

Exhibit A

Ordinance Permit 20250020302



SAINT PAUL
PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS
SEAN KERSHAW, DIRECTOR

25 West 4th Street, 1500 City Hall Annex
Saint Paul, MN 55102
Tel: 651-266-6100 | Fax: 651-266-6222

Certificate of Compliance

I hereby certify that work completed under this Ordinance Permit and materials provided for installation conform to the appropriate specifications and provisions of the current State of Minnesota Department of Transportation *Standard Specifications for Construction* and the Department of Public Works, City of Saint Paul, Minnesota, *Standard Supplemental Specifications for Construction*, as amended, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

The Heights - Lighting System B Phase 1 - OP 19 - 20250020302

Project Description

License No. 59517

10-9-2025

(Signature and License No.)

Date

Bolton and Menk for Saint Paul Port Authority

Organization (Print)



CITY OF ST PAUL
Department of Public Works
25 West 4th Street
1500 City Hall Annex
Saint Paul, MN 55102

ORDINANCE PERMIT

OFFICE USE ONLY

Application No. _____
Application Date _____
SPR File # _____
Permit No. _____

Type of Permit:

- | | | |
|--|---|--|
| ☐ 01 Roadway | ☐ 04 Storm Sewer Collection | ☐ 07 Sanitary Sewer Special |
| ☐ 02 Sidewalk | ☐ 05 Storm Sewer Treatment | ☐ 08 Retaining Wall |
| ☐ 03 Traffic Appurtenances Including Signals,
Lighting, EV Infrastructure, Signing, Striping | ☐ 06 Sanitary Sewer Collection | ☐ 09 Bridge |

Phase:

Location (Street On, From/To, and Adjacent Lots/Blocks):

Description of Work: [Include the description provided in the permit application and all subsequent amendments or revisions, which are hereby incorporated by reference.]

Applicant Contact Person:

Contact Person Title:

Contact Person Telephone:

Contact Person Email:

Bond Co.:

Bond Amount:

Bond No.:

Insurance Co.:

Insurance Certificate No.:

Permit Conditions:

This permit is issued with the stipulation that the work of the permittee and related agents, employees and contractors shall conform in all respects to the City of Saint Paul Department of Public Works Ordinance Permit Process Document and the Department of Public Works List of Applicable Standards & Specifications. The permit shall be available for display at the site referred to herein and shown to any Police Officer or Inspector upon demand and does not authorize or allow for interference with the work of any Contract made or to be made with the City of Saint Paul.

**THIS PERMIT MAY BE REVOKED AT ANY TIME
BY THE DIRECTOR OF PUBLIC WORKS**

A PERMIT FOR THE ABOVE DESCRIBED CONSTRUCTION IS AUTHORIZED BY:

David Kuebler

Signature

Title

Date

Printed Name

PERMIT NUMBER _____

ITEMS TO BE COMPLETED PRIOR TO ACCEPTANCE OF INFRASTRUCTURE AND RELEASE OF PERMIT

Prior to acceptance of any infrastructure and release of City permits, the following items must be completed to the satisfaction of the City:

- ☒ Corrective (punch list) work completed;
 - ☐ Original reproducible CAD and PDF as-built plans, signed by the Engineer of Record, provided to Public Works; Submittal of final copies of Metropolitan Council Environmental Services and MN Pollution Control Agency Permits (Sewer Extension, SAC Determination, etc.);
 - ☒ Full compliance with project Quality Management Plan or other document(s) governing quality management and quality assurance;
 - ☐ Documentation of compliance with all applicable City and non-City requirements including, but not limited to: City Public Works Right-of-Way office, Minnesota Pollution Control Agency, Capitol Region Watershed District, Ramsey-Washington Metro Watershed District.
- NA ☐ Documentation of roadway material test results at compaction of subgrade, grading and base, plant mix design report, insitu strength;
- NA ☐ Video provided to the City of all sanitary sewer mains and laterals, storm sewer mains and laterals, and any structural BMP's (pipe galleries, draintile, sediment control structures, weir structures, etc.) installed under any permit;
- NA ☐ Sewer Permit drawings provided to the City for paving connections or stubs installed for the purposes of providing service to private development(s). Sewer Permit drawings are in addition to Private Service Lateral Permit Drawings;
- ☒ Documentation that Public Works was notified for signal and lighting inspection of pole field layouts (staking), installed conduits and foundations, installed poles and wiring, signal head positioning, and signal phasing/detection verification;
- NA ☐ For infrastructure within parks: Documentation that the Parks Department has been notified of completion status;
- NA ☐ All applicable operation and maintenance manuals provided to Public Works; and
- ☒ Certificate of Compliance signed by Engineer of Record and provided to the City.

RELEASE OF PERMIT:

Permit No. _____ Council Res. No. _____ Permit Date _____

Release Authorized by _____ Title _____

System B - "Phase 1"

6



SCALE: AS SHOWN
DESIGN BY: PJM
PLAN BY: DEH
CHECK BY: PTH

REVISIONS			
NO.	DATE	DESCRIPTION	100 % PLAN COMMENTS
6	09/23/2024		

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PAUL HORNBY, P.E.
DATE: 03/29/2024 LIC. NO. 23359

OVERALL
LIGHT PLAN

INFRASTRUCTURE PLANS FOR:
THE HEIGHTS
SAINT PAUL, MINNESOTA

Saint Paul
Port Authority
400 Wabasha Street North
Suite 240
St Paul, Minnesota 55102
Phone 612-224-5686

WSB PROJECT NO.
013987-000

291A OF 451

LEGEND

- PROPOSED BITUMINOUS ROAD
- PROPOSED MILL AND OVERLAY
- PROPOSED BITUMINOUS TRAIL
- PROPOSED CONCRETE WALK/DRIVEWAY
- NATURAL TRAIL SURFACE
- PROPOSED BOARDWALK
- DISTRICT STORMWATER
- WETLAND BUFFER AREA
- MAINTENANCE ACCESS ROUTE
- PROPOSED LIGHT POLE
- PROPOSED CONDUIT HAND HOLE
- CONSTRUCTION LIMITS
- DELINEATED WETLAND BOUNDARY
- MINIMUM REQUIRED WETLAND BUFFER
- LIMITS OF MITIGATION AREA

NOTES

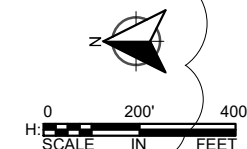
- STREETSCAPE AMENITY LAYOUT REFER TO L300 LANDSCAPE AMENITIES PLAN.
- LANDSCAPE PLANTING LAYOUT AND DETAILS REFER TO LANDSCAPE PLAN.

SITE PLAN NOTES

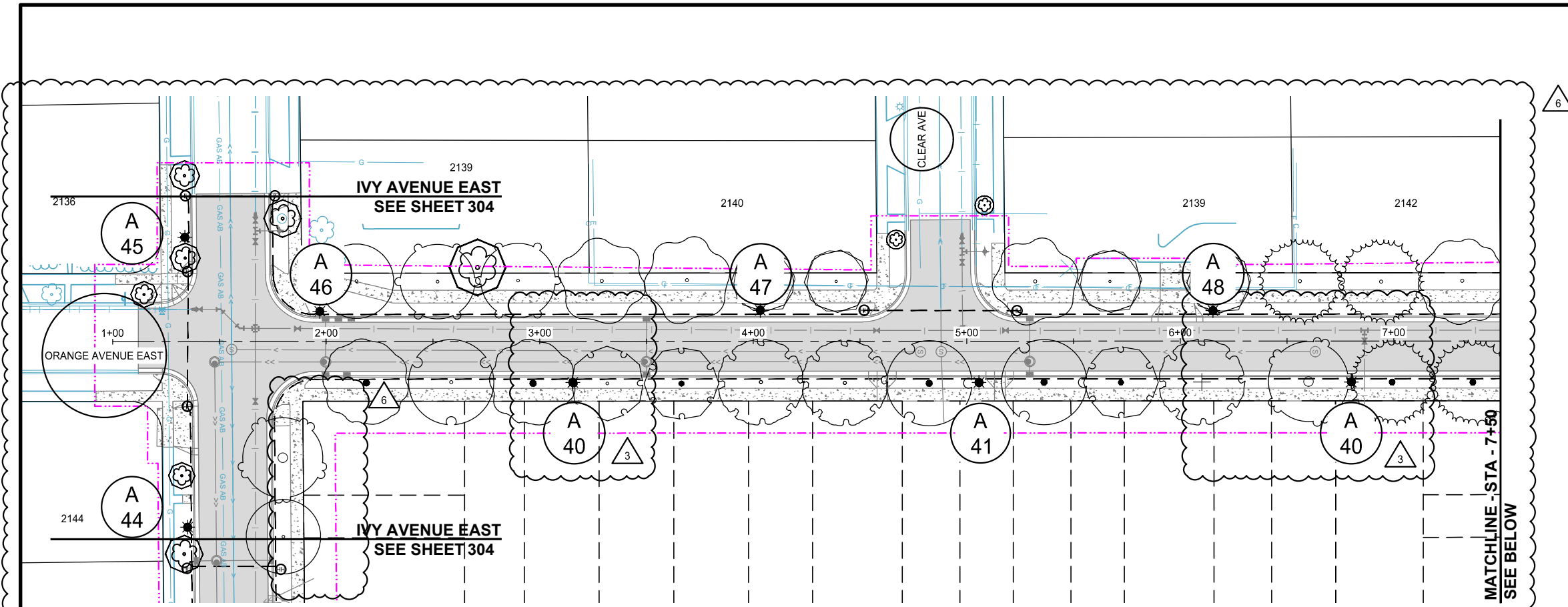
- EXISTING SITE INFORMATION WAS TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY LOUCKS CIVIL ENGINEERING & LAND SURVEYING DATED 08-17-2022. ACTUAL FIELD CONDITIONS MAY VARY.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND REQUIREMENTS OF THE DETAILED SPECIFICATIONS.
- OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PAY ALL PERMIT AND OTHER ASSOCIATED FEES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE EXECUTION OF WORK UNDER THIS CONTRACT.
- INSPECTION CONTACT: THE DEVELOPER SHALL CONTACT THE RIGHT OF WAY INSPECTOR TESHOM HALEMARIAM, 651-238-0681 (TWO WEEK PRIOR TO BEGINNING WORK) TO DISCUSS TRAFFIC CONTROL, PEDESTRIAN SAFETY AND COORDINATION OF ALL WORK IN THE PUBLIC RIGHT OF WAY. NOTE: IF NOTICE IS NOT PROVIDED TO THE CITY, ANY RESULTING DELAYS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- AS PART OF THE ROW PERMITTING PROCESS, TWO WEEKS BEFORE ANY WORK BEGINS THAT IMPACTS THE ROW IN ANY WAY THE DEVELOPER SHALL PROVIDE TO THE ROW INSPECTOR THE NAME AND CONTACT INFORMATION OF THE CONSTRUCTION PROJECT MANAGER OR CONSTRUCTION PROJECT SUPERINTENDENT. IF THIS INFORMATION IS NOT PROVIDED THERE MAY BE A DELAY IN OBTAINING PERMITS FOR THE WORK IN THE ROW. SAID DELAYS WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER.
- ENCROACHMENTS: PER CHAPTER 134 OF THE LEGISLATIVE CODE, NO PERSON SHALL CONSTRUCT AND MAINTAIN ANY PROJECTION OR ENCROACHMENT WITHIN THE PUBLIC RIGHT-OF-WAY.
- ORDERING OBSTRUCTION AND EXCAVATION PERMITS: CONTACT PUBLIC WORKS RIGHT OF WAY SERVICE DESK AT (651) 266-6151. IT IS STRONGLY RECOMMENDED THAT CONTRACTORS CALL FOR COST ESTIMATES PRIOR TO BIDDING TO OBTAIN ACCURATE COST ESTIMATES.
- OBSTRUCTION PERMITS: THE CONTRACTOR MUST OBTAIN AN OBSTRUCTION PERMIT IF CONSTRUCTION (INCLUDING SILT FENCES) WILL BLOCK CITY STREETS, SIDEWALKS OR ALLEYS, OR IF DRIVING OVER CURBS.
- EXCAVATION PERMITS: ALL DIGGING IN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT.
- FAILURE TO SECURE PERMITS: FAILURE TO SECURE OBSTRUCTION PERMITS OR EXCAVATION PERMITS WILL RESULT IN A DOUBLE-PERMIT FEE AND OTHER FEES REQUIRED UNDER CITY OF ST. PAUL LEGISLATIVE CODES.
- RIGHT OF WAY RESTORATION: RESTORATION OF ASPHALT AND CONCRETE PAVEMENTS ARE PERFORMED BY THE PUBLIC WORKS STREET MAINTENANCE DIVISION. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT TO THE CITY FOR THE COST OF THESE RESTORATIONS. THE CONTRACTOR SHALL CONTACT PUBLIC WORKS STREET MAINTENANCE TO SET UP A WORK ORDER PRIOR TO BEGINNING ANY REMOVALS IN THE STREET AT 651-266-9700. PROCEDURES AND UNIT COSTS ARE FOUND IN STREET MAINTENANCE'S "GENERAL REQUIREMENTS - ALL RESTORATIONS" AND ARE AVAILABLE AT THE PERMIT OFFICE.

NOTICE TO CONTRACTORS:

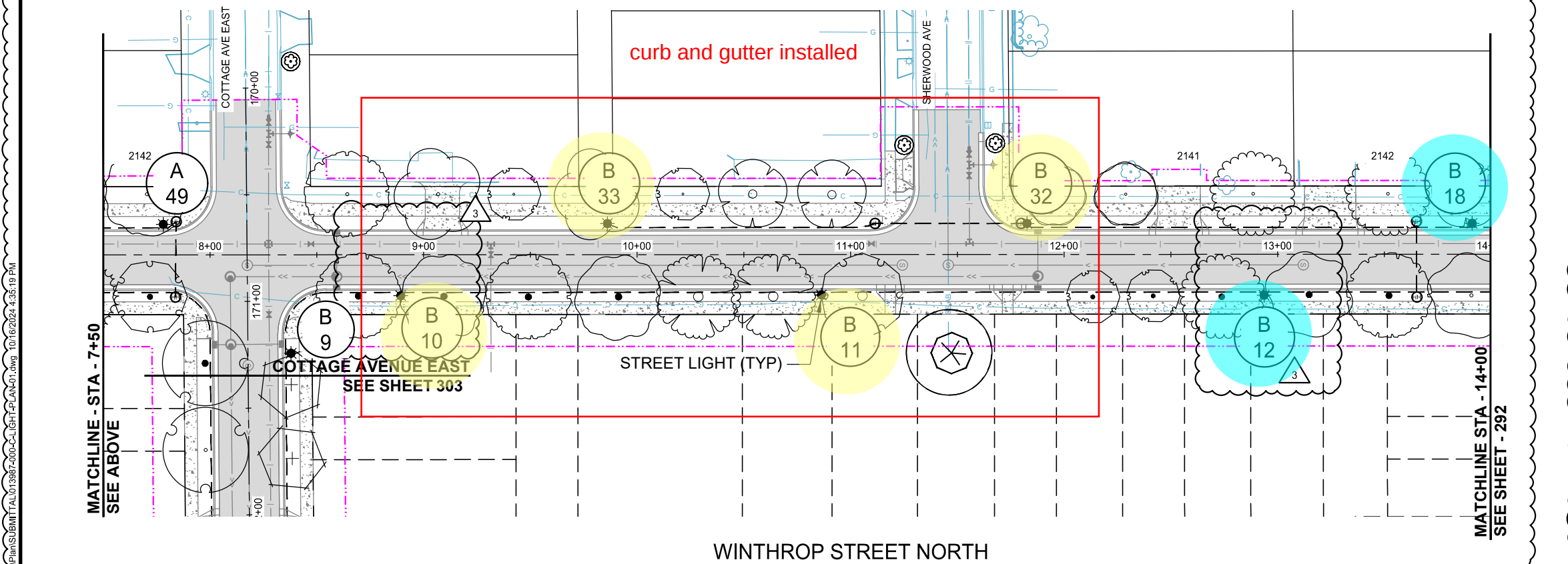
THE SUBJECT PROPERTY CONTAINS CONTAMINATED SOILS, SEDIMENTS AND OTHER MEDIA AS DEFINED BY BRAUN INTERTEC CORPORATION. A RESPONSE ACTION PLAN HAS BEEN PREPARED BY BRAUN INTERTEC CORPORATION DATED MARCH 1, 2022 (PROJECT NO. B1903316.00). ALL CONSTRUCTION WORK AND REMOVALS SHALL BE IN ACCORDANCE WITH "RESPONSE ACTION PLAN FOR: HILLCREST REDEVELOPMENT SITE", PREPARED BY BRAUN INTERTEC CORPORATION, DATED MARCH 1, 2022. REFER TO THE "RAP" FOR ADDITIONAL DETAIL AND SPECIFICATION.



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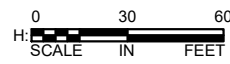
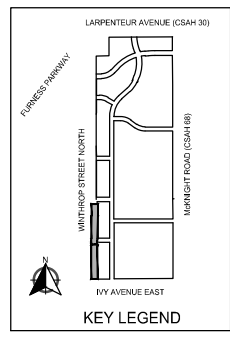
WINTHROP STREET NORTH



WINTHROP STREET NORTH

LEGEND

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- PROPOSED MILL AND OVERLAY
- PROPOSED BITUMINOUS TRAIL
- PROPOSED CONCRETE WALK/DRIVEWAY
- NATURAL TRAIL SURFACE
- PROPOSED BOARDWALK
- DUAL PORT EV CHARGING STATION BY OTHERS
- PROPOSED LIGHT POLE
- PROPOSED HAND HOLE
- PROPOSED LIGHTING FEED CABINET
- PROPOSED ELECTRICAL CONDUIT 1.5" NMC 3-1/C 6 AWG 1-1/C 14 AWG GROUND
- CONSTRUCTION LIMITS



wsb

SCALE: AS SHOWN
DESIGN BY: PJM
PLAN BY: DEH
CHECK BY: PTH

REVISIONS			
NO.	DATE	DESCRIPTION	100 % PLAN COMMENTS
3	03/29/2024	PLAN REVISIONS	
6	09/23/2024		

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PAUL HORNBY, P.E.
DATE: 03/29/2024 LIC. NO. 23359

LIGHTING PLAN

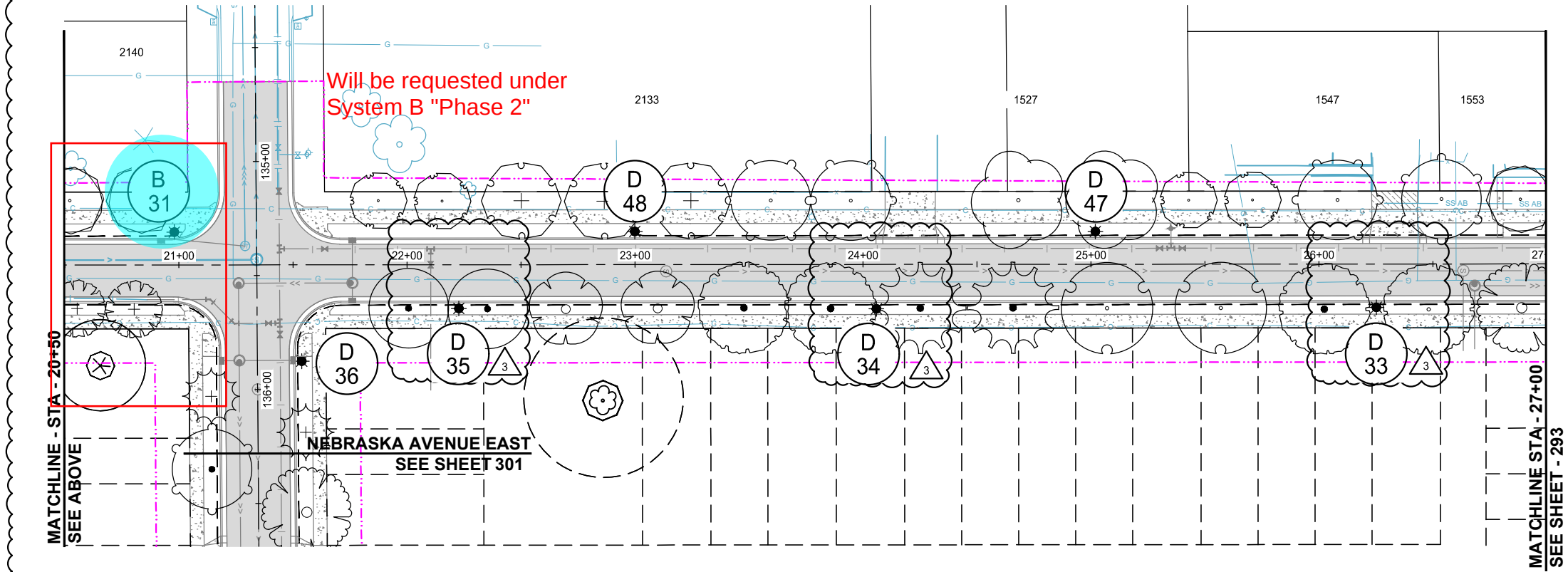
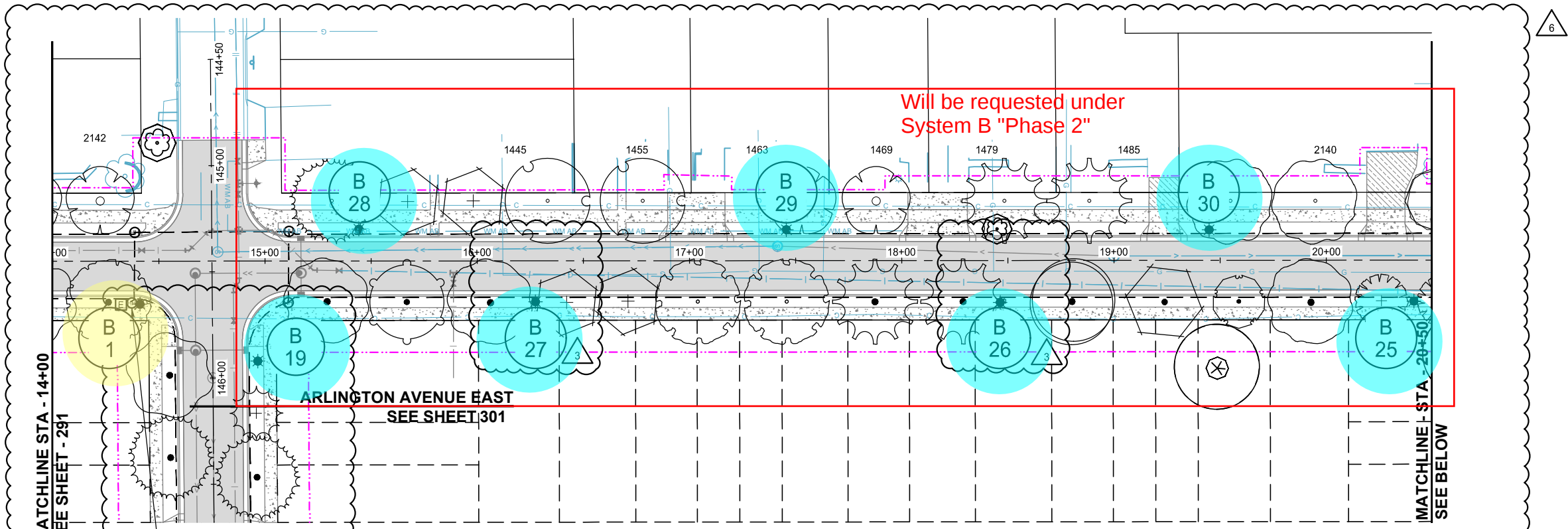
INFRASTRUCTURE PLANS FOR:
THE HEIGHTS
SAINT PAUL, MINNESOTA

**Saint Paul
Port Authority**
400 Wabasha Street North
Suite 240
St Paul, Minnesota 55102
Phone 612-224-5686

WSB PROJECT NO.
013987-000

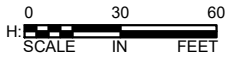
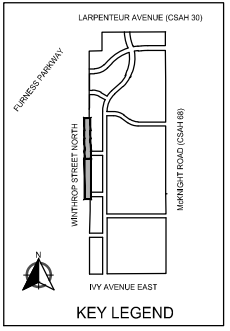
291 OF 451

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LEGEND

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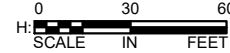
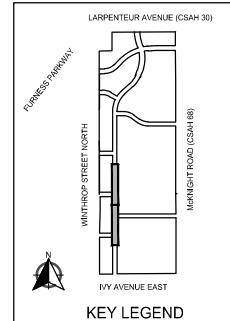
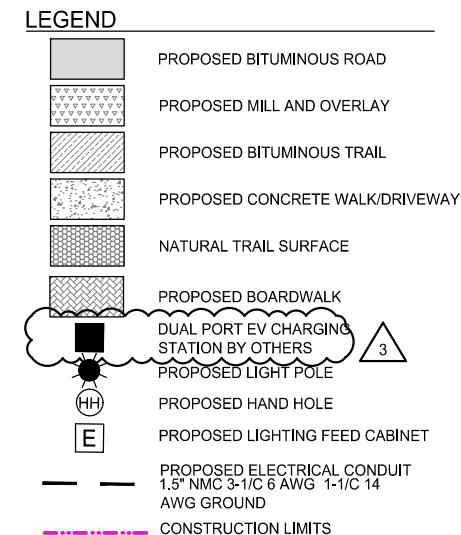
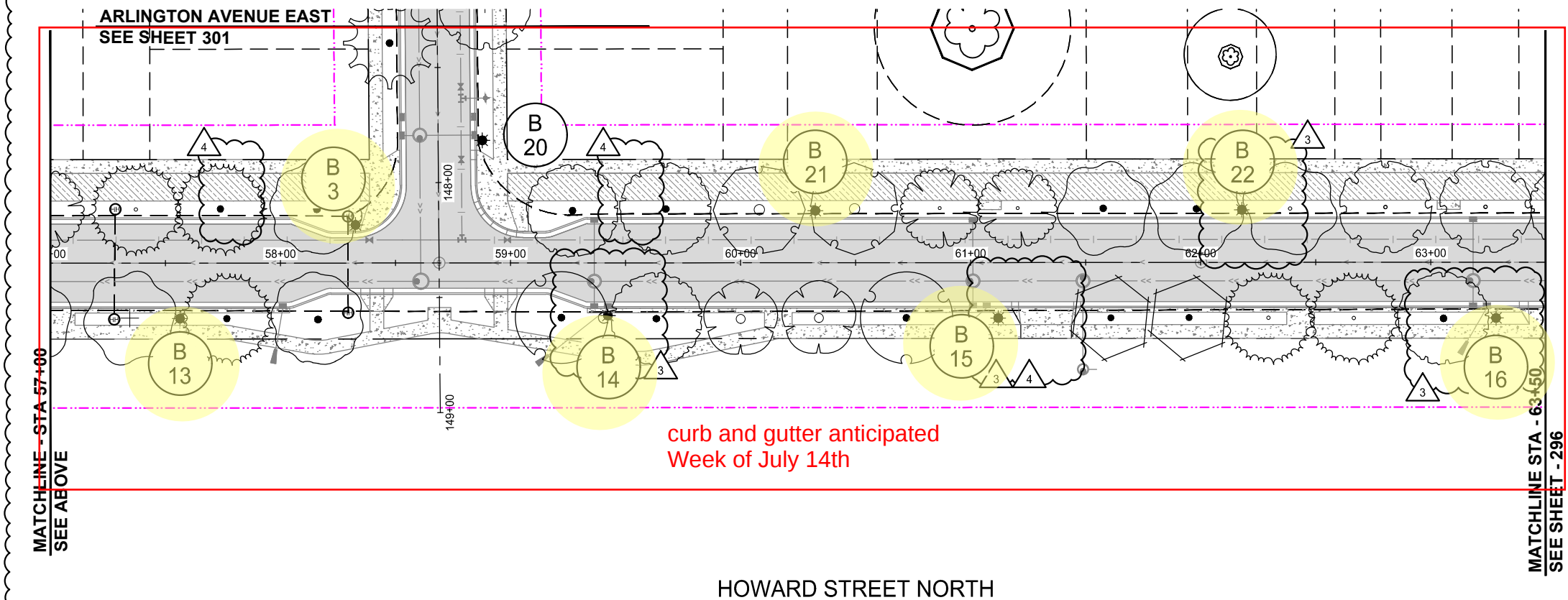
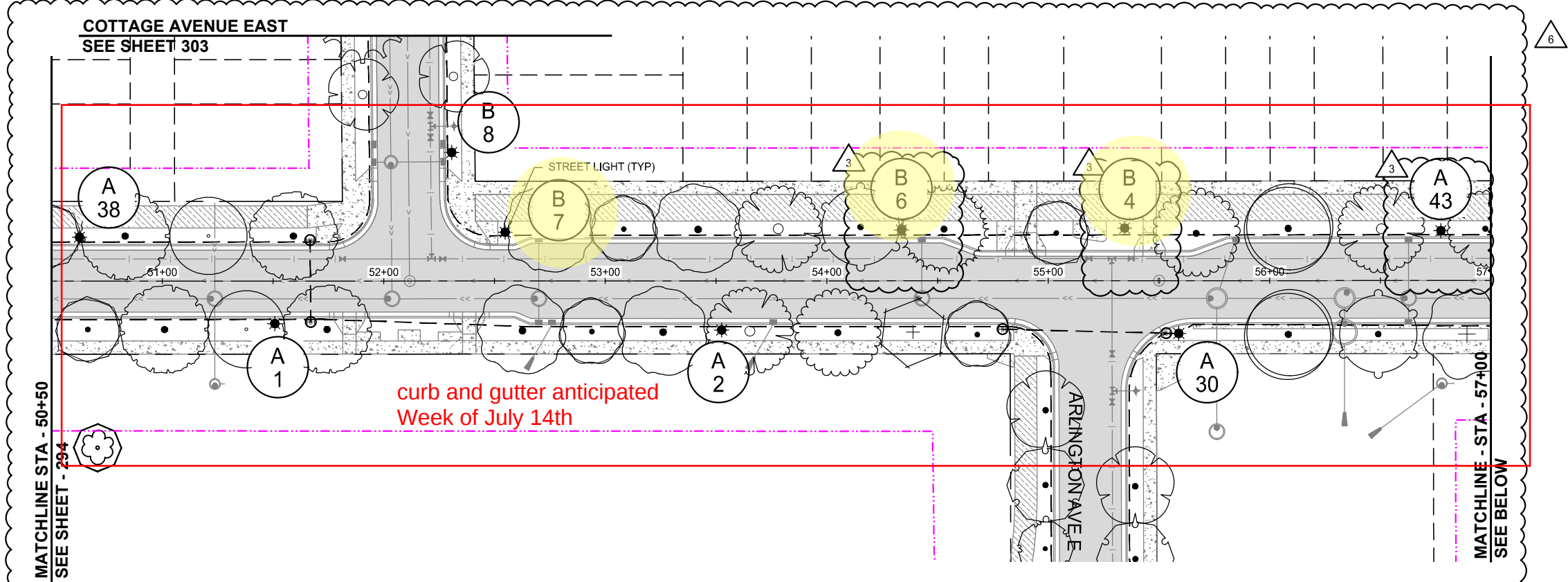
LIGHTING PLAN

INFRASTRUCTURE PLANS FOR:
THE HEIGHTS
SAINT PAUL, MINNESOTA

Saint Paul
Port Authority
400 Wabasha Street North
Suite 240
St Paul, Minnesota 55102
Phone 612-224-5686

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REVISIONS				
NO.	DATE	DESCRIPTION	PLAN REVISIONS	REVISION 4
3	03/29/2024			
4	06/19/2024			
6	09/23/2024			

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PAUL HORNEY, P.E.
DATE: 03/29/2024 LIC. NO. 23359

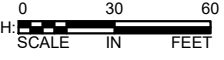
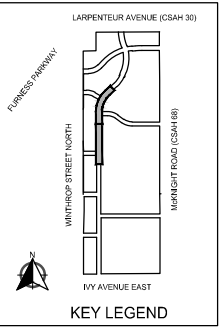
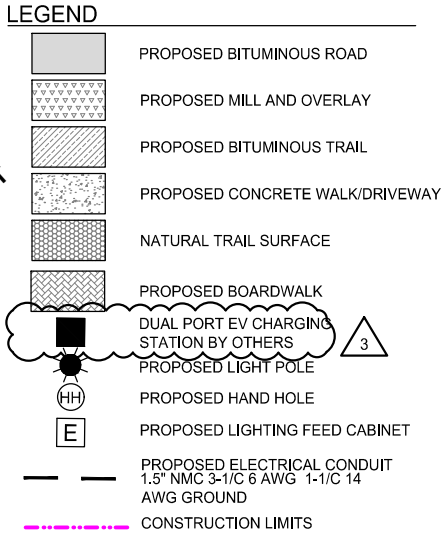
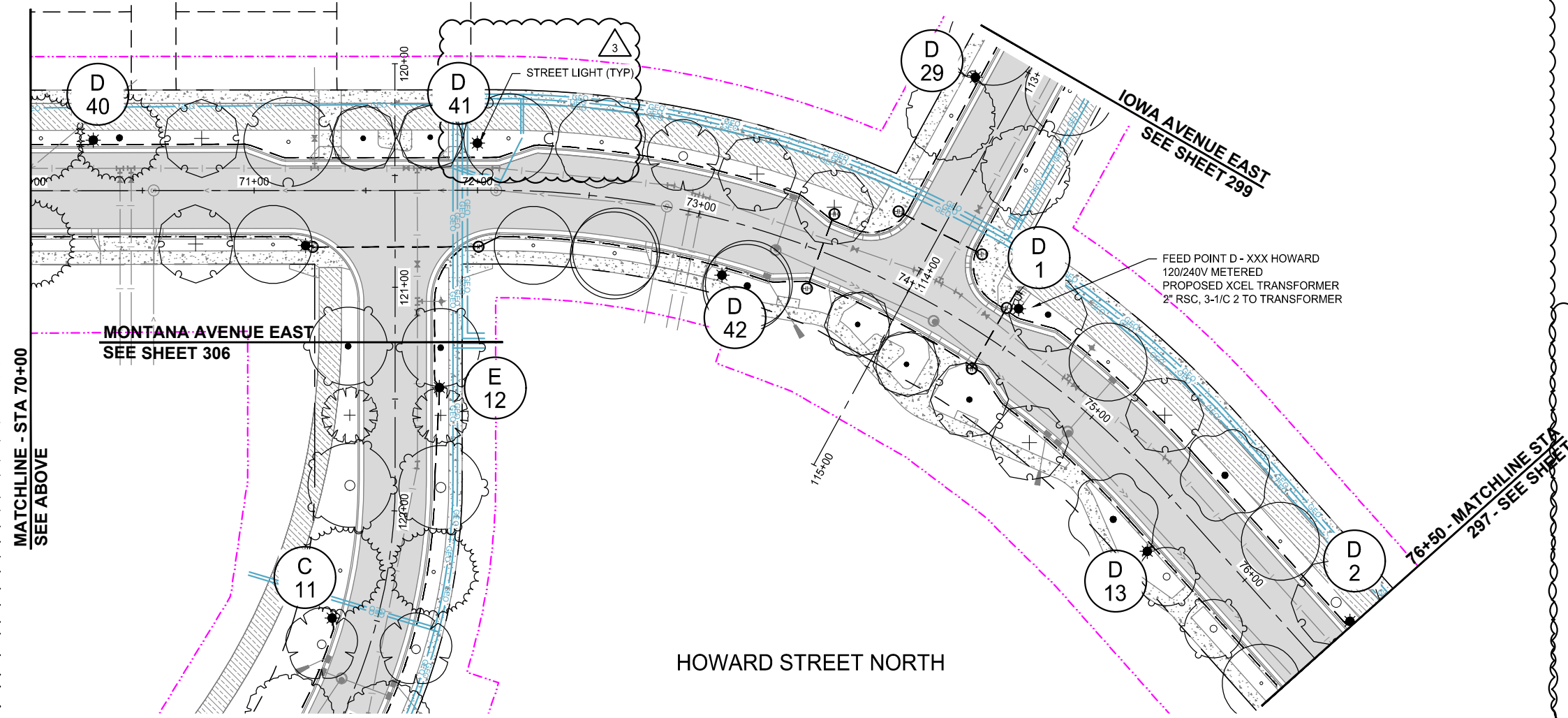
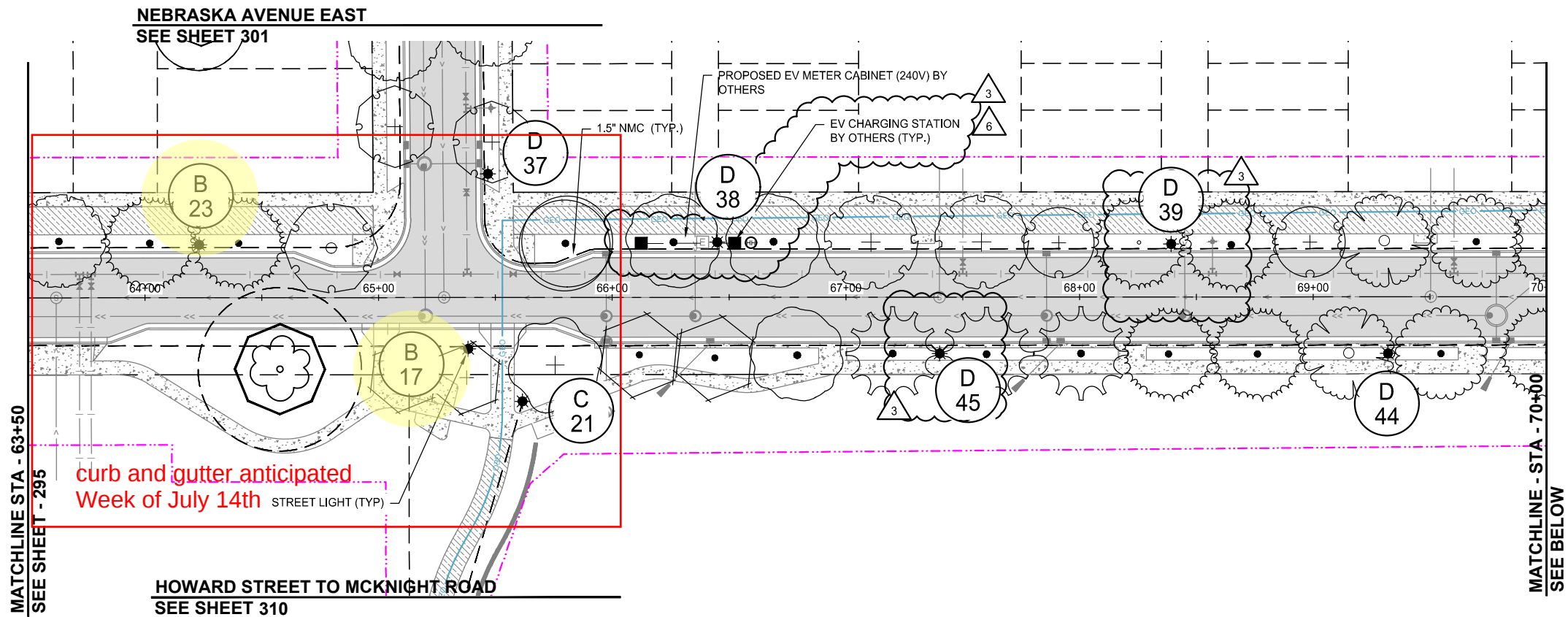
LIGHTING PLAN

INFRASTRUCTURE PLANS FOR:
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SCALE: AS SHOWN
DESIGN BY: PJM
PLAN BY: DEH
CHECK BY: PTH

REVISIONS		DESCRIPTION	PLAN REVISIONS	100 % PLAN COMMENTS
NO.	DATE			
3	03/29/2024			
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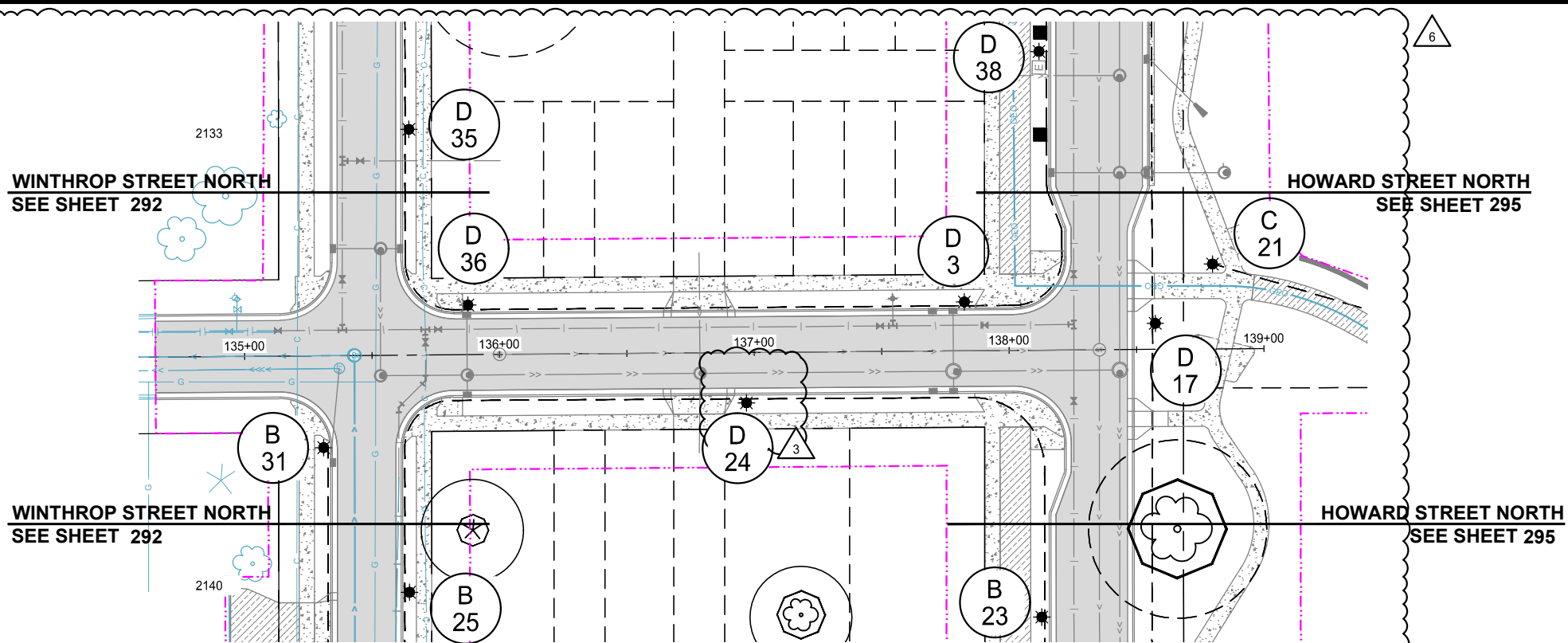
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SAINT PAUL, MINNESOTA

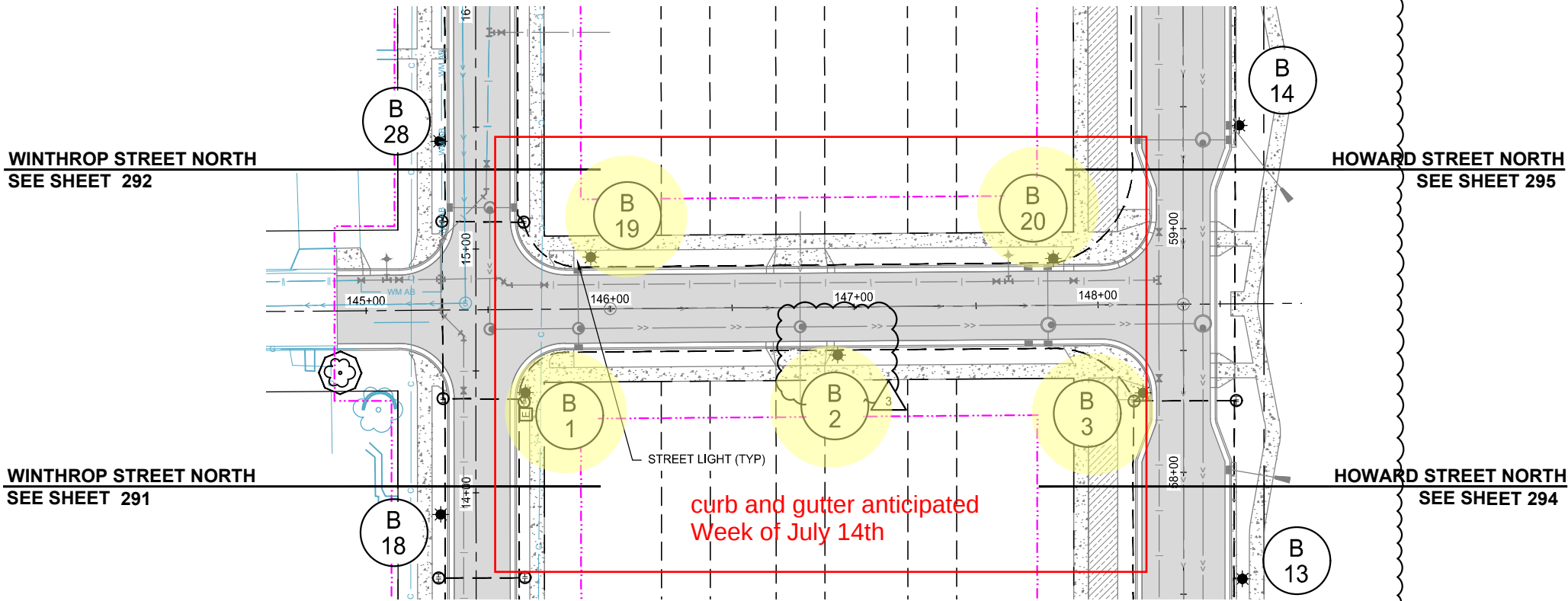
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NEBRASKA AVENUE EAST



ARLINGTON AVENUE EAST

LEGEND

- PROPOSED BITUMINOUS ROAD
- PROPOSED MILL AND OVERLAY
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SAINT PAUL, MINNESOTA

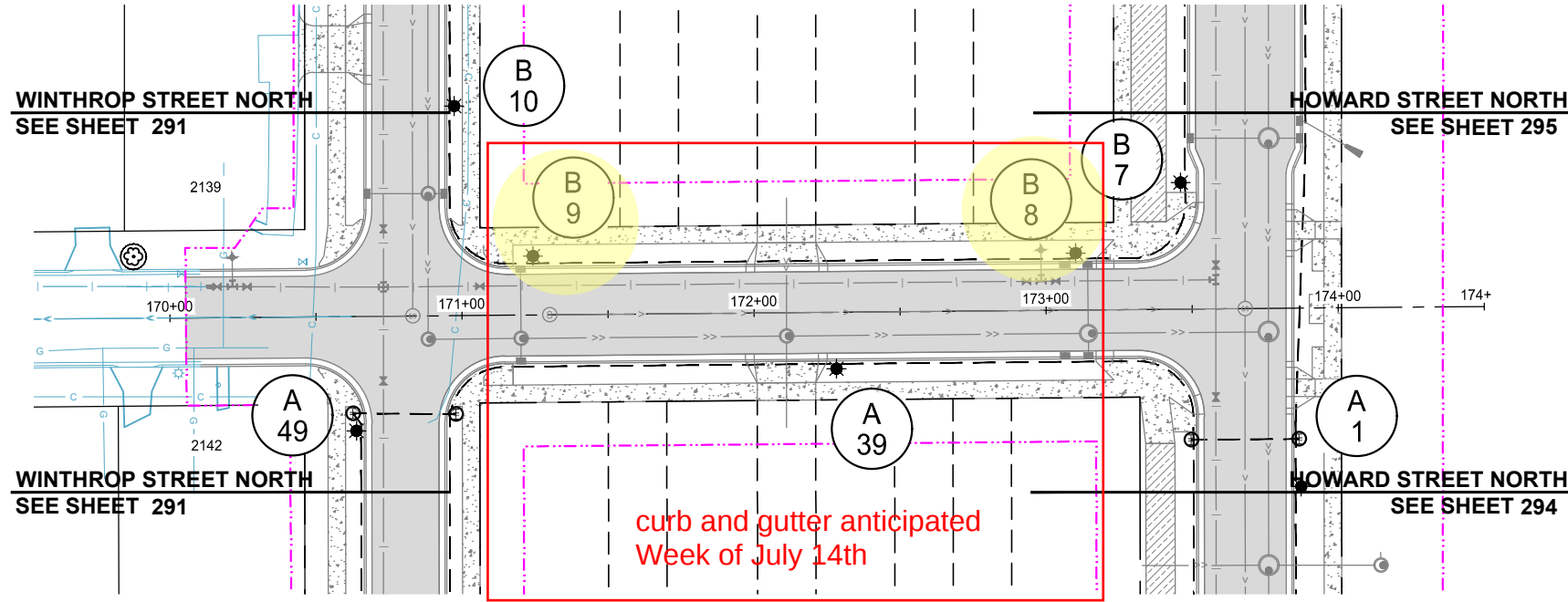
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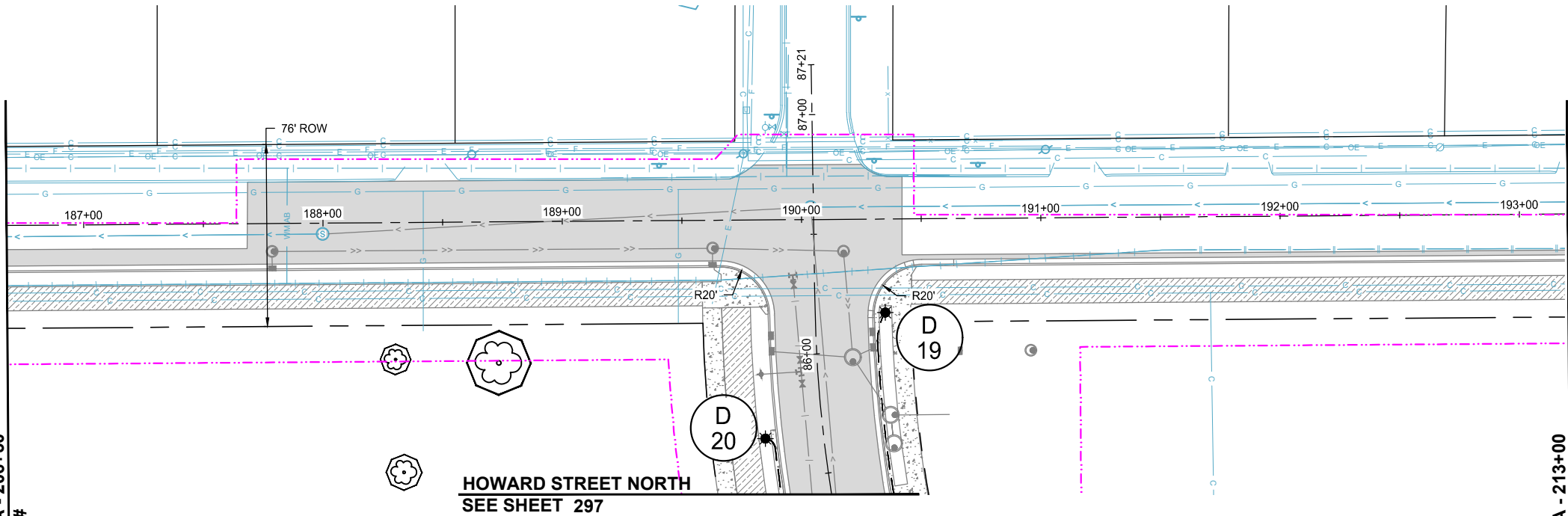
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MATCHLINE STA - 206+50
SEE SHEET - ###

MATCHLINE STA - 213+00
SEE SHEET - 304



COTTAGE AVENUE EAST



LARPENLEUR AVENUE (CSAH 30)

LEGEND

- PROPOSED BITUMINOUS ROAD
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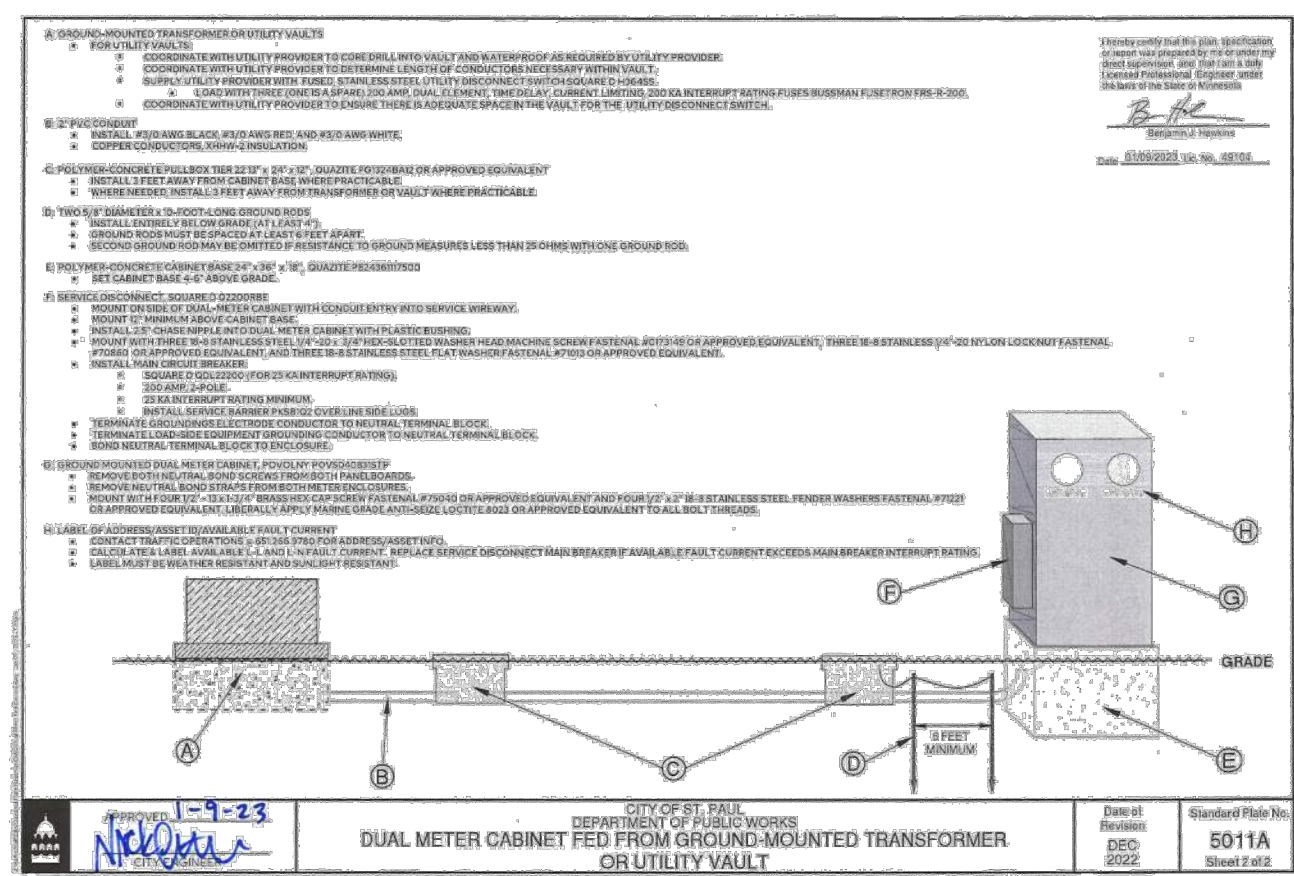
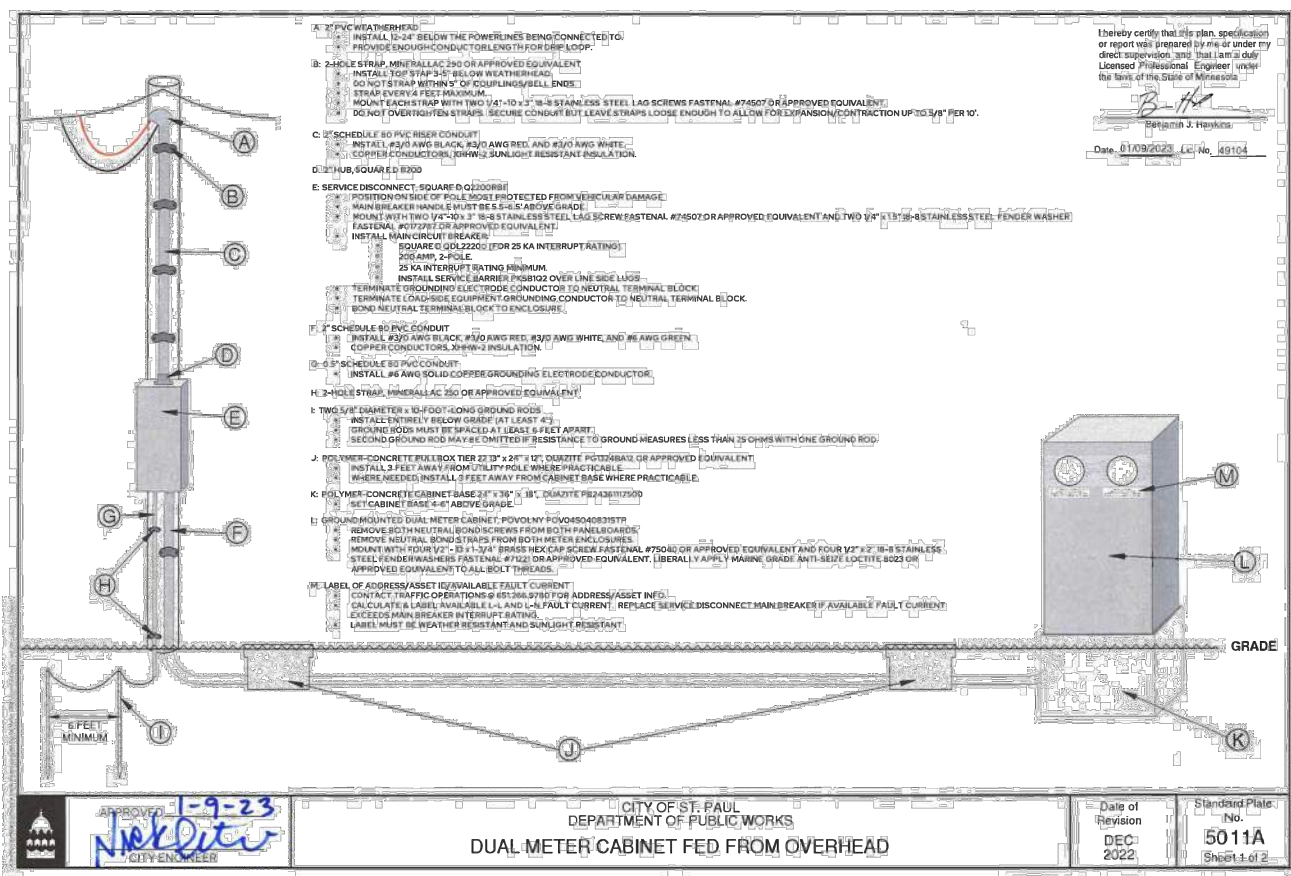
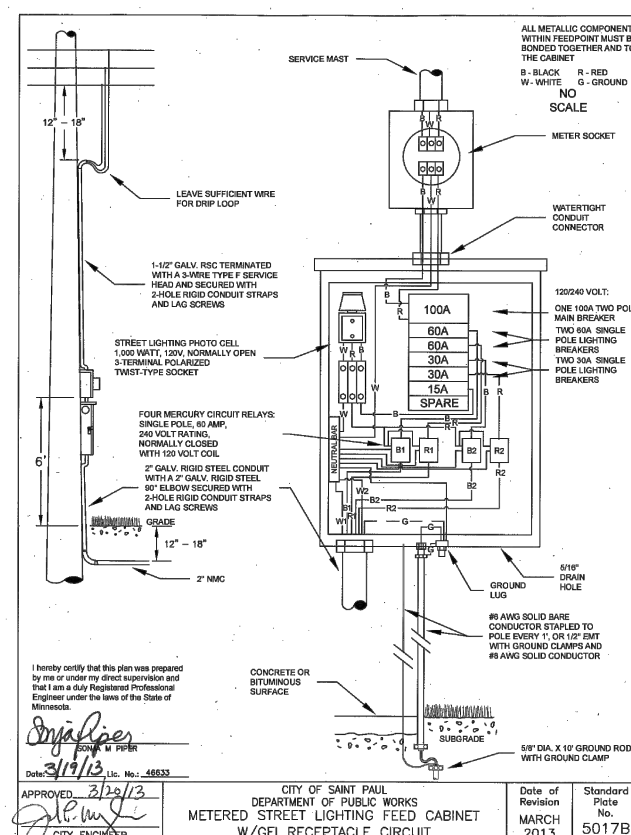
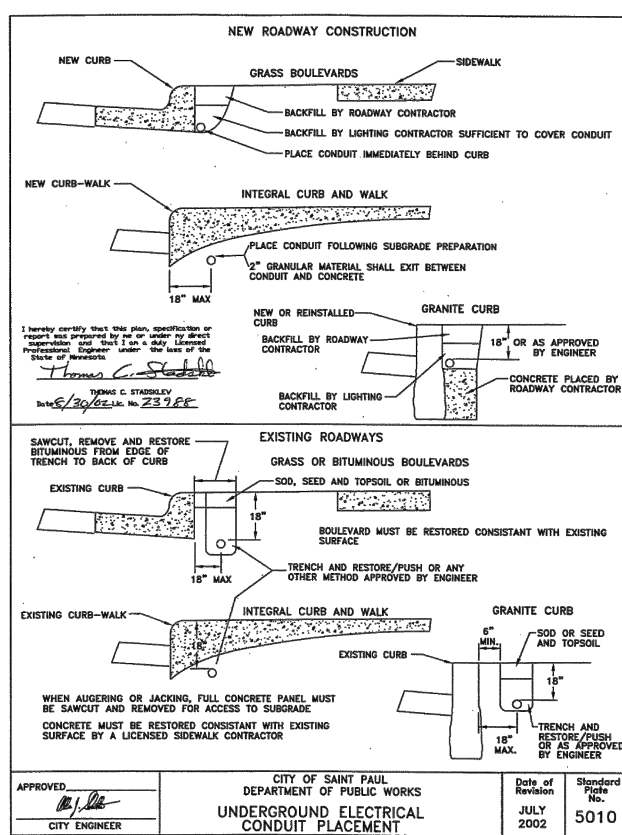
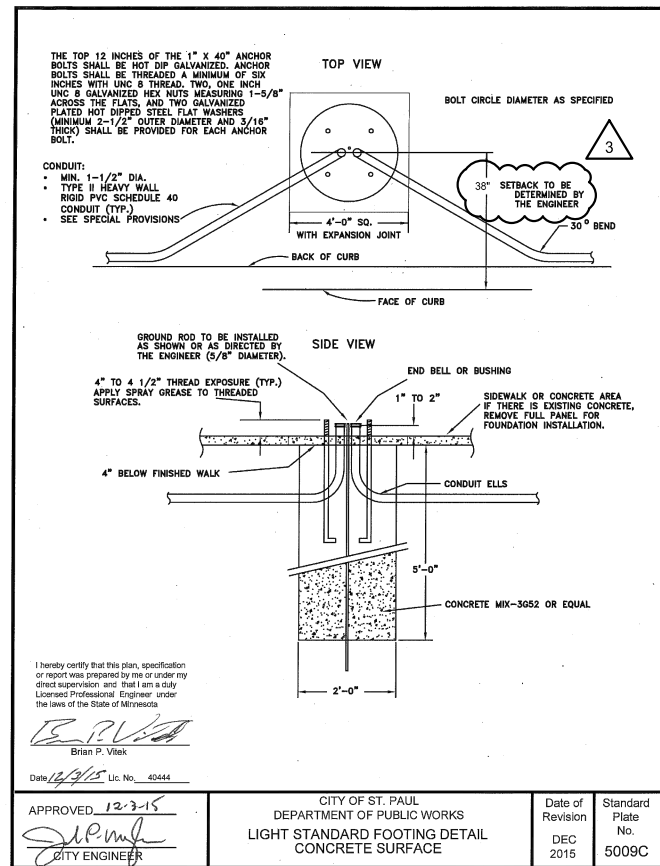
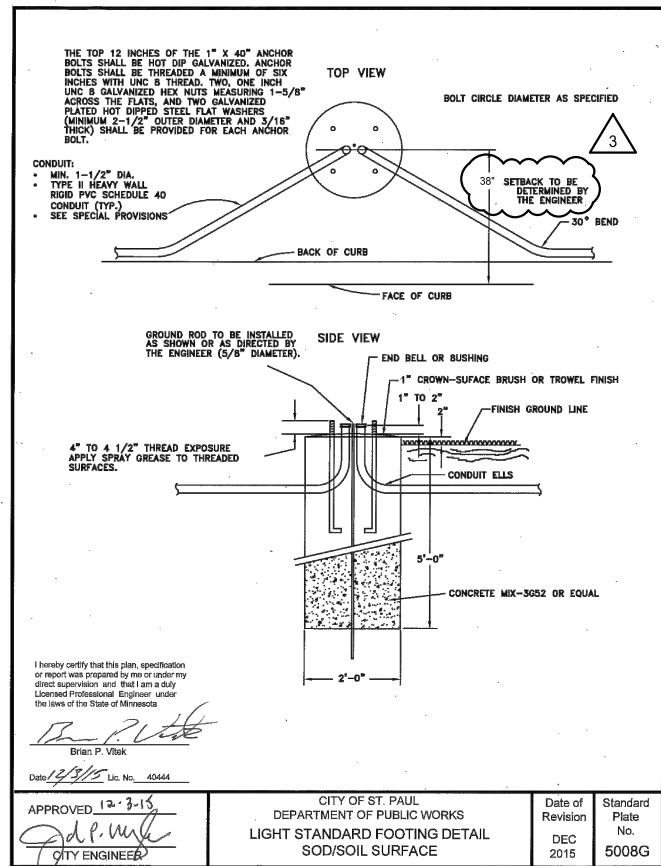
REVISIONS

NO.	DATE	DESCRIPTION
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Suite 240
St Paul, Minnesota 55102
Phone 612-224-5686

WSB PROJECT NO.
013987-000

REVISIONS	
NO.	DATE DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PAUL HORNBY, P.E.

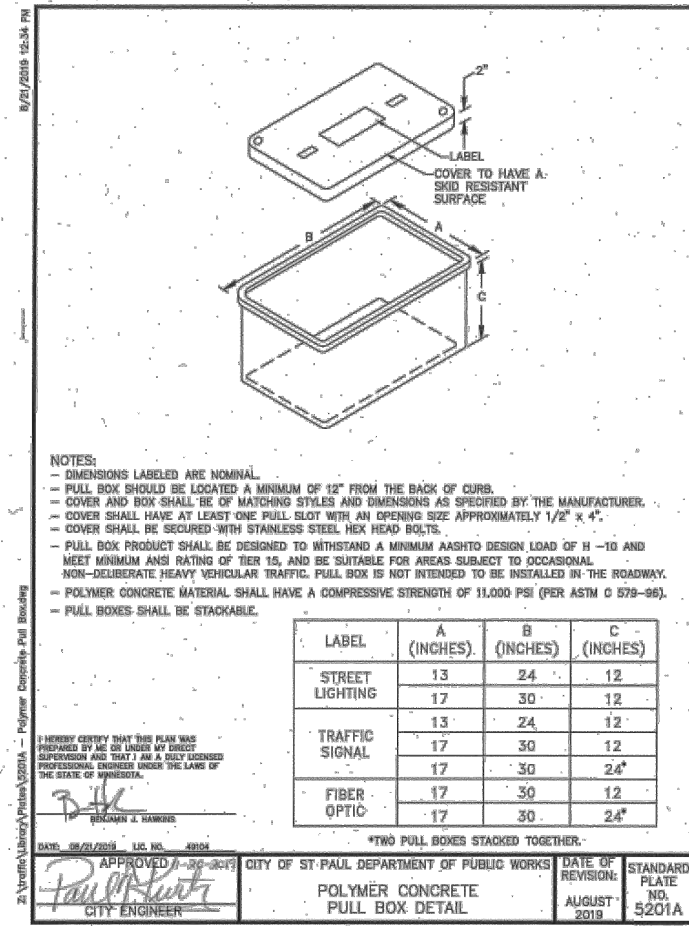
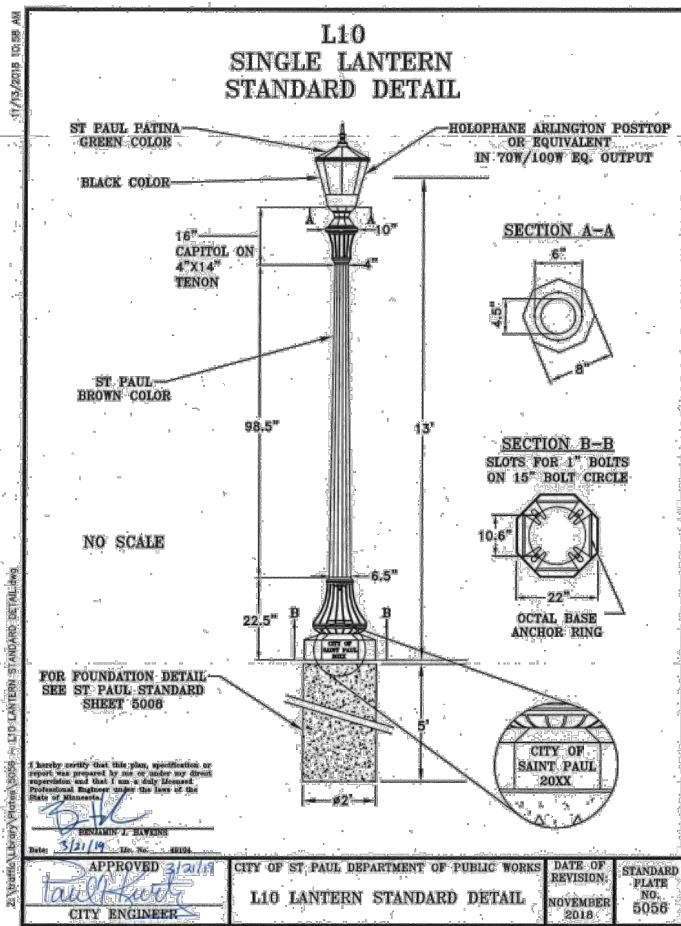
DATE: 03/29/2024 LIC. NO: 23359

LIGHTING PLAN

INFRASTRUCTURE PLANS FOR:
THE HEIGHTS
SAINT PAUL, MINNESOTA

**Saint Paul
Port Authority**
400 Wabasha Street North
Suite 240
St Paul, Minnesota 55102
Phone 612-224-5686

WSB PROJECT NO.
013987-000



*Note: most recent version of Standard Plate 5056 will be used

B AND R DENOTE CURRENT CARRYING CONDUCTORS
W DENOTES NEUTRAL CONDUCTOR
GROUND NOT SHOWN

SCALE: DESIGN BY:
AS SHOWN PJM
PLAN BY: CHECK BY:
DEH PTH

REVISIONS			
NO.	DATE	DESCRIPTION	100% PLAN COMMENTS
6	09/23/2024		

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

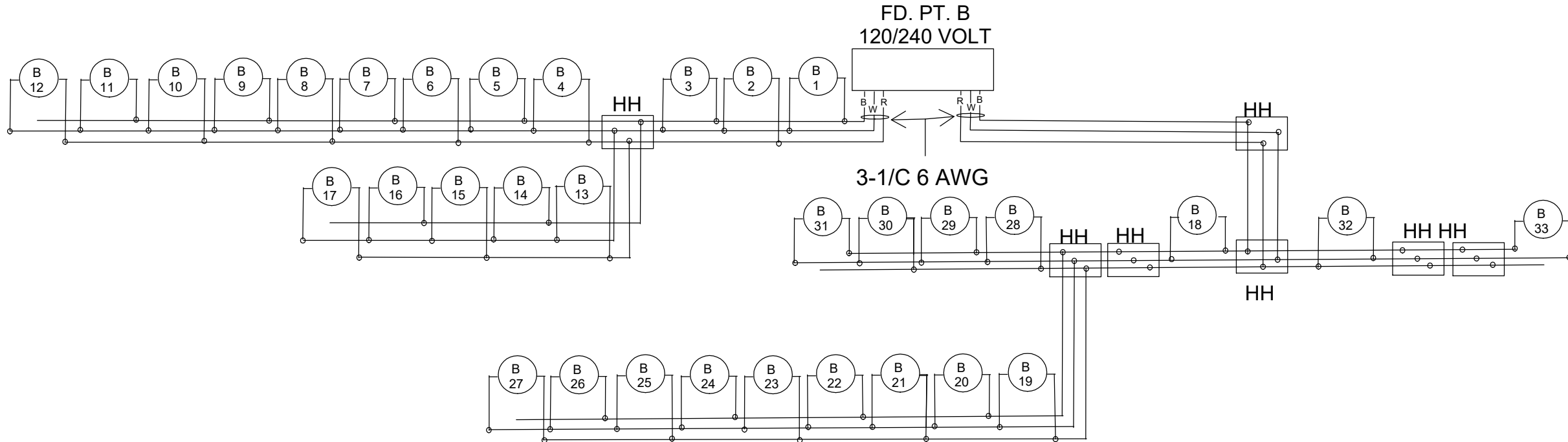
PAUL HORNBY, P.E.
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LIGHTING PLAN

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FEEDPOINT B

LIGHTING STANDARDS AND FOUNDATIONS

NO.	STATION	LT	RT	LOCATION	TYPE
B1	145+60		X	Arlington Avenue East	Special
B2	146+90		X	Arlington Avenue East	Special
B3	58+20	X		Howard Street	Special
B4	56+70	X		Howard Street	Special
B5	55+30	x		Howard Street	Special
B6	54+40	X		Howard Street	Special
B7	52+50	X		Howard Street	Special
B8	52+30	X		Howard Street	Special
B9	171+30	X		Cottage Avenue East	Special
B10	8+90		X	Winthrop Street North	Special
B11	10+80		X	Winthrop Street North	Special
B12	12+90		X	Winthrop Street North	Special
B13	57+50		X	Howard Street	Special
B14	59+50		X	Howard Street	Special
B15	61+20		X	Howard Street	Special
B16	63+20		X	Howard Street	Special
B17	65+40		X	Howard Street	Special
B18	13+90	X		Winthrop Street North	Special
B19	145+90	X		Arlington Avenue East	Special
B20	147+80	X		Arlington Avenue East	Special
B21	60+30	X		Howard Street	Special
B22	62+10	X		Howard Street	Special

FEEDPOINT B

LIGHTING STANDARDS AND FOUNDATIONS

NO.	STATION	LT	RT	LOCATION	TYPE
B23	64+20	X		Howard Street	Special
B24	137+00		X	Nebreaska Avenue East	Special
B25	20+40		X	Winthrop Street North	Special
B26	18+50		X	Winthrop Street North	Special
B27	16+30		X	Winthrop Street North	Special
B28	15+50	X		Winthrop Street North	Special
B29	17+50	X		Winthrop Street North	Special
B30	19+50	X		Winthrop Street North	Special
B31	21+00	X		Winthrop Street North	Special
B32	11+80	X		Winthrop Street North	Special
B33	9+80	X		Winthrop Street North	Special

Ashleigh Rosa

From: Tom Buchal
Sent: Tuesday, August 12, 2025 10:30 AM
To: Ashleigh Rosa
Subject: FW: Lighting at The Heights project I. st Paul

Here is that Ben Hawkins email.

From: Ben Hawkins <ben.hawkins@ci.stpaul.mn.us>
Sent: Tuesday, August 5, 2025 10:27 AM
To: Tom Buchal <thomas.buchal@bolton-menk.com>
Cc: Ryan Lowry <ryan.lowry@ci.stpaul.mn.us>
Subject: RE: Lighting at The Heights project I. st Paul

***** WARNING: This email is from outside the company. Proceed with Caution*****

Tom,
We had a technician go out and verify the placements yesterday and things look OK.
Thanks,
Ben

From: Tom Buchal <thomas.buchal@bolton-menk.com>
Sent: Friday, August 1, 2025 8:22 AM
To: Ben Hawkins <ben.hawkins@ci.stpaul.mn.us>
Subject: Lighting at The Heights project I. st Paul

Think Before You Click: This email originated outside our organization.

Ben,

I am sending you an email as phones are still out but wanted to give you a heads up that Collins Electric has had light pole bases staked and are installing some. If you would like to check/ verify locations of the bases they have been staked along Howard and Little Arlington and Little Cottage. If you would like please call me at 612-201-0925. Thanks much

Tom Buchal
Bolton_Menk, Inc

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