarch.com">deborah@domainarch.com</a>	612-870-7507		No	Yes	
DUAN CORPORATION	FRANK DUAN	<a href="mailto:fduan@duancorp.com">fduan@duancorp.com</a>	612-326-3000	612-677-3727	Yes	No	
IMO CONSULTING GROUP	ISMAEL MARTINEZ-ORTIZ	<a href="mailto:IMARTINEZ@IMOCONSULTINGGROUP.COM">IMARTINEZ@IMOCONSULTINGGROUP.COM</a>	952-446-7898		Yes	No	
LADOUCEUR ARCHITECTURE & DESIGN LLC	JANIS LADOUCEUR	<a href="mailto:janis@LAandD.com">janis@LAandD.com</a>	612-760-1643		No	Yes	
LAWAL SCOTT ERICKSON ARCHITECTS INC (AKA LSE ARCHITECTS)	MOHAMMED LAWAL	<a href="mailto:mlawal@lse-architects.com">mlawal@lse-architects.com</a>	612-343-1010	612-338-2280	Yes	No	
LUKEN ARCHITECTURE PA	ELLEN LUKEN	<a href="mailto:Eluken@lukenarch.com">Eluken@lukenarch.com</a>	612-630-0074	612-630-0075	No	Yes	
MOBILIZE DESIGN & ARCHITECTURE LLC	JAMIL FORD	<a href="mailto:JAMIL@MOBILIZEDDESIGN.NET">JAMIL@MOBILIZEDDESIGN.NET</a>	612-208-0504	612-465-6542	Yes	No	
NGC ASSOCIATES LLC	DOROTHY PROBST	<a href="mailto:dorothy@ngcassociates.com">dorothy@ngcassociates.com</a>	612-345-0866	612-293-3971	No	Yes	

PAMOZI (DBA SPECIFICATIONS & GREEN BUILDING CONSULTANTS NETWORK)	SUNNY ONADIPE	<a href="mailto:sgbcn@specsandgreenconsultants.com">sgbcn@specsandgreenconsultants.com</a>	612-703-1365		Yes	No
PRESERVATION DESIGN WORKS LLC (DBA PVN)	MEGHAN ELLIOTT	<a href="mailto:elliott@pvnworks.com">elliott@pvnworks.com</a>	612-843-4140		No	Yes
PROFESSIONAL DESIGN INTERNATIONAL LTD (PDI DESIGN GROUP LTD)	STEPHEN HUH	<a href="mailto:shuh@pdidg.com">shuh@pdidg.com</a>	612-333-1140	612-333-1190	Yes	No
SNOW KREILICH ARCHITECTS	ALITA BERGAN	<a href="mailto:mail@snowkreilich.com">mail@snowkreilich.com</a>	612-359-9430		No	Yes
<b>NAICS CODE: 541320 Landscape Architectural Services</b>						
Company	Contact	Email	Phone	Fax	MBE	WBE
C3 DESIGN INC	CARLETON CRAWFORD	<a href="mailto:carleton@c3DesignINC.com">carleton@c3DesignINC.com</a>	612-384-0356	612-724-1729	Yes	No
COMMUNITY DESIGN GROUP	ANTONIO ROSELL	<a href="mailto:arosell@c-d-g.org">arosell@c-d-g.org</a>	612-354-2901		Yes	No
CORNEJO CONSULTING COMMUNITY PLANNING + DESIGN	DANIEL CORNEJO	<a href="mailto:dancornejo@comcast.net">dancornejo@comcast.net</a>	651-699-1927	651-698-0212	Yes	No
FLOODPLAIN COLLECTIVE	ANNA BIERBRAUER	<a href="mailto:anna@floodplaincollective.com">anna@floodplaincollective.com</a>	612-385-1480		No	Yes
HANSEN THORP PELLINEN OLSON INC	LAURIE JOHNSON	<a href="mailto:ljohnson@htpo.com">ljohnson@htpo.com</a>	952-829-0700	952-829-7806	No	Yes
KARI HAUG PLANNING AND DESIGN INC	KARI HAUG	<a href="mailto:kari@karihaug.com">kari@karihaug.com</a>	612-272-3432		No	Yes
KATHE FLYNN LANDSCAPE ARCHITECTURE LLC	KATHE FLYNN	<a href="mailto:kflynnland@gmail.com">kflynnland@gmail.com</a>	952-491-1154		No	Yes
LAC ENTERPRISES (DBA WINDSOR COMPANIES)	TERRY CHILDERS	<a href="mailto:terry@windsorcompanies.com">terry@windsorcompanies.com</a>	651-482-0205	651-482-0607	Yes	No
MOBILIZE DESIGN & ARCHITECTURE LLC	JAMIL FORD	<a href="mailto:JAMIL@MOBILIZEDDESIGN.NET">JAMIL@MOBILIZEDDESIGN.NET</a>	612-208-0504	612-465-6542	Yes	No
PLATFORM - 3D LLC	KATHRYN RYAN	<a href="mailto:kathryn@platform-3d.com">kathryn@platform-3d.com</a>	612-382-4565		No	Yes
URBAN OASIS LLC	STEPHEN KUNG	<a href="mailto:urbanoasisllc@gmail.com">urbanoasisllc@gmail.com</a>	612-799-3934	612-377-4025	Yes	No
WETLAND HABITAT RESTORATIONS LLC (DBA WHR ECOLOGICAL AND HEADWATERS DESIGN GROUP LLC)	CARRIE CHRISTENSEN	<a href="mailto:carrie@whr.mn">carrie@whr.mn</a>	612-385-9105		No	Yes

<b>NAICS CODE: 541330 Engineering Services</b>						
Company	Contact	Email	Phone	Fax	MBE	WBE
3HM LLC	HECTOR NANKA BRUCE	<a href="mailto:HECTORNANKABRUCE@3HMLLC.COM">HECTORNANKABRUCE@3HMLLC.COM</a>	952-846-4340		Yes	No
BUILDINGS CONSULTING GROUP INC	LEWIS NG	<a href="mailto:LNg@bcgminnesota.com">LNg@bcgminnesota.com</a>	612-789-6696	612-789-6397	Yes	No
BUSSELL COMPANIES INC	ANGIE BUSSELL	<a href="mailto:abussell@bussellcompanies.com">abussell@bussellcompanies.com</a>	952-931-2111	952-931-1222	No	Yes

CHASE ENGINEERING LLC	AMY TRYGESTAD	<a href="mailto:Amy.Trygestad@chase-eng.com">Amy.Trygestad@chase-eng.com</a>	952-607-1946		No	Yes
COMMUNITY DESIGN GROUP	ANTONIO ROSELL	<a href="mailto:arosell@c-d-g.org">arosell@c-d-g.org</a>	612-354-2901		Yes	No
DEBRA S. HAUGEN LLC	DEBRA HAUGEN	<a href="mailto:DHaugen1@me.com">DHaugen1@me.com</a>	612-220-7322	952-929-9038	No	Yes
ELAN DESIGN LAB INC	MARCELLE WESLOCK	<a href="mailto:MWESLOCK@ELANLAB.COM">MWESLOCK@ELANLAB.COM</a>	612-260-7981	612-260-7990	No	Yes
ELFERING & ASSOCIATES PLC	KRISTINA ELFERING	<a href="mailto:kelfering@elferingeng.com">kelfering@elferingeng.com</a>	763-780-0450	763-780-0452	No	Yes
ENGINEERING DESIGN & SURVEYING (EDS INC)	VLADIMIR SIVRIVER	<a href="mailto:vsivriver@edsmn.com">vsivriver@edsmn.com</a>	763-545-2800	763-545-2801	Yes	No
EVS INC	K. DENNIS KIM	<a href="mailto:dkim@evs-eng.com">dkim@evs-eng.com</a>	952-646-0236	952-646-0290	Yes	No
FOURTH FACTOR ENGINEERING LLC	ELIZABETH BECKER	<a href="mailto:liz.becker@fourth-factor-engineering.com">liz.becker@fourth-factor-engineering.com</a>	612-708-2562		No	Yes
HALLBERG ENGINEERING	RICHARD LUCIO	<a href="mailto:rlucio@hallbergengineering.com">rlucio@hallbergengineering.com</a>	651-748-4386	651-748-9370	Yes	No
HANSEN THORP PELLINEN OLSON INC	LAURIE JOHNSON	<a href="mailto:ljohnson@htpo.com">ljohnson@htpo.com</a>	952-829-0700	952-829-7806	No	Yes
HZ UNITED LLC	HUGH ZENG	<a href="mailto:hughzeng@hzunited.com">hughzeng@hzunited.com</a>	763-551-3699	763-390-9270	Yes	No
IMO CONSULTING GROUP	ISMAEL MARTINEZ-ORTIZ	<a href="mailto:IMARTINEZ@IMOCONSULTINGGROUP.COM">IMARTINEZ@IMOCONSULTINGGROUP.COM</a>	952-446-7898		Yes	No
INGENSA INC	JACQUELINE COLEMAN	<a href="mailto:jcoleman@InGensaInc.com">jcoleman@InGensaInc.com</a>	952-222-3550	952-222-9980	Yes	Yes
ISTHMUS ENGINEERING INC	KATHERINE TOGHAMADJIAN	<a href="mailto:katie@isthmusengineering.com">katie@isthmusengineering.com</a>	612-306-5774		No	Yes
JPMI CONSTRUCTION CO.	JAVEED HADI	<a href="mailto:jay@jpmiconstruction.com">jay@jpmiconstruction.com</a>	651-636-1499	651-636-1699	Yes	No
LIGHTING MATTERS INC	DEB EDWARDS	<a href="mailto:debe@lighting-matters.com">debe@lighting-matters.com</a>	612-341-2100	612-341-2101	No	Yes
LV ENGINEERING LLC	TRACY LAVERE	<a href="mailto:info@lvengllc.com">info@lvengllc.com</a>	651-797-3885	612-353-4398	No	Yes
MARTINEZ GEOSPATIAL INC	GIL MARTINEZ	<a href="mailto:steve@mtzgeo.com">steve@mtzgeo.com</a>	651-686-8424	651-686-8389	Yes	No
MN BEST	HYON KIM	<a href="mailto:htkim@mnbestinc.com">htkim@mnbestinc.com</a>	612-270-6128		Yes	Yes
MOBILIZE DESIGN & ARCHITECTURE LLC	JAMIL FORD	<a href="mailto:JAMIL@MOBILIZEDESIGN.NET">JAMIL@MOBILIZEDESIGN.NET</a>	612-208-0504	612-465-6542	Yes	No
MOULI ENGINEERING INC.	SHOBHA MURTHY	<a href="mailto:mouli@moulieng.com">mouli@moulieng.com</a>	612-424-5176		Yes	Yes
M-P CONSULTANTS PC	BEATRIZ MENDEZ-LORA	<a href="mailto:bmendez@mpcons.com">bmendez@mpcons.com</a>	612-567-2667		Yes	Yes
PIERCE PINI AND ASSOCIATES INC	RHONDA PIERCE	<a href="mailto:rhonda@piercepini.com">rhonda@piercepini.com</a>	763-537-1311	763-537-1354	No	Yes
PRESERVATION DESIGN WORKS LLC (DBA PVN)	MEGHAN ELLIOTT	<a href="mailto:elliott@pvnworks.com">elliott@pvnworks.com</a>	612-843-4140		No	Yes
PROFESSIONAL ENGINEERING SERVICES LTD	ANNA JOHNSON	<a href="mailto:ann.johnson@peservicesmn.com">ann.johnson@peservicesmn.com</a>	612-275-8190		No	Yes
PROGRESSIVE CONSULTING ENGINEERS INC	NUZHAT QURESHI	<a href="mailto:pce@pce.com">pce@pce.com</a>	763-560-9133	763-560-0333	Yes	Yes

QUESTIONS & SOLUTIONS ENGINEERING INC	CRAIG ELLIS	<a href="mailto:craig_ellis@qseng.com">craig_ellis@qseng.com</a>	612-308-4716	952-361-9343	No	Yes
RANI ENGINEERING INC	SUSAN PARK RANI	<a href="mailto:susan_rani@ranieng.com">susan_rani@ranieng.com</a>	612-455-3322	612-455-3321	Yes	Yes
SAMBATEK INC.	SIRISH SAMBA	<a href="mailto:SSamba@sambatek.com">SSamba@sambatek.com</a>	763-476-6010	763-476-8532	Yes	No
STANDARD CONTRACTING INC	REBECCA SEIDENKRANZ	<a href="mailto:becky@stanconinc.com">becky@stanconinc.com</a>	651-463-2510	651-463-2525	No	Yes
STONEBROOKE ENGINEERING INC	BRENDA ARVIDSON	<a href="mailto:brenda@stonebrookeengineering.com">brenda@stonebrookeengineering.com</a>	952-402-9202	952-403-6803	No	Yes
SYSTEMS TECHNICAL SERVICES INC	MONA DZWONKOWSKI	<a href="mailto:mdz@systechservices.org">mdz@systechservices.org</a>	763-757-0350		No	Yes
VEDI ASSOCIATES INC	P.S. VEDI	<a href="mailto:ps@vediasociates.com">ps@vediasociates.com</a>	612-333-4670	612-333-6797	Yes	No
WALKER ENGINEERING INC	SHIRLEY WALKER STINSON	<a href="mailto:swalker@popp.net">swalker@popp.net</a>	763-422-8696	763-422-8696	No	Yes
WILLIAMS ENGINEERING LTD	DAVID WILLIAMS	<a href="mailto:dgw@williamseng.com">dgw@williamseng.com</a>	651-631-3121	651-631-3175	Yes	No

NAICS CODE: 541490 Other Specialized Design Services						
Company	Contact	Email	Phone	Fax	MBE	WBE
ANCELRAN INC DBA MUSKA LIGHTING CENTER /OR LIGHT N' UP	CELESTE SCHUMACHER	<a href="mailto:celestes@lightn-up.com">celestes@lightn-up.com</a>	952-934-6730	952-974-5199	No	Yes
GA DESIGN	GUILLERMO I ARRIONDO	<a href="mailto:ga-design@live.com">ga-design@live.com</a>	651-434-0311		Yes	No
GOPHER STAGE LIGHTING INC.	MELANIE HOLLOWAY	<a href="mailto:info@gopherstagelighting.com">info@gopherstagelighting.com</a>	612-871-0138	612-871-6532	No	Yes
MOULI ENGINEERING INC.	SHOBHA MURTHY	<a href="mailto:mouli@mouliengg.com">mouli@mouliengg.com</a>	612-424-5176		Yes	Yes
PAMOZI (DBA SPECIFICATIONS & GREEN BUILDING CONSULTANTS NETWORK)	SUNNY ONADIPE	<a href="mailto:sbncn@specsandgreenconsultants.com">sbncn@specsandgreenconsultants.com</a>	612-703-1365		Yes	No
RANI ENGINEERING INC	SUSAN PARK RANI	<a href="mailto:susan_rani@ranieng.com">susan_rani@ranieng.com</a>	612-455-3322	612-455-3321	Yes	Yes
SATOREE DESIGN	LORI HARRINGTON	<a href="mailto:info@satoreedesign.com">info@satoreedesign.com</a>	612-823-0023	612-823-0044	Yes	No
TOTAL LIGHTING DESIGNS INC	SANDRA NELSON	<a href="mailto:snelson@totallighting.com">snelson@totallighting.com</a>	651-303-1416	651-705-2775	No	Yes
VISUAL COMMUNICATIONS INC	CHERYL LONG O'DONNELL	<a href="mailto:odonnell@visualcomm.com">odonnell@visualcomm.com</a>	651-644-4494	651-644-4289	No	Yes

NAICS CODE: 541690 Other Scientific and Technical Consulting Services						
Company	Contact	Email	Phone	Fax	MBE	WBE
ECONOMIC DEVELOPMENT SERVICES INC	JANNA KING	<a href="mailto:jking@econdevelop.com">jking@econdevelop.com</a>	651-633-4803		No	Yes
EDEN RESOURCES	MARIAHA DEAN	<a href="mailto:info@edenresources.com">info@edenresources.com</a>	651-222-3475	763-201-7845	Yes	Yes
EVS INC	K. DENNIS KIM	<a href="mailto:dkim@evs-eng.com">dkim@evs-eng.com</a>	952-646-0236	952-646-0290	Yes	No
FOURTH FACTOR ENGINEERING LLC	ELIZABETH BECKER	<a href="mailto:liz.becker@fourth-factor-engineering.com">liz.becker@fourth-factor-engineering.com</a>	612-708-2562		No	Yes

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IN SITU ARCHAEOLOGICAL CONSULTING LLC	ABRAHAM LEDEZMA	<a href="mailto:aledezma@insitucrm.com">aledezma@insitucrm.com</a>	952-658-8891		Yes	No
INGENSA INC	JACQUELINE COLEMAN	<a href="mailto:jcoleman@InGensalnc.com">jcoleman@InGensalnc.com</a>	952-222-3550	952-222-9980	Yes	Yes
LIGHTING MATTERS INC	DEB EDWARDS	<a href="mailto:debe@lighting-matters.com">debe@lighting-matters.com</a>	612-341-2100	612-341-2101	No	Yes
RELA LLC	KARLENE FRENCH	<a href="mailto:karlenefrench@comcast.net">karlenefrench@comcast.net</a>	952-457-2586		No	Yes
RENEWABLE ENERGY PARTNERS DBA RENEWABLE NRG PARTNERS	JAMEZ STAPLES	<a href="mailto:istaples@renewableNRGPartners.com">istaples@renewableNRGPartners.com</a>	612-282-2573	612-924-6514	Yes	No
SHER LIGHTING LLC	SHERRY YAGER	<a href="mailto:sherry@sherlighting.com">sherry@sherlighting.com</a>	952-500-8794	952-236-7131	No	Yes

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