

# Request for Proposals

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**City of Minneapolis  
Finance and Property Services Department**

**Architectural & Engineering Services for  
Impound Improvements  
RFP 2016-56 Issue Date: May 18, 2016**

**Proposals Due by: Monday, June 6, 2016 at 4:00PM CDT**



May 18, 2016

To whom it may concern

Attached is a Request for Proposal for Architectural & Engineering services. These services are needed for Impound Lot Facility Improvements, located at 51 Colfax Ave. N. in Minneapolis, for the Finance and Property Services Department, Property Services Division. 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 4:00 PM CST on June 6, 2016. A pre-proposal conference will be held at City Hall on May 31, 2016 at 12:30PM, followed by a brief tour of the site.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Friddle".

Robert Friddle, RA, AIA, LEED® AP  
Director, Facilities Design & Construction  
Finance and Property Services Department, Property Services Division

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**REQUEST FOR PROPOSALS  
FOR  
ARCHITECTURAL & ENGINEERING SERVICES  
FOR THE  
CITY OF MINNEAPOLIS FINANCE & PROPERTY SERVICES  
DEPARTMENT  
IMPOUND LOT FACILITY IMPROVEMENTS**

- I. INVITATION:** 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 A/E or consultant) for providing Architectural & Engineering and Construction Administration Services for the proposed Impound Lot Facility (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 A/E, City, and other parties involved in the Project.
- II. PRE-PROPOSAL CONFERENCE & TOUR:** A pre-proposal conference will be held at 12:30 pm, May 31, 2016 at Currie Maintenance Facility, 1200 Currie Ave. N., followed by a brief tour of the primary site at 51 Colfax Ave N. All potential A/Es are encouraged to attend this conference and tour.
- III. PROPOSAL DUE DATE and LOCATION:** The A/E shall submit **ten (10) copies** of their proposal to the City of Minneapolis Procurement Office, labeled:

City of Minneapolis - Procurement  
Proposals for: Architectural/Engineering Design Services for  
Impound Lot Facility Improvements  
330 2<sup>nd</sup> Avenue South, Suite 552  
Minneapolis, MN 55401

The submittal shall be made at or before **4:00 P.M. CST (Minneapolis Time), June 6, 2016.**  
**NOTE: Late Proposals may not be accepted.**

- IV. PROPOSAL FORMAT:** The A/E 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 A/E’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** - Based upon the “Scope of Services” (Attachment B), the A/E shall describe their understanding of the Project, and their approach to providing full A/E

services, including their approach to accomplishing “Leadership in Energy and Environmental Design (LEED®) New Construction (NC) - Silver Level (Not Certified) for the Project. Include a detailed description of the A/E services to be provided with a listing of tasks and deliverables.

3. **Previous Similar Experience:** This section should identify similar projects involving public service center and parking facilities, for which the proposing firm has provided full planning, design, construction administration, and observation services. Roles of the firms and key team members shall be clearly identified, including percentage of project involvement from start to finish.

In addition, the A/E shall identify related experience involving LEED®NC building design. The A/E shall provide documented design experience in at least two building projects involving LEED® design and Certification and demonstrate the team’s ability to comprehensively integrate the concept of “sustainability” into the Project.

The projects listed should include references with name, title, date, and phone, together with the approximate cost per square foot of the space.

4. **Experience and Capacity** - Describe firm and key team member background and related experience, demonstrating availability and ability to provide required services. Indicate if company expansion is required to provide service.
5. **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.
6. **References** - List a minimum of three references from contracts similar in size and scope.
7. **Personnel** – This section should include resumes of all proposed A/E design team members and indicate the number of staff available within the lead firm and sub-consultant's firms, for work on the Project. The A/E design team shall include a LEED® Accredited Professional (AP). The A/E shall assign an experienced Team Leader/Project Manager to the Project, who will be responsible for all aspects of service delivery including the sustainable design requirements. The resumes should identify discipline, level of expertise, years of experience in areas of specialty and any direct work experience on the projects listed under IV.3, “Previous Similar Experience”, above.

**Sub-Consultants:** This section should provide a list of consultants which the firm intends to utilize on the Project. Clear indication of previous associations with those consultants as well as the consultants’ experience and their intended participation should be included as well as the consultants’ commitments to assume responsibility for their performance. Design experience of consultants related to LEED® building standards shall be emphasized.

**SUBP participation** – The A/E shall make and document every reasonable effort to include certified small businesses, including companies owned by women and minority persons, as part of their design team. Identify SUBP team firms, leaders and team members, their scope and percentage of work and fee. See Attachment A, General Conditions, Item 28 for SUBP requirements, Attachment C, Fee Worksheet and Attachment G, MNUCP Report for a list of qualified SUBP firms.

8. **Familiarity with City Offices and Requirements:** This section should clearly describe the familiarity with City of Minneapolis departments and agencies with which the A/E shall be required to coordinate, such as: the Minneapolis Public Works Department, the Property Services Division, Civil Rights, and the Small and Underutilized Business Program (SUBP).
9. **Cost/Fees** - This section shall provide a detailed breakdown of the cost of services anticipated to perform the work for the base project, as well as additional fees related to potential additional scope as described herein and outlined in the "Scope of Services" (Attachment B). The Project includes either a 3,390 sf complete renovation and 3,500 sf addition, or a new building of approximately 6,600 sf , with full site development as described. The total base project cost, including environmental cleanup, site work, building, design fees, overhead, FF&E, contingency and all other 'soft' costs should be assumed not to exceed five million dollars. Building and Site demolition and construction cost is currently estimated in a range of \$3,700,000 – 3,900,000.

The A/E should address how they would propose to adjust their fees, should the design scope and budget be increased or decreased as a result of the Planning process.

Each phase of services shall be priced separately and should include hourly rates, reimbursable expenses, and a detailed explanation of cost determination. Specifically, the proposing A/E firm shall identify (as a base fee) those costs related to providing basic services, and then specifically identify those additional costs related to LEED® - NC Silver level (Not Certified).

Identify anticipated Reimbursables and include them in the total fee. Total fee for the costs of services will be on a time and materials, not-to-exceed basis. **A/Es shall complete the attached Fee Worksheet, Attachment C.**

The cost of services shall include an hourly rate schedule.

**V. EVALUATION OF PROPOSALS – SELECTION OF A/E:** Proposals will be reviewed by an Evaluation Panel made up of representatives of the City of Minneapolis, Department of Finance and Property Services and representatives of the Minneapolis Public Works Department, as well as other City staff as they might require. The Evaluation Panel will select a "short list" of qualified A/Es 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.
- E. Organization and management approach and involvement for a successful project.
- F. Experience working on City of Minneapolis and/or government projects.
- G. Small & Underutilized Business participation.
- H. Cost of services proposed.
- I. Insurance coverage as required for the services by the General Conditions.

A formal Presentation/Interview may be requested of the “short list” A/Es. Specifically, the City requests that the A/E’s Project Manager assigned to the proposed project team lead the Presentation and that actual members of the project team (including key sub-consultants) participate in the formal presentation/interview.

The Presentation/Interview of the “short listed” A/Es will consist of the following elements, at a minimum:

1. Discussion of the A/E Design Team’s approach to providing professional services for this Project including program development, project delivery, A/E design services, construction administration and observation services.
2. Discussion of the A/E team’s understanding and approach to meeting the desired outcomes for the City for the Project.
3. Discussion of the A/E team’s familiarity with LEED® requirements, and how sustainable design could be incorporated into this Project.
4. Overview of the A/E team’s experience as related to the Scope of Services. This shall include any directly related experience, related design/construction experience of any sub-consultants, and experience related to LEED® requirements.
5. Questions & Answers: A portion of the Presentation/Interview will be dedicated to questions and answers; a formal list of questions covering a variety of Project related issues will be prepared and made available to each firm prior to the Presentation/Interviews. The A/E will be expected to respond to each of the questions, and any follow-up questions that the evaluation panel may have.

The evaluation panel will schedule and arrange for the presentations, following which the panel will evaluate the presentations and provide their recommendation of the selected A/E Firm to the proper City Council Committee(s) and full City Council for its consideration.

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

RFP Release	May 17, 2016
Pre-Proposal Conference and tour	12:30 PM on May 31, 2016
Questions on RFP Due by 4 pm	May 31, 2016
Responses to Questions posted by end of day	June 2, 2016
Proposals due by	4:00 PM on June 6, 2016
Estimated Shortlist Interviews week of	June 13, 2016
Estimated A/E selection	June 20, 2016
Estimated contract execution	July 14, 2016
Estimated services start date	July 15, 2016
Estimated Design period	July, 2016 – February 2017
Est. Demolition/site cleanup	April 2017
Est. Construction Start	May 2017
Est. Construction complete	June 2018
Estimated services end date (close-out)	June 2019

**VII. PROJECT PARTICIPANTS:** The current intention is that the A/E's primary interface with the City will be with the City's Project Manager, who will act as the City's designated representative for the Project. The City, at its discretion, may complete portions of the Project with the City's own work forces. The A/E shall not assume any reduction in services based on the City utilizing its own work forces.

The City will contract, independent of the A/E Agreement, a Commissioning Agent (CxA) for the project. In addition, the City may contract with, independent of the A/E Agreement, other consulting firms and contractors as deemed necessary to complete the Project. The A/E shall be expected to coordinate and cooperate with all Project team members.

**VIII. CONTRACT:** The contracting parties will be the City of Minneapolis and the A/E 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 use the standard form of agreement between Owner and Architect (AIA B101 and B201-2007 and B214-2012) as a basis for the formal agreement. Contract term length would be through June 2019.

**IX. DEPARTMENT CONTACT/REQUESTS FOR CLARIFICATION:** The A/E'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: Robert Friddle, Director, Facilities Design & Construction  
Property Services Division  
Department of Finance & Property Services  
350 S. 5<sup>th</sup> St., Rm 223  
Minneapolis, MN 55415  
Bob.friddle@minneapolismn.gov

All questions are due no later than 4 pm May 31, 2016. Responses to the Questions will be posted by June 2, 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. A/E's are prohibited from interviewing City/MPRB staff or other partners 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.

**X. REJECTION OF PROPOSALS:** The City reserves the right to reject any or all proposals or any A/E on the basis of the proposal submitted.

**XI. ADDENDA 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.

**XII. SITE VISITS** A/E's may not visit the site property except during the tour that follows the pre-proposal conference.



# **ATTACHMENT A**

## **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 A/E agrees to be bound by these requirements unless otherwise noted in the Proposal. The A/E may suggest alternative language to any section at the time it submits its response to this RFP. Some negotiation is possible to accommodate the A/E'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 A/E 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 A/E. Among the federal, state and city statutes and ordinances to which the A/E 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 A/E 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 A/E 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 A/E. Any policy deductibles or retention shall be the responsibility of the A/E. The A/E 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 A/E'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 A/E shall require any of its subcontractors, if sub-contracting is allowable under this Contract, to comply with these provisions, or the A/E will assume full liability of the subcontractors.

The A/E 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 A/E or its subcontractors and 2) the negligence or failure to render a professional service by the A/E 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 A/E 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 A/E's insurance coverage, arising directly from any negligent act or omission of the A/E, its employees, agents, by any sub-contractor or sub-A/E, and by any employees of the sub-contractors and sub-consultants of the A/E, in the performance of work and delivery of services provided by or through this Contract or by reason of the failure of the A/E to perform, in any respect, any of its obligations under this Contract.

The City will defend, indemnify and hold harmless the A/E 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 A/E 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 A/E shall pay all subcontractors for subcontractor's undisputed, completed work, within ten (10) days after the A/E has received payment from the City.

#### 6. **Assignment or Transfer of Interest**

The A/E 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 A/E shall not subcontract any services under this Contract without prior written approval of the City Department Contract Manager designated herein.

**7. General Compliance**

The A/E 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 A/E 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 A/E 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 A/E 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 A/E and shall inform the A/E 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 A/E 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 A/E or other persons engaged in the performance of any work or services required by A/E under this Contract shall be considered employees or subcontractors of the A/E 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 A/E.

**11. Accounting Standards**

The A/E 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 A/E 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 A/E 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 A/E and any of the A/E'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 A/E 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 A/E concerning data requests. The A/E agrees to hold the City, its officers, and employees harmless from any claims resulting from the A/E'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 A/E(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 A/E 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 A/E 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/convert_255695.pdf)" ([http://www.minneapolismn.gov/www/groups/public/@finance/documents/webcontent/convert\\_255695.pdf](http://www.minneapolismn.gov/www/groups/public/@finance/documents/webcontent/convert_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 A/E 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 A/E.

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

In the event that a conflict is found between provisions in this Contract, the A/E'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 A/E is allowable and approved for this Contract, then A/E 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 A/E are required to comply with the City's Code of Ethics. Chapter 15 of the Code of Ordinances requires City officials and the A/E to avoid any situation that may give rise to a "conflict of interest." A "conflict of interest" will arise if A/E represents any other party or other client whose interests are adverse to the interests of the City.

As it applies to the A/E, the City's Code of Ethics will also apply to the A/E in its role as an "interested person" since A/E 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 A/E 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 A/E all compensation earned to the date of termination. If the termination shall be for breach of this Contract by A/E, the City shall pay A/E 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 A/E under this Contract shall, at the option of the City, become the property of the City, and the A/E 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 A/E 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 A/E. The City may, in such event, withhold payments due to the A/E 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 A/E, from asserting any other right or remedy allowed by law, equity, or by statute. The A/E has not waived any rights or defenses in seeking any amounts withheld by the City or any damages due the A/E.

## **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 A/E.

## **23. Intellectual Property**

All Work produced by the A/E under this Contract is classified as "work for hire" and upon payment by the City to the A/E 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 A/E 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 A/E 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 A/E 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/convert\\_261694.pdf](http://www.minneapolismn.gov/www/groups/public/@finance/documents/webcontent/convert_261694.pdf)

It is the A/E’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 A/E (or any subcontractor of sub-consultant of the A/E) to the City.

The City shall also retain the right to publish all data, information and Data Sets independently of this Contract with the A/E and any of A/E’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 A/E shall provide bulk extracts that meet the public release criteria for use in and within an open data solution. The A/E 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. Small & Underutilized Business Program (SUBP) Requirements**

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). The SUBP requirements detailed in the Minneapolis Code of Ordinances Chapter 423.50 applies to any professional or technical Service contract in excess of \$100,000. SUBP goals are set on contracts based on project scope, subcontracting opportunities and availability of qualified MBEs/WBEs.

**The goal on this contract will be 7% MBE/WBE (combined).\***

\* This project has a combined MBE/WBE goal. The SUBP goal may be met by utilizing either a MBE firm or a WBE firm, or by a combination of both MBE and WBE firms.

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 City's SUBP.

A/E's must make a Good Faith Effort to meet the SUBP goals prior to submitting their proposal. This means that A/E's must make *every necessary and reasonable effort* to subcontract with MBEs/WBEs<sup>1</sup> 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).**

### GOOD FAITH EFFORTS EVALUATION

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

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 A/E must solicit MBEs/WBEs in sufficient time prior to proposal submission or to allow MBEs/WBEs to respond to solicitations. The A/E must determine with reasonable certainty if the MBEs/WBEs are interested by taking appropriate steps to follow up on initial solicitations.

- i) 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.
- ii) 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.
- iii) The A/E must negotiate in good faith with interested MBEs/WBEs and provide written documentation of such negotiation with each such business. In determining whether the A/E negotiated in good faith, the Evaluation Panel may consider a number of factors including price, scheduling and capabilities as well as the contract goal.
- iv) The fact that there may be some additional costs involved in finding and using MBEs/WBEs is not itself sufficient reason for a A/E's failure to meet the project goals as long as such costs are reasonable.
- v) If requested by a solicited MBE/WBE, the A/E 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 A/E, provided that the A/E need not provide financial assistance toward this effort.
  - (i) 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).
- vi) A/E's 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

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<sup>1</sup> The MBE/WBE must be certified within the scope of work and must perform a commercially useful function.

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.

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

## **27. Miscellaneous Provisions**

1. **Successors and Assigns** – This Contract shall be binding upon and inure to the benefit of the successors and assigns of the City and of the A/E.
2. **Severability** – If any provision of this Contract is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision, and this Contract shall be construed and enforced as if such invalid or unenforceable provision had not been included.
3. **Amendments** – This Contract may only be modified or changed by written amendment signed by authorized representatives of the City and the A/E.
4. **Waiver** – Failure to enforce any provision of this Contract does not affect the rights of the parties to enforce such provision in another circumstance. Neither does it affect the rights of the parties to enforce any other provision of this Contract at any time.
5. **Entirety of Contract** – This Contract and the Attachments/Exhibits thereto, constitute the entire and exclusive Contract of the parties.

# **ATTACHMENT B**

## **SCOPE OF SERVICES**

### **IMPOUND LOT AND BUILDING IMPROVEMENTS**

#### **PROJECT DESCRIPTION:**

This proposed project will either renovate and expand the existing impound lot service building, or replace it, as determined by a study of alternatives during the early planning process. It also involves reduction of the size of the lot west of Van White Parkway, as well as improved paving, landscaping, drainage, fencing and security. The total project budget for this project is approximately \$5 million, and design and construction will need to meet a LEED Silver level of sustainability.

The general scope of the entire Project is the complete planning, design, demolition, site preparation, and construction of an improved Impound Facility for the Public Works Department.

#### **PROJECT OBJECTIVES:**

The current Impound facility is not large enough to meet the customers' and City's needs, and does not provide adequate or efficient use of space. Design objectives for this Project are to:

- Provide a higher level of customer comfort and service.
- Provide for efficiency and improved flow and function of operations in the facility and on the site.
- Provide for shared use of common areas and amenities spaces,
- Provide a facility that has a positive impact on the working environment, including, but not limited to: indoor air quality, thermal control, lighting, and acoustics.
- Engage neighbors early to set goals and expectations, providing a facility that has a positive impact on the surrounding neighborhood and is considered to be a 'good neighbor'.

#### **COMPREHENSIVE BUILDING PROGRAM and CONCEPT PLAN:**

The A/E will be required to deliver a Comprehensive Building Program and develop a Concept Plan to meet the current needs.

The site and building will be LEED Silver level, not Certified, and buffered from the adjacent residential neighborhood with landscaping.

The base project will include parking for 28 staff; offices, conference, break and staff toilets; a large public waiting room with vending area, and public toilets to accommodate peak volumes during snow emergencies and spring and fall sweeps. Site design will include fencing replacement, landscaping and view screening, storm water drainage corrections, new fire hydrants, staff and public parking and impound area paving, automated security gates and controls, lighting and enhanced security measures. **See Preliminary Space Needs Program Attachment E.**

The base project is estimated to be an approximately 6,600 sf building; it may be one or two stories.

## **PROJECT BUDGET:**

The City has committed capital funding for the initial planning work. Additional funding has been requested and planned for 2016 and 2017. A total project cost, including environmental cleanup, site work, building, design fees, overhead, FF&E, contingency and all other 'soft' costs should be assumed not to exceed \$5,000,000 (five million dollars).

The total base project budget is approximately broken down as follows:

- Site Demolition and Remediation
- Site Work
- Building Construction
- General Conditions, Permits, Design Fees, Contingency
- City of Minneapolis Project Management and oversight, FF&E

The goal of the project is to provide the City with the highest value for its available budget. Progressive Cost Estimating and Scope Management will be utilized, and Add and/or Deduct Alternatives will be identified to assist in achieving this goal.

Design fees should be based upon the base project scope of work, and Proposals should include a framework for basis of additional fees, based upon square footage of site and building that is determined to be added, if any.

## **EXISTING SITE:**

The existing City-owned impound lot and building may be demolished as a part of this scope for development of this site.

## **Environmental**

The City has previously contracted with an independent environmental consultant to perform environmental assessments for the site. These reports indicate soil contamination on the site. Independent environmental abatement of soils will be required as part of the Project (scope to be confirmed based on need at new construction areas). These reports are being updated and copies will be made available to the A/E during the design process.

## **Geotechnical**

The City has previously contracted with an independent geotechnical consultant to perform geotechnical assessments for the City-owned site. This report indicates that the proposed building cannot be supported on conventional spread footings. A/E shall assume that pilings will be required for new structures. No examination was performed specific to the ability of the soils to infiltrate storm water. A/E shall assume that Stormwater will need to be detained and filtered for contaminants. This report is available for review, and a copy will be made available to the A/E during the design process.

## **Site Survey**

The City has contracted for a site survey. Electronic copies will be made available to the A/E during the design process.

## **DESIGN TEAM:**

The Design Team for this Project shall consist of, but not be limited to, the following: the City's Project Manager, the A/E (and sub-consultants), Department representatives from the Public Works Department and various other representatives of the Department of Finance Property Services and the City of Minneapolis. The A/E shall be expected to coordinate and cooperate with all Design Team members throughout the Project.

Previous experience working on projects of similar size and complexity, with governmental agencies, is preferred.

## **LEED® DESIGN REQUIREMENTS**

**LEED® Plan:** The A/E shall assign its LEED® Accredited Professional (AP) to act as LEED® Team Leader, who will be responsible to, supervise, manage, document, and direct the process as required to attain **LEED® - NC Silver level (not certified)**.

**Owners Project Requirements (OPR), Basis of Design (BOD)** The A/E shall assist the City and the independent Commissioning Agent in the development of "Owners Project Requirements (OPR)" and "Basis of Design (BOD)" documents, which includes the City of Minneapolis, Property Services Building Standards, and the LEED®-NC Registered Project Checklist.

**Commissioning:** The City intends to contract, independent of the A/E Agreement, a Commissioning Agent. The A/E shall coordinate with, cooperate with, and assist the City's Commissioning Agent in the full commissioning process and its implementation of a Building Commissioning Plan. That plan shall result in full compliance with the LEED® standard for full documentation of building commissioning. In particular, it will structure and document the full initiation, testing, operational instruction, and record documentation of all building systems.

## **SCOPE OF WORK:**

The selected A/E will be responsible for complete planning, design, and contract documents for publicly bidding the construction work, and for construction administration of the Impound Lot improvements to meet the operational needs of the Minneapolis Public Works Department and other City departmental needs as identified.

The Scope of Work for the A/E shall include, but is not limited to, the following major items:

- Full Architectural, Interiors, Structural, Mechanical, Electrical, Civil and Landscape design and Construction Administration services.
- The A/E shall assist the City in attaining its Project Objectives and Sustainable (Green) Objectives, as stated herein.
- The A/E shall assist the City and its independent Commissioning Agent in the development of "Owners Project Requirements (OPR)" and "Basis of Design (BOD)" commissioning documents for new equipment.
- Site Master Planning and Conceptual Design
- Development of a Final Building Program based upon the "Conceptual Design", the OPR, and the BOD.

- Collaboration and coordination with the Community Planning and Economic Development department.
- Schematic Design, Design Development, Contract Documents, Bidding Support and Construction Administration, Warranty, and Project Close-out that provides for demolition, site preparation, and construction of a facility that provides for a LEED® Silver Level (Not Certified) Project under the LEED® - NC Rating System. A/E's will be expected to use the USGBC tracking and scoring format, and provide energy modeling services.
- Schematic Design, Final Design, Contract Documents, Construction Administration, Warranty, and Project Close-out that provides for the inclusion of the commissioning process per the requirements of ASHRAE Guideline "0" 2005.
- Progressively detailed, professional Cost Estimating at the end of each phase.
- Bi-weekly design coordination and construction administration meetings.
- Participation in Community Engagement presentations during the Conceptual Design/Master Planning, Programming and Schematic Design phases.
- Collaboration with independent Commissioning Agents, IT consultants, A/V, Security and office FF&E.
- A/E shall identify anticipated special inspections for this project type and include in their scope specification of Special Inspections and coordination of and collaboration with independent Testing and Inspections consultants.
- The A/E will be responsible for verifying all site conditions, existing elevations, utilities, and systems.
- The final design and specifications shall be in accordance with Minneapolis Standards for design and construction.

Scope does not include design and selection of office area Furnishings, Fixtures and Equipment (FF&E), IT, A/V or Security, but does include collaboration and coordination for provision of rough-ins for these disciplines.

The City reserves the right to put on hold or stop the project at each phase.

A/E shall notify the City Project Manager as soon as possible for any change in scope that affects fees.

**Design fees are to be reviewed and resolved, if needed, at the end of each phase.**

There are no Federal funds or related standards involved in this project. There are no special purchasing programs required.

**Project Requirements/Phases/Deliverables:** The intent of this section is to identify project specific requirements and deliverable services that will be incorporated into the overall contract for A/E design services. In general, at each phase of the design process the A/E will provide, for review and acceptance, adequate written information as to size, scope, cost, and nature of all proposed work.

**A. Commissioning:** The City intends to contract, independent of the A/E Agreement, a Commissioning Agent. The A/E shall coordinate with, cooperate with, and assist the City's Commissioning Agent in the full commissioning process and its implementation of a Building Commissioning Plan. That plan shall result in full compliance with the LEED® standard for full documentation of building commissioning. In particular it will structure and document the full initiation, testing, operational instruction, and record documentation of all building systems.

- B. LEED® Plan:** The A/E shall assign its LEED® Accredited Professional (AP) to act as LEED® Team Leader who will be responsible to, supervise, manage, document, and direct the process as required to attain LEED® - NC Silver level requirements.

**Owners Project Requirements (OPR), Basis of Design (BOD)** The A/E shall assist the City and the independent Commissioning Agent in the development of “Owners Project Requirements (OPR)” and “Basis of Design (BOD)” documents, which includes the City of Minneapolis, Property Services Building Standards, and the LEED®-NC Registered Project Checklist.

The A/E shall conduct a sustainable design workshop to consider sustainable design alternatives and their costs, and assist the City in determination of LEED and sustainable design priorities consistent with the OPR and BOD documents. The A/E shall re-visit and update this priority list at each design phase.

**Daylighting and Solar Energy Collection** Where feasible, accommodation should be made for natural daylighting of interior spaces, and the roof structure and systems should be designed to accept solar collector panels as a part of this project or at some point in the future.

- C. Budget & Cost Estimates:** The A/E firm shall consider the Project Budget as a “not to exceed budget”, and to design the Project needs based upon this amount.

Cost control shall be considered throughout the Project. The A/E shall prepare an estimate of probable construction cost for comparison with the Project Budget. The A/E will continually provide cost related information to the City for decision-making purposes. Value engineering concepts are expected. The intent is to work within the defined budget.

If at any point during the Project it is determined that the proposed budget has or will be exceeded, the A/E and the City shall only proceed based upon the provisions of the Contract and per the provisions of AIA B141, Article 2.1, Section 2.1.7 “Evaluation of Budget and Cost of the Work”.

- D. Conceptual Design and Master Planning Phase:** The A/E shall review City’s present and future potential Programmatic needs, an independently – commissioned survey and environmental studies, characteristics of the available site, landscaping and snow storage requirements, staff traffic, vehicle staging and circulation, and neighborhood concerns to determine highest and best use of the site.

The A/E shall prepare a Conceptual Program and Master Plan studies considering present needs, combining resources such as break and conference rooms, etc., and illustrating the best potential for site development promoting density, energy savings and staffing efficiencies.

The A/E shall prepare conceptual designs in conjunction with and based upon the development of the Conceptual Program. At a minimum, the A/E shall be expected to submit two (2) alternatives of the conceptual design for approval.

The approved final Conceptual Design shall consist of architectural renderings, electronic 3D representations, and drawings, which indicate the relationship and scale of interior spaces, exterior spaces, pedestrian circulation and vehicular circulation. The concept design indicates how these elements from the “Final Building Program” relate to each other and the requirements of the site.

The A/E shall meet with the Project Manager and the department contact(s) of the Public Works Department and other City Departments and Committees to review this work and prepare alternatives and/or make revisions as directed by the Project Manager.

The A/E shall attend one neighborhood project definition and goals discussion, and develop and present conceptual design alternatives for two additional neighborhood meetings as a part of this phase. All final public presentation material shall be reviewed and approved in advance by the Project Manager.

**This Phase will end with City direction to proceed with a selected conceptual design, scope and budget. Fees will be adjusted accordingly, if appropriate.** Additional fees will require Council approval and may delay the design schedule. Such delay, if needed, shall not increase the fee.

- E. Program Development:** The A/E shall review, verify, and update the owner provided “Preliminary Building Program” **This verification shall include a review of existing space utilizations and determine any changes for future space allocation in the facility.**

The A/E will complete a Functional Needs Assessment of all spaces in the Preliminary Building Program as part of developing the Final Building Program. The A/E shall address efficiency of space use, operational flow & function, shared use of space, and parking & equipment storage in order to develop a “Final Building Program” based upon the “Preliminary Building Program”, the OPR, the BOD, and the LEED® sustainable design Plan.

The A/E will adjust the space allocations of the Base Building Program as needed to account for circulation, hallways, etc. The owner will participate in prioritizing what space program will be reduced or eliminated to stay within budget.

**This phase will end with the acceptance of the “Final Building Program” and preliminary construction cost estimate by the City’s Project Manager and the departments involved.**

- F. Schematic Design Phase:** The A/E shall prepare a schematic design that incorporates the requirements of the “Final Building Program”, the LEED® requirements, and the accepted concept design. Emphasis shall be given to the operational business needs, flow, and function. The proposed layout shall be in compliance with City office standards for space allocation. The Project Manager shall provide to the A/E a list of current Property Services Building Standards for such items as: hardware, plumbing fixtures, electrical, fire alarm, HVAC, HVAC digital controls (DDC), finishes, window treatments, door operators, and others as deemed necessary.

Schematic design shall consist of drawings, outline specifications, and other documents illustrating the scale, nature and relationship of all Project components and systems.

The A/E shall meet with the Project Manager and the department contact(s) of the Public Works Department, Parks and other Departments to review this work and prepare alternatives and/or make revisions as directed by the Project Manager.

The A/E shall develop and present schematic design concepts for up to three evening neighborhood meetings. All final public presentation material shall be reviewed and approved in advance by the Project Manager.

**This phase will end with the acceptance of the “Final Building Program”, Schematic Design and construction cost estimate by the City’s Project Manager and the client department contact(s).**

**G. Design Development Phase:** Based on the accepted schematic design the A/E shall prepare Design Development Documents consisting of drawings, detailed outline specifications and other documents sufficient to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, materials, finish and such other elements as may be appropriate.

The A/E will be required to meet with local code officials, planning and zoning departments, local fire officials, and others as per the City’s direction, in order to identify and resolve issues that will impact the intended use of the space. These issues shall include, but not be limited to the following:

1. Code Review: A/E will meet with local building code and fire officials to verify existing building code, ADA, fire, and other related issues.
2. Planning and Zoning Review: The A/E shall meet with the Minneapolis Planning and Zoning Departments to arrange for Site Plan Review, Planning Commission Approval, and other related approvals as deemed necessary.

The A/E shall meet with the Project Manager and the department contact(s) of the client Departments to review this work and prepare alternatives and/or make revisions as directed by the Project Manager.

**This phase will end with the acceptance of the design development documents and construction cost estimate by the City’s Project Manager and the client department contact(s).**

**H. Construction Documents Phase:** Based on the accepted Design Development Documents, and any further adjustments in the scope or quality of the Project necessary to maintain the Construction Budget, the A/E shall prepare, for review and acceptance by the City, documents consisting of Drawings and Specifications and other Bidding Documents, the Conditions of the Contract, and the forms of the agreements between the City and the Contractor for the Project, setting forth in detail the requirements for the construction of the Project.

The A/E shall meet with the Property Services Project Manager and the client department contact(s) to review this work at 25, 50, 75 and 95% completion, and prepare alternatives and/or make revisions as directed by the Project Manager.

The A/E shall keep the department contact informed of any changes in requirements or in construction materials, systems or equipment as the Drawings and Specifications are developed, and adjust the Estimate of Construction Cost.

The A/E shall act as the agent of the City of Minneapolis, on behalf of the Finance and Property Services Department, Property Services Division in regards to all aspects of Design, and Construction as specified within the scope of services including coordination with various other City of Minneapolis Departments including: Planning, Zoning and Building Inspections.

The A/E shall perform the filing of all design-related documents required for the approvals of governmental authorities having jurisdiction over the Project including Planning, Zoning and Building Inspections. All permits will be obtained by the A/E in coordination with the department contact.

The A/E shall provide complete engineering and design services as described in the Proposal and the RFP.

**This phase will end with the acceptance of the construction documents and construction cost estimate by the City of Minneapolis Project team.**

- I. Bidding Phase:** The City intends to competitively bid the Project as a single prime general contract. The City, at its own discretion, may complete portions of the Project utilizing its own work forces. The A/E will be required to provide complete drawings and specifications, similar to if the Project were bid out in its entirety. The A/E shall assist the City in obtaining bids. This shall include rendering multiple interpretations and clarifications of the Drawings and Specifications in written form, participating with the City in pre-bid conferences, preparation of any required addenda, and assisting in the evaluation of bids and pre award conferences.

**Note to the A/E: No additional compensation shall be due to the A/E for services related to the volume of Bidders, or the number of requests for interpretations or clarifications related to the Project.**

- J. Construction Phase:** Existing site and building demolition and site environmental clean-up will be handled under separate City Contract. The Construction Phase will commence with the award of the contract for construction. The A/E shall advise and consult with the City during the Construction Phase. The A/E shall have authority to act on behalf of the City only to extent provided in the Contract Documents.

The A/E shall provide that level of regular on-site inspections that the A/E determines will provide a reasonable assurance that the Work is being performed in a manner indicating that, when completed, it will be in accordance with the Contract Documents. Architects and engineers that the A/E deems to be of appropriate discipline will perform such regular on-site inspections. The A/E represents that the level of staffing will be adequate to perform the A/E's responsibilities.

**On the basis of the regular on-site observations, the A/E shall keep the City informed of the progress and quality of the Work, and the results of the A/E's on-site observations.** The A/E shall endeavor to guard the City against defects and deficiencies in the work of the contractors. Although nothing shall render the A/E responsible for the errors or omissions of any contractor, or any agent or employee of a contractor, or any other persons performing any of the Work, or for the failure of such person to carry out the Work in accordance with the Contract Documents, the A/E shall be responsible for reporting any errors or omissions of which it becomes aware, or reasonably should have become aware, to the City.

The A/E shall coordinate with the Contractor to arrange for, and attend regular on-site construction meetings as deemed necessary. The A/E shall at all times have access to the Work wherever it is in preparation or progress.

The A/E shall not be responsible for, nor have control, or charge of, construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Project. The Contractor shall have control, or charge of, construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Project.

The A/E is responsible for dimensional consistency in the Plans and Specifications. Further, the A/E is responsible to coordinate the physical organization of the Work shown on the Plans and Specifications. The A/E is responsible for review and approval of the Shop Drawings for the dimensional consistency and the physical organization of the work shown on the Plans and Specifications.

Upon request of the Contractor or City the A/E shall render interpretations, with respect to the requirements of the Contract Documents, necessary for the proper execution or progress of Work with reasonable promptness and in accordance with agreed upon time limits. All interpretations and decisions of the A/E shall be consistent with the intent of, and reasonably inferable from, the Contract Documents, and shall be in writing or in graphic form.

The A/E shall have authority to reject work which does not conform to the Contract Documents and whenever, in the A/E's reasonable opinion, it is necessary or advisable for the implementation of the intent of the Contract Documents, the A/E shall have authority to require special inspection or testing of work in accordance with the provisions of the Contract Documents, whether or not such work be then fabricated, installed or completed; but, the A/E shall take this action only after written authorization from the City.

The A/E shall receive Contractors' submittals such as Shop Drawings, product data and samples from the Contractors, suppliers and vendors and shall review or take other appropriate action upon them. Such action shall be taken with reasonable promptness so as to cause no delay and in accordance with the Project Schedule requirements.

The A/E shall formulate and make recommendation to the City or take other appropriate action on Change Orders for the City's acceptance in accordance with the Contract Documents.

The A/E shall recommend to the Contractor appropriate minor changes in Work not involving an adjustment in the contract sum or an extension of the contract time and which are not inconsistent with the intent of the Contract Documents. Only a written Change Order shall effect such changes.

Upon notification by, and in conjunction with, the Contractor, the A/E shall make Substantial Completion inspections and prepare and issue Punchlists and, in conjunction with the contractors, perform two (2) follow-up inspections to verify completion of Punchlist items.

The A/E shall conduct inspections to determine the Date of Substantial Completion and Final Completion and shall execute appropriate Project Certificates for Payment.

- K. Project Close-Out Phase:** The A/E shall receive, review and forward to the City for the City's acceptance written warranties, equipment manuals and related documents assembled by the contractors.

The City shall, if reasonably requested by the A/E, require shop drawings provided by the applicable Contractor to be certified for conformity with all applicable laws and codes by a professional engineer who is licensed in Minnesota.

It shall be considered part of the A/E's Basic Services to perform the required warranty checks one (1) year following the Date of Substantial Completion of the Project.

The A/E shall at all times maintain an accurate, up-to-date set of field drawings and Specifications readily available for the City's use. These Drawings will not, however, be Record Drawings.

**L. Proposed Design Services Schedule:**

- Review Proposals/Interview/Award/Contract – late June 2016
- Project Team Initiation/ Project Conceptual Design and Master Planning & Programming - July 2016
- Schematic Design — August - September 2016
- Design Development – October 2016 –December 2016
- Construction Documentation/Cost Estimating/Plan Review – January - April 2017
- Bidding/Contract – April -May 2017
- Demo/Environmental/Construction June 2017 – June 2018
- One year walk-through/close-out – June 2019

# Fee Worksheet - Impound Lot Facility Improvements



Proposal By:  
Date

rev

### Estimated Hours by Phase

Team	Firm	CD/MP	Program	SD	DD	CD	Bid	CA	Close	Totals
Architect of Record										0
Design Architect										0
LEED Architect										0
Mechanical Engineer										0
Electrical Engineer										0
Structural Engineer										0
Civil Engineer										0
Landscape										0
Interior Designer										0
Cost Estimating										0
Other										0
Other										0
	<b>Totals</b>	0	0	0	0	0	0	0	0	0

MBE / WBE Percentages	
FEE	Fee \$ by phase
Conceptual Design/Master Planning	
Program Development	
Schematic Design Phase	
Design Development Phase	
Construction Documents Phase	
Bidding Phase	
Construction Administration	
Project Closeout	
Estimating	
Additional Consultants	
Total Leed Related Fees	
Total Professional Design Fees	
Estimated Reimbursables & Misc	
<b>TOTAL =</b>	

How is fee developed?

Describe approach to additional or reduced fee based upon potential scope and budget increase or decrease at end of Conceptual Design/Master Plan Phase

# Concept Plan



## IMPOUND LOT PROGRAM SUMMARY

DATE:		17-May-16			DEPARTMENT MINNEAPOLIS Impound Lot 820f5311			
COMPANY:		CITY OF MINNEAPOLIS			PERSON(S) INTERVIEWE Ellen Dossdall, Steve Hengel, Tim Drew (4-5-2016)			
PROGRAM SPACE	TYPE	EXISTING			REQUESTED			COMMENTS
		QTY	SF	TOTAL	QTY	SF	TOTAL	
<b>Public Area</b>								
Main Entry Lobby	OPEN	1	122	122	1	70	70	
Waiting	OPEN	1	445	445	1	300	300	Acommodate 200 people at 5 sf per person- queue mgmt system approx half will be a training/conf room used for overflow
Waiting overflow/training room	ENCLOSED	0	0	0	1	600	600	Acommodate 200 people at 5 sf per person- queue mgmt system approx half will be a training/conf room used for overflow
Public Rest rooms Mens	ENCLOSED	0	0	0	1	220	220	
Public Rest rooms Womens	ENCLOSED	0	0	0	1	220	220	
Public Unisex ADA restroom	ENCLOSED	0	0	0	1	80	80	
Vending area		1	32	32	1	40	40	Locate adjacent to restrooms
Van Waiting Area		1	205	205	1	300	300	Secured door to lot-vestible from employee area adjacent to waiting lobby
Van Waiting VESTIBULE		0	0	0	1	70	70	Secured door to lot-vestible from employee area adjacent to waiting lobby
<b>SUB TOTAL</b>			804	804		1900	1900	
<b>Staff Area</b>								
Cashier Window	ENCLOSED	5	38	190	8	20	160	8 total windows
Auction Window	ENCLOSED	1	38	38	0	0	0	Outsourcing
Trouble shooting window	ENCLOSED	1	38	38	1	20	20	
Work Island for Cashiers	ENCLOSED	1	140	140	1	150	150	
Manager Office	ENCLOSED	1	110	110	1	120	120	
Supervisor Office	ENCLOSED	1	75	75	2	64	128	2 people in this area have to be enclosed due to BCA computer
Auto Desk - Stolen/BCA workstations	ENCLOSED	1	99	99	2	64	128	2 people in this area have to be enclosed due to BCA computer
Supervisors	ENCLOSED	1	80	80	2	64	128	2 people in this area have to be enclosed due to BCA computer
Finance Desk	ENCLOSED	1	94	94	1	64	64	Finance person have to be enclosed due to BCA computer
Break/Conf Area	ENCLOSED	1	202	202	1	192	192	15 person
Locker Area	ENCLOSED	1	100	100	1	150	150	
Letter Desk	ENCLOSED	1	55	55	1	64	64	Has to be enclosed due to BCA computer
Safe/Money Room	ENCLOSED	0	0	0	1	80	80	Currently in Supervisor office 2 safes, money counter, surface to count money
Employee Mens RR	ENCLOSED	1	109	109	1	132	132	
Employee Womens RR	ENCLOSED	1	103	103	1	132	132	
Key Storage cabinet	OPEN	0	0	0	1	24	24	
Employee Back Entrance	ENCLOSED	1	100	100	1	60	60	
Copy Area	OPEN	1	39	39	1	40	40	
Supplies storage	OPEN	0	0	0	1	80	80	
Files /records storage	OPEN	1	40	40	1	300	300	
<b>SUB TOTAL</b>			1460	1612		1820	2152	
<b>Other</b>								
Mech/Elec room	ENCLOSED	1	261	261	1	280	280	
IT room	ENCLOSED	1	25	25	1	100	100	
Janitor Closet	ENCLOSED				1	80	80	
Lactation Room	ENCLOSED				1	65	65	
<b>SUB TOTAL</b>			286	286		525	525	
<b>TOTAL NET AREA (SF) =</b>		<b>2,702</b>			<b>4,577</b>			
<b>USABLE SPACE (SF) = NET x 1.2 =</b>		<b>3,026</b>			<b>5,492</b>			
<b>BUILDING GROSS (SF) = USABLE x 1.2 =</b>		<b>3,389</b>			<b>6,591</b>			

## Memorandum

**To:** Beth Grosen, City of Minneapolis CPED Department  
**From:** Jenni Brekken  
**Subject:** Impound Lot Extent of Contamination and Screening Level Remediation Costs  
**Date:** June 5, 2014  
**Project:** City of Minneapolis Impound Lot, CPED Contract C-37629, Notice to Proceed 001  
**c:** Abdulkadir Jama, CPED

This memorandum describes the assessment of the contamination and cost estimate for remediating the City of Minneapolis's Impound Lot (site) prepared for the City of Minneapolis Community Planning and Economic Development (CPED) department under Notice to Proceed #001 for Contract C-37629. As described in the proposal letter to CPED on May 13, 2014, the work included a review and synthesis of information from previous investigations to delineate the nature and extent of contamination at the site, development of a screening-level cost estimating spreadsheet tool, preparation of figures, cost summary tables and documentation of the assumptions used in the cost estimate.

The site is the location of the former Irving Avenue Dump, formerly a state Superfund site listed on the Minnesota Permanent List of Priorities. The site was recently delisted and the Minnesota Decision Document for the site (MDD) stated that no additional remedial actions are needed at the site at this time but that response actions may be needed if the site is redeveloped for a different use (MCPA, 2013). Because the City is in the early planning stages for evaluating options for redeveloping the site, rough costs for remediating the dump to meet standards for new land uses are needed at this time.

A screening-level remediation cost estimate was prepared for cleaning up the site for redevelopment for residential, commercial or recreational use. The cost estimate was based on an assessment of the extent of dump material and the nature of contamination using existing information from previous investigations and reports. Because there are many land use combinations and potential development layouts to consider at this stage, a spreadsheet tool was developed to capture a range of potential remediation costs to help with decision-making. This memorandum documents the methods and the assumptions used in the contamination assessment and the cost estimate.

Costs were developed for four separate areas selected by the City based on the volume of dump material in each area and different land use options. Figure 1 depicts the location of the Impound Lot and the four areas selected by the City for the assessment. The Impound Lot currently occupies a portion of Area 1

and all of Areas 2, 3 and 4. The eastern end of the Impound Lot contains buildings that are in use and not being considered for demolition at this time, so this portion of the site is not included in this assessment.

## 1.0 Contamination Extent

The approximate extent of contamination at the site was estimated based on aerial photographs, previous investigations, and reports included in the Reference list of this memorandum. The estimated extent was based on information provided by others, which was assumed to be accurate unless incidentally determined otherwise during the review process. No additional investigations, surveys or quality review was performed. Figure 2 shows the estimated extent of the contamination and locations of historical activity potentially impacting the soil or groundwater at the site.

### 1.1 Historical Use

It is reported that unpermitted dumping of industrial waste, demolition debris, domestic trash, ash and remnants from burned buildings, and other waste of unknown origin, as well as storage of contaminated soil, equipment, auto parts and used batteries previously occurred at the site (Barr, 1989, 1990, 2013 and Braun, 2011). The eastern end of the site was also partially occupied by an oil/coal company and railroad operations (Barr, 2013).

The site has been used for infrastructure projects in recent years. Contaminated soil (primarily lead) excavated during the Bassett Creek Flood Control Project in the early 1990s was placed on the site and was later consolidated in the area shown on Figure 2 and capped (City of Minneapolis, 2001). Van White Memorial Boulevard roadway and bridges were completed in 2013 in a north-south alignment across the center of the site. Bridges were constructed to span Bassett Creek and the railroad on the north and south sides of the site, respectively. Remedial actions during the road and bridge construction included excavation and disposal of contaminated soil at a landfill (Braun, 2013b).

### 1.2 Dump Material

The site was reportedly used for unpermitted waste disposal from at least the 1930s through the 1980s (Barr, 1989 and 2013). Land disturbance is visible on aerial photographs on most of the site during this time period. Dump material was identified in soil borings and test pits across the site. The estimated footprint of the dump and depth of the dump fill is shown on Figure 2. The dump material across most of the site is estimated to range from about 15 to 30 feet thick, with the deepest dump material found near the center of the site in Area 1. Little information is known about the extent of the dump material in Area 4, east of Van White Memorial Boulevard as very few borings have been completed in this area, but a 1938 aerial photograph shows land disturbance across most of the area.

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Dump material described in boring and test pit logs includes, but is not limited to, concrete, brick, cinders, ash, asphalt, stone, wood, glass, bottles, metal, glassy slag, tar, ceramic tile, electrical wiring and conduits, and domestic trash (Barr, 1989, 1990, 2013 and Braun 2011). Asbestos containing material (ACM) was identified in test pits completed in Area 2 along the proposed Bassett Creek realignment described in the Bassett Creek Stream and Habitat Restoration Implementation Plan (City of Minneapolis et al, 2007). A licensed asbestos inspector was onsite during the test pit investigation and no potential ACM was sampled from the other test pit locations in Area 1 (Braun, 2011). However, the presence of demolition debris in the dump material indicates that ACM may be present in pockets throughout the dump.

### 1.3 Chemical Concentrations in Soil

Polycyclic Aromatic Hydrocarbons (PAHs) and metals have been detected in the dump material at concentrations above MPCA residential and industrial SRVs. Volatile organic chemical (VOC) and polychlorinated biphenyl (PCB) results have typically been non-detect or below risk-based screening levels. For the purposes of this cost estimate, it was assumed that because contaminants have been detected at the site at levels above the least stringent industrial screening levels, all soils associated with the dump material contain concentrations above the relevant screening levels applicable for any land use (residential, industrial or recreational).

The primary metal contaminant at the site is lead. No toxicity characteristic leaching procedure (TCLP) tests were found in the documents reviewed, but the lead concentrations are in the range of values that have tested to be characteristically hazardous for lead based on TCLP results at other sites. The location of the highest lead concentrations have been identified near Bassett Creek in both surface and subsurface samples, but elevated concentrations have been identified in samples from test pits completed in the central portion of Area 1. Therefore, hazardous concentrations of lead may be present throughout the dump material.

Lead contaminated soil and debris produced during the Bassett Creek Flood control project were placed at the site in the 1990s. The soil piles were eventually consolidated and capped in 2000 (City of Minneapolis, 2001). The approximate location of the tunnel spoils is shown on Figure 2.

### 1.4 Chemical Concentrations in Groundwater

Historically, PCBs, PAHs, VOCs, and metals have been detected in groundwater at the site. PAHs have been the most commonly detected contaminant in groundwater at the site, but the highest PAHs concentrations were found in unfiltered samples. Metals commonly detected in groundwater samples were iron, boron and barium. VOCs have typically not been detected in groundwater at the site. PCBs were historically detected in one water sample from a test trench (Barr, 1989)

Recent groundwater sampling of four existing wells at the site (MW-105, MW-5, MW-6 and MW-8) did not detect VOCs and metals, and PAHs concentrations were below drinking water and surface water criteria (Braun 2012a and MCPA 2013). Methane was also detected in groundwater. No groundwater criteria are available for methane, but the department of health website states "concentrations in water of as little as 1 milligram per liter (mg/L) can lead to explosive levels if the gas is allowed to accumulate in a poorly ventilated confined space" (MDH, 2014).

## 1.5 Soil Vapor

Methane concentrations were measured in soil vapor samples at the site (Braun 2012a) but indoor air sampling in all the Impound Lot buildings produced readings of 0% methane (Braun 2013a). The presence of methane in soil gas and groundwater indicates a potential for methane to build up in poorly ventilated areas.

Other volatile chemicals such as VOCs have not been identified in site soils or groundwater and are therefore unlikely to be present in the soil gas. However, potential impacts from the presence of oil companies on and near the east end of the site have not been investigated.

## 1.6 Data Gaps

The following provides a list of current data gaps pertaining to the definition of the nature and extent of contamination at the Impound Lot. Filling in these gaps will benefit remediation planning and cost estimating in future phases of the project.

- The extent of dump material and potential soil, groundwater and soil vapor contamination has not been investigated on the east end of the site. The east end of the site (Area 4) was previously occupied by a coal yard and oil company with reported observations of oil and tar in the soil (Barr, 1989). Dumping and filling may have occurred on this part of the site prior to that time based on evidence of land disturbance in historical photos. Additional investigation is needed to accurately delineate the dump and investigate potential chemical impacts to the east. ***For this assessment it was assumed the dump material is present across most of Area 4.***
- The extent of dump material at the perimeter of the project area is not well defined as exemplified by the lack of borings shown on Figure 3. Interpretation of dump materials at the perimeter, based primarily on the interior borings, results in relatively thick dump intervals (10 feet or more) along much of the southern perimeter. ***For this assessment, it was assumed that the perimeter of the site would need to be sheetpiled or somehow otherwise retained to allow for removal to residential use requirements.***
- Groundwater in the midst of the dump material has not been recently sampled. It is assumed concentrations at select wells sampled in 2012 and historical concentrations are representative of

current conditions. **For this assessment, it was assumed that the groundwater is not impacted to an extent warranting treatment and or special handling. Groundwater is assumed to be handled on-site and associated costs are incidental to the project.**

- Groundwater seeps to Bassett Creek have not been specifically addressed in recent reports. Based on groundwater sample results from wells near the creek that are below surface water criteria and the conclusions of the MDD that no additional remedial actions are required for the site, it is assumed that the groundwater to surface water pathway will not need to be addressed if the creek is not rerouted (MPCA, 2013). **Thus, for this assessment, costs for remediation of Bassett Creek are not included.**
- The extent of ACM throughout the dump is unknown. Due to the nature of unpermitted dumps, no records are available regarding the source or age of waste materials in each area. **For this assessment, we have provided flexibility for selection of ACM quantities to allow for a range of cost estimates to be developed. Excavation and disposal of dump material with ACM costs about three times that of non-ACM.**
- No TCLP data is available, so the potential volume of hazardous soil due to elevated lead (or other metals) concentrations is unknown. **For this assessment, we have provided flexibility for selection of hazardous material quantities to allow for a range of cost estimates to be developed. Excavation and disposal of hazardous dump material is estimated to cost about twice that of nonhazardous material due to added stabilization, handling and disposal costs.**

## 2.0 Excavation Volume Estimates

The volume of soil required to be excavated was calculated based on the zoning option (residential, commercial, or recreational) and the portion of the area to be covered by buildings, pavement or greenspace. The percent of land covered by buildings, pavement and greenspace was estimated based on the size of each Area, estimated requirements for road access and parking, and density information provided by the City. The percentages used in the example cost estimate developed are shown on Table 1. These base case percentages are labeled "default" in the cost estimate spreadsheet, and additional values can be selected by the user.

The depths of dump material required to be removed are anticipated to range from standard depths required for typical brownfield redevelopment projects, as described in the MPCA Guidance for Incorporating Planned Property Use into Site Decisions (MPCA, 1998) to complete removal. Table 1 shows the depth of excavation assuming standard MPCA requirements for brownfields redevelopment. In all cases where dump material is left in place, institutional controls would be required to restrict access to the site soils and requiring maintenance of any engineered barriers (such as pavement) and/or to describe the residual soil contamination left in place.

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Commercial and recreational development scenarios require similar depths of clean soil. For paved areas, the depth of excavation was assumed to be 2 feet for all zoning options. A 2-foot depth was also assumed for construction of commercial and recreational buildings. The pavement and buildings would restrict access to the site soils, so the 2 foot excavation is for the purposes of placing new base for construction of buildings and pavement without changing the final grade of the site. In greenspaces, a minimum of 4 feet of clean soil is required for commercial and recreational properties.

Residential development requirements are more stringent, where soils from (0 to 4 feet bgs) and potentially accessible (4 to 12 feet bgs) are required to meet residential use criteria. As a potential low-end cost estimate, an excavation depth of 12 feet bgs in the footprint of buildings and greenspaces was assumed for residential development based on MPCA guidance (MPCA, 1998)

Remediation costs were also developed assuming complete removal of the dump material would be required for development of the Areas. Construction of residential housing on any remaining dump material, even at a remotely accessible zone of 12 feet bgs, is unlikely to be approved by regulators. Previously issued MPCA VIC guidance regarding remediating abandoned dumps indicates that VIC program staff have a strong preference for complete removal of all wastes and disposal at a permitted landfill for residential use, and strongly discourages building any structures on a dump. Experience at similar sites has been consistent with this policy, with an added requirement for a minimum setback from remaining dump material. For this reason, the complete removal of the dump material was included as a high end cost estimate for all the land use options.

Additional excavation and disposal of dump material and debris will likely be required for redevelopment to install footings, pilings or site utilities. This volume of material can be assumed to be included in the cost option that includes complete removal of dump material, but additional volumes of material may need to be removed for the options where dump material is left in place. Additional excavation may also be needed for geotechnical correction of the soft soils beneath the dump. The volumes of soil excavated for these purposes depend highly on the specific development plan and are not included in the volumes used in this cost estimate. This estimate focuses only on volumes of material that need to be addressed for environmental purposes.

The volume of the dump material was estimated using Geological Information System (GIS) calculation methods. Ground surface elevations were established using LiDAR data, dated Spring/Fall 2011. The base of dump material was established using historical boring logs. The volume of the material between each surface was then calculated with GIS software. Borings and test pits that ended above the dump material were used to check the minimum depth, but were not used for the computation. The elevations used and the calculated depth of the dump material are shown on Figure 3. Soil volumes corresponding

to shallower excavations (2, 4 or 12 feet below ground surface) assumed in some of the cost estimate options were also calculated using GIS methods.

### 3.0 Cost Estimate

The screening-level cost estimates were developed based on the nature and extent of the dump material described above and several assumptions that were made regarding the remedial approach. Estimated quantities and unit costs as well as stochastic (factors and/or models) and judgment estimating methods were used to develop the remedial costs consistent with AACE International Recommended Practice No. 17R-97. Cost Estimate Classification System. Actual costs will depend highly on the development plans for the site and may vary significantly from the estimate. The assumptions used to develop the cost estimate are listed in Table 2.

A spreadsheet tool was developed to allow the City to input different assumptions for the percent land covered by buildings, pavement and greenspace, as well as varying assumptions for the amount of dump material that would require special handling due to ACM or stabilization prior to disposal to address hazardous levels of lead. These factors were selected as variable inputs because these values are not well defined (see Data Gaps section) and can significantly change the total costs.

Cost estimates for the following scenarios were prepared using the tool as examples of the range of potential costs for each area and each zoning category:

- **Complete Removal of Dump Material** –represents a high end estimate and may be required for residential development.
- **Residential Development** - represents a lower estimate for residential redevelopment if some dump material may be left in place.
- **Commercial/Office Development**
- **Recreational Use**

The example cost estimate results are summarized on Table 3, and the cost details are shown in Tables A-1 through A-4 in Attachment A. For complete dump removal, the estimated costs are about \$5 Million per acre. For residential development, assuming dump material may be left in place, the estimated remediation costs are about \$2 Million per acre. For both development as commercial/office space and recreational use, remediation costs are in the range of \$600,000 per acre.

The cost estimating spreadsheet tool, submitted electronically, can be used to explore the range of potential remediation costs. A range of +50% and -30% should be applied to all calculated cost estimates at this screening level stage of the project. This cost estimate has been prepared on the basis of Barr's

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experience and qualifications and represents our best judgment as experienced and qualified professionals familiar with the project. The cost opinion is based on information available to Barr at the time of this estimate. Since we have no control over the cost of labor, materials, equipment, or services furnished by others, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, Barr cannot and does not guarantee that proposals, bids, or actual construction costs or remedial action costs will not vary from this cost estimate.

Additional information and investigation of the site are recommended to address data gaps and further delineate the nature and extent of the contamination at the site to obtain a more accurate assessment of potential remediation costs when conceptual redevelopment plans are available.

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### **Tables**

- Table 1 Values Used for Depth and % Land Coverage
- Table 2 Remedial Action Screening Level Cost Estimate Assumptions
- Table 3 Screening Level Remediation Cost Estimate Summary

### **Figures**

- Figure 1 Project Evaluation Areas
- Figure 2 Estimated Contamination Locations
- Figure 3 Elevations Used For Soil Volume Calculations

### **Attachment A**

#### **Screening Level Remediation Cost Estimates**

- Table A-1 Complete Dump Removal Remedial Cost Estimate
- Table A-2 Residential Development (Depths Based on MCPA Guidance) Remedial Cost Estimate
- Table A-3 Commercial Development Remedial Cost Estimate
- Table A-4 Recreational Development Remedial Cost Estimate

#### **Cost Estimating Spreadsheet Tool (Separate Electronic Submittal)**

## Tables

**Table 1**  
**Values Used for Depth and % Land Coverage**  
**City of Minneapolis Impound Lot**  
**Remediation Cost Estimate**

<b>Depth of Excavation (feet below ground surface) <sup>(1)</sup></b>			
<b>Zoning</b>	<b>Building</b>	<b>Pavement</b>	<b>Greenspace</b>
Residential	12	2	12
Commercial	2	2	4
Recreational	2	2	4
<b>Assumed Values for % Land Coverage <sup>(2)</sup></b>			
<b>Area 1</b>	<b>Building</b>	<b>Pavement</b>	<b>Greenspace</b>
Residential	25%	20%	55%
Commercial	30%	30%	40%
Recreational	10%	20%	70%
<b>Area 2</b>	<b>Building</b>	<b>Pavement</b>	<b>Greenspace</b>
Residential	40%	20%	40%
Commercial	30%	30%	40%
Recreational	10%	20%	70%
<b>Area 3</b>	<b>Building</b>	<b>Pavement</b>	<b>Greenspace</b>
Residential	30%	20%	50%
Commercial	30%	30%	40%
Recreational	10%	20%	70%
<b>Area 4</b>	<b>Building</b>	<b>Pavement</b>	<b>Greenspace</b>
Residential	--	--	--
Commercial	40%	40%	10%
Recreational	10%	20%	70%

(1) Depth of Excavation Based on MCPA Guidance on Incorporation of Planned Property Use into Site Decisions, Draft Guidelines, September, 1998.

(2) Default values are shown. Additional values (+/- 10%) may be selected in the Cost Estimate Tool.

Land Use Notes

Residential building footprints are based on dwelling units/acre of 30 in Area 1 and 100 in Areas 2 and 3.

Commercial/Office building footprints are based on a FAR of 3.6 and a 6 floor building. FAR is applied to estimated developable area.

All parking is assumed to be above ground structured to accommodate the required densities.

Pavement areas are a rough estimate for roadway and parking structures. It is assumed that more pavement is required to accommodate commercial/office traffic than residential traffic.

**Table 2**  
**City of Minneapolis Impound Lot**  
**Remedial Action Screening Level Cost Estimate Assumptions**

- The remedial approach includes excavation and disposal of dump material and backfilling to the existing grade with imported backfill.
- The assumed depth of excavation is shown on Table 1 for each land use scenario based on MPCA requirements for remediating brownfields sites. Costs for complete dump removal were also estimated to provide a high end cost. The required depth of excavation may be subject to negotiation with regulators. The cost estimate does not guarantee that a remedial action plan to redevelop the dump will be approved by regulators.
- Additional excavation and disposal of dump material and debris may be required for redevelopment to install footings, pilings or site utilities. This volume of material can be assumed to be included in the 100% removal option, but additional volumes of material may need to be removed for the options where dump material is left in place.
- Concentrations of contaminants in the dump material across the site have been identified above MPCA risk-based residential, recreational and industrial screening levels. Therefore, for the purpose of this evaluation, it was assumed that where dump material is present, chemical concentrations in the soil are above one or more applicable MPCA risk-based screening levels for all of the land uses.
- Mobilization and Demobilization was calculated as a percentage of earthwork costs and is assumed to include site preparation, security, permitting, and mobilization and demobilization of equipment.
- All excavated material will be disposed offsite at a Subtitle D landfill. Disposal costs were based on costs from SKB Landfill in Rosemount, Minnesota.
- Additional soil volume was added to assumed excavation volume for the shallow excavation scenarios (2 feet and 4 feet bgs) to account for construction of a stormwater retention pond. The volume of the pond was estimated based on a rate of ½ inch over the area of the impervious surface.
- The cost estimate includes the option to select percentages of material to be handled as ACM, which requires special handling and emission control measures during excavation and disposal. However, ACM control measures may need to be taken for all excavated material due to the varying nature of dump material and the potential for ACM to be present in any area of the dump.
- The amount of lead contaminated soil that is characteristically hazardous is estimated to be up to 30% based on bulk soil analytical results. The cost estimate assumes that soil would be stockpiled and tested using toxicity characteristic leaching procedure (TCLP) methods. Soil exceeding the TCLP limit for lead would be stabilized and disposed at a Subtitle D landfill. The volume of stabilizing agent is assumed to be 3% by weight.
- Soil analytical samples will be collected as specified by MPCA Risk Based Site Characterization and Sampling Guidance.
  - Imported backfill, documentation samples and confirmation samples will be analyzed for RCRA Metals, SVOCs, VOCs and GRO/DRO at a rate of one sample per 500 cubic yards (CY) of imported soil.

**Table 2**  
**City of Minneapolis Impound Lot**  
**Remedial Action Screening Level Cost Estimate Assumptions**

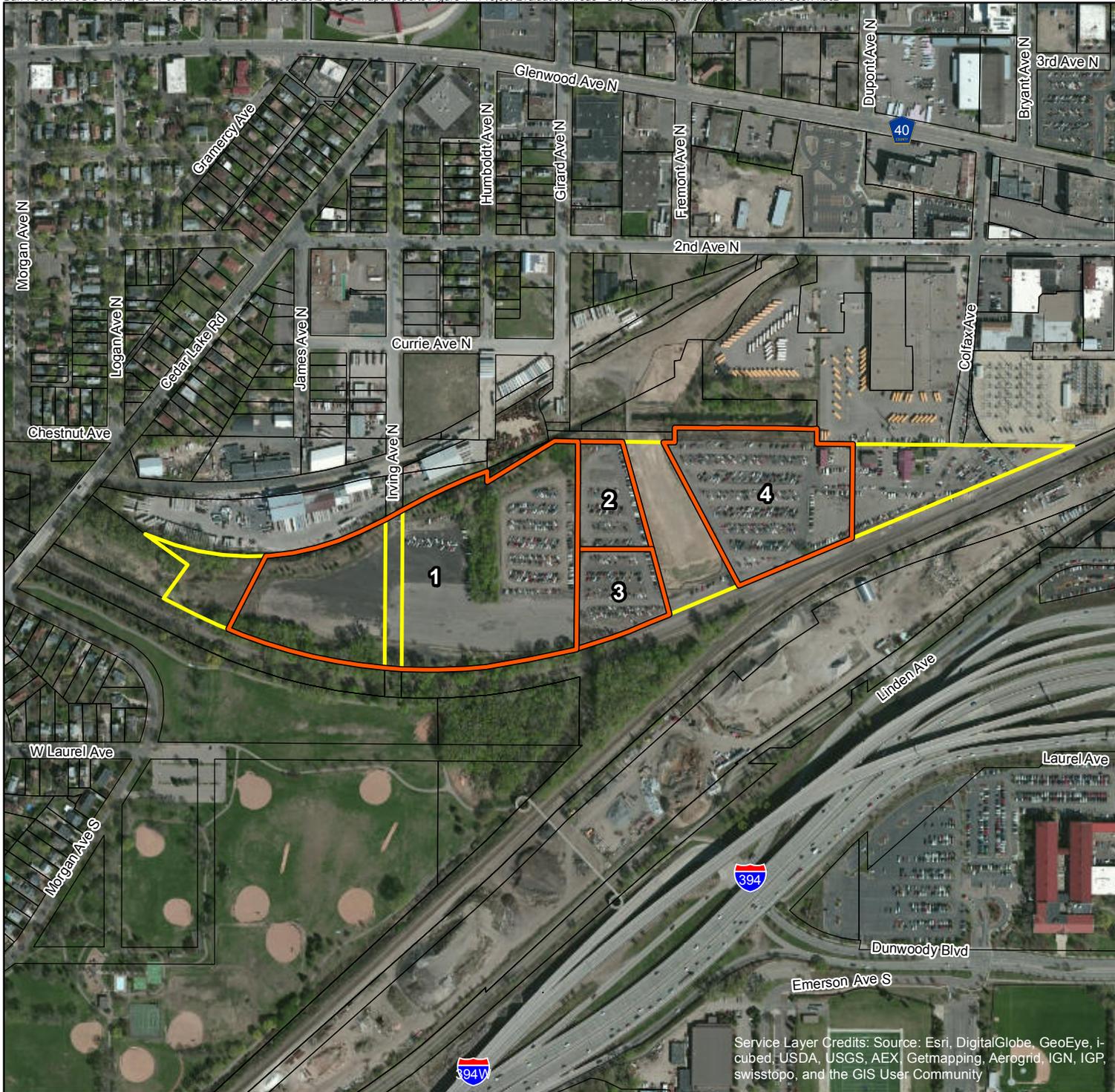
- Waste disposal characterization samples will be analyzed for TCLP metals at a rate of one sample per 1000 CY of stabilized dump material.
- Costs for sheetpile surrounding the excavation area are included for the 12 foot and deeper excavations.
- Based on recent water quality data, it is assumed that water produced during dewatering of excavations does not require treatment and costs associated with dewatering are incidental to the excavation costs.
- Additional stockpiling of saturated dump material prior to loading into trucks for offsite disposal was included in the cost estimate. The volume of wet dump material was calculated based on an estimated groundwater elevation of 804 feet MSL for Areas 1, 2 and 3 and 802 feet MSL for Area 4.
- Costs for building vapor protection include installation of a vapor barrier and piping for a passive venting system based on the surface area of the footprint of buildings, but do not cover mechanical systems for active venting, which would require more specific knowledge of the building size. Active venting systems may be required to control methane gas, but are not included in this cost estimate. Additional venting may also be required under impervious surfaces such as parking lots or low permeability soil caps to prevent buildup of methane beneath the surface.
- The location of the Bassett Creek alignment is assumed to remain unchanged. It is therefore assumed that no remedial actions are required to control groundwater seepage to the creek, based on the conclusions of the 2013 MPCA Minnesota Decision Document (MDD) for the site that, under existing conditions, there is no ecological risk to the creek. If the site is remediated and redeveloped for another use, the conclusions of the MDD may be revisited and require additional investigation or remedial actions to address potential impacts to the surface water. Costs for creek bank stabilization, planting and riparian corridor restoration were previously estimated as part of the Bassett Creek Restoration and Implementation Plan (Table B-11, City of Minneapolis et al., 2007) and are not included in this estimate.
- Engineering and Oversight is calculated based on a percent that varies with total construction cost (US Air Force, 2005) and is assumed to cover costs for project management, planning documents, construction oversight and sampling, reporting, as-built drawings, public notices, pre-design investigation. Analytical soil sampling costs are also included in this category and were calculated based on the tests and sampling rate required by the MPCA or the landfill.

**Table 3**  
**Screening Level Remediation Cost Estimate Summary**  
**City of Minneapolis Impound Lot**

Area Evaluated	Estimated Cost (Millions)	Cost per Acre (Millions)	Assumptions <sup>(1)</sup>	Land Coverage % (Building/Pavement/Greenspace)
<b>Complete Dump Removal</b>				
Area 1	\$ 78,000,000	\$ 5,300,000	Excavate to bottom of dump 0% hazardous material 100% material handled as ACM	25/20/55
Area 2	\$ 10,000,000	\$ 5,500,000		40/20/40
Area 3	\$ 11,000,000	\$ 5,400,000		30/20/50
Area 4	\$ 29,000,000	\$ 4,800,000		40/40/20
<b>Residential Development</b>				
Area 1	\$ 31,000,000	\$ 2,100,000	Excavate to 12 feet below buildings and greenspace; 2 feet below pavement 10% hazardous material 50% material handled as ACM	25/20/55
Area 2	\$ 4,300,000	\$ 2,300,000		40/20/40
Area 3	\$ 4,600,000	\$ 2,200,000		30/20/50
Area 4	--	--		--
<b>Commercial/Office Development</b>				
Area 1	\$ 8,500,000	\$ 580,000	Excavate to 4 feet in greenspace; 2 feet below buildings and pavement 10% hazardous material 0% material handled as ACM	30/30/40
Area 2	\$ 1,100,000	\$ 600,000		30/30/40
Area 3	\$ 1,300,000	\$ 630,000		30/30/40
Area 4	\$ 3,500,000	\$ 590,000		40/40/20
<b>Recreational Development</b>				
Area 1	\$ 8,900,000	\$ 600,000	Excavate to 4 feet in greenspace; 2 feet below buildings and pavement 10% hazardous material 0% material handled as ACM	10/20/70
Area 2	\$ 1,200,000	\$ 660,000		10/20/70
Area 3	\$ 1,300,000	\$ 630,000		10/20/70
Area 4	\$ 3,700,000	\$ 620,000		10/20/70

(1) See Table 2 for detailed assumptions. Cost estimate details are shown in tables in Attachment A.

## Figures



-  City of Minneapolis Public Works Property
-  Sub-Areas for Evaluation

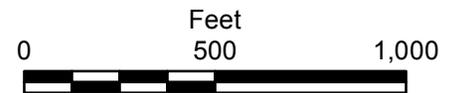


Figure 1

PROJECT EVALUATION  
AREAS -  
CITY OF MINNEAPOLIS  
IMPOUND LOT  
Minneapolis, MN



Barr Footer: ArcGIS 10.2.1, 2014-06-03 11:34 File: I:\Projects\23271369\Maps\Reports\Figure 2 - Estimated Contamination Locations.mxd User: kac2

Aerial Imagery: 1945

-  Sub-Areas for Remedial Evaluation
-  City of Minneapolis Public Works Property
-  Approximate Tunnel Spoils Location (Lead)
-  Asbestos Containing Material Identified

 Estimated Extent of Dump Material (Metals, PAHs, Methane, ACM, Debris)

- Notes:
1. Extent of dump material is based on previous reports, boring logs, and historical aerial photos.
  2. Asbestos containing material may be present throughout dump material. Area shown is where samples were tested.
  3. Hazardous level of metals (especially lead) may be present in the dump fill.

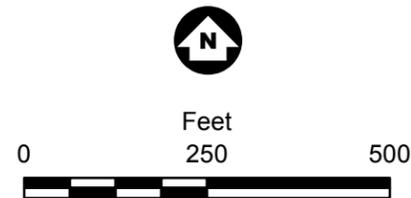


Figure 2  
ESTIMATED CONTAMINATION LOCATIONS  
City of Minneapolis Impound Lot  
Minneapolis, MN



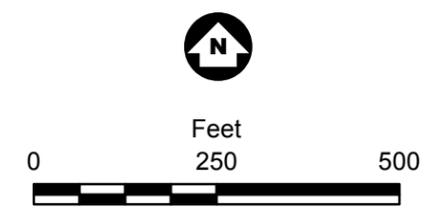
Barr Footer: ArcGIS 10.2.1, 2014-06-05 09:54, File: I:\Projects\23271369\Maps\Reports\Figure 3 - Elevations used for Soil Volume Calculations.mxd User: kac2

- Used in Volume Calculation
- Not Used in Volume Calculation
- ⊗ Estimated Elevation
- LiDAR Ground Surface Elevation Contours (Spring/Fall 2011)
- ~ 10 ft Contour

- ~ 2 ft Contour
- ▭ Sub-Areas for Evaluation
- ▭ City of Minneapolis Public Works Property
- ▭ Parcels2013Hennepin

- 800.00 Bottom of Dump Fill Elevation
- < 802.5 Maximum Fill Elevation (Boring Terminated in Fill)
- Thickness of Fill
- 0 - 5 ft
  - 5 - 10 ft

- 10 - 15 ft
- 15 - 20 ft
- 20 - 25 ft
- 25 - 30 ft
- 30 - 35 ft
- 35 - 40 ft
- 40 - 45 ft



**Figure 3**  
**ELEVATIONS USED FOR SOIL VOLUME CALCULATIONS**  
 City of Minneapolis Impound Lot  
 Minneapolis, MN

# Attachment A

## Screening Level Remediation Cost Estimates

**Table A-1  
Complete Dump Removal  
Remedial Cost Estimate  
City of Minneapolis Impound Lot  
Hennepin County, Minnesota**

**AREA 1**

Area Information	
Area (acres)	14.7
Estimated Total Volume of Dump Material (cubic yards)	470,000



User Entered Information	Building	Pavement	Greenspace
Zoning	Residential		
Percent of Area Used for Landuse	25%	20%	55%
Depth of Excavation	All	All	All
Excavated Volume (cubic yards)	470,000		
Hazardous Dump Material (Stabilization Required)	0%		
Dump Material to be Managed as Asbestos Containing	100%		

Cost	Item Cost
Mobilization/Demobilization	\$ 3,600,000
Contaminated Soil Removal	\$ 23,000,000
Transport and Disposal	\$ 20,000,000
Backfill	\$ 11,000,000
Passive Building Vapor Protection	\$ 850,000
Engineering, Oversight and Sampling	\$ 6,500,000
Contingency (20%)	\$ 13,000,000
<b>TOTAL AREA 1 ESTIMATED COST:</b>	<b>\$ 78,000,000</b>

Cost Per Acre
\$ 5,300,000

**AREA 2**

Area Information	
Area (acres)	1.8
Estimated Total Volume of Dump Material (cubic yards)	45,000



User Entered Information	Building	Pavement	Greenspace
Zoning	Residential		
Percent of Area Used for Landuse	40%	20%	40%
Depth of Excavation	All	All	All
Excavated Volume (cubic yards)	45,000		
Hazardous Dump Material (Stabilization Required)	0%		
Dump Material to be Managed as Asbestos Containing	100%		

Cost	Item Cost
Mobilization/Demobilization	\$ 520,000
Contaminated Soil Removal	\$ 3,600,000
Transport and Disposal	\$ 2,000,000
Backfill	\$ 1,100,000
Passive Building Vapor Protection	\$ 170,000
Engineering, Oversight and Sampling	\$ 1,300,000
Contingency (20%)	\$ 1,700,000
<b>TOTAL AREA 2 ESTIMATED COST:</b>	<b>\$ 10,000,000</b>

Cost Per Acre
\$ 5,500,000

**AREA 3**

Area Information	
Area (acres)	2.1
Estimated Total Volume of Dump Material (cubic yards)	50,000



User Entered Information	Building	Pavement	Greenspace
Zoning	Residential		
Percent of Area Used for Landuse	30%	20%	50%
Depth of Excavation	All	All	All
Excavated Volume (cubic yards)	50,000		
Hazardous Dump Material (Stabilization Required)	0%		
Dump Material to be Managed as Asbestos Containing	100%		

Cost	Item Cost
Mobilization/Demobilization	\$ 530,000
Contaminated Soil Removal	\$ 3,700,000
Transport and Disposal	\$ 2,100,000
Backfill	\$ 1,200,000
Passive Building Vapor Protection	\$ 140,000
Engineering, Oversight and Sampling	\$ 1,300,000
Contingency (20%)	\$ 1,800,000
<b>TOTAL AREA 3 ESTIMATED COST:</b>	<b>\$ 11,000,000</b>

Cost Per Acre
\$ 5,400,000

**AREA 4**

Area Information	
Area (acres)	6.0
Estimated Total Volume of Dump Material (cubic yards)	140,000



User Entered Information	Building	Pavement	Greenspace
Zoning	Commercial		
Percent of Area Used for Landuse	40%	40%	20%
Depth of Excavation	All	All	All
Excavated Volume (cubic yards)	140,000		
Hazardous Dump Material (Stabilization Required)	0%		
Dump Material to be Managed as Asbestos Containing	100%		

Cost	Item Cost
Mobilization/Demobilization	\$ 1,400,000
Contaminated Soil Removal	\$ 9,300,000
Transport and Disposal	\$ 6,100,000
Backfill	\$ 3,400,000
Passive Building Vapor Protection	\$ 550,000
Engineering, Oversight and Sampling	\$ 3,000,000
Contingency (20%)	\$ 4,800,000
<b>TOTAL AREA 4 ESTIMATED COST:</b>	<b>\$ 29,000,000</b>

Cost Per Acre
\$ 4,800,000

**Table A-2**  
**Residential Development - Depths Based on MPCA Guidance**  
**Remedial Cost Estimate**  
**City of Minneapolis Impound Lot**  
**Hennepin County, Minnesota**

**AREA 1**

Area Information	
Area (acres)	14.7
Estimated Total Volume of Dump Material (cubic yards)	470,000



User Entered Information	Building	Pavement	Greenspace
Zoning	Residential		
Percent of Area Used for Landuse	25%	20%	55%
Depth of Excavation	12'	2'	12'
Excavated Volume (cubic yards)	230,000		
Hazardous Dump Material (Stabilization Required)	10%		
Dump Material to be Managed as Asbestos Containing	50%		

Cost	Item Cost
Mobilization/Demobilization	\$ 1,300,000
Contaminated Soil Removal	\$ 5,700,000
Transport and Disposal	\$ 9,400,000
Backfill	\$ 5,700,000
Passive Building Vapor Protection	\$ 850,000
Engineering, Oversight and Sampling	\$ 2,800,000
Contingency (20%)	\$ 5,200,000
<b>TOTAL AREA 1 ESTIMATED COST:</b>	<b>\$ 31,000,000</b>

Cost Per Acre
\$ 2,100,000

**AREA 2**

Area Information	
Area (acres)	1.8
Estimated Total Volume of Dump Material (cubic yards)	45,000



User Entered Information	Building	Pavement	Greenspace
Zoning	Residential		
Percent of Area Used for Landuse	40%	20%	40%
Depth of Excavation	12'	2'	12'
Excavated Volume (cubic yards)	29,000		
Hazardous Dump Material (Stabilization Required)	10%		
Dump Material to be Managed as Asbestos Containing	50%		

Cost	Item Cost
Mobilization/Demobilization	\$ 200,000
Contaminated Soil Removal	\$ 760,000
Transport and Disposal	\$ 1,200,000
Backfill	\$ 720,000
Passive Building Vapor Protection	\$ 170,000
Engineering, Oversight and Sampling	\$ 490,000
Contingency (20%)	\$ 710,000
<b>TOTAL AREA 2 ESTIMATED COST:</b>	<b>\$ 4,300,000</b>

Cost Per Acre
\$ 2,300,000

**AREA 3**

Area Information	
Area (acres)	2.1
Estimated Total Volume of Dump Material (cubic yards)	50,000



User Entered Information	Building	Pavement	Greenspace
Zoning	Residential		
Percent of Area Used for Landuse	30%	20%	50%
Depth of Excavation	12'	2'	12'
Excavated Volume (cubic yards)	33,000		
Hazardous Dump Material (Stabilization Required)	10%		
Dump Material to be Managed as Asbestos Containing	50%		

Cost	Item Cost
Mobilization/Demobilization	\$ 210,000
Contaminated Soil Removal	\$ 850,000
Transport and Disposal	\$ 1,300,000
Backfill	\$ 800,000
Passive Building Vapor Protection	\$ 140,000
Engineering, Oversight and Sampling	\$ 530,000
Contingency (20%)	\$ 770,000
<b>TOTAL AREA 3 ESTIMATED COST:</b>	<b>\$ 4,600,000</b>

Cost Per Acre
\$ 2,200,000

**Table A-3  
Commercial Development  
Remedial Cost Estimate  
City of Minneapolis Impound Lot  
Hennepin County, Minnesota**

**AREA 1**

Area Information	
Area (acres)	14.7
Estimated Total Volume of Dump Material (cubic yards)	470,000



User Entered Information	Building	Pavement	Greenspace
Zoning	Commercial		
Percent of Area Used for Landuse	30%	30%	40%
Depth of Excavation	2'	2'	4'
Excavated Volume (cubic yards)	69,000		
Hazardous Dump Material (Stabilization Required)	10%		
Dump Material to be Managed as Asbestos Containing	0%		

Cost	Item Cost
Mobilization/Demobilization	\$ 420,000
Contaminated Soil Removal	\$ 590,000
Transport and Disposal	\$ 2,500,000
Backfill	\$ 1,700,000
Passive Building Vapor Protection	\$ 1,000,000
Engineering, Oversight and Sampling	\$ 930,000
Contingency (20%)	\$ 1,400,000
<b>TOTAL AREA 1 ESTIMATED COST:</b>	<b>\$ 8,500,000</b>

Cost Per Acre
\$ 580,000

**AREA 2**

Area Information	
Area (acres)	1.8
Estimated Total Volume of Dump Material (cubic yards)	45,000



User Entered Information	Building	Pavement	Greenspace
Zoning	Commercial		
Percent of Area Used for Landuse	30%	30%	40%
Depth of Excavation	2'	2'	4'
Excavated Volume (cubic yards)	8,600		
Hazardous Dump Material (Stabilization Required)	10%		
Dump Material to be Managed as Asbestos Containing	0%		

Cost	Item Cost
Mobilization/Demobilization	\$ 72,000
Contaminated Soil Removal	\$ 75,000
Transport and Disposal	\$ 310,000
Backfill	\$ 210,000
Passive Building Vapor Protection	\$ 130,000
Engineering, Oversight and Sampling	\$ 150,000
Contingency (20%)	\$ 190,000
<b>TOTAL AREA 2 ESTIMATED COST:</b>	<b>\$ 1,100,000</b>

Cost Per Acre
\$ 600,000

**AREA 3**

Area Information	
Area (acres)	2.1
Estimated Total Volume of Dump Material (cubic yards)	50,000



User Entered Information	Building	Pavement	Greenspace
Zoning	Commercial		
Percent of Area Used for Landuse	30%	30%	40%
Depth of Excavation	2'	2'	4'
Excavated Volume (cubic yards)	9,600		
Hazardous Dump Material (Stabilization Required)	10%		
Dump Material to be Managed as Asbestos Containing	0%		

Cost	Item Cost
Mobilization/Demobilization	\$ 76,000
Contaminated Soil Removal	\$ 83,000
Transport and Disposal	\$ 350,000
Backfill	\$ 230,000
Passive Building Vapor Protection	\$ 140,000
Engineering, Oversight and Sampling	\$ 170,000
Contingency (20%)	\$ 210,000
<b>TOTAL AREA 3 ESTIMATED COST:</b>	<b>\$ 1,300,000</b>

Cost Per Acre
\$ 630,000

**AREA 4**

Area Information	
Area (acres)	6.0
Estimated Total Volume of Dump Material (cubic yards)	140,000



User Entered Information	Building	Pavement	Greenspace
Zoning	Commercial		
Percent of Area Used for Landuse	40%	40%	20%
Depth of Excavation	2'	2'	4'
Excavated Volume (cubic yards)	24,000		
Hazardous Dump Material (Stabilization Required)	10%		
Dump Material to be Managed as Asbestos Containing	0%		

Cost	Item Cost
Mobilization/Demobilization	\$ 190,000
Contaminated Soil Removal	\$ 210,000
Transport and Disposal	\$ 900,000
Backfill	\$ 600,000
Passive Building Vapor Protection	\$ 550,000
Engineering, Oversight and Sampling	\$ 430,000
Contingency (20%)	\$ 580,000
<b>TOTAL AREA 4 ESTIMATED COST:</b>	<b>\$ 3,500,000</b>

Cost Per Acre
\$ 590,000

**Table A-4  
Recreational Development  
Remedial Cost Estimate  
City of Minneapolis Impound Lot  
Hennepin County, Minnesota**

**AREA 1**

Area Information	
Area (acres)	14.7
Estimated Total Volume of Dump Material (cubic yards)	470,000



User Entered Information	Building	Pavement	Greenspace
Zoning	Recreational		
Percent of Area Used for Landuse	10%	20%	70%
Depth of Excavation	2'	2'	4'
Excavated Volume (cubic yards)	82,000		
Hazardous Dump Material (Stabilization Required)	10%		
Dump Material to be Managed as Asbestos Containing	0%		

Cost	Item Cost
Mobilization/Demobilization	\$ 400,000
Contaminated Soil Removal	\$ 720,000
Transport and Disposal	\$ 3,000,000
Backfill	\$ 2,000,000
Passive Building Vapor Protection	\$ 340,000
Engineering, Oversight and Sampling	\$ 890,000
Contingency (20%)	\$ 1,500,000
<b>TOTAL AREA 1 ESTIMATED COST:</b>	<b>\$ 8,900,000</b>

Cost Per Acre
\$ 600,000

**AREA 2**

Area Information	
Area (acres)	1.8
Estimated Total Volume of Dump Material (cubic yards)	45,000



User Entered Information	Building	Pavement	Greenspace
Zoning	Recreational		
Percent of Area Used for Landuse	10%	20%	70%
Depth of Excavation	2'	2'	4'
Excavated Volume (cubic yards)	10,000		
Hazardous Dump Material (Stabilization Required)	10%		
Dump Material to be Managed as Asbestos Containing	0%		

Cost	Item Cost
Mobilization/Demobilization	\$ 68,000
Contaminated Soil Removal	\$ 88,000
Transport and Disposal	\$ 370,000
Backfill	\$ 250,000
Passive Building Vapor Protection	\$ 42,000
Engineering, Oversight and Sampling	\$ 150,000
Contingency (20%)	\$ 190,000
<b>TOTAL AREA 2 ESTIMATED COST:</b>	<b>\$ 1,200,000</b>

Cost Per Acre
\$ 660,000

**AREA 3**

Area Information	
Area (acres)	2.1
Estimated Total Volume of Dump Material (cubic yards)	50,000



User Entered Information	Building	Pavement	Greenspace
Zoning	Recreational		
Percent of Area Used for Landuse	10%	20%	70%
Depth of Excavation	2'	2'	4'
Excavated Volume (cubic yards)	11,000		
Hazardous Dump Material (Stabilization Required)	10%		
Dump Material to be Managed as Asbestos Containing	0%		

Cost	Item Cost
Mobilization/Demobilization	\$ 74,000
Contaminated Soil Removal	\$ 99,000
Transport and Disposal	\$ 420,000
Backfill	\$ 280,000
Passive Building Vapor Protection	\$ 47,000
Engineering, Oversight and Sampling	\$ 170,000
Contingency (20%)	\$ 220,000
<b>TOTAL AREA 3 ESTIMATED COST:</b>	<b>\$ 1,300,000</b>

Cost Per Acre
\$ 630,000

**AREA 4**

Area Information	
Area (acres)	6.0
Estimated Total Volume of Dump Material (cubic yards)	140,000



User Entered Information	Building	Pavement	Greenspace
Zoning	Recreational		
Percent of Area Used for Landuse	10%	20%	70%
Depth of Excavation	2'	2'	4'
Excavated Volume (cubic yards)	33,000		
Hazardous Dump Material (Stabilization Required)	10%		
Dump Material to be Managed as Asbestos Containing	0%		

Cost	Item Cost
Mobilization/Demobilization	\$ 180,000
Contaminated Soil Removal	\$ 290,000
Transport and Disposal	\$ 1,200,000
Backfill	\$ 820,000
Passive Building Vapor Protection	\$ 140,000
Engineering, Oversight and Sampling	\$ 410,000
Contingency (20%)	\$ 610,000
<b>TOTAL AREA 4 ESTIMATED COST:</b>	<b>\$ 3,700,000</b>

Cost Per Acre
\$ 620,000

## City of Minneapolis Small and Underutilized Business Program (SUBP)

### Impound Service Center and Lot Renovation - Design

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.

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@SM-ARCH.COM">MARCIA@SM-ARCH.COM</a>	651-302-0420		No	Yes
DOMAIN ARCHITECTURE & DESIGN INC	DEBORAH EVERSON	<a href="mailto:deb@domainarch.com">deb@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@MOBILIZEDESIGN.NET">JAMIL@MOBILIZEDESIGN.NET</a>	612-208-0504	612-465-6542	Yes	No
PAMOZI (DBA SPECIFICATIONS & GREEN BUILDING CONSULTANTS NETWORK)	SUNNY ONADIPE	<a href="mailto:sghcn@specsandgreenconsultants.com">sghcn@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

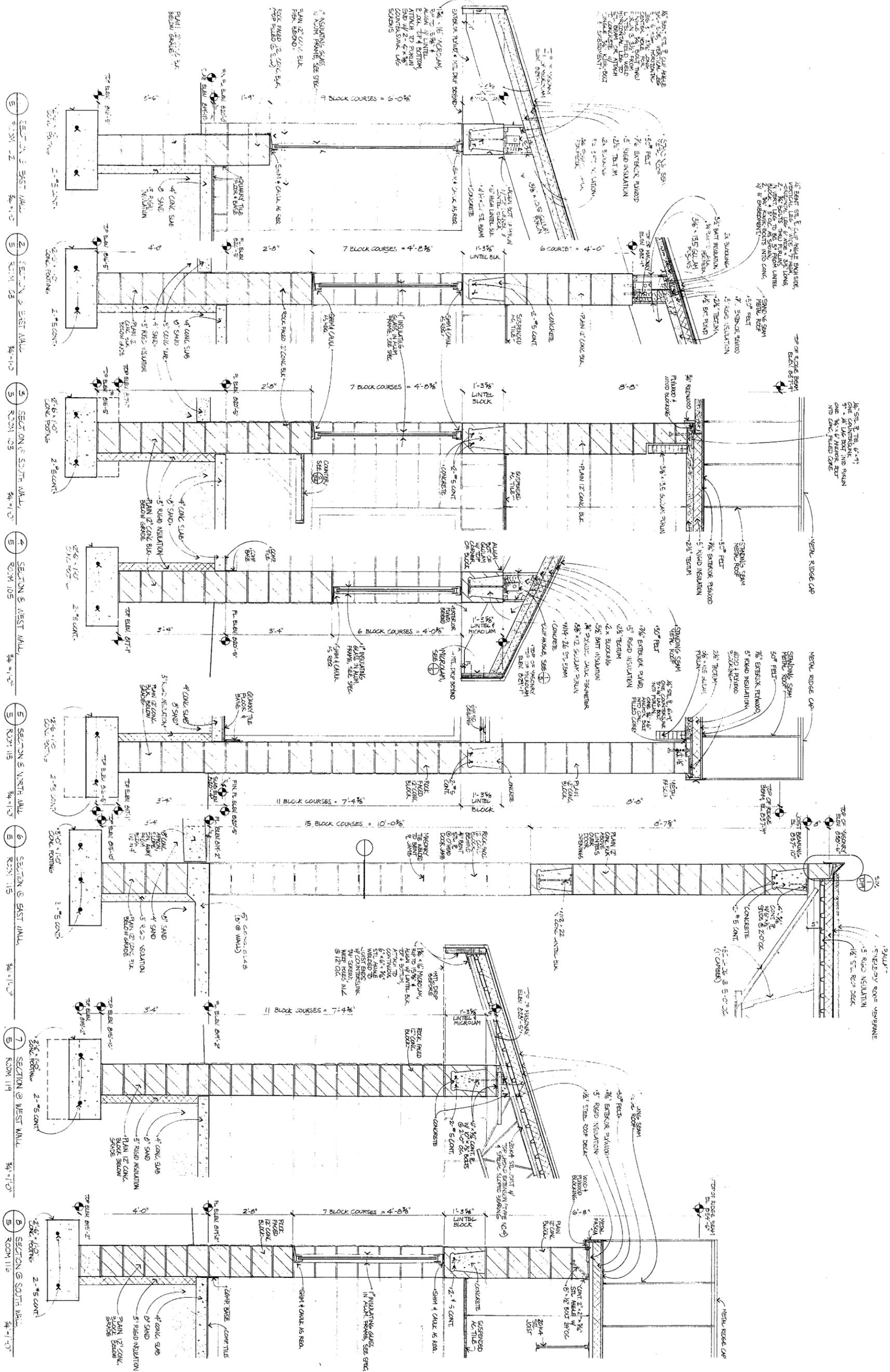
<b>NAICS CODE: 541320</b>		<b>Landscape Architectural Services</b>				
Company	Contact	Email	Phone	Fax	MBE	WBE
C3 DESIGN INC	CARLETON CRAWFORD	<a href="mailto:carleton@c3DesignINC.com">carleton@c3DesignINC.com</a>	612-384-0356	612-724-1729	Yes	No
COMMUNITY DESIGN GROUP	ANTONIO ROSELL	<a href="mailto:arosell@c-d-g.org">arosell@c-d-g.org</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@MOBILIZEDESIGN.NET">JAMIL@MOBILIZEDESIGN.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</b>		<b>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@InGensalnc.com">jcoleman@InGensalnc.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	651-363-1699	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:lv_engineering@comcast.net">lv_engineering@comcast.net</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@mouliengg.com">mouli@mouliengg.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:johns421@umn.edu">johns421@umn.edu</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	LINA NAZARETH	<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@vediassociates.com">ps@vediassociates.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







- 1 SECTION @ EAST WALL 3/4" = 1'-0"
- 2 SECTION @ EAST WALL 3/4" = 1'-0"
- 3 SECTION @ SOUTH WALL 3/4" = 1'-0"
- 4 SECTION @ WEST WALL 3/4" = 1'-0"
- 5 SECTION @ WEST WALL 3/4" = 1'-0"
- 6 SECTION @ WEST WALL 3/4" = 1'-0"
- 7 SECTION @ WEST WALL 3/4" = 1'-0"
- 8 SECTION @ SOUTH WALL 3/4" = 1'-0"

ELECTRICAL NOTES TO SHEET E-1

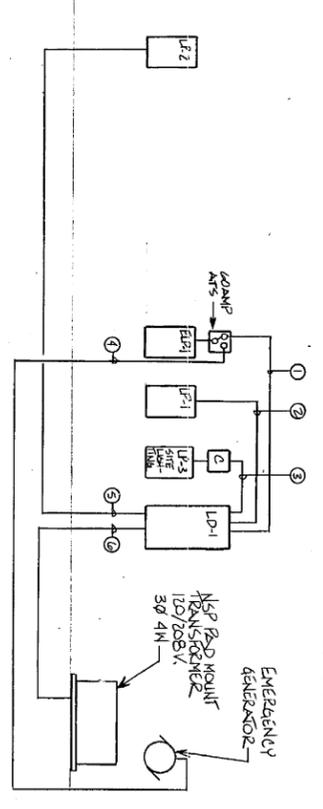
1. EMPTY CONDUIT RUN TO UTILITY ROOM STUBBED UP NEAR TELEPHONE BOARD FOR FUTURE CRT.
2. EMPTY JUNCTION BOX FOR FUTURE CRT.
3. PUSH BUTTON CONTROL FOR GATE OPENERS FURNISHED AND WIRED BY OTHERS. PROVIDE JUNCTION BOX.
4. 3/4" EMPTY CONDUIT FOR CONTROL OF GATE OPENERS.
5. 1" EMPTY CONDUIT STUBBED OUT AND CAPPED PAST SIDEWALK.
6. DUPLEX RECEPTACLE MOUNTED 7'-6" ABOVE FINISHED FLOOR FOR EMERGENCY LIGHTING. REFER TO SHEET E-3 LIGHTING PLAN FOR WIRING AND CIRCUITING.
7. PUSH BUTTON CONTROL FOR ELECTRIC DOOR OPENERS. PROVIDE PUSH BUTTON, LOW VOLTAGE WIRING AND CONNECTION TO 24 VOLT AC STRIKE. VERIFY PUSH BUTTON LOCATION WITH ARCHITECT.
8. 24 VOLT AC ELECTRIC DOOR STRIKE PROVIDED BY GENERAL CONTRACTOR, CONNECTED BY DIVISION 16.
9. 3/4" EMPTY CONDUIT FOR FUTURE CRT USE.
10. 3/4" EMPTY CONDUIT STUBBED OUT IN UTILITY ROOM FOR RADIO CONTRACTOR. VERIFY LOCATION OF STUB-OUT WITH GENERAL CONTRACTOR.
11. PLUG MOLD MOUNTED UNDER COUNTER. WIREMOLD 2100 WITH RECEPTACLES 18" O.C. ALTERNATE CIRCUITS.
12. RACEWAY FOR TELEPHONE AND CRT CABLES. WIREMOLD G-3000. PROVIDE OUTLET PLATES FOR SIX CABLES. MOUNT ABOVE POWER PLUG MOLD.
13. JUNCTION BOX FOR RADIO.
14. DUPLEX RECEPTACLE MOUNTED AT 7'-6" FOR CCTV. CCTV FURNISHED BY OWNER.
15. MAKE CONNECTION TO GARAGE DOOR OPENER. INSTALL AND CONNECT GARAGE DOOR CONTROLLER AT 48" (OPENER AND CONTROLLER FURNISHED BY OTHERS).
16. 120 TO 24 VOLT AC TRANSFORMER MOUNTED ABOVE CEILING. TRANSFORMER TO BE 120 VOLT AC AND SHALL POWER 3 ELECTRICAL DOOR STRIKES. PROVIDE LOW VOLTAGE WIRING (CONCEALED IN CONDUIT).
17. 1" EMPTY CONDUIT RUN TO UTILITY ROOM STUBBED UP NEAR TELEPHONE BOARD FOR TELEPHONE USE.

18. 3/4" EMPTY CONDUIT FOR TELEPHONE USE.
19. FLOOR BOXES SHALL BE FLUSH. CONCRETE TIGHT WITH ADJUSTMENT SCREWS AND CARPET FLANGE. FINISH PLATE SHALL BE BRASS. BOXES SHALL BE 2, 3 OR 4 GANGS AS REQUIRED. STEEL CITY OR EQUAL.
20. 1" PVC CONDUIT EXTENDED UNDER GROUND TO THE TELEPHONE TERMINAL BOARD IN UTILITY ROOM 114.
21. PROVIDE 3/4" TELEPHONE MOUNTING BOARD.
22. ~~3/4" PVC CONDUIT~~ ~~FOR THE~~ ~~TELEPHONE~~ ~~BOARD~~ ~~IN~~ ~~UTILITY~~ ~~ROOM~~ ~~114~~.
23. PROVIDE AND INSTALL A EMERSON QF 3042 W ANTIQUE WHITE DELTA FAN, 50" DIAM.

- GENERAL NOTES TO SHEET E-1
- A. PROVIDE PULL STRING IN ALL EMPTY CRT AND TELEPHONE CONDUITS.
  - B. MOUNT BOTTOM OF OUTLET BOXES 8" ABOVE FINISHED FLOOR EXCEPT IN ROOMS WHERE BOTTOM OF OUTLET BOX IS ABOVE FINISHED FLOOR OR WHERE OTHERS PROVIDE BOTTOM OF OUTLET BOXES IN DELTA VENT TO BE RUN ON TOP OF DELTA DECK PERPENDICULAR TO STRUCTURE.

#	QUANTITY	CONDUCTOR SIZE	ANGLE #/6
1	4	1"	ANGLE #/6
2	4	2"	ANGLE #/10
3	4	1 1/2"	ANGLE #/4
4	4	2 1/2"	ANGLE #/10
5	4	3 1/2"	ANGLE #/10

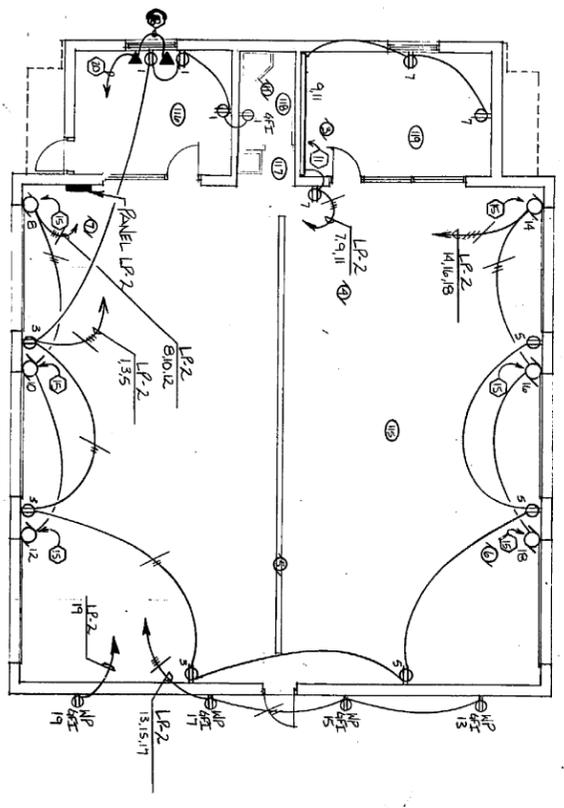
GARAGE ROOM 115 OFFICE ROOM 110



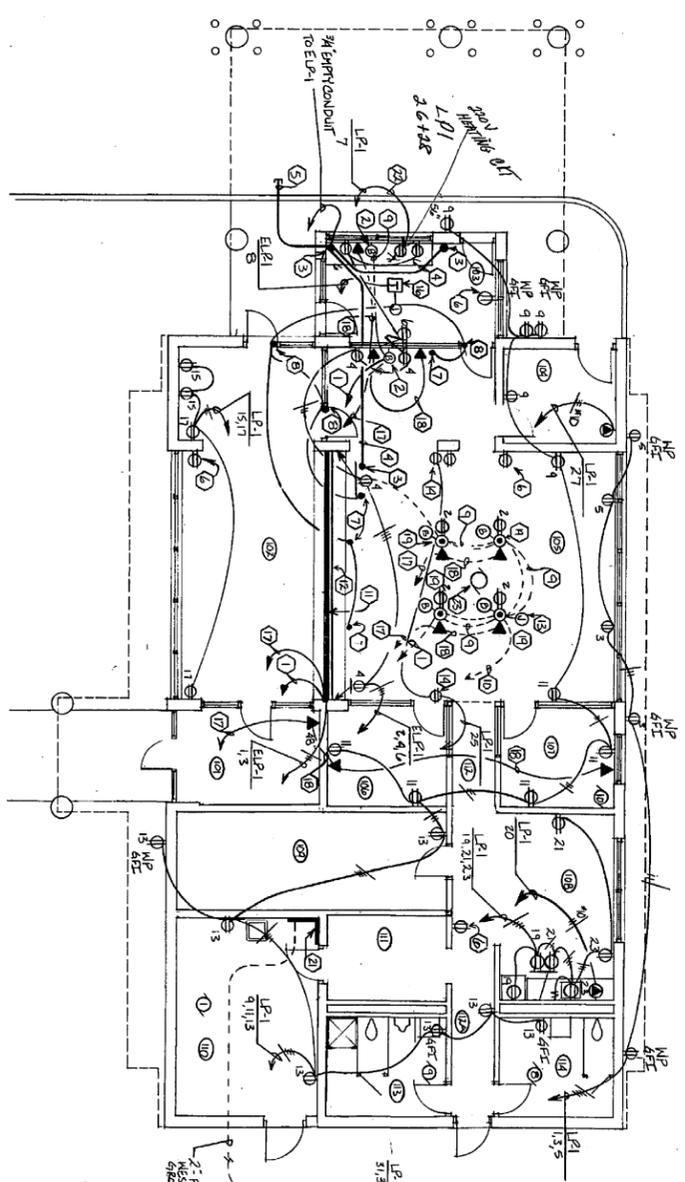
NOTE: EMERGENCY GENERATOR AND ATS ARE INCLUDED IN AUTOMATIC E-1.

MICHAUD COOLEY ERICKSON & Associates, Inc. Consulting Engineers 612/339-4041 SUITE 1525 625 FOURTH AVENUE SOUTH MINNEAPOLIS, MINNESOTA 55415

MINNEAPOLIS IMPOUND FACILITY

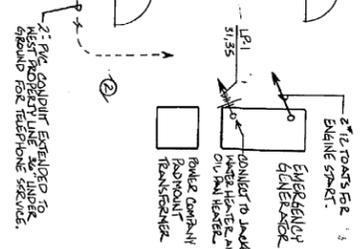


FLOOR PLAN - FORENSICS GARAGE SCALE: 1/8" = 1'-0" NORTH



FLOOR PLAN - IMPOUND OFFICE SCALE: 1/8" = 1'-0" NORTH

RISE R DIAGRAM



**GRISWOLD RAUMA EGGE OLSON ARCHITECTS**  
 830 Shelard Tower Wayzata Blvd. at County Rd. 18  
 Minneapolis, Minnesota 55426 612-544-2777

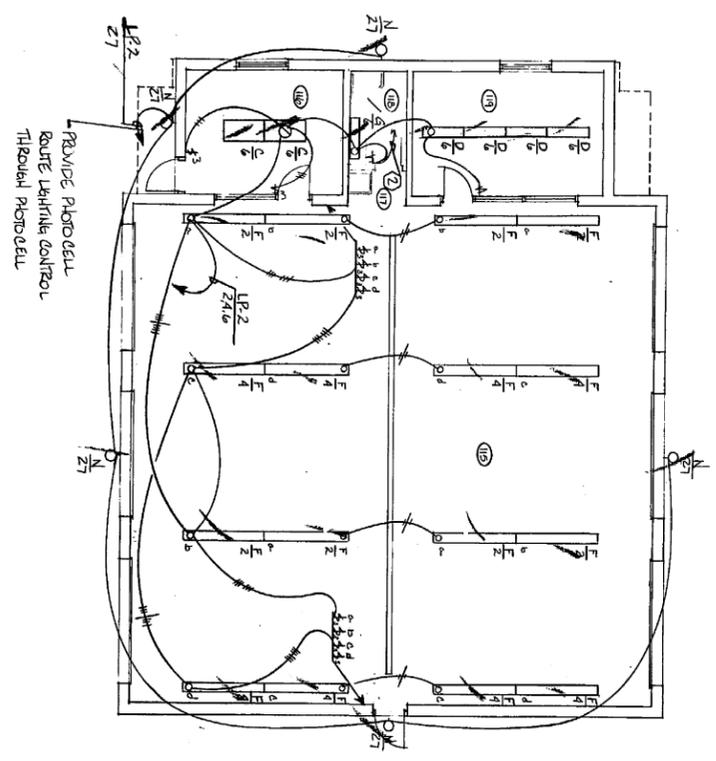
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am duly Registered under the laws of the State of Minnesota.  
 Date 10-2-86 Reg. No. 7515

POWER PLAN IMPOUND OFFICE & GARAGE

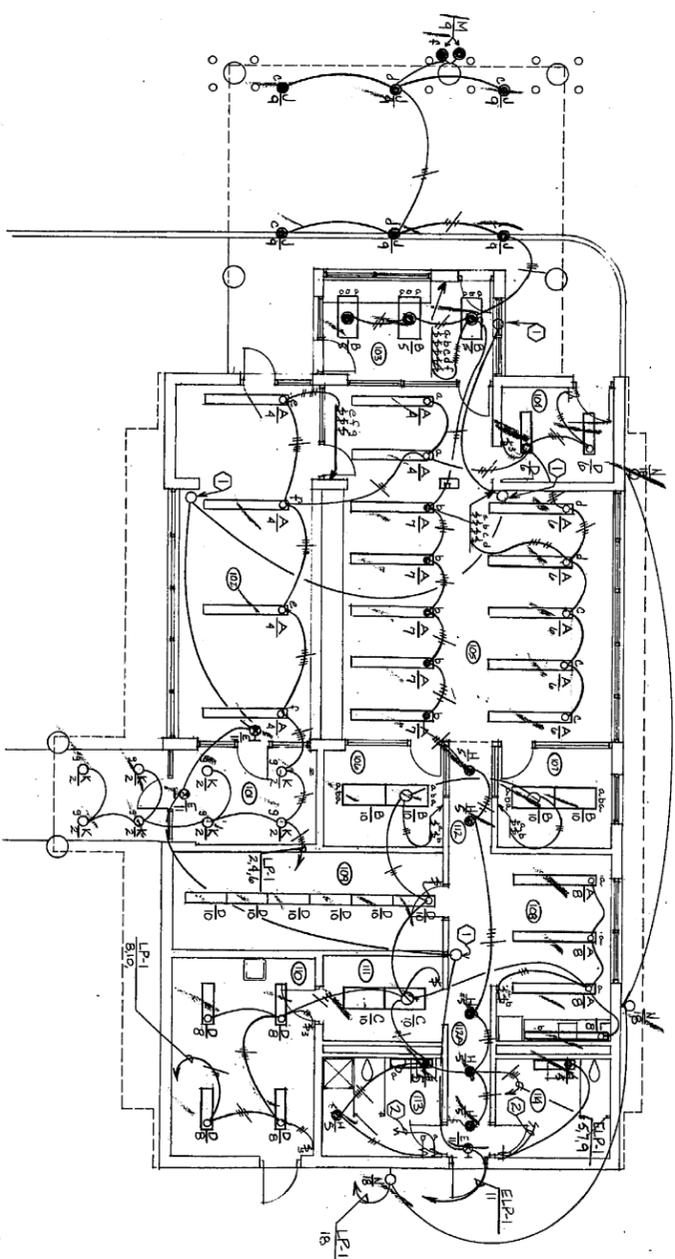
Revision/Issue Date

- ELECTRICAL NOTES TO SHEET E-2
1. CONNECT WIRING TO DUPLEX RECEPTACLE FOR EMERGENCY LIGHTING. EMERGENCY LIGHTING PACK PROVIDED BY OWNER.
  2. CONNECT TO EXHAUST FAN. REFER TO SHEET E-2 FOR LOCATION OF FAN.

GENERAL NOTES TO SHEET E-2  
 A. CONDUIT RUNS IN DESIGNATE VALUUS TO SET PLAIN ON TOP OF DESIGNATE DECK PERPENDICULAR TO STRUCTURES.



FLOOR PLAN - FORENSICS GARAGE  
 SCALE: 1/8" = 1'-0"  
 NORTH



FLOOR PLAN - IMPOUND OFFICE  
 SCALE: 1/8" = 1'-0"  
 NORTH

MICHAUD  
 COOLEY  
 ERICKSON  
 & Associates, Inc.  
 Consulting Engineers (612)339-4941  
 SUITE 1325 625 FOURTH AVENUE SOUTH MINNEAPOLIS, MINNESOTA 55415



<b>E-2</b>	<b>GRISWOLD RAUMA EGGE OLSON ARCHITECTS</b>	I hereby certify that this plan, specification or report was prepared by me, or under my direct supervision and that I am duly registered under the laws of the State of Minnesota. <i>Paul A. Juntella</i> Date 10-2-86 Reg. No. 9815	<b>LIGHTING PLAN</b>	Revision/Issue Date
	830 Shelard Tower Wayzata Blvd. at County Rd. 18 Minneapolis, Minnesota 55426 612-544-2777		<b>IMPOUND OFFICE &amp; GARAGE</b>	

**MINNEAPOLIS  
 IMPOUND FACILITY**