

**Exhibit F**

**Form of Site Improvement Performance Agreement**

**Site Improvement Performance Agreement  
(Ford Site)**

by and among

City of Saint Paul, Minnesota,

Housing and Redevelopment Authority of the City of Saint Paul, Minnesota,

and

Project Paul, LLC, a Delaware limited liability company

December \_\_\_\_, 2019

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## LIST OF EXHIBITS

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**Site Improvement Performance Agreement**  
(Ford Site)

This Site Improvement Performance Agreement (“**Agreement**”) is made and entered into effective December \_\_, 2019, by and between the CITY OF SAINT PAUL, MINNESOTA, a municipal corporation (“**City**”), HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, Minnesota, a public body corporate and politic organized and existing under the laws of the State of Minnesota (“**Authority**”), and PROJECT PAUL, LLC, a Delaware limited liability company (“**Developer**”).

**RECITALS**

A. Developer is the owner of a portion of that certain real property located in the city of Saint Paul (“**City**”), state of Minnesota (“**State**”), which consists of approximately 122 acres of land, is located at 966 Mississippi River Boulevard, and is legally described on the attached **Exhibit A**, together with all rights and interests appurtenant to such land (collectively, the “**Property**”).

B. All land use and development of the Property is governed by the “Ford Site Zoning and Public Realm Master Plan” originally created and adopted the “Ford Site Zoning and Public Realm Master Plan” pursuant to City Council Resolution No. RES PH 17-261 and City Ordinance No. ORD 17-40, as amended by City Council Resolution No. RES PH 19-73 and City Ordinance No. ORD 19-19, and further amended by City Council Resolution No. RES PH 19-256 and City Ordinance No. ORD 19-54 (collectively, the “**Master Plan**”).

C. Developer has caused the Property to be subdivided into the lots, blocks, and outlots shown on the plat known as Ford, Ramsey County, Minnesota, as may be amended from time to time (the “**Plat**”).

D. In conjunction with Developer’s subdivision of the Property, and in accordance with the Master Plan and Legal Requirements, Developer intends to improve the Property and adjacent areas with certain public roads, trails, parks, stormwater facilities, sewers, and other public infrastructure improvements, each to be dedicated, transferred, and/or conveyed to the City to be publicly-owned and maintained (collectively, the “**Public Infrastructure**”), which such Public Infrastructure is more particularly described in Section 3.4.

E. In addition to the Public Infrastructure, Developer intends to improve certain portions of the Property with certain privately-owned and maintained site infrastructure improvements that will be publicly accessible (collectively, the “**Public Open Spaces**”), which such Public Open Spaces are more particularly described in Section 3.5.

F. The Public Infrastructure and the Public Open Spaces are collectively referred to in this Agreement as the “**Site Improvements**.”

G. The City, Developer, and the Authority are parties to that certain Redevelopment Agreement dated December \_\_, 2019 (the “**Redevelopment Agreement**”), pursuant to which the City and the Authority will provide Developer with certain financial assistance, including tax increment financing, for Developer’s development and construction of the Public Infrastructure.

H. All Site Improvements to be constructed and installed on the Property, must be designed, engineered, permitted, and constructed pursuant to the terms and conditions of this Agreement and Legal Requirements.

**NOW, THEREFORE**, in consideration of the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the others as follows:

**Article 1**  
**Recitals; Exhibits, Definitions**

1.1 **Recitals**. The foregoing Recitals are incorporated into this Agreement by this reference, including the definitions set forth therein.

1.2 **Exhibits**. All Exhibits referred to in and attached to this Agreement upon execution are incorporated in and form a part of this Agreement as if fully set forth herein.

1.3 **Definitions**. Unless the context otherwise specifies or requires, the following terms have the following definitions. Certain other capitalized terms are defined elsewhere in this Agreement. Unless otherwise defined herein or unless context requires otherwise, undefined terms used herein shall have the meanings set forth in the Redevelopment Agreement. All defined terms may be used in the singular or the plural, as the context requires.

**“Approved Cost Increase”** as defined in Section 12.1

**“AUAR”** means the Final Alternative Urban Areawide Review and Mitigation Plan for redevelopment of the Property as approved and deemed adequate by the City and posted in the EQB Monitor on November 11, 2019.

**“Authorized Representative”** means, with respect to the Authority, the \_\_\_\_\_ of the Authority or his or her designee, and, with respect to the City, the \_\_\_\_\_ or his or her designee.

**“Base Public Infrastructure”** as defined in Section 8.2.

**“Bonds”** as defined in Section 16.1.

**“Business Day”** means any day other than a Saturday, a Sunday or a day on which the commercial banks in the City are authorized or obligated by Legal Requirements or executive Order to be closed.

**“Central Stormwater Utility”** has the meaning set forth in Section 3.4(c)

**“City Indemnified Parties”** as defined in Section 19.1.

**“Civic Plaza”** as defined in Section 3.5(c).

**“Civic Square”** as defined in Section 3.5(b).

**“Completion Certificate”** as defined in Section 15.5(a).

**“Concept Scope”** as defined in Section 3.4(f).

**“Developer”** means Project Paul, LLC, a Delaware limited liability company, and its permitted successors and/or assigns.

**“Developer Default”** as defined in Section 21.1.



**“Disbursing Agreement”** means that certain escrow and disbursing agreement executed by and among the City, Authority, Developer, certain of Developer’s lender, and a disbursing agent, in accordance with the Redevelopment Agreement.

**“DSI”** as defined in Section 4.2.

**“Environmental Law”** means any federal, state or local law, rule, regulation, ordinance, or other legal requirement relating to (i) a release or threatened release of any Hazardous Material, (b) pollution or protection of public health or the environment or (ii) the manufacture, handling, transport, use, treatment, storage, or disposal of any Hazardous Material.

**“Final Construction Documents”** means, collectively, a City-approved Final Site Plan, Final Ordinance Permit Plans, and Final Park Plans, and each individually is a “Final Construction Document”.

**“Final Ordinance Permit Plans”** as defined in Section 6.1(e).

**“Final Park Plans”** as defined in Section 7.2(d).

**“Final Site Plan”** as defined in Section 5.1(d).

**“Hazardous Material”** means petroleum, asbestos-containing materials, and any substance, waste, pollutant, contaminant or material that is defined as hazardous or toxic in any Environmental Law.

**“Instruments of Service”** means representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by Developer, Subconsultants, Subcontractors. Instruments of Service may include drawings, specifications, studies, surveys, models, sketches, models and other similar materials.

**“Legal Requirements”** means all laws, statutes, regulations, rules, codes, acts, charters, ordinances, resolutions, orders, permits, judgments, decrees, injunctions, directions, policies and requirements of all governmental authorities, foreseen and unforeseen, ordinary or extraordinary, then applicable to or required in connection with the Site Improvements or any part of the Site Improvements, including, without limitation, the Master Plan, any approved master site plan for the Property, any approved site plan for any portion of the Property, Ordinance Permit per Chapter 6 of the St. Paul Administrative, the Americans With Disabilities Act (ADA), the AUAR and any Environmental Law.

**“Master Plan”** has the meaning set forth in Recital B.

**“Off-Site Improvements”** as defined in Section 3.4(e).

**“Ordinance Permit Application Plans”** as defined in Section 6.1(d).

**“Ordinance Permit Development Plans”** as defined in Section 6.1(c).

**“Ordinance Permit Plans and Specifications”** as defined in Section 6.1.

**“Ordinance Permit Preliminary Plans and Specifications”** as defined in Section 6.1(a).

**“Ordinance Permit Schematic Design Plans”** as defined in Section 6.1(b).

**“Outlot”** means an outlot of the Property, according to the Plat, any further subdivision of a Lot or Block which creates a new outlot.

“**Parent**” as defined in Section 25.1.

“**Park Permit Plans**” as defined in Section 7.2(c).

“**Parks**” as defined in Section 3.4(d).

“**Parks Department**” as defined in Section 7.1.

“**Parks Plans and Specifications**” as defined in Section 7.2.

“**Permit Application**” as defined in Section 4.2.

“**Phase**” as defined in Section 3.6.

“**Preliminary Parks Plans and Specifications**” as defined in Section 7.2(a).

“**Preliminary Site Plan**” as defined in Section 5.1(a).

“**Product data**” are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by Developer to illustrate materials or equipment for some portion of the Public Infrastructure.

“**Project Schedule**” as defined in Section 8.1.

“**Property**” has the meaning set forth in Recital A.

“**Public Infrastructure**” means, collectively, the Public ROW, Site Utilities, Central Stormwater Utility, Parks, and Off-Site Improvements, each as more particularly described in Section 3.4.

“**Public Open Spaces**” has the meaning set forth in Recital E and Section 3.5.

“**Public ROW**” as defined in Section 3.4(a).

“**Public Works**” as defined in Section 4.2.

“**Record Documents**” as defined in Section 15.5(a)(iii).

“**Recording Office**” means the Office of the County Recorder for Ramsey County, Minnesota and/or Office of the Ramsey County Registrar of Titles, as applicable to the Lot or Block being addressed.

“**Samples**” are physical examples of materials, equipment or workmanship and establish standards for the Public Infrastructure.

“**Schematic Park Design Plans**” as defined in Section 7.2(b).

“**Secondary Developer**” means any Owner of a Lot (or the contract purchaser of such Lot from the current Owner) who undertakes the development and construction of an element of Vertical Development. For avoidance of any doubt, Developer, or any Person affiliated with Developer, may be a Secondary Developer.

“**Senior Lender**” means the holder of Senior Loan, which at the Closing is Wells Fargo Bank, National Association, a national banking association, together with its successors and/or assigns solely as

the holder of the Senior Loan and subject to Section Error! Reference source not found. of the Redevelopment Agreement.

“**Shop Drawings**” are drawings, diagrams, schedules and other data prepared by Developer or a Subconsultant, Subcontractor, manufacturer, supplier or distributor to illustrate some portion of the Public Infrastructure.

“**Site Improvement Permit**” as defined in Section 4.2.

“**Site Improvements**” means, collectively, the Public Infrastructure and the Public Open Spaces.

“**Site Plan**” as defined in Section 5.1.

“**Site Plan Approval Plan**” as defined in Section 5.1(c).

“**Site Plan Submittal Plan**” as defined in Section 5.1(b).

“**Site Utilities**” as defined in Section 3.4(b).

“**Subconsultant**” means a consultant in contract with Developer or a consultant in contract with someone in contract with Developer.

“**Subcontractor**” means a contractor in contract with Developer or a contractor in contract with someone in contract with Developer.

“**Submittal**” is any submission to the City or Authority for review and approval that describes or illustrates demonstrating how Developer proposes to complete the Public Infrastructure in conformance with the Final Construction Documents. Submittals include, but are not limited to, shop drawings, product data, and samples.

“**Unavoidable Delay**” means delays, outside the control of the party claiming its occurrence, including, without limitation, delays which are the direct result of (i) unusually severe or prolonged bad weather, (ii) acts of God, fire or other casualty to all or parts of the Site Improvements, (iii) litigation commenced by third parties which, by injunction or other similar judicial action, directly results in delays, (iv) regulatory acts of any federal, State or local governmental unit which directly result in delays, (v) strikes, other labor trouble, (vi) prolonged delays in delivery of materials for all or parts of the Site Improvements, or (vii) unforeseen, concealed subsurface conditions on the Property that differ materially from the reasonably anticipated conditions, but excluding the presence of non-constructible soils.

“**Vertical Development**” means privately owned and maintained vertical improvements as may be constructed by Secondary Developers from time to time on the Lots.

## Article 2 Project Team

2.1 Project Team. For informational purposes only, Developer identifies the following principal design professionals, consultants, and contractors that it has retained in connection with the work to be performed by, or on behalf of, Developer under this Agreement. Upon the City’s reasonable request, Developer will periodically update this list.

(a) Design Professionals

- (i) Architecture – Ryan A+E
- (ii) Civil Engineering – Ryan A+E, Kimley Horn, Barr Engineering
- (iii) Structural Engineering – Kimley Horn
- (iv) Landscape Architects – Ryan A+E, Confluence
- (b) Consultants
  - (i) Survey – Westwood Professional Services
  - (ii) Environmental Engineering – Terracon
  - (iii) Geotechnical Engineering – Braun Intertec
  - (iv) Material Testing – Braun Intertec
  - (v) Traffic Consultant – SRF
- (c) Contractors
  - (i) Ryan Companies US, Inc.

2.2 Signing and Sealing. When any Legal Requirement requires that the work to be performed by, or on behalf of, Developer under this Agreement must be performed by a licensed professional, Developer shall cause such work to be performed by qualified professionals licensed in accordance with the Legal Requirements. In accordance with Legal Requirements and this Agreement, all drawings, calculations, specifications, certifications, shop drawings and other Submittals prepared by a licensed design professional by or on behalf of Developer shall be certified (*i.e.*, “stamped” or “sealed”) that the document was prepared under the design professional’s direct supervision and that the design professional is duly licensed under the laws of the State of Minnesota.

2.3 Developer’s Responsibilities. Developer is and shall be responsible for the acts and omissions of its employees, design professionals, consultants, subconsultants, contractors, subcontractors, suppliers, agents, and their respective employees, design professionals, consultants, subconsultants, contractors, subcontractors, agents, and any other persons or parties performing any portion of the work to be performed by, or on behalf of, Developer under this Agreement.

2.4 Flow Down; Third-Party Beneficiary. By written agreement, Developer shall require each of its subconsultants and subcontractors, to the extent of the work to be performed by such subconsultant or subcontractor, to assume toward the City and Authority all of the obligations and responsibilities which Developer assumes toward the City and Authority under this Agreement. Developer shall further require each subconsultant and subcontractor to enter into similar written agreements with their respective subconsultants and subcontractors. Developer shall further require that the City and Authority be named as intended third-party beneficiaries in each contract entered into by Developer for services, labor, materials or equipment related to the work to be performed by, or on behalf of, Developer under this Agreement.

**Article 3**  
**Site Improvements**

3.1 **General.** Developer shall provide and pay for all temporary and permanent professional services, labor, materials, tools, equipment and machinery, water, heat, utilities, transportation, and other facilities and services, necessary for the design, construction and installation of the Site Improvements. All Site Improvements must be designed, engineered, permitted, and constructed in accordance this Agreement, the Master Plan, and Legal Requirements. If Developer performs any work or services contrary to this Agreement, the Master Plan, or Legal Requirements, Developer will be responsible for the correction of such work or services and shall bear the costs attributable to such correction, including the removal and replacement of any work required to obtain access to the defective work.

3.2 **Secondary Developers.** For avoidance of doubt, this Agreement relates only to Developer’s construction and installation of the Site Improvements and not to Secondary Developers’ development and construction of any additional public or private infrastructure improvements on or adjacent to individual Lots of the Property which may be required in connection Vertical Development and which are not contemplated by this Agreement (*e.g.*, public sanitary sewer and water mains to be constructed within the private alleys on the Lots which are to be further subdivided for row homes, as contemplated in the Master Plan). The requirements for such additional infrastructure to be provided by Secondary Developers will be governed by separate site plans, permits, and/or site improvement agreements between the City and the applicable Secondary Developer at the time of the City’s issuance of applicable site plan approvals, building permits, or other permits approved by the City pursuant to Legal Requirements; **provided, however**, that any such additional infrastructure will be designed, engineered, constructed and installed by Secondary Developers without any public assistance or funding of any kind.

3.3 **Periodic Meetings.** Developer shall schedule and conduct periodic meetings with the City to review matters such as procedures, progress, coordination, and scheduling of design services, construction work, testing, and inspections.

3.4 **Public Infrastructure Defined.** The Public Infrastructure, collectively, consist of the following components, each of which is to be designed, engineered, constructed, and installed by Developer and dedicated, transferred, and/or conveyed to the City upon acceptance by the City to be publicly-owned and maintained, in each case, as further provided in this Agreement:

(a) **Public Right of Way.** The publicly dedicated rights-of-way includes all improvements and infrastructure within the allocated rights-of-way, including roads, street striping and marking, traffic calming devices, curb and gutter, boulevards, sidewalks, trails, traffic signals and control systems, street lighting, traffic and street/trail signage, street furniture, and trees and landscaping (collectively, the “**Public ROW**”), each to the extent identified, depicted, and specified in the Plat and applicable Final Construction Documents (defined below).

(b) **Site Utilities.** Improvements and infrastructure that facilitate the distribution and collection of public utility services, including water facilities, fire hydrants, sanitary sewer facilities and stormwater facilities (including catchment, conveyance, treatment and storage facilities such as tanks and ponds) (collectively, the “**Site Utilities**” and each a “**Site Utility**”), each to the extent identified, depicted, and specified in the Plat, as applicable, and the Final Construction Documents.

(c) **Central Stormwater Utility.** Improvements and infrastructure that facilitate the collection, retention, treatment, and distribution of stormwater and are located within portions of the Property platted as Outlot C and Outlot E, as identified, depicted, and specified in the Plat and Final Construction Documents (“**Central Stormwater Utility**”). For the avoidance of doubt, the

Central Stormwater Utility (1) includes all of the underground tanks and other above-ground and subsurface stormwater infrastructure located within the “Central Stormwater Easement” and “Civic Plaza Easement” (as such terms are defined in the Redevelopment Agreement) areas and (2) is included within the definition of “Site Utilities” and is individually a “Site Utility.”

(d) Parks. Those portions of the Property dedicated to the City on the Plat for City park purposes (collectively, “**Parks**,” and each individually a “**Park**”), including the improvements and infrastructure within such dedicated property, the design of which will be finalized in accordance with the applicable provisions of the Redevelopment Agreement and this Agreement.

(e) Off-Site Improvements. Improvements to existing public rights-of-way and infrastructure adjoining or adjacent to the Property, as described in **Exhibit B** (collectively, “**Off-Site Improvements**”). Developer acknowledges that the Off-Site Improvements have been identified as necessary mitigation measures in the AUAR. Developer further acknowledges and agrees that City approval of any master site plan for the entire Property, approvals required for mass grading, or other approvals required for the construction of Mount Curve Boulevard, Cretin Avenue or Montreal within the Property will therefore be expressly conditioned on City approval of the plans, specifications and schedule for completion of the Off-Site Improvements.

(f) Public Infrastructure Scope. The concept-level scope of each component of the Public Infrastructure is generally set forth in the scope document attached to this Agreement as **Exhibit C** (the “**Concept Scope**”). The final design of each component of the Public Infrastructure will be set forth in the Final Construction Documents produced by the design development procedure set forth in Article 5, Article 6, and Article 7 below.

3.5 Public Open Spaces Defined. The Public Open Spaces, collectively, consists of the following components, each of which is to be designed, engineered, developed, constructed, and installed by Developer in accordance with this Agreement and Legal Requirements and each of which will be privately-owned and maintained as more particularly described in the Redevelopment Agreement:

(a) Central Open Space Feature. A portion of the Property platted as Outlot E on the Plat and to be allocated for public use, including the improvements, enhancements, and infrastructure within the public use area as coordinated with the Final Construction Documents.

(b) Civic Square. That certain parcel of land within the Property platted as Outlot B on the Plat, including the improvements and infrastructure within the public use area as coordinated with the Final Construction Documents (the “**Civic Square**”).

(c) Civic Plaza. That certain parcel of land within the Property platted as Outlot C on the Plat, including the improvements and infrastructure within the public use area as coordinated with the Final Construction Documents (the “**Civic Plaza**”).

(d) Pedestrian Link. The setback area between Lot 1, Block 2 and Lot 2, Block 2 intended to be utilized as a pedestrian walkway between Outlot B and Outlot C, to be subject to a public access easement in accordance with the Redevelopment Agreement.

(e) Initial Construction of Public Open Spaces. Except to the extent any Public Open Spaces form part of the Base Public Infrastructure, the actual commencement and completion of the Public Open Spaces will be driven by market conditions and Developer will not be required to construct or install any Public Open Spaces until such improvements are required for an element

of Vertical Development to obtain a building permit and a temporary certificate of occupancy, as applicable.

3.6 Phases. Developer intends to design and construct the Site Improvements in a series of phases (each a “**Phase**”).

#### Article 4 Permits, Fees, and Costs.

4.1 Project Approvals. Developer shall prepare and file any documents required to obtain the necessary approvals of any governmental authority having jurisdiction over the Site Improvements, including the City. Developer shall not perform any portion of the construction work required to be performed by, or on behalf of, Developer under this Agreement unless and until it has obtained all permits and approvals required by the Legal Requirements.

4.2 City Permits. When Developer elects to proceed with a Phase, Developer must submit a written application (each a “**Permit Application**”) to (a) the City’s Department of Public Works (“**Public Works**”) for a permit to construct the Public ROW, Stormwater Facilities, Site Utilities, and Off-Site Improvements included in the applicable Phase, as required by and in accordance with the applicable provisions of Chapters 121 through 123 of the City Ordinances, (b) the City’s Department of Safety and Inspections (“**DSI**”) for review and approval of a site plan, as applicable, and/or (c) DSI for a building permit to construct the Public Open Spaces and Parks included in the applicable Phase (in each case, referred to herein as a “**Site Improvement Permit**”). For purposes of clarity, Developer is further responsible to apply for, obtain and maintain, at its sole cost and expense, any additional permits required by the City or other governmental authorities in accordance with Legal Requirements (*e.g.*, Capital Region Watershed District, DNR, etc.)

4.3 Permit, License and Inspections Fees. Except as set forth in Section 4.4 below, Developer shall be responsible for and pay all permit, license and inspection fees in connection with each Site Improvement Permit, as well as any additional permit, license, and inspection fees as required by any Legal Requirement. It is expected that any initial fees will be paid at the time of each of the 60% submittals described below.

4.4 Limited Waiver of Certain Ordinance Permit Costs. Developer acknowledges that in accordance with Chapters 122 and 123 of the Saint Paul Legislative Code, a permittee granted an ordinance permit to construct any public street, alley, curb, boulevard, sidewalk, sewer, or to otherwise improve any public grounds, is required to pay all City costs incurred in the administration, engineering and inspection of the permitted work. To the extent that such administration, engineering and inspection costs are reimbursable from Tax Increment (as defined in the Redevelopment Agreement) in accordance with Legal Requirements, such costs that are normally charged to Developer in accordance with Chapters 122 and 123 of the Saint Paul Legislative Code shall be paid by the Authority to the City are, pursuant to an interfund loan transfer in accordance with the TIF Act (as defined in the Redevelopment Agreement) and the City hereby agrees to waive collection of such costs from Developer for the Public Infrastructure installed under the terms of this Agreement; provided, however, that nothing in this Agreement shall be construed to prohibit, limit or restrict the City’s ability to collect from Developer (1) any permit application fees in connection with an ordinance permit issued under Chapters 122 and 123 of the Saint Paul Legislative Code for the Public Infrastructure or (2) any fees, costs or charges of any kind in connection with any permit for work other than the Public Infrastructure.

**Article 5**  
**Site Plans**

5.1 **Site Plan Development.** Prior to Developer commencing any Phase, Developer must first submit a site plan for the applicable Phase of Site Improvements (“**Site Plan**”) in the manner provided in this Section 5.1 and in accordance with Legal Requirements. All Site Plans must be prepared by a licensed registered professional engineer or architect, as applicable, and in accordance with Legal Requirements. The City shall endeavor to review each iteration of the Site Plan described in this Article 5 in accordance with the Project Schedule and shall conduct its review and reject, approve, or provide a conditional approval for the applicable Phase of Site Improvement to Developer in a reasonably expeditious timeframe and manner. If Site Plan review is not processed in a timely manner as provided in this Article 5, Developer may escalate the resolution of any such issue by delivering notice thereof to the City, including notice to the Director of DSI and the Mayor’s office.

(a) **Preliminary Site Plans.** Prior to Developer submitting any Permit Application for a Phase, Developer must first submit to DSI a preliminary Site Plan for such Phase completed to approximately **30%** of final construction documents (the “**30% Preliminary Site Plan**”). DSI shall review such 30% Preliminary Site Plan and notify Developer of DSI’s rejection, approval or conditional approval of such 30% Preliminary Site Plan. A 30% Preliminary Site Plan rejected by DSI must be revised and resubmitted by Developer as a new 30% Preliminary Site Plan for DSI review pursuant to this paragraph.

(b) **Site Plan Submittal Plans.** At any time after approval or conditional approval of a 30% Preliminary Site Plan, Developer may then submit to DSI an updated draft Site Plan based on the approved or conditionally approved 30% Preliminary Site Plan and to be completed to approximately no less than **60%** of final construction documents (the “**60% Site Plan Submittal Plan**”). For purposes of clarity, to be deemed complete, each of the City conditions or comments set forth in the approved or conditionally approved 30% Preliminary Site Plan must be adequately incorporated and addressed by Developer in its draft 60% Site Plan Submittal Plan. DSI shall review such 60% Site Plan Submittal Plan and notify Developer of DSI’s rejection, approval or conditional approval of such 60% Site Plan Submittal Plan. A 60% Site Plan Submittal Plan rejected by DSI must be revised and resubmitted by Developer as a new 60% Site Plan Submittal Plan for DSI review pursuant to this paragraph.

(c) **Site Plan Approval Plans; Permit Application.** At any time after approval or conditional approval of a Site Plan Submittal Plan, Developer may then submit to DSI (i) an updated draft Site Plan based on the approved or conditionally approved 60% Site Plan Submittal Plan and to be completed to approximately no less than **90%** of final construction documents (the “**90% Site Plan Approval Plan**”) and (ii) a 60% Site Plan Application with respect to such Phase. For purposes of clarity, to be deemed complete, each of the City conditions or comments set forth in an approved or conditionally approved 60% Site Plan Submittal Plan must be adequately incorporated and addressed by Developer in its draft 90% Site Plan Approval Plan. DSI shall review such 90% Site Plan Approval Plan and notify Developer of DSI’s rejection, approval or conditional approval of such 90% Site Plan Approval Plan; **provided, however**, if any further revisions are required to be made to an approved or conditionally approved 90% Site Plan Approval Plan following DSI’s review, Developer shall continue to revise and resubmit such revised 90% Site Plan Approval Plan to DSI for review until such time as DSI has notified Developer of its final approval of such revised 90% Site Plan Approval Plan. A 90% Site Plan Approval Plan rejected by DSI must be revised and resubmitted by Developer as a new 90% Site Plan Approval Plan for DSI review pursuant to this paragraph.



(d) Final Site Plan. Upon DSI's unconditional final approval (subject to any conditions expressed in the final and approved Final Site Plan) of a Site Plan Approval Plan (the "**Final Site Plan**"), such Final Site Plan will be deemed final and approved by the City for all purposes under this Agreement.

5.2 Site Plan Amendments. Developer acknowledges that a Final Site Plan may require amendment over time and any such amendment will require submission of an application to DSI to be processed in accordance with Legal Requirements.

## Article 6 Ordinance Permits

6.1 Ordinance Permit Plan Development. Prior to Developer commencing work to construct any public street, alley, curb, boulevard, sidewalk, sewer, or other public grounds (excluding Parks), Developer must first (i) submit plans and specifications for such Public Infrastructure ("**Ordinance Permit Plans and Specifications**") in the manner provided in this Section 6.1 and in accordance with Legal Requirements, and (ii) obtain an Ordinance Permit from Public Works pursuant to Chapters 122 and 123 of the Saint Paul Legislative Code. All Ordinance Permit Plans and Specifications must be prepared by a licensed registered professional engineer or architect, as applicable, and in accordance with Legal Requirements. The City shall endeavor to review each iteration of the Ordinance Permit Plans and Specifications described in this Article 6 in accordance with the Project Schedule, and shall conduct its review and reject, approve, or provide a conditional approval for each iteration of the Ordinance Permit Plans and Specifications to Developer in a reasonably expeditious timeframe and manner. If review of Ordinance Permit Plans and Specifications is not processed in a timely manner as provided in this Article 6, Developer may escalate the resolution of any such issue by delivering notice thereof to the City, including notice to the Director of Public Works and Mayor's office.

(a) Ordinance Permit Preliminary Plans and Specifications. Prior to Developer submitting an Ordinance Permit Application for a Phase, Developer must first submit to Public Works preliminary plans and specifications for the Public Infrastructure completed to **30%** of final construction documents (the "**Ordinance Permit Preliminary Plans and Specifications**"). Public Works shall review such Ordinance Permit Preliminary Plans and Specifications and notify Developer of Public Works rejection, approval or conditional approval of such Ordinance Permit Preliminary Plans and Specifications. Ordinance Permit Preliminary Plans and Specifications rejected by Public Works must be revised and resubmitted by Developer as new Ordinance Permit Preliminary Plans and Specifications for Public Works review pursuant to this paragraph.

(b) Ordinance Permit Schematic Design Plans. At any time after approval or conditional approval of any Ordinance Permit Preliminary Plans and Specifications, Developer must then submit to Public Works updated plans and specifications based on the approved or conditionally approved Ordinance Permit Preliminary Plans and Specifications and to be completed to no less than **60%** of final construction documents ("**Ordinance Permit Schematic Design Plans**"). For purposes of clarity, to be deemed complete, each of the City conditions or comments set forth in approved or conditionally approved Ordinance Permit Preliminary Plans and Specifications must be adequately incorporated and addressed by Developer in its draft Ordinance Permit Schematic Design Plans. Public Works shall review such Ordinance Permit Schematic Design Plans and notify Developer of Public Works rejection, approval or conditional approval of such Ordinance Permit Schematic Design Plans. Ordinance Permit Schematic Design Plans rejected by Public Works must be revised and resubmitted by Developer as new Ordinance Permit Schematic Design Plans for Public Works review pursuant to this paragraph.

(c) Ordinance Permit Development Plans. At any time after approval or conditional approval of any Ordinance Permit Schematic Design Plans, Developer must then submit to Public Works updated plans and specifications based on the approved or conditionally approved Ordinance Permit Schematic Design Plans and to be completed to no less than **90%** of final construction documents (“**Ordinance Permit Development Plans**”). For purposes of clarity, to be deemed complete, each of the City conditions or comments set forth in approved or conditionally approved Ordinance Permit Schematic Design Plans must be adequately incorporated and addressed by Developer in its draft Ordinance Permit Development Plans. Public Works shall review such Ordinance Permit Development Plans and notify Developer of Public Works rejection, approval or conditional approval of such Ordinance Permit Development Plans; **provided, however,** if any further revisions are required to be made to approved or conditionally approved Ordinance Permit Development Plans following Public Works review, Developer shall continue to revise and resubmit such revised Ordinance Permit Development Plans to Public Works for review until such time as Public Works has notified Developer of its unqualified final approval of such revised Ordinance Permit Development Plans. Ordinance Permit Development Plans rejected by Public Works must be revised and resubmitted by Developer as new Ordinance Permit Development Plans for Public Works review pursuant to this paragraph.

(d) Ordinance Permit Application. At any time after final approval of any Ordinance Permit Development Plans, Developer must then submit to Public Works (i) updated plans and specifications based on the approved Ordinance Permit Development Plans completed to no less than 100% of final construction documents (“**Ordinance Permit Application Plans**”) and (ii) any applicable Ordinance Permit Application(s) with respect to such Public Infrastructure. For purposes of clarity, to be deemed complete, each of the City conditions or comments set forth in final approved Ordinance Permit Development Plans must be adequately incorporated and addressed by Developer in its draft Ordinance Permit Application Plans. Public Works shall review such Ordinance Permit Application Plans and notify Developer of Public Works rejection, approval or conditional approval of such Ordinance Permit Application Plans; **provided, however,** if any further revisions are required to be made to approved or conditionally approved Ordinance Permit Application Plans following Public Works review, Developer shall continue to revise and resubmit such revised Ordinance Permit Application Plans to Public Works for review until such time as Public Works has notified Developer of its unqualified final approval of such revised Ordinance Permit Application Plans.

(e) Final Ordinance Permit Plans. Upon Public Works unconditional final approval of any Ordinance Permit Application Plans (subject to any conditions expressed in the Final Ordinance Permit Plans), such plans and specifications will be deemed the “**Final Ordinance Permit Plans**” for the applicable Public Infrastructure and will be incorporated into any ordinance permit then issued by Public Works for construction of such Public Infrastructure.

## Article 7

### Public Park Improvements

7.1 Coordination with Parks Department. Developer’s design, construction and installation of the Parks, including the improvements and infrastructure within such Parks, must be coordinated with the City’s Department of Parks and Recreation (“**Parks Department**”) in accordance with the design and construction schedule for such Parks attached as Exhibit D. The design for programming of such Parks will not occur until completion of a public input process to be managed by Developer in coordination with the City’s Parks Department. The City shall endeavor to review each iteration of the Parks Plans and Specifications process described in this Article 7 in accordance with the Project Schedule, and shall conduct its review and reject, approve, or provide a conditional approval for each iteration of the Parks Plans and

Specifications submission to Developer in a reasonably expeditious timeframe and manner. If review of the Parks Plans and Specifications submission is not processed in a timely manner as provided in this Article 7, Developer may escalate the resolution of any such issue by delivering notice thereof to the City, including notice to the Director of Parks and Mayor's office.

7.2 Approval of Parks Plans and Specifications. Prior to Developer commencing work to construct any public Park, Developer must first (i) submit plans and specifications for such public Parks ("**Parks Plans and Specifications**") in the manner provided in this Section 7.2 and in accordance with Legal Requirements, and (ii) obtain any site plan approvals or permits required for such construction. All Parks Plans and Specifications must be prepared by a licensed registered professional engineer, architect, or landscape architect, as applicable, and in accordance with Legal Requirements.

(a) Preliminary Park Plans and Specifications. Prior to submitting an application for a site plan or permit approval to construct any public Park improvements, Developer must submit to City's Parks Department preliminary Park Plans and Specifications for such improvements completed to **30%** of final construction documents ("**Preliminary Parks Plans and Specifications**"). The Parks Department shall review such Preliminary Park Plans and Specifications and notify Developer of the Parks Department's rejection, approval or conditional approval of such Preliminary Park Plans and Specifications. Preliminary Park Plans and Specifications rejected by the Parks Department must be revised and resubmitted by Developer as new Preliminary Park Plans and Specifications for Parks Department review pursuant to this paragraph.

(b) Schematic Park Design Plans. At any time after approval or conditional approval of any Preliminary Park Plans and Specifications, Developer must then submit to the Parks Department updated Park Plans and Specifications based on the approved or conditionally approved Preliminary Park Plans and Specifications and to be completed to no less than **60%** of final construction documents ("**Schematic Park Design Plans**"). For purposes of clarity, to be deemed complete, each of the City conditions or comments set forth in approved or conditionally approved Preliminary Park Plans and Specifications must be adequately incorporated and addressed by Developer in its draft Schematic Park Design Plans. The Parks Department shall review such Schematic Park Design Plans and notify Developer of the Parks Department's rejection, approval or conditional approval of such Schematic Park Design Plans. Schematic Park Design Plans rejected by the Parks Department must be revised and resubmitted by Developer as new Schematic Park Design Plans for Parks Department review pursuant to this paragraph.

(c) Park Permit Plans. At any time after approval or conditional approval of any Schematic Park Design Plans, Developer must then submit to the Parks Department updated Park Plans and Specifications based on the approved or conditionally approved Schematic Park Design Plans and to be completed to no less than **90%** of final construction documents ("**Park Permit Plans**"). For purposes of clarity, to be deemed complete, each of the City conditions or comments set forth in approved or conditionally approved Schematic Park Design Plans must be adequately incorporated and addressed by Developer in its draft Park Permit Plans. The Parks Department shall review such Park Permit Plans and notify Developer of the Parks Department's rejection, approval or conditional approval of such Park Permit Plans; **provided, however**, if any further revisions are required to be made to approved or conditionally approved Park Permit Plans following Parks Department review, Developer shall continue to revise and resubmit such revised Park Permit Plans to the Parks Department for review until such time as the Parks Department has notified Developer of its unqualified final approval of such revised Park Permit Plans. Park Permit Plans rejected by the Parks Department must be revised and resubmitted by Developer as new Park Permit Plans for Parks Department review pursuant to this paragraph.

(d) Final Park Plans. Upon Parks Department unconditional final approval of any Park Permit Plans (subject to any conditions expressed in the Final Park Plans), such Park Plans and Specifications will be deemed that “**Final Park Plans**” and may be submitted to the City for any additional permit approvals required to construct the applicable Park improvements.

## Article 8 Project Schedule

8.1 Schedule. Developer will endeavor to complete the design, construction and installation of the Site Improvements in accordance with the schedule attached as Exhibit E (“**Project Schedule**”) and will periodically update the Project Schedule as required in Section 9.4 below.

8.2 Base Public Infrastructure. Notwithstanding any provision in this Agreement to the contrary, subject to Unavoidable Delays and notice and cure rights before the occurrence of a Developer Default under Article 21, Developer shall achieve substantial completion (subject only to completion of punch list items) of the “Base Public Infrastructure” set forth below on or before **December 31, 2022**:

(a) Site mass grading, as required for the Public ROW as described in clause (b) below, Civic Square, Civic Plaza, Central Stormwater Utility, and the Parks on Outlots A and F of the Plat.

(b) The following sections of the Public ROW (excluding sidewalks and boulevard landscaping, but including all lighting, signage, and other public safety requirements): (1) Montreal Avenue, (2) Mount Curve Boulevard between Ford Parkway and Montreal Avenue, and (3) Cretin Avenue.

(c) All aboveground and underground stormwater treatment, retention and storage facilities, including the Central Stormwater Utility and the catch basins and conveyance structures needed to support the sections of Public ROW noted in clause (b) above, provided, however, Developer will not be obligated to complete the stormwater catch basins and conveyance structures for sections of Public ROW that are not listed in clause (b) above until future phases of Public Infrastructure are constructed in accordance with this Agreement and Legal Requirements.

(d) All subgrade Site Utilities needed to support the sections of Public ROW noted in clause (b) above, provided, however, Developer will not be obligated to complete the Site Utilities for sections of Public ROW that are not listed in clause (b) above until future phases of the Public Infrastructure are constructed in accordance with this Agreement and Legal Requirements.

(e) The Off-Site Improvements, as coordinated with Ramsey County and the City.

## Article 9 Performance of Construction Work; Progress Reports

9.1 General. The construction of Public Infrastructure required to be performed by, or on behalf of, Developer under this Agreement shall be performed in accordance with the approved Final Construction Documents and Legal Requirements. The Public Infrastructure may not materially deviate from the Final Construction Documents unless and until a written request for modification has been submitted to the City and Authority and a duly authorized Change Order has been executed and delivered.

9.2 Weekly Meetings. Developer and a designee of the City shall have a weekly meeting at the construction site with appropriate personnel to review the status of, and facilitate, the construction and installation of the Site Improvements.

9.3 Storage of Materials. Developer shall suitably store and protect materials and equipment delivered to the Property for subsequent incorporation in the Public Infrastructure. Any materials or equipment stolen, contaminated or damaged in storage shall be deemed faulty and defective and are hereby rejected by the City for incorporation in the Public Infrastructure.

9.4 Submittals. In any case where the Final Construction Documents or Legal Requirements require the City's subsequent review and approval of any Submittal, the work that is the subject of such Submittal shall not be performed unless and until Developer has received the City's written approval of such Submittal. The City's review and approval of any such Submittal will not relieve Developer of responsibility or liability for any errors or omissions in such Submittal.

9.5 Progress Reports. On a monthly basis, Developer shall submit a written progress report to the City and Authority showing estimated percentages of completion and other information identified below:

- (a) Work completed for the period;
- (b) Project Schedule status;
- (c) Submittal schedule and status report, including a summary of outstanding Submittals, if any;
- (d) Pending and approved Change Orders, if any;
- (e) Tests and inspection reports (and provide true and correct copies promptly upon request of the City);
- (f) Erosion control permit compliance (CRWD) and progress report list;
- (g) Status report of work rejected by the City or Authority;
- (h) Current cash-flow and forecast reports; and
- (i) Additional information as required by any Legal Requirement.

9.6 Operation and Maintenance of the Site Improvements.

(a) Public Infrastructure. Developer shall be solely responsible for the protection, operation, maintenance (including snow removal), care, custody and control of all Public Infrastructure until such time as the City inspects and accepts all or a portion of such work in accordance with the terms of this Agreement, applicable permits, and the Legal Requirements, at which time operation and maintenance responsibility and risk of loss limited to the applicable work accepted by the City will transfer to the City. For avoidance of doubt, Developer will remain responsible for any and all portions of the Public Infrastructure that have not been inspected and accepted by the City pursuant to Section 15.5 and the Legal Requirements.

(b) Sanitary Sewer System. Notwithstanding Section 9.5(a) above, Developer will remain responsible for certain regular maintenance of the sanitary sewer system following inspection and acceptance by the City and pursuant to the protocols described in the attached **Exhibit F**. These maintenance obligations will continue until such time as the City determines that

the flow rates created by development at the Property have reached a level to eliminate the need for such maintenance protocols.

(c) Public Open Spaces. Developer will be solely responsible for the protection, operation, maintenance (including snow removal), care, custody and control of all Public Open Spaces until such time as these responsibilities are assumed by a third party consistent with the terms of the Redevelopment Agreement, which such third party shall not be the City.

9.7 Concealed or Unknown Conditions. If Developer encounters human remains, burial markers, archaeological artifacts or sites, or wetlands not indicated in the Construction Documents, Developer shall notify the City and Authority in writing of such conditions and immediately suspend any operations that would affect the conditions. Developer shall be solely responsible to obtain any governmental authorizations required to resume its suspended operations. Any request for an extension of time arising from the existence of such conditions may be made as provided in Article 14.

## Article 10

### Protection of Persons and Property

#### 10.1 Protection of Persons and Property.

(a) Developer is responsible for developing, maintaining and supervising all safety precautions and programs in connection with the design, construction and installation of the Site Improvements.

(b) Developer is responsible to prevent damage, injury or loss to (i) persons providing labor or services in connection with the work and other persons who may be affected thereby; (ii) the work and materials and equipment to be incorporated therein, whether installed or in storage on or off the Property; and (iii) other real or personal property at the Property or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, historic materials, or structures and utilities not designated for removal, relocation or replacement in the course of construction.

(c) Developer shall comply with, and give notices required by, all Legal Requirements bearing on safety of persons or property, or their protection from damage, injury or loss.

(d) Developer shall implement, erect, and maintain reasonable safeguards and protections for persons and property, including posting danger signs and other warnings against hazards, implementing safety protocols, and notifying owners and users of adjacent sites and utilities of the safeguards and protocols.

(e) Developer shall properly protect all excavations made in public streets, sidewalks and boulevards both day and night so as to avoid all damage or injury to persons or property and shall also properly fill and tamp said streets, sidewalks and boulevards to avoid settling.

10.2 Developer to Remedy Damage or Loss. Developer shall, at its sole cost, promptly remedy any damage or loss to property, including public property, caused in whole or in part by Developer or anyone directly or indirectly employed by Developer to provide services, labor, materials or equipment, except to the extent such damage or loss is attributable to acts or omissions of a third-party for which Developer is not responsible.

10.3 Reporting Injury or Damage to Persons or Property. If any person or property suffers injury or damage because of an act or omission of Developer or any third party for whom Developer is responsible,

Developer shall provide prompt written notice of the injury or damage to the City and Authority in all cases no later than 21 days after discovery.

10.4 Neighboring Properties. Developer shall procure from the abutting owners such easements in and to the abutting property as may be necessary for slopes, cuts, fills and tiebacks, as well as any temporary airspace occupancy (*e.g.*, crane swings), and shall obtain written releases from such owners releasing and discharging the City and Authority from any and all damages by reason of such work or occupancy and shall file such easements and releases with the City and Authority.

## Article 11 Environmental Conditions

11.1 General. Developer shall comply with all applicable environmental Legal Requirements and will obtain, and maintain compliance under, any and all necessary environmental permits, licenses, approvals or reviews.

11.2 City and Authority not Responsible for Existing Environmental Conditions. The City and Authority make no representations or warranties regarding, nor do they indemnify Developer with respect to, the existence or nonexistence on or in the vicinity of the Property of any Hazardous Materials, toxic or hazardous substances or wastes, pollutants or contaminants (including asbestos, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, or any hazardous substance as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§ 961-9657, as amended). Neither the City nor the Authority shall have any responsibility or obligation to undertake or pay for any environmental cleanup or remediation on the Property. Developer is and shall be solely responsible to undertake and pay for any cleanup or remediation of Hazardous Materials of any kind on the Property in accordance with Legal Requirements, and such cleanup or remediation costs shall not be funded from any portion of the Approved Public Investment Sum.

## Article 12 Payment

12.1 Approved Public Investment Sum. Developer acknowledges and agrees that the City's and the Authority's obligation for payment of costs for the design, construction and installation of the Public Infrastructure is expressly limited to the Approved Public Investment Sum as defined in the Redevelopment Agreement. Any Public Infrastructure costs in excess of the amount allocated to the total Approved Public Investment Sum of the Public Infrastructure in the Sources and Uses Budget, and without regard to the cause of such excess costs, shall be the sole responsibility of Developer unless such cost increase is due to a City or Authority-requested change approved by both the City and the Authority through the Change Order Process set forth in Article 14 of this Agreement (each an "**Approved Cost Increase**"). For the avoidance of doubt, except for an Approved Cost Increase, any other excess costs incurred by Developer, including costs due to increases in labor or material costs, casualty, design errors, repair or replacement of faulty work or any Unavoidable Delay shall not entitle Developer to seek an increase in the amount of the Approved Public Investment Sum, and Developer hereby waives the right or ability to make any such claims against the City and Authority.

12.2 Retainage. The City and Authority will withhold five percent retainage from each progress payment due Developer until final inspection and acceptance of the applicable Public Infrastructure and Final Payment as set forth below.

12.3 Applications for Payment.

(a) At least 30 days before Developer seeks disbursement of a progress payment, Developer shall submit to the City and Authority an itemized Application for Payment in a form substantially similar to AIA Form G702-1992 Application and Certification for Payment. Subject to City and Authority approval of the method of allocation, the application shall allocate costs of individual divisions of the work to the source of funds identified by the City and Authority for payment of such costs. The application shall be notarized and shall include sufficient backup documentation, as determined by the City and Authority, to substantiate Developer's allocation of costs and right to receive a progress payment.

(b) Progress payments shall be made for services and labor rendered, as well as for materials and equipment delivered and properly incorporated into the work. The City and Authority will not make progress payments on account of stored materials or equipment.

(c) Developer warrants that, upon submittal of an Application for Payment, all work for which Certificates for Payment have been previously issued and payments received shall be free and clear of liens, claims, security interests or encumbrances other than the mortgage lien in favor of Senior Lender.

(d) The City and Authority shall notify Developer within 15 days of their receipt of an Application for Payment of any noted deficiencies in such Application for Payment; provided, however, the City and/or Authority's failure to provide such notice within such time period will not be deemed a waiver of any such deficiencies.

12.4 Certificates for Payment. Upon receipt of a complete Application for Payment, the City and Authority shall promptly review the application and issue a Certificate for Payment indicating the amount the City and Authority determine is properly due (less five percent retainage) and shall further identify the City's or Authority's reasons for withholding certification in whole or in part. If a Certificate of Payment is not processed in a timely manner as provided in this Article 12, Developer may escalate the resolution of any such issue by delivering notice thereof to the City, including notice to the Director of DSI, Director of Public Works and/or the Mayor's office, as applicable.

#### 12.5 Withholding Certificates for Payment.

(a) The City and Authority may withhold a Certificate for Payment in whole or in part to protect the interests of the City and Authority if the work has not progressed to the point indicated in the Application for Payment, or the quality of the work is not in accordance with the Final Construction Documents. The City and Authority may also withhold a Certificate for Payment because of subsequently discovered evidence and may revoke a previously issued Certificate for Payment in whole or in part to protect the City and Authority from claims or loss, including claims or loss for any of the following:

- (i) Unremedied defective design or construction work;
- (ii) Threatened or commenced third party claims;
- (iii) Developer's failure to make timely payment to third parties for services, labor, materials or equipment; or
- (iv) Unremedied damage to City or third party property.



(b) When each basis for withholding Certification for Payment is resolved, certification will be made for amounts previously withheld.

#### 12.6 Progress Payments.

(a) After the City and Authority have issued a Certificate for Payment, the progress payment may be processed in accordance with the Disbursing Agreement.

(b) The City and Authority shall have the right, but not the obligation, to request written evidence from Developer that it has properly paid its consultants, sub-consultants, contractors, sub-contractors and suppliers, or other person or entity providing labor, services, materials or equipment. If Developer fails to furnish such evidence within 10 days, the City and Authority shall have the right, but not the obligation, to contact such parties to ascertain whether they have been properly paid. The City and Authority shall have no obligation to pay or to see to the payment of money to such parties but may, in their sole discretion, make direct payment of amount due and unpaid by Developer.

#### 12.7 Final Completion and Final Payment.

(a) Upon final inspection and acceptance of required Public Infrastructure for a phase of work, including completion of all punch list items, and upon receipt of a final Application for Payment, the City and Authority will promptly issue a final Certificate for Payment, for such phase of work.

(b) Neither final payment nor any remaining retained percentage shall become due until Developer submits to the City and Authority for such phase work (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the work (less amounts withheld by City and Authority) have been paid or otherwise satisfied, (2) a certificate evidencing that required insurance remain in force after final payment, (3) consent of surety, if any, to final payment, (4) as-constructed record copy of the Final Construction Documents marked to indicate field changes and selections made during construction, (5) as-built construction documents, (5) manufacturer's warranties, product data, and maintenance and operations manuals, (as the same have been reviewed and approved by Public Works), (6) all documentation and certifications required under the terms of any permit or the Legal Requirements, and (7) all warranties to the assigned City, and all necessary documentation and actions to complete such warranty assignments. If any third party that provided services, labor, materials or equipment refuses to furnish a release or waiver required by the City or Authority, Developer may furnish a bond satisfactory to the City and Authority to indemnify them from and against such liens, claims, security interests, or encumbrances. If such liens, claims, security interests, or encumbrances remains unsatisfied after payments are made, Developer shall refund to the City and Authority, as applicable, all money that the City or Authority may be compelled to pay in discharging such liens, claims, security interests, or encumbrances, including all costs and reasonable attorneys' fees.

12.8 Non-Waiver. The issuance of a Certificate for Payment, a progress payment, final payment, or partial or entire acceptance of any Public Infrastructure by the City shall not constitute acceptance of work not in accordance with the Final Construction Documents or Legal Requirements and shall not be deemed a waiver of any City or Authority claims or defenses.

### Article 13

#### Taxes

Developer shall pay or remit, as applicable, any sales, consumer, use, services, and similar taxes in connection with the design and construction of the Site Improvements and shall defend, indemnify and hold harmless the City, Authority and Indemnified Parties from any against any claims, judgments, suits and expenses arising out of Developer's obligations under this paragraph.

### Article 14

#### Change Orders

14.1 Change Order. A Change Order is a written instrument executed by each of Developer, City, and Authority stating their agreement to each of the following:

- (a) A change or modification to the scope of work to be performed by or on behalf of Developer;
- (b) The amount of the approved adjustment (increase or decrease), if any, to the City's and/or Authority's payment obligation to Developer, including in the case of an approved increase identification of the source of funds to be used for such payment; and
- (c) The extent of the approved adjustment, if any, to Developer's design and/or construction schedule.

14.2 Requests for Change Order.

(a) By the City or Authority. If the City or Authority desire to change or modify (increase or decrease) the scope of work to be performed by or on behalf of Developer, the City and Authority shall provide written notice of such request to Developer. The parties will proceed to negotiate the terms of such change or modification to be set forth in a mutually executed Change Order. Developer shall not perform any work that is the subject of a City- or Authority-requested change unless and until a Change Order has been executed and delivered by each party.

(b) By Developer. If Developer believes that it is entitled to a Change Order for work directed to be performed by the City or Authority and not initiated through the process set forth above in Section 14.2, Developer shall provide written notice to the City and Authority and Senior Lender within 21 days after first receiving such direction. Failure to provide written notice within 21 days will be deemed a waiver of any such claim. If the City and Authority determine that the conditions justify a Change Order, the parties will proceed to negotiate the terms to be set forth in a mutually executed Change Order. If the City or Authority dispute that the conditions justify a Change Order, the City and Authority will notify Developer in writing. If Developer disputes this determination, it may proceed to assert a claim under the terms of this Agreement.

(c) Regulatory Decisions. For the avoidance of doubt, Developer acknowledges and agrees that regulatory decisions and directives of the City executed pursuant to permits or other Legal Requirements shall not entitle Developer to a Change Order.

(d) Sources and Uses; Budget. Subject to Article 3 of the Redevelopment Agreement, without regard to the cause of such excess costs, excess costs shall be the sole responsibility of Developer unless such cost increase is due to a City or Authority requested change approved by the City and the Authority in writing, both as to the approved change and identifying the excess costs

that will be covered by the City or Authority (“Approved Costs Increases”). Any such Approved Costs Increases shall be the sole responsibility of the City or Authority, as applicable, and payable in accordance with the terms of a written Change Order and the Disbursing Agreement. In accordance with the requirements set forth in the Redevelopment Agreement, the Sources and Uses Budget will be updated from time-to-time to reflect any Approved Costs Increases.

#### 14.3 Unavoidable Delay.

(a) Developer’s sole remedy for an Unavoidable Delay shall be an equitable extension of time to be set forth in a mutually executed Change Order. Developer acknowledges and agrees that it shall not be entitled to any increase in the Approved Public Investment Sum as a result of an Unavoidable Delay.

(b) If Developer encounters specific conditions that it believes to cause an Unavoidable Delay entitling Developer to a Change Order equitably extending any applicable deadlines, Developer shall provide written notice to the City within 21 days after first observance of the conditions. Failure to provide written notice within 21 days will be deemed a waiver of any such claim. If the City determines that the conditions justify an increase in the time for performance, the City will agree to an equitable extension of the applicable deadlines to be set forth in a mutually executed Change Order. If the City disputes that the conditions justify an extension of time, the City will notify Developer in writing. If Developer disputes the City’s determination, it may proceed to assert a claim for an extension of time under this Agreement.

### Article 15

#### Inspection and Acceptance of Public Infrastructure.

15.1 Tests and Inspections. Developer shall establish and incorporate into the Final Construction Documents appropriate material, fabrication and installation testing and inspection protocols for all work to be completed by or on behalf of Developer under this Agreement. Developer shall arrange for such tests and inspections with an independent testing laboratory or entity acceptable to the City or other jurisdictional authority, as applicable, and shall bear all costs of such tests and inspections. Developer shall give the City timely notice of when and where tests and inspections are to be made so that the City may be present for such procedures in its sole discretion. Developer shall provide the City and Authority copies of the results of each third-party test or inspection, including any resulting testing/inspection reports and certifications, within 10 days of receipt by Developer. If such tests or inspections reveal non-conformance of the work with the requirements of the Final Construction Documents or Legal Requirements, Developer shall promptly correct the non-conforming work. Developer shall be responsible for any costs incurred to correct and re-inspect such non-conforming work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for any inspectors or other consultants employed by the City.

15.2 Site Access. In accordance with Developer’s construction site safety program and procedures, Developer will provide the City and its consultants with access at all times to the construction work whether it is completed or in progress; **provided, however**, that nothing in this Agreement will limit, restrict or inhibit the City’s access to the Property for purpose of conducting inspections or other activities in accordance with its regulatory authority, police powers, or otherwise to protect public health and safety.

15.3 Maintenance of Construction Documents On-Site. Developer shall maintain at the Property for review by the City and its consultants at least one copy of the Final Construction Documents, and any addenda, Change Orders, modifications, shop drawings, product data, samples and other Submittals, each in good order and marked currently to indicate all changes and selections made during construction.

15.4 Periodic Inspection. The City or its consultants may make periodic inspection of work and may require certain tests be made following reasonable prior notice from the City, which in the judgment of the City is necessary to ensure compliance with the Final Construction Documents and the other provisions of this Agreement; **provided, however**, the City will not exercise any direct supervision or control of the work during construction operations. The City will notify Developer of any work that does not comply with the Final Construction Documents, other provisions of this Agreement or Legal Requirements, and Developer must take prompt action to remedy the noted deficiencies.

15.5 Final Inspection; Acceptance.

(a) Completion Certificates; City Inspection. Developer shall notify City at least 45-days prior to, but no earlier than 90 days, of its intent to seek a final City inspection. Promptly following Developer's submission of a complete notice that all or a portion of the Public Infrastructure is ready for final City inspection (each a "**Completion Certificate**"), the City shall inspect the components of the Public Infrastructure itemized in the Completion Certificate. To be deemed complete for purposes of this section, the Completion Certificate must include the following information:

(i) A certificate executed by Developer and its engineer of record in the form attached to this Agreement as **Exhibit G** or in the form required by the City or Legal Requirements for any City-issued permit certifying (a) that the applicable components of the Public Infrastructure are complete in accordance with the Final Construction Documents and Legal Requirements and (b) that the City and its consultants shall be entitled to rely upon the accuracy of the representations and statements contained in the certifications;

(ii) An assignment of the Instruments of Service to City for future operation, repair, maintenance and replacement of the applicable components of the Public Infrastructure;

(iii) An electronic file of all record documents for the applicable components of the Public Infrastructure which comply with the City's record documents requirements and Legal Requirements, including "as-built" plans and specifications, RFIs and responses to RFIs, addenda, calculations, field notes, tracings, televised sewer videos, testing/inspection reports, product manuals, and written warranties (collectively, "**Record Documents**"); and

(iv) Any additional information or documentation required by the Final Construction Documents, Legal Requirements or as reasonably requested by the City.

(b) Acceptance; Rejection. Upon receipt of a complete Completion Certificate and inspection of the applicable components of the Public Infrastructure by the City, the City will notify Developer of the result of such inspection in writing as follows:

(i) Acceptance. If the City determines that the applicable components of the Public Infrastructure are complete and ready for acceptance, the City will so notify Developer in writing. Developer shall then file with the City Council a statement certifying that the applicable components of the Public Infrastructure are complete, are constructed in compliance with City standards, are free of defects, and are free and clear of any encumbrance or lien. Developer shall further execute and deliver to the City documentation of conveyance of the applicable components of the Public Infrastructure, in substantially the form and substance as set forth in **Exhibit H**, dedicating and conveying to the City all

right, title, and interests in such improvement(s) free and clear of any mortgage, pledge, hypothecation, encumbrance, lease, license, lien or others security interest. Upon receipt of the foregoing certification and form of conveyance, the City will accept and assume operation and maintenance responsibility for the applicable components of the Public Infrastructure.

(ii) Rejection. If the City determines that the applicable components of the Public Infrastructure are not complete and ready for acceptance, the City will so notify Developer in writing and include a reasonably detailed description of noted deficiencies. If the City issues such a rejection notice, Developer may proceed to correct such deficiencies and request the City to perform additional inspections, which the City shall complete in accordance with this section until such time as the City determines the applicable components of the Public Infrastructure are complete and ready for acceptance; **provided, however**, that Developer shall be responsible for any costs incurred to correct and re-inspect such nonconforming work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for any inspectors or other consultants employed by the City.

## Article 16 Security Requirements

16.1 Security for Public Infrastructure. Notwithstanding Minn. Stat. § 462.358, Developer will at its sole cost procure and maintain the following performance and payment bonds (collectively, “**Bonds**”) until final completion and acceptance by the City of the Public Infrastructure:

(a) Performance Bond. A performance bond in the sum of the total, aggregate cost of the Public Infrastructure work for the use and benefit of the City and Authority and Senior Lender as dual obligees to complete the Public Infrastructure work and to save the City and Authority and Senior Lender harmless from all costs and charges that may accrue on account of completing the Public Infrastructure; and

(b) Payment Bond. A payment bond in the sum of the total, aggregate cost of the Public Infrastructure work for the use and benefit of all persons furnishing labor or materials in connection with the Public Infrastructure work, conditioned for the payment, as they become due, of all just claims for such labor and materials.

16.2 Reduction or Release of Security. Upon final inspection and acceptance of a portion of the Public Infrastructure by the City, the Bonds may be partially and proportionately reduced in an amount approved by the City at such time and based on the remaining aggregate costs to complete the Public Infrastructure.

16.3 Liens. Developer shall not permit any mechanic’s lien to be filed against public property arising out of any work or materials performed or provided by or on behalf of Developer. If any such lien is filed, Developer shall, within 30 days after notice of such filing, cause such lien to be released of record or shall deliver to the City and Authority and Senior Lender a bond or other security for such lien reasonably satisfactory to the City and Authority and Senior Lender.

16.4 No Security Required for Public Open Spaces. Notwithstanding anything to the contrary contained in this Agreement, no bonds or other performance and/or payment security shall be required for any Public Open Spaces, **provided, however**, that Developer shall keep all easement areas granted to the

City or Authority free and clear of liens and shall defend and indemnify the City and Authority from and against any costs related to such liens.

**Article 17**  
**Warranty; Correction of Work**

17.1 **Warranty.**

(a) Developer warrants that all materials and equipment incorporated in the Public Infrastructure will be of good quality and new. Developer further warrants all Public Infrastructure designed or constructed by Developer, its consultants, sub-consultants, contractors and subcontractors of any tier pursuant to this Agreement against poor material and faulty workmanship. The warranty period for each component of the Public Infrastructure is, subject to the final clause of this paragraph, one year and will commence on the date City accepts the applicable component(s) of the Public Infrastructure; **provided, however**, that any longer warranty periods will be the controlling warranty period if extended by suppliers, vendors, or contractors for particular components or if established in the approved Final Construction Documents.

(b) Notwithstanding anything herein to the contrary, Developer shall replace, at no cost or expense to the City, any trees, plantings, shrubs, grass, and landscaping installed by Developer that become diseased or die within a one year of acceptance of such work by the City.

(c) Written warranties for materials, equipment or other special warranties required by the Final Construction Documents shall be issued in the name of the City or shall be fully assignable to the City and shall commence no earlier than the date of acceptance by the City of the specific Public Infrastructure that is the subject of the warranty. Developer shall execute and deliver written assignment of any such warranties to the City.

17.2 **Correction of Work.**

(a) In addition to Developer's warranty obligations above, if within one year after the date of final inspection and acceptance of the Public Infrastructure or a portion thereof, any of the accepted work is found to be defective or not to be in accordance with the requirements of the Final Construction Documents, Developer shall correct it promptly upon written notice from the City. If Developer fails to correct defective or nonconforming work within a commercially reasonable period of time, the City may, be is not obligated to, proceed to correct the work; **provided, however**, that Developer shall be solely responsible for any costs incurred by the City to correct such work. The one-year period for correction of the applicable work shall be extended by corrective work performed by Developer or by or on behalf of the City.

(b) Developer shall further remove from the site any defective or nonconforming portions of the work that are neither corrected by Developer nor accepted by the City. Developer shall be solely responsible for any costs incurred to repair or replace other work of the City or a third party caused by Developer's correction or removal of defective or nonconforming work.

(c) The obligation of Developer to correct defective and nonconforming work within the one-year correction period is an independent performance obligation of Developer, and nothing in this Article shall be deemed to establish a period of limitation or repose with respect to other obligations of Developer to correct or remedy defective work.

**Article 18**  
**Insurance**

18.1 Insurance.

(a) Developer shall, at its sole cost and expense, obtain and continuously maintain the minimum insurance coverage set forth below with respect to its operations and completed operations and/or the respective portion of the Site Improvements or Property owned by, or within the control of, Developer, as applicable, for so long as (i) it is an Owner of any portion of the Property subject to this Agreement, (ii) any portion of the Property is within the control of Developer, (iii) any Public Infrastructure has not been inspected and accepted by the City, or (iv) any building permit, site plan, or other governmental approval obtained by Developer has not been finally closed. From time to time, at the reasonable request of the City, Developer shall furnish proof to the City that such insurance is in effect.

(i) Builder's Risk. By no later than commencement of work on Public Infrastructure (excluding site work and excavation), Builder's risk insurance, written on the so-called "Builder's Risk-Completed Value Basis," in an amount equal to 100% of the insurable value of the Public Infrastructure to be insured measured as of the date of completion of such improvement and with coverage available in nonreporting form on the so-called "all risk" form of policy.

(ii) Comprehensive General Liability. Comprehensive general liability insurance with limits against bodily injury (including death) and property damage of not less than \$5,000,000 per occurrence. The following provisions shall apply to the general liability policy, as well as any umbrella policy maintained by Developer to comply with the insurance requirements of this Article:

(A) the coverage must include Commercial Form; Premises/Operations; Contingent Liability; Underground, Explosions, and Collapse Hazard (if excavation, blasting, tunneling, demolition or rebuilding of any structural support of a building is involved or explosion hazard exists); Products/Completed Operations; Contractual Liability Insurance; Operations of Subcontractors/Independent Contractors (if any part of the work is to be subcontracted); Broad Form Property Damage; Personal Injury; and Cross-Liability Coverage .

(B) defense costs shall be payable in addition to policy limits;

(C) there shall be no cross-liability exclusion which precludes coverage for claims or suits by one insured against another;

(D) coverage shall apply separately to each insured against whom a claim is made or a suit is brought, except with respect to the limits of liability; and

(E) notwithstanding anything to the contrary in this Agreement, Developer shall maintain products/completed operations coverage with a combined single limit of not less than \$5,000,000 per occurrence for a period of at least thirty-six (36) months following final inspection and acceptance by the City or Authority of any work or component completed for, or dedicated or conveyed to, respectively, the City or Authority.

(iii) Auto Liability. Commercial automobile liability insurance with a combined single limit for bodily injury and property damage of not less than \$2,000,000 per accident. Commercial automobile liability insurance must provide coverage for owned, non-owned, and hired vehicles and trailers.

(iv) Workers Compensation. Workers compensation insurance in compliance with Legal Requirements.

(v) Contractors Pollution Liability. Pollution liability insurance protecting against the sudden or accidental release of any material that may be considered a Hazardous Material at or around the Property as a result of the work performed by Developer or its contractors and subcontractors of any tier with coverage limits of not less than \$2,000,000 per occurrence.

(vi) Pollution Legal Liability. If Developer, its contractors, or subcontractors of any tier transport any Hazardous Material or other regulated substances, Developer shall maintain pollution legal liability insurance with coverage limits of not less than \$2,000,000 per occurrence.

(vii) Professional Liability. Professional liability insurance, including acts, errors and omissions arising out of the rendering of, or failure to render, professional services related to this Agreement with coverage limits of not less than \$3,000,000 per occurrence.

(b) All insurance policies required to be procured and maintained under this Article shall be written on an occurrence basis, unless only claims-based coverage is available or unless otherwise approved in writing by the City and Authority. All claims-based coverages shall be secured and provide insurance coverage for ten years post-termination of this Agreement.

(c) In lieu of separate policies, Developer may maintain a single policy, blanket or umbrella policies, or a combination thereof having the coverage required by this Article, in which event Developer will deposit with the City and Authority a certificate or certificates of the respective insurers as to the amount of coverage in force. Any excess or umbrella policies used to meet the minimum limits required under this Article shall be at least as broad as the underlying coverage and shall otherwise follow form.

(d) All insurance required in this Article shall be obtained and continuously maintained during the periods of time required in this Article in responsible insurance companies selected by Developer which are authorized under the laws of the State to assume the risks covered by such policies, **provided, however**, that such insurers shall have a minimum A.M. Best rating of "A-" or better and a financial size category of not less than "X".

(e) Developer shall cause each insurer to agree to give Developer, City and Authority thirty (30) days prior written notice of cancellation or expiration of coverage, or of any other changes that would materially reduce the limits or coverage, of any policy of insurance issued by such insurer. Not less than fifteen (15) days prior to the cancellation or expiration of any policy of insurance, Developer must provide the City and Authority evidence satisfactory to the each that the policy has been renewed or replaced by another policy conforming to the provisions of this Article, or that there is no longer a requirement for such policy under the terms of this Agreement.



(f) With the exception of worker's compensation/employer's liability and professional liability insurance, all insurance policies required under this Article (including coverage for both ongoing and completed operations) shall name the City, Authority, and the City Indemnified Parties each as an additional insured or loss payees, as applicable.

(g) All insurance policies required to be procured and maintained by Developer under this Article shall contain language or be endorsed to contain wording making it primary insurance as respects to, and not requiring contribution from, any other insurance which the City, Authority of the Indemnities may maintain, including any self-insurance or self-insured retention they may have. Any other insurance the City, Authority of the Indemnities may maintain shall be considered excess insurance only and shall not be called upon to contribute with Developer's insurance.

(h) Developer hereby waives all rights of subrogation against the City, Authority and the City Indemnified Parties. Each policy of insurance required of Developer herein shall include a written waiver of subrogation in favor of the City, Authority and the City Indemnified Parties.

(i) Notwithstanding anything herein to the contrary, Developer's failure to secure the insurance coverage set forth in this Article, failure to comply with the insurance provisions of this Article, or failure to secure such endorsements on the policies as may be necessary to carry out the terms and provisions of this Agreement, shall in no way relieve Developer from the obligations of this Agreement, and shall constitute grounds for termination of this Agreement by the City and Authority.

(j) The minimum insurance requirements of this Article, or any subsequent approval of Developer's insurance by the City or Authority, shall not relieve or decrease the liability of Developer under this Agreement, including the defense and indemnification obligations of Developer set forth in this Agreement.

## Article 19 Indemnification

19.1 Release and Indemnification Covenants by Developer. Developer hereby releases the City, Authority, and their respective body members, officials, officers, servants and employees, agents, contractors, consultants, and legal counsel (collectively, the "**City Indemnified Parties**") from, and covenants and agrees that the City, Authority and Indemnified Parties shall not be liable for, and agrees, to the fullest extent permitted by law, to defend, indemnify, and hold harmless the City, Authority and the City Indemnified Parties from and against, any and all damage to property or injury to or death of any person, loss, cost, fines, charges, damage and expenses, including reasonable attorney's fees, due to claims or demands of any kind whatsoever occurring at, about or in connection with any portion of the Property or any improvements constructed thereon by Developer or any acts or omissions of Developer (including its contractors, subcontractors of any tier, and any party for which the foregoing are responsible) in connection with this Agreement; **except** (x) to the extent such loss or damage is caused by the willful misrepresentation, negligence, or intentional misconduct of the City, Authority or another City Indemnified Party; or (y) when and to the extent the City, Authority or another City Indemnified Party has inspected and accepted and/or is responsible for a specific portion of the Public Infrastructure **and** such property damage, injury to or death of any person occurs on such portion of the Public Infrastructure as a result of the acts or omissions of such City, Authority or another City Indemnified Party. The indemnification obligations under this Article shall not be limited by any limitation on the amount or type of damages, compensation, or benefits payable by or for Developer, its Subconsultants or Subcontractors, or anyone directly or indirectly employed by them, under workers compensation acts, disability benefit acts or other employee benefit acts.

**Article 20**  
**Intellectual Property**

20.1 **Royalties; License Fees.** Developer shall pay all applicable royalties and license fees arising out of or associated with the Site Improvements. Developer shall defend suits or claims for infringement of copyrights and patent rights (with counsel acceptable to the City and Authority) and shall hold the City, Authority and Indemnified Parties harmless from any loss, damages, judgments, costs and expense, including reasonable attorney fees, on account thereof. Developer's obligations under this paragraph shall survive the City's acceptance of any and all Public Infrastructure or the termination or expiration of this Agreement.

20.2 **License to City.** Developer hereby grants to the City a perpetual, irrevocable and nonexclusive license to use the Instruments of Service solely for purposes of using, operating, maintaining, altering, repairing, replacing and supplementing the Public Infrastructure on and after the City's inspection and acceptance of a portion or all of such Public Infrastructure. The license granted under this section permits the City to reproduce any portions of the Instruments of Service solely for use in performing the above activities. Developer shall further obtain a transferrable, perpetual, irrevocable and non-exclusive licenses from each of its Subconsultants and Subcontractors, as applicable, that will allow Developer to satisfy its obligations to the City under this paragraph.

**Article 21**  
**Default and Remedies**

21.1 **Default.** Developer's failure to perform or cause to be performed any of the work to be performed by, or on behalf of, Developer under this Agreement and in accordance with this Agreement will be a "**Developer Default**" if such failure has not been cured by Developer within 30 days after the City's written notice of default for such failure; **provided, however,** that if such a failure cannot reasonably be cured within such 30-day period, then Developer shall be entitled to only such additional time as is reasonably necessary to cure such default as determined by the City in its reasonable discretion, and provided Developer is capable of curing the same, has promptly proceeded to commence cure of such default within said initial 30-day period, and thereafter diligently prosecutes the cure to completion within such additional period of time and, **provided, further,** that Developer take all temporary or mitigative action as deemed necessary or appropriate by the City to protect public health and safety until such time as Developer cures the default.

21.2 **Remedies.** Upon the occurrence and during the continuance of a Developer Default, the City, at its option, may perform such work and Developer shall promptly reimburse the City for any expense incurred by the City, including the cost of cover or other temporary structures, barriers, etc. to protect the work, persons, property or general public health or safety. This paragraph provides the City a license for the City to act, and it shall not be necessary for the City to seek a Court order for permission to enter the Property for such purpose. When the City does any such work, the City may, in addition to its other remedies, draw on the Bonds applicable to such Developer Default and use such proceeds of the Bonds to cure Developer Default. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

21.3 **Developer Limited Remedies on Default; Waiver of Consequential Damages.** Whenever any unremedied default of the City or the Authority occurs, Developer's sole legal and equitable remedy is an action to compel performance by the City or Authority, as applicable. Developer has and shall have no right

to assert any claim for monetary or other compensatory damages against the City or Authority and will not be entitled to recover damages of any kind, including lost profits and direct, indirect, incidental, consequential, or punitive damages.

21.4 Senior Lender Rights Upon Occurrence of a Developer Default.

(a) Copy of Notice of Default. If the City or the Authority delivers any notice or demand to Developer with respect to any Developer Default, the City and the Authority will also deliver a copy of such notice or demand to the Senior Lender; provided however that failure of the City or the Authority to give any such notice shall not limit the City's or the Authority's ability to exercise any of their respective rights and remedies.

(b) Lender's Option to Cure Events of Default. Upon the occurrence of a Developer Default, Senior Lender will have the right at its option (but not the obligation), to cure or remedy such Developer Default within the cure periods set forth herein or such other cure period agreed to by the City and Authority in writing. If Senior Lender acquires title to all or a portion of the Property through the foreclosure of a mortgage or deed in lieu of foreclosure on such portion of the Property remains subject to each of the restrictions set forth in this Agreement and remains subject to all of the obligations of Developer under the terms of this Agreement, but the purchaser at a foreclosure sale or grantee under a deed in lieu of foreclosure shall have no personal liability for a breach of such obligations under this Agreement so long as:

(i) the party acquiring title through foreclosure or deed in lieu of foreclosure observes all of the restrictions set forth in the Agreement; and

(ii) the party who acquired title through foreclosure or deed in lieu of foreclosure does not undertake or permit any other party to undertake any Project improvements on the portion of the Property it owns.

The purpose of this section is to permit Senior Lender following a foreclosure or a deed in lieu of foreclosure to hold title to all or a portion of the Property it acquires through foreclosure or deed in lieu of foreclosure, without personal liability, until it can sell or otherwise transfer all of such portion of the Property to a third party who will assume the obligations of Developer under the terms of this Agreement and proceed with the development of the Property pursuant to the terms of this Agreement.

**Article 22**

**Compliance Requirements**

22.1 Employment, Contracting, and Wage Requirements. With respect to the design and construction of the Site Improvements, Developer agrees as follows:

(a) Affirmative Action/Equal Opportunity Program. Developer agrees to be bound by and comply with, and to cause its contractors and subcontractors of any tier to comply with, the requirements of Section 183.04 of the Saint Paul Legislative Code, and Section 86.06 of the Saint Paul Administrative Code, and the Rules Governing Affirmative Requirements in Employment adopted by the Saint Paul Human Rights Commission. Developer, its contractors, and affected subcontractors shall meet the requirements of this subsection by compliance with the statement of affirmative action/equal opportunity requirements attached as **Exhibit I**.

(b) Labor Standards/Wages. Developer agrees to be bound by and to comply with, and to cause its contractors and subcontractors of any tier to comply with, the requirements of Section 82.07 of the Saint Paul Administrative Code. Developer, its contractors and subcontractors or any tier shall meet the requirements of this subsection by compliance with the requirements set forth in **Exhibit J** Labor Standards. For every project or portion of a project financed in whole or in part by state funds, the following provisions further apply:

(i) Prevailing Wage. Pursuant to Minnesota Statutes 177.41 to 177.44 and corresponding Rules 5200.1000 to 5200.1120, this contract is subject to the prevailing wages as established, interpreted, and applied by the Minnesota Department of Labor and Industry. Specifically, all contractors and subcontractors must pay all laborers and mechanics the established prevailing wages for work performed under the contract. Failure to comply with the aforementioned may result in civil or criminal penalties.

(ii) Payrolls/Records. Contractors and subcontractors of any tier shall furnish to Developer copies of any or all payrolls not more than 14 days after the end of each pay period. The payrolls must contain all of the data required by Minnesota Statutes Section 177.30. Subcontractors of any tier must furnish payrolls to the prime contractor. The City and Authority may examine all records relating to wages paid laborers or mechanics on work to which Minnesota Statutes Sections 177.41 to 177.44 apply.

(iii) Posting of Wage Rates/Required Posters. Each contractor and subcontractor of any tier performing work on a public project shall post the applicable prevailing wage rates and hourly basic rates of pay for the county or area within which the project is being performed, including the effective date of any changes thereof, in at least one conspicuous place for the information of the employees working on the project. The information so posted shall include a breakdown of contributions for health and welfare benefits, vacation benefits, pension benefits, and any other economic benefits required to be paid.

(iv) Contact. For more information regarding prevailing wage and its application, contact: the Minnesota Department of Labor and Industry, Prevailing Wage Unit, 443 Lafayette Road North, Saint Paul, MN 55155. Phone: (651) 284-5091, email: [dli.prevwage@state.mn.us](mailto:dli.prevwage@state.mn.us), Web: [www.dli.mn.gov](http://www.dli.mn.gov).

(c) Vendor Outreach Program. Developer agrees to be bound by and to comply with, and to cause its contractors and subcontractors of any tier to comply with, the City's Vendor Outreach Program as required by Chapter 84 of the Saint Paul Administrative Code. Under Chapter 84, as the developer of the Property, the Developer is permitted to be the prime contractor for the Project. In entering into contracts and subcontracts for the Site Improvements for professional services and construction services Developer and its contractors and subcontractors of any tier shall meet the requirements set forth in **Exhibit K**.

(d) LCPtracker/B2Gnow. This Agreement is subject to contract compliance tracking, and Developer, contractors and subcontractors or any tier are required to provide any noted and/or requested contract compliance-related data electronically using the LCPtracker/B2Gnow systems. Developer, contractors, and subcontractors of any tier are responsible for responding by any noted response date or due date to any instructions or request for information and for checking the LCPtracker/B2Gnow systems on a regular basis to manage contact information and contract records. Developer is responsible for ensuring all contractors and subcontractors or any tier have completed all requested items and that their contact information is accurate and up-to-date. The

City and Authority may require additional information to be provided electronically through the LCPtracker/B2Gnow systems at any time before, during, or after execution of this Agreement. Information related to contractor/subcontractor access of the LCPtracker/B2Gnow systems will be provided to a designated point of contact with Developer and each identified contractor and subcontractor or any tier upon execution of this Agreement. The LCPtracker/B2Gnow systems are web-based and can be accessed at the City's Internet address.

(e) Two Bid Policy. Developer agrees to be bound by and to comply with, and to cause its contractors and subcontractors of any tier to comply with, the requirements of the Authority's Two Bid Policy as set forth in Exhibit L. The Developer may be the general or prime contractor for the entire Project; but, the two-bid policy applies to all other construction contracts and subcontracts.

(f) Preconstruction Compliance Conference/Ongoing Meetings.

(i) Initial Conference. Developer and its contractors and subcontractors of any tier shall schedule and attend (with at least 15-days prior notice) a preconstruction compliance conference at a time and place that reasonably works for all to be conducted by the Authority and City staff. These conferences are held for the benefit and information of all participating contractors and subcontractors and attendance is required. Each area of compliance is reviewed by the appropriate Authority or City staff member and forms are distributed for documentation and reporting. Authority and City staff will explain the documentation at this time and will provide on-going technical assistance in an effort to keep the report requirements up to date. Any subcontractors identified after the initial preconstruction conference shall arrange to attend a subsequent preconstruction conference unless such attendance is waived by the Authority and City.

(ii) Ongoing Meetings. Subsequent to the initial preconstruction compliance conference, Authority and City staff will schedule regular meetings with Developer and its contractors and subcontractors of any tier to review the compliance reports, discuss any obstacles to reaching required goals and contract requirements, and propose courses of action to follow to assure full compliance. The meetings will begin on a monthly basis and then at such intervals as deemed necessary by Authority and City staff.

(g) Project Labor Agreement. Consistent with the City of Saint Paul policy on the use of project labor agreements (Council File #09-584), as set forth in Exhibit M, Developer agrees that it will, and that it will cause each of its contractors and subcontractors of any tier to, enter into and comply with the terms of a Project Labor Agreement, or multiple Project Labor Agreements, for work to be performed in connection with the Site Improvements.

(h) Saint Paul Living Wage Ordinance. If applicable, Developer agrees to be bound by and to comply with, and to cause its contractors and subcontractors of any tier to comply with, the requirements of the Saint Paul Living Wage and Responsible Public Spending Ordinance codified as Chapter 98 of Saint Paul Administrative Code ("Living Wage Ordinance") and make payment of a living wage to eligible persons covered by the Living Wage Ordinance. The parties have determined that as of the date of this Agreement there is no public assistance to the vertical development of the Property and the Living Wage Ordinance provides an exception for public infrastructure; therefore, the Living Wage Ordinance does not currently apply to vertical development of the Property. However, when and if there is a business subsidy for a vertical development, then that specific project will be subject to an independent legal determination as to application of the Living Wage Ordinance.

(i) Contract Documents. Developer shall incorporate in all construction, services, and materials contracts for the Site Improvements to which it is a party the requirements of this section and to cause its contractors and subcontractors of any tier to incorporate the requirements of this section in all subcontracts.

The City and Developer have determined that the construction of the Site Improvements will be treated as a single project for all purposes under this Section 22.1, including, without limitation, the prevailing wages for the Site Improvements will be at labor rates based on heavy highway rates which will be established at commencement of construction of the Public Infrastructure.

22.2 Sustainable Building Policy. Developer agrees to be bound by and to comply with, and to cause its contractors and subcontractors of any tier to comply with, the requirements of the Sustainable Building Policy as of the date of this Agreement as set forth in Exhibit N and the requirements of Chapter 81 of the Saint Paul Administrative Code.

22.3 Signage - Credit, Acknowledgments and Notices, Publicity. If construction signage is used for the Site Improvements, Developer shall, prior to the commencement of construction, at its own expense, erect a sign of reasonable size in a prominent position on the Property indicating to the general public the name of the project and acknowledging the participation of the City and the Authority. The design of any signage shall comply with the sign specifications and the requirements that can be obtained from the City and Authority. Developer shall also give reasonable notice to the City and Authority of groundbreaking, opening ceremonies and like events so the City and Authority may obtain publicity of and participation in such events. Developer agrees to assist and cooperate in and with such publicity and participation, including authorizing the City's and the Authority's use of Developer's brands, logos and trade dress as reasonably necessary to identify the project and Developer. Developer further agrees that the City and Authority shall also have the right to issue press releases concerning the project. If Point Source Implementation Grant (PSIG) funds are received by the City for a project, Developer will further display a sign with the Clean Water Legacy logo at the project site identifying that the applicable portion of the project was built with assistance from the Clean Water, Land, & Legacy Amendment.

22.4 Books and Records. Developer will establish and maintain accurate and complete books, accounts, and records pertaining to the design, engineering, development, and construction of the Public Infrastructure in a manner that is consistent with normally accepted accounting practices and is supported by source documentation. Developer shall retain all such books, accounts, and records (specifically including proof of insurance and proof of payment of insurance premiums) for a period of six years from the date of this Agreement or six years from the date that all Public Infrastructure is completed, whichever is later. The City, Authority, and their respective representatives, will have the right, but not the obligation, at all reasonable times to inspect, examine and copy all books and records of Developer relating to the Public Infrastructure and to inspect all work done, labor performed, and material furnished with respect to the Public Infrastructure. Nothing in this section shall limit the obligations of Developer with respect to the preparation, maintenance and furnishing of any records required under the obligations set forth in this Article.

## Article 23 Claims; Mediation

23.1 Claims. A claim is any written demand or assertion by a party seeking interpretation of this Agreement, payment of funds, extension of time, or other contractual or equitable relief. Notice of any claim by a party must be submitted in writing to other parties and Senior Lender pursuant to Section 14.2(b) of this Agreement within 21 days after occurrence of the event giving rise to such claim or within 21 days after the party first recognizes the condition giving rise to the claim, whichever is later, otherwise such

claims shall be waived. If the City or the Authority are making the claim only the Developer and Senior Lender must be noticed. If a claim is not resolved through discussions between the parties, the claimant may proceed with mediation as set forth in this Article. Pending final resolution of a claim by mediation or subsequent litigation, Developer shall continue performance and the City and Authority shall continue to make payments of undisputed amounts.

23.2 Mediation. All claims, disputes or other matters in question between the parties to this Agreement arising out of or relating to this Agreement or breach thereof, shall be referred to non-binding mediation before, and as a condition precedent to, the initiation of any legal action; **provided, however**, that nothing in this Agreement shall prevent a party from taking any action necessary to preserve claims or defenses from expiration or termination under applicable statutes of limitations or other applicable time limits. Each party agrees to participate in up to two hours of mediation. The mediator shall be selected by the parties, or if the parties are unable to agree on a mediator then any party can request the administrator of the Ramsey County District Court Civil ADR Program and/or similar person, to select a person from its list of qualified neutrals. The mediation shall be attended by employees or agents of each party having authority to settle the dispute. All expenses related to the mediation shall be borne by each party, including the costs of any experts or legal counsel. All applicable statutes of limitations and all defenses based on the passage of time are tolled while the mediation procedures are pending, and for a period of 30 days thereafter.

#### Article 24 Additional Provisions

24.1 Recording, Release. This Agreement will run with the Property and Developer will record this Agreement against the Property in the Recording Office. After Developer has completed and City has accepted any Phase of the Public Infrastructure, at Developer's request, the City will execute and deliver to Developer a release of this Agreement in recordable form with respect to portion the Property affected by or bound by such completed and accepted Public Infrastructure (e.g., if the Public ROW and Site Utilities on all sides of a Block are complete, the City will release such Block from this Agreement).

24.2 Conflicts of Interest. No official or employee of the City or the Authority shall have any financial interest, direct or indirect, in this Agreement, the Property or the Site Improvements, or any contract, agreement or other transaction contemplated to occur or be undertaken thereunder or with respect thereto, nor shall any such member of the governing body or other official participate in any decision relating to the Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested.

24.3 Titles of Articles and Sections. Any titles of the several parts, articles and Sections of the Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

24.4 Notices and Demands. Any notice, approval, consent, payment, demand, communication, authorization, delegation, recommendation, agreement, offer, report, statement, certification or disclosure required or permitted to be given or made under this Agreement, whether or not expressly so stated, shall not be effective unless and until given or made in writing and shall be deemed to have been duly given or made as of the following date: (a) if delivered personally by courier or otherwise, then as of the date delivered or if delivery is refused, then as of the date presented; or (b) if sent or mailed by certified U.S. mail, return receipt requested, or by Federal Express, Express Mail or other mail or courier service, then as of the date received. All such communications shall be addressed as follows (which address(es) for a party may be changed by that party from time to time by notice to the other parties). No such communications to a party shall be effective unless and until deemed received at all address(es) for such party.

If to the City: City of Saint Paul (PED)  
City Hall Annex  
25 West 4th Street, Suite 1300  
Saint Paul, MN 55102  
Attn: Director of Planning and  
Economic Development

With a copy to: City of Saint Paul (OFS)  
700 City Hall and Courthouse  
15 Kellogg Boulevard West  
Saint Paul, MN 55102  
Attn: Finance Director

With a copy to: Office of the City Attorney (CAO)  
400 City Hall  
15 West Kellogg Boulevard  
Saint Paul, MN 55102  
Attn: City Attorney

If to the Authority: Housing and Redevelopment Authority  
of the City of Saint Paul, Minnesota (HRA)  
1300 City Hall Annex  
25 West Fourth Street  
Saint Paul, MN 55102  
Attn: Executive Director

With a copy to: Office of the City Attorney (CAO)  
400 City Hall  
15 West Kellogg Boulevard  
Saint Paul, MN 55102  
Attn: HRA Attorney

If to Developer: c/o Ryan Companies US, Inc.  
533 South Third Street, Suite 100  
Minneapolis, MN 55415  
Attn: Tony Barranco

With a copy to: c/o Ryan Companies US, Inc.  
533 South Third Street, Suite 100  
Minneapolis, MN 55415  
Attn: Audra Williams

Dorsey & Whitney LLP  
50 South Sixth Street, Suite 1500  
Minneapolis, MN 55402  
Attn: Jay R. Lindgren

If to Senior Lender: Wells Fargo Bank, National Association  
90 South Seventh Street, 18th Fl.  
MAC N9305-18B  
Minneapolis, MN 55402



Attn: John Rent  
John.e.rent@wellsfargo.com

With a copy to

Wells Fargo Bank, National Association  
Wells Fargo Loan Center  
Commercial Real Estate Loan Services  
MAC N9300-085  
600 South Fourth Street, 8th Floor  
Minneapolis, MN 55415-1526  
Attention: Lee Thor  
Lee.thor@wellsfargo.com

Wells Fargo Bank, National Association  
Commercial Real Estate Portfolio Services  
10 S. Wacker Drive, Suite 3200  
Chicago, IL 60606  
Attn: Pamela Probst  
probstpj@wellsfargo.com

24.5 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

24.6 Governing Law, Jurisdiction, Venue and Waiver of Trial by Jury. All matters, whether sounding in tort or in contract, relating to the validity, construction, performance, or enforcement of this Agreement shall be controlled by, interpreted and determined in accordance with the laws of the State of Minnesota without regard to its conflict and choice of law provisions. Any litigation arising out of this Agreement shall be venued exclusively in Ramsey County District Court, Second Judicial District, State of Minnesota and shall not be removed therefrom to any other federal or state court. Developer hereby consents to personal jurisdiction and venue in the foregoing court. Developer hereby waives trial by jury for any litigation arising out of this Agreement.

24.7 Severability. If any term or provision of this Agreement is determined to be invalid or unenforceable under Legal Requirements, the remainder of this Agreement shall not be affected thereby, and each remaining term or provision of this Agreement shall be valid and enforceable to the fullest extent permitted Legal Requirements.

24.8 Construction of Terms. As the context of this Agreement may require, terms in the singular shall include the plural (and vice versa) and the use of feminine, masculine or neuter genders shall include each other. Wherever the word “including” or any variation thereof is used herein, it shall mean “including, without limitation” and shall be construed as a term of illustration, not a term of limitation. Whenever any reference is made to a party or person hereunder, such reference shall include that party’s or person’s successors and permitted assigns.

24.9 Calculation of Time. Unless otherwise stated, all references to “day” or “days” herein shall mean calendar days. If any time period set forth in this Agreement expires on other than a Business Day, such period shall be extended to and through the next succeeding Business Day.

24.10 Consents and Approvals. Whenever the terms “consent,” “approve,” or “approval” are used herein, they shall mean consent or approval in a party’s sole discretion. All consents or approvals must be delivered in writing in order to be effective.

24.11 Additional Documents. When reasonably requested to do so by another party, each party shall execute or cause to be executed any further documents as may be reasonably necessary or expedient and within their lawful obligation in order to consummate the transactions provided for in, and to carry out the purpose and intent of, this Agreement.

24.12 Representatives. Except as otherwise provided herein, all approvals and other actions required of or taken by the Authority or the City shall be effective upon action by the Authorized Representative of the Authority or City, as applicable. All actions required of or taken by Developer shall be effective upon action by a duly authorized officer, manager, or partner, as applicable.

24.13 Limitation. All covenants, stipulations, promises, agreements and obligations of the City or Authority contained in this Agreement shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City or Authority, respectively, and not of any governing body member, officer, agent, servant or employee of the City or Authority in the individual capacity thereof.

24.14 Superseding Effect. Except for the terms and conditions set forth in the Redevelopment Agreement, this Agreement reflects the entire agreement of the parties with respect to the development of the Site Improvements, and supersedes in all respects all prior agreements of the parties, whether written or otherwise, with respect to the development of the Site Improvements.

24.15 Amendment. This Agreement may not be amended or modified except in writing properly subscribed by each party hereto.

24.16 Assignment. This Agreement may not be assigned by Developer without the prior written consent of the City and Authority other than in favor of Senior Lender in accordance with the Collateral Assignment of Redevelopment Agreement and Site Improvement Performance Agreement among City, Authority and Senior Lender.

24.17 Relationship of Parties. Nothing in this Agreement is intended, or shall be construed, to create a partnership or joint venture among or between the parties hereto, and the rights and remedies of the parties hereto shall be strictly as set forth in this Agreement.

24.18 Binding Effect; Waiver. The provisions of this Agreement shall inure to the benefit of and be binding upon the parties and their respective successors and assigns. No delay on the part of the City or Authority in exercising any right, power or privilege shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or privilege constitute such waiver nor exhaust the same, which shall be continuing. The rights and remedies of the City and Authority specified in this Agreement shall be in addition to and not exclusive of any other right and remedies which the City or Authority, by operation of law, would otherwise have.

24.19 No Third Party Benefit. Other than as explicitly stated in this Agreement, the obligations, covenants, representations, and agreements of Developer hereunder are for the exclusive benefit of the City and Authority and shall not be construed to create rights or convey benefits to any other third party not a party to this Agreement.

24.20 Survival of Terms. The following section will survive the expiration or earlier termination of this Agreement: Section 18.01 [Insurance]; Section 19.1 [Release and Indemnification Covenants by Developer]; Section 21.2 [Remedies on Default] to the extent of any Developer Default arising prior to such termination or expiration; Section 21.3 [Developer Limited Remedies on Default; Waiver of Consequential Damages] to the extent of any default of the City or Authority arising prior to such termination or expiration; Section 23.2 [Mediation]; Section 24.4 [Notices and Demands]; Section 24.6

[Governing Law, Jurisdiction, Venue and Waiver of Trial by Jury]; and Section 24.19 [No Third Party Benefit].

24.21 Data Practices Act. Developer acknowledges that all of the data created, collected, received, stored, used, maintained or disseminated by Developer with regard to the performance of its duties under this Agreement are subject to the requirements of Chapter 13, Minnesota Statutes (“Minnesota Governmental Data Practices Act”).

24.22 No Waiver of Governmental Immunity and Limitations on Liability. Nothing in this Agreement shall in any way affect or impair the City’s or Authority’s immunity or the immunity of the City’s and Authority’s employees, consultants and contractors, whether on account of official immunity, legislative immunity, statutory immunity, discretionary immunity or otherwise. Nothing in this Agreement shall in any way affect or impair the limitations on the City’s or Authority’s liability or the liability of the City’s and Authority’s employees, consultants and independent contractors. By entering into this Agreement, the City and Authority do not waive any rights, protections or limitations as provided under law and equity for the City or Authority, or of their respective employees, consultants and contractors.

24.23 City and Authority Regulatory Authority. Nothing in this Agreement shall be construed to limit or modify the City’s or Authority’s regulatory authority.

## Article 25

### Parent Guarantee

25.1 Parent Guaranty for Public Infrastructure. In consideration of the premises, obligations, and undertakings of the City and Authority set forth in this Agreement, Ryan Companies US, Inc., a Minnesota corporation (“**Parent**”) agrees to take all action necessary to cause Developer to perform all of its agreements, covenants, and obligations under this Agreement with regard to Developer’s obligations for the design, construction and installation of the Public Infrastructure (the “**Public Infrastructure Guaranty**”). Parent unconditionally guarantees to the City and Authority the full and complete performance by Developer of its agreements, covenants, and obligations under this Agreement for the design, construction and installation of the Public Infrastructure to the extent the City and Authority make available to Developer the Public Investment funds in accordance with the Redevelopment Agreement to fund the cost of the Public Infrastructure. Parent shall be liable for any breach or default of any representation, warranty, agreement, covenant, or obligation of Developer under this Agreement regarding the Public Infrastructure. Upon the occurrence of both (a) the City’s final inspection and acceptance of a specific portion or element of the Public Infrastructure and (b) expiration of all warranties and claims periods for the design, construction and installation of such accepted portion or element of the Public Infrastructure, Parent’s obligations under the Public Infrastructure Guaranty with respect to such accepted portion or element of the Public Infrastructure shall automatically be terminated, released, and discharged.

25.2 Parent Guaranty for Public Open Spaces. In consideration of the premises, obligations, and undertakings of the City and Authority set forth in this Agreement, Parent agrees to take all action necessary to cause Developer to perform all of its agreements, covenants, and obligations under this Agreement with regard to Developer’s obligations for the design, construction and installation of the Public Open Spaces (the “**Public Open Spaces Guaranty**”). Parent unconditionally guarantees to the City and Authority the full and complete performance by Developer of its agreements, covenants, and obligations under this Agreement for the design, construction and installation of the Public Open Spaces to be developed by Developer to the extent the City and Authority make available to Developer the Public Investment funds in accordance with the Redevelopment Agreement to fund the cost of the Public Infrastructure. Parent shall be liable for any breach or default of any representation, warranty, agreement, covenant, or obligation of Developer under this Agreement regarding such private improvements. Upon the City’s issuance of both

(a) a full and final certificate of occupancy for a specific Public Open Space that is developed by Developer (unless such certificate of occupancy is not applicable to the type of improvement at issue, in which case, only the condition in the following clause (b) will apply) and (b) the “Element Release” (as defined in the Redevelopment Agreement”) for such Public Open Space, Parent’s obligations under the Public Open Spaces Guaranty with respect to such Public Open Space shall automatically be terminated, released, and discharged.

25.3 Parent Waiver. Parent hereby waives diligence, presentment, demand of performance, filing of any claim, any right to require any proceeding first against Developer, protest, notice, and all demands whatsoever in connection with the performance of its obligations set forth in this Article. The Public Infrastructure Guaranty shall be applicable and binding on the successors and assigns of Parent. Parent joins in this Agreement as a signatory only for purposes of this Article.

[Remainder of page intentionally left blank; signatures on following page(s)]

IN WITNESS WHEREOF, the City, Authority, and Developer have caused this Site Improvement Performance Agreement to be duly executed in their names and on their behalf, all on or as of the date first above written.

CITY OF SAINT PAUL, MINNESOTA

By: \_\_\_\_\_  
Its Mayor

By: \_\_\_\_\_  
Its Director, Office of Financial Services

STATE OF MINNESOTA     )  
  ) SS.  
COUNTY OF RAMSEY     )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_, the Mayor of the City of Saint Paul, Minnesota, on behalf of the City.

\_\_\_\_\_  
Notary Public

STATE OF MINNESOTA     )  
  ) SS.  
COUNTY OF RAMSEY     )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_, the Director, Office of Financial Services of the City of Saint Paul, Minnesota, on behalf of the City.

\_\_\_\_\_  
Notary Public

APPROVED AS TO FORM

\_\_\_\_\_  
Assistant City Attorney

HOUSING AND REDEVELOPMENT AUTHORITY  
OF THE CITY OF SAINT PAUL, MINNESOTA

By: \_\_\_\_\_  
Its Chair or Commissioner

By: \_\_\_\_\_  
Its Executive Director

By: \_\_\_\_\_  
Its Director, Office of Financial Services of the City

STATE OF MINNESOTA     )  
  ) SS.  
COUNTY OF RAMSEY     )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_, the \_\_\_\_\_ of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, on behalf of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.

\_\_\_\_\_  
Notary Public

STATE OF MINNESOTA     )  
  ) SS.  
COUNTY OF RAMSEY     )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_, the Executive Director of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, on behalf of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.

\_\_\_\_\_  
Notary Public

STATE OF MINNESOTA     )  
  ) SS.  
COUNTY OF RAMSEY     )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_ and \_\_\_\_\_, the Director, Office of Financial Services of the City of Saint Paul, Minnesota, on behalf of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.

\_\_\_\_\_  
Notary Public

PROJECT PAUL, LLC,  
a Delaware limited liability company

By: Ryan Companies US, Inc., a Minnesota  
corporation, its Sole Member

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2019,  
by \_\_\_\_\_, the \_\_\_\_\_ of Ryan Companies US, Inc., a Minnesota corporation,  
the Sole Member of Project Paul, LLC, a Delaware limited liability company, on behalf of the limited  
liability company.

\_\_\_\_\_  
Notary Public

As to Article 25 [Parent Guarantee]:

RYAN COMPANIES US, INC.,  
a Minnesota corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_,  
by \_\_\_\_\_, the \_\_\_\_\_ of Ryan Companies US, Inc., a Minnesota corporation  
on behalf of the corporation.

\_\_\_\_\_  
Notary Public

**Exhibit A**

Legal Description of the Property

Park A, Park B, Park C, and Park D;

Outlot A, Outlot B, Outlot C, and Outlot D;

Lot 1, Block 1;

Lot 1 and Lot 2, Block 2;

Lot 1 and Lot 2, Block 3;

Lot 1, Block 4;

Lot 1, Block 5;

Lot 1, Block 6;

Lot 1, Block 7;

Lot 1 and Lot 2, Block 8;

Lot 1 and Lot 2, Block 9;

Lot 1, Block 10;

Lot 1, Block 11;

Lot 1, Block 12;

Lot 1, Block 13;

Lot 1 and Lot 2, Block 14;

Lot 1, Block 15;

Lot 1, Block 16;

Lot 1, Block 17;

Lot 1, Block 18;

Lot 1 and Lot 2, Block 19;

Lot 1, Block 20;

Lot 1, Block 21;

Lot 1, Block 22;



Lot 1, Block 23;

Lot 1, Block 24;

Lot 1 and Lot 2, Block 25;

Lot 1, Block 26;

Lot 1, Block 27;

Lot 1, Block 28;

Lot 1, Block 29;

Lot 1, Block 30;

Lot 1 and Lot 2, Block 31;

Lot 1, Block 32;

Lot 1, Block 33;

Lot 1, Block 34;

Lot 1 and Lot 2, Block 35; and

Lot 1, Block 36;

all in FORD, according to the recorded plat thereof, Ramsey County, Minnesota.

**Exhibit B**

Off-Site Improvements

[See attached.]



## EXHIBIT B OFF-SITE IMPROVEMENTS NOVEMBER 12, 2019



### GENERAL PROJECT SCOPE

The Developer is responsible to design, construct and install the Off-site improvements described in the AUAR at the following locations:

- Cretin Avenue and Ford Parkway
- Mt. Curve Boulevard and Ford Parkway
- Cleveland Avenue and Montreal Avenue

The following information is from the AUAR Table 13: Summary of Transportation Issues and Mitigation

Table 13: Summary of Transportation Issues and Mitigation

Issue	Traffic Improvement	2040 Ryan Development Scenario	2040 Master Plan Maximum Development Scenario
<b>Ford Parkway/Mount Curve Boulevard</b>			
Side-street delays	1) Signalize/turn lane improvements	X	X
<b>Ford Parkway/Cretin Avenue</b>			
Southbound queues	1) Modify signal timing and phasing	X	X
	2) Extend eastbound and westbound left-turn lanes		
	3) Restrict parking to Pinehurst/Highland and restripe segment	N/A	X
	4) Construct southbound right turn lane		
<b>Ford Parkway/Cleveland Avenue</b>			
Intersection operations and queues	1) Extend eastbound left turn lane	X	X
	2) Remove parking and provide a southbound right turn lane		
<b>Ford Parkway/Fairview Avenue</b>			
Left turn operations and queues	1) Provide left turn signal phasing	X	X
Intersection operations and queues	2) Construct southbound right turn lane	X	X
	3) Implement TDM strategies and refine land use guidance <sup>16</sup>	N/A	X
<b>Cleveland Avenue/Montreal Avenue</b>			
Travel pattern changes	1) Switch side-street stop control to north/south approach or install all-way stop control	X	X
	2) Construct intersection for potential future signal <sup>16</sup>		
<b>Saint Paul Avenue/Montreal Avenue</b>			
Intersection operations and queues	1) Install traffic signal/turn lanes or hybrid roundabout	X	X
<b>Cretin Avenue/Randolph Avenue</b>			
Intersection queues	1) Provide northbound/southbound left turn lanes	X	X

<sup>16</sup> For the Maximum Development Scenario, relocating density to the southern portion of study area could impact timing of the potential signal at the Cleveland Avenue/Montreal Avenue intersection

**Exhibit C**

Concept Scope

[See attached.]



## EXHIBIT C FORD SITE REDEVELOPMENT – SAINT PAUL, MN CONCEPT SCOPE NOVEMBER 13, 2019

### GENERAL PROJECT SCOPE

The general project scope of work associated with the Ford Site Redevelopment Overall Infrastructure Budget (Infrastructure Budget) dated September 30, 2019 includes the following:

- Ford Site Zoning and Public Realm Master Plan adopted September 27, 2017 (Master Plan).
- Ford Site Zoning and Public Realm Master Plan Amendments adopted April 11, 2019 (Master Plan Amendments).
- Concept Infrastructure Plans dated August 29, 2019 (Infrastructure Plans).

The intent of this scope clarifications document is to provide specific clarifications, inclusions and exclusions not specifically addressed within the documents described above. If scopes are not specifically addressed in this document, nor in the Master Plan, Master Plan Amendments or Infrastructure Plans, Ryan has excluded them from the Infrastructure Budget.

Please note the format of this document coincides with the Infrastructure Budget format.

### CLARIFICATIONS, INCLUSIONS & EXCLUSIONS

#### GLOBAL COMMENTS:

1. All materials used for construction/ installation of public infrastructure shall follow the Saint Paul Department of Public Works Construction of Public Infrastructure by Private Developers Policy dated October 31, 2019.
2. All concrete work completed in the right-of-way (ROW) shall be completed by contractors licensed to work in the City of Saint Paul and shall be completed to the Saint Paul Department of Public Works Construction of Public Infrastructure by Private Developers Policy dated October 31, 2019.
3. Design of street lighting system must comply with City lighting standards.
4. Design of street signage must comply with City signage standards.
5. Any reasonable public infrastructure damage resulting from contractor's activities, incidental or otherwise, shall be repaired/ replaced to the satisfaction of the City at no cost to the City.



6. Installation of private electrical wiring, conduit, receptacles and/or lighting in the City's ROW is not allowed. This includes stubbing conduit or cable into the ROW to accommodate utility feeds to a building site. Coordination of known building locations will be completed prior to construction where possible.
7. All work associated with bridges used for transportation purposes (bike, pedestrian or vehicular) or retaining walls that support or protect public infrastructure shall be designed and installed per Saint Paul Public Works' Construction of Public Infrastructure by Private Developers Policy, dated October 31, 2019. Finn Street shall be big block, or similar material, with a 4ft maximum height per prior discussion and approval by the City of St. Paul.
8. Ryan will be responsible for design, development, construction and installation of all public infrastructure in accordance with applicable legal requirements, City of Saint Paul requirements and pursuant to construction documents as approved by the City of Saint Paul.
9. In case of conflict between or among this document and the Site Improvement Performance Agreement, the Site Improvement Performance Agreement shall prevail.
10. Notwithstanding anything to the contrary in this document, nothing here shall be construed to limit or modify the City of Saint Paul's regulatory authority.
11. Infrastructure Plans are subject to the Site Plan Approval, Ordinance Permit Approval and Parks Plans Approval processes defined in the Site Improvement Performance Agreement. Ryan has included civil engineering onsite inspections to provide a certificate of compliance/ completion at time of inspection and turnover.

#### **STREETS: PAVING/ CURB & GUTTER**

#### **STREETS: PAVING/CURB & GUTTER:**

Streets: Paving/ Curb & Gutter is based on the following design criteria:

- Inclusions:
  - ROW widths are as identified in the approved Plat.
  - All paving and curb & gutter will be completed by Ryan Companies and third-party vendors, not City forces. Ryan will identify maintenance routes and pavement surfaces that can support and provide city equipment access to maintain City infrastructure, including City sanitary sewer systems and public stormwater bmp systems.
  - Approved City of Saint Paul standard bituminous paving mix designs will be utilized. Pricing excludes specialty mix designs.
  - Primary streets are assumed to be: 12" recycled class V, 3" base coarse and 2" wear coarse bituminous. The street cross section thickness will be finalized during the detail design phase. Ryan assumes that thicknesses above and beyond our assumption would constitute a change and be subject to the Change Order process defined in the Redevelopment Agreement The following streets are considered primary:
    - Cretin Ave
    - Mt. Curve Blvd
    - Bohland Ave
    - Montreal Ave
    - Finn Street
    - Village Way (Vehicle areas only. Bike/pedestrian areas will have a reduced section)

- Woodlawn Ave (North of Bohland Ave)
- Secondary streets and alleys are assumed to be: 10” recycled class V, 2” base course and 2” wear coarse bituminous. The street cross section thickness will be finalized during the detail design phase. Ryan assumes that thicknesses above and beyond our assumption would constitute a change and be subject to the Change Order process defined in the Redevelopment Agreement. The following streets and alleys are considered secondary:
  - Woodlawn Ave (South of Bohland Ave)
  - Ranger Way
- Woodlawn Ave (South of Bohland Ave) will be constructed as approximated by the typical section provided by the City on or about 9/18/19 which includes alternating parking, sidewalks on both sides of the avenue, and boulevards as shown in the City’s Street Design Manual.
- Ranger Way South of Bohland Ave) will be constructed as approximated by the typical section provided by the City on or about 9/13/19 which includes 5ft wide sidewalks on both sides of the roadway.
- New curb & gutter is included at locations shown in the Infrastructure Plans. Note not all road and alley sections to receive curb & gutter.
  - Curb & gutter assumed to be MNDOT B624, with standard mix design. Curb and gutter to be as directed by the City according to Standard Plates (3100C for B curb) and mix design shall be MnDOT Schedule of Materials Control.
  - 6” concrete pedestrian ramps with truncated domes assumed at intersections & cross-walks.
- Existing curb & gutter along Mississippi River Blvd (MRB), Ford Pkwy and Montreal Ave. to remain. Existing unused curb cuts will be replaced with curb MB612 per City of Saint Paul Standard Plate 3106A. New curb cuts will be provided at locations shown in the Master Plan.
- Traffic marking/stripping is included at newly constructed streets and bike/ped facilities. Except for repairs to disturbed or damaged streets, restriping existing, adjacent streets is excluded from this section and would be considered an Offsite Improvement. Offsite Improvements are described in separate section below.
- Street name signs shall be per the City and are included.
  - Signs regulating parking and/or traffic on private property (outside of the public right-of-way ”ROW”) shall be furnished and installed by the property owner or contractor at no cost to the St. Paul Public Works Department.
  - Removal of existing signs, the reinstallation of salvaged signs, or the installation of new signs that regulate traffic and parking within the public ROW but not within the development area shall be completed by the City at the expense of the development. All equipment, materials, and labor costs associated with the City affecting a complete sign installation shall be the responsibility of the development. Contact Chris Gulden of Public Works 651-266-9778 two weeks in advance of needed sign work.
  - New signs regulating parking and/or traffic in the public ROW within the development shall be as approved by Public Works Traffic Engineering.
- Bituminous sections, will be reviewed and optimized during the Infrastructure Plans design phase.
- Subject to Global Comment #1, Ford Motor Co. previously crushed existing, clean, building concrete and buried onsite. This existing concrete may be used in the class V road base section as needed.
- Subject to Global Comment #1, Existing concrete paving and retaining walls will be demolished and crushed by Ryan (onsite) for reuse as road section or sidewalk Class V as needed.
- Subject to Global Comment #1, Existing limestone bedrock removed during utilities and stormwater utilities installation will be crushed by Ryan (onsite) for reuse as road section or sidewalk Class V as





needed.

- Pavement surfaces overlaying city sewer will be designed to support a sewer vector truck.
  - The City commented regarding rock surface to be excavated to a minimum of 5ft below finished street grade. Ryan response is that all grading is currently 5ft, or greater, above limestone bedrock. Decorah Shale is within 5ft of finished street sections at some locations. Removal of Decorah Shale to 5ft below finished street section is excluded from the scope of work.
- Exclusions:
    - Beechwood Ave, Saunders Ave, Yorkshire Ave, and Village Way (Bike/pedestrian only areas) are included in the sidewalk section below.

- Cretin Avenue future transportation corridor (2 lanes) have been replaced with green boulevards and green islands. The future removal of boulevards and islands and replacement of any curb & gutter and bituminous needed for future transportation network is excluded. The future relocation of utilities for future LRT or other transportation network is excluded.
- Subject to Global Comment #5, Replacing existing curb and gutter along MRB, Ford Pkwy and Montreal Ave. above what is described above.
- Subject to Global Comment #5, Reconstruction of existing streets above and beyond what is described above.
- Private alleys and drive isles are excluded. Private alleys and drive isles are shown on Lot 1, Block 8; Lot 1 Block 9; Lot 1 Block 10; lot 1 Block 14; Lot 1 Block 15; Lot 1 Block 19; Lot 1 Block 20; Lot 1 Block 21; Lot 1 Block 25; Lot 1 Block 26; Lot 1 Block 27; Lot 1 Block 31; Lot 1 Block 32; Lot 1 Block 35; Lot 1 Block 36.
- Ranger Way north of Bohland and east of Lot 1 Block 3 will be constructed within the City outlot as a private alley. The entire cost of Ranger Way north of Bohland and East of Lot 1 Block 3 will be included in the private development of Lot 1 Block 3 and will not be a public infrastructure
- Future connection to Ford Pkwy at Lot 1 Block 1, Lot 1 Block 2, Lot 1 Block 3 to access private drives are excluded from the Infrastructure Budget. These costs would be funded by the specific development as required.
- Parking meter supply or installation is excluded.
- Existing below grade structures remaining will not be removed below the ROW unless the structure specifically impacts grading or utilities installation.
- Existing fill will be cut, filled and compacted as directed by the Geotechnical Engineer to support ROW infrastructure. Ryan will not complete a full soil correction to bedrock below what is directed by the Geotechnical Engineer for ROW infrastructure and as approved by the City.
- Metro Transit BRT infrastructure is excluded from this budget. Provisions for future LRT are excluded.

#### **STREETS: TRAFFIC SIGNALS & STREET LIGHTING**

Streets: Traffic Signals & Street Lighting is based on the following design criteria:

- Inclusions:
  - . Ryan and the City will jointly approve the specific street light pole and fixture during the design phase. The street light poles will be City standard poles. Street lighting including supply, installation, light pole bases, light fixtures, conduit, wiring, distribution, controller cabinets, etc. for a fully operating system are including. Lighting photometrics will be completed to determine the actual light spacing. Standard Plates for signal and lighting equipment is on the City's website.
  - Street lighting devices will be spaced such that they meet City lighting standard and produce the required lumens.
  - Street lighting systems shall be as shown in the approved Infrastructure Plan and meet the Saint Paul Public Works' Construction of Public Infrastructure by Private Developers policy
  - No spare conduits will be provided for the street lighting or future use. Supply and installation of interior traffic signals will be determined by the AUAR. Currently supply and installation of one (1) new traffic signal internal to the site is included. The traffic signal is assumed to be MNDOT standard (with arms on poles that reach out over drive lane). See alternate section of Infrastructure Budget for additional cost to add a second traffic signal.
  - A \$90,000 allowance is included for the supply and installation of pedestrian crossing infrastructure as requested by Public Works. Scope of work will be designed to meet this budget, since the scope is unknown.



- Exclusions:
  - Landscape, fountain, monument sign or public art specialty or accent lighting is excluded.
  - Onsite solar specific to street lighting is excluded.
  - The Infrastructure Budget excludes the supply and installation of any electric vehicle charging station infrastructure. Ryan shall provide locations, as mutually agreed. The costs for all infrastructure shall be funded by others.
  - Spare conduit within the streets is excluded from the Infrastructure Budget. This was removed as a cost savings measure.
  - Please see Off-Site Improvement section below for assumptions related to traffic signals along Ford Pkwy and Cleveland Ave.
  - Traffic signal and street light pricing excludes any banner signage or planter mounting hardware.

#### **STREETS: TREES**

Streets: Trees is based on the following design criteria:

- Inclusions:
  - Trees will be supplied and installed within the ROW as required by the Master Plan.
  - Ryan has assumed (787) new trees with the ROW. Additional supply and installation of new trees is included in the Parks and Civic Space enhancement sections below.
  - Trees will be 2.5” caliper minimum diameter per Table 4.4 of the Master Plan. Ryan will consult with the City Forester for species variety and details.
  - Existing, mature trees will be persevered where possible. Final count of salvageable trees will be dependent on new pathway routing along MRB, Ford Pkwy and final design of Finn Saint
  - Ryan will water trees and boulevard plantings during construction until final acceptance by City.
- Exclusions:
  - Planting soil, shrubs, perennials, seed and sod are excluded from Streets: Trees and included in the Streets: Landscaping/ Site Furnishings section below.
  - Infrastructure Budget excludes irrigation of ROW trees.
  - Rain gardens within the ROW are excluded from the Infrastructure Budget at this time.
  - Tree grates are excluded.
  - Tree trench system for stormwater treatment.



- City, or 3<sup>rd</sup> party, plan review, inspections, monitoring and material testing will be funded directly by the City and are excluded from this cost of work.

#### **STREETS: VEHICLE & PEDESTRIAN BRIDGES**

Streets: Vehicle & Pedestrian Bridges is based on the following design criteria:

- Inclusions:
  - Pedestrian bridge crossing at Central Water Feature at Village Way
- Exclusions:
  - All landscaping, fountains or water features are included in the Central Water Feature Enhancements below.
  - Bohland Avenue is no longer a vehicle bridge.

#### **STREETS: SIDEWALKS**

Streets: Sidewalks is based on the following design criteria:

- Inclusions:
  - Includes the supply and installation of all sidewalks and elevated bike lanes as shown in the Infrastructure Plans.
    - Ambulatory pedestrian sidewalks to be constructed at a depth of at least 4". Curb ramps, pedestrian ramps, concrete at back of curb and sidewalks with regular vehicle maintenance to be at a depth of at least 6". Concrete experiencing regular traffic or commercial access to be at a depth of at least 8".
    - Ryan has assumed Seventy percent (70%) of all ROW sidewalks and bike lanes are assumed as 4", gray, unreinforced, standard mix sidewalks.
    - Ryan has assumed that Thirty percent (30%) of all ROW sidewalks and bike lanes are assumed at 6" or 8", gray, unreinforced, standard mix sidewalks where maintenance vehicles or regular traffic are required. Locations of 4", 6" or 8" will be determined during the design process.
    - East and West Great Falls Passage are 8", unreinforced, standard mix sidewalks with integral color(s) which is sufficient to support maintenance vehicles.
    - 6" gray, standard mix, curb cuts will be provided at intersections shown in the Infrastructure Plans. Truncated domes will be provided per City of Saint Paul standards.
  - Beechwood Ave, Saunders Ave, Yorkshire Ave, MRB pathway and Village Way (Bike/pedestrian only areas) are included in the sidewalk Infrastructure Budget.
    - These sections are assumed to be: 6" recycled class V, 2" base course and 2" wear coarse bituminous which is assumed sufficient to support City maintenance vehicles. Assumed thickness will be verified during detailed design. Ryan assumes that thicknesses above and beyond our assumption would constitute a change and be subject to the Change Order process defined in the Redevelopment Agreement
  - Subject to Global Comment #1, Ford Motor Co. previously crushed existing, clean, building concrete and buried onsite. This existing concrete may be used in the class V road base section as needed.
  - Subject to Global Comment #1, existing concrete paving and retaining walls will be demolished and crushed by Ryan (onsite) for reuse as road section or sidewalk Class V as needed.
  - Subject to Global Comment #1, existing limestone bedrock removed during utilities installation will be crushed by Ryan (onsite) for reuse as road section or sidewalk Class V as needed.
  - Ambulatory pedestrian sidewalks need to meet Saint Paul Public Works' Construction of Public Infrastructure by Private Developers policy.



- Exclusions:



- Existing below grade structures remaining will not be removed below the ROW unless the structure specifically impacts the ROW or subgrade utility engineering, safety, grading, constructability or installation.
- Existing fill will be cut, filled and compacted as directed by the Geotechnical Engineer to support ROW infrastructure. Ryan will not complete a full soil correction to bedrock below what is directed by the Geotechnical Engineer for ROW infrastructure and as approved by the City.

#### **STREETS: LANDSCAPE/ SITE FURNISHINGS**

Streets: Landscape/ Site Furnishings is based on the following design criteria:

- Inclusions:
  - Landscaping in the ROW is assumed to be a combination of turf and plantings. Design has yet to be completed.
  - Site furnishings as approved by the City.
  - Existing suitable topsoil shall be reused as planting soil within the ROW for landscaping and trees. Additional topsoil will be imported, as needed, to satisfy City standard for depth of topsoil; twelve inches (12”) is the City’s standard and is consistent with the Ford demolition plane as well as public space enhancements.
  - Temporary seeding is included as necessary for soil erosion control.
  - Boulevards widths will vary as shown in the Infrastructure Plans.
- Exclusions:
  - Import of specialty planting soil is excluded, except as required to satisfy City standards.
  - Irrigation of ROW planting areas is excluded. Ryan shall be responsible to water ROW planting areas until final acceptance by the City.
  - Landscaping at Parks and Civic Spaces is excluded as shown in the approved Infrastructure Plans.

#### **SITE UTILITIES: WATER**

Site Utilities: Water is based on the following:

- Inclusions:
  - Water main piping supply and installation as shown in the Infrastructure Plans. Design and installation subject to Saint Paul Regional Water Service (SPRWS) design approval and oversight.
  - Wet tap connection to existing main assumed at three (3) locations. Actual connection to existing water main will be completed by the City.
  - Seventy (70) fire hydrants (this was calculated at 1 hydrant per 300 LF of watermain pipe). Final count will be determined based on applicable laws and City standards during the Infrastructure Plans design phase.
  - Known private water/fire service locations will be installed at time of water main installation. Services will be stubbed to the property line for future connection by the private site development.
  - Pipe, fittings, valves, etc. will be supplied and installed according to current City standard specification.
  - Piping material and bury depths are based on the following:
    - 6” pipe to be Class 53 DIP
    - 8” and up to be Class 52 DIP



- 6.5ft of cover for 12” or larger pipe.
- 8ft of cover for all piping less than 12”.
- The budget assumes existing, suitable, soils may be reused as pipe bedding and backfill.
- Bedrock excavation as necessary to complete water main installation is included.
- Street closures associated with wet tap connections are included.
- All water utility scopes will be completed by 3<sup>rd</sup> party trades, not City forces.
- Exclusions:
  - Water main within private alleys is excluded from the Infrastructure Budget. This scope shall be the responsibility of the benefiting private development/owner. See alternates section of Infrastructure Budget should water and sewer main within private alleys be rejected by the City.
  - Excludes all costs associated with the supply and installation of water main to the Brookfield Hydroelectric Plant. Ryan shall size water service to accommodate Brookfield; however, the cost to supply and install the system from the newly constructed water main to Brookfield property is by others.
  - Excludes all costs associated with utility connections to CP Rail property and all other properties above what is shown in the Infrastructure Plans.
  - Subject to Global Comment #5 and except as required to provide service connections, reconstruction of existing city systems is excluded. The Ford Site redevelopment team to work with City staff to asses development impacts to existing systems. Reconstruction of existing systems due to age and existing conditions will result in a scope change at the City’s sole discretion.

**SITE UTILITIES: SANITARY**

Site Utilities: Sanitary is based on the following design criteria:

- Inclusions:
  - Sanitary sewer main supply and installation as shown in the approved Infrastructure Plan and meet the Saint Paul Public Works’ Construction of Public Infrastructure by Private Developers policy.
  - Piping material is assumed to be C900, ductile iron wyes for sewer service connections, and precast concrete manholes will flexible water-tight pipe connectors in accordance with City standards. Minimum pipe slopes will be determined during the Infrastructure Plans design phase and shall, at a minimum, meet applicable laws and codes. Any slopes below 0.5% will be reviewed and approved by Public Works prior to proceeding. Materials for private sanitary sewer services t be ductile iron, SDR 26 PVC or C900 PVC with mechanical plugs to facilitate air testing of the mainline sewer and installed sewer service stubs.
  - Supply and installation of one (1) new sanitary drop shaft along MRB for connection to existing sanitary tunnel. Existing drop shafts may be utilized if deemed structurally adequate. If deemed structural inadequate Ryan may reinforce if deemed more cost effective than supply and installation of new. Provide up to two (2) connections to sanitary sandrock tunnel system. One tunnel connection may be located along MRB and the second near Ford Parkway. New constructed or modified sanitary tunnel connections shall conform to the following:
    - Provide a dedicated wet shaft with overflow and a dedicated dry shaft for access purposes to inspect, maintain and repair the sanitary sandrock tunnel.
    - No exposed sandrock is allowed.
    - Location, size and capacity of sanitary tunnel connection to be coordinated with estimated peak sanitary sewer flows as detailed out in the sanitary sewer comprehensive study.



- Location of tunnel access structures and surrounding finished surfaces to fully support a sewer vactor truck.
- Known private sanitary connections will be installed at time of sanitary main installation. Services will be stubbed to the property line for future connection by the private site development.
- Pipe, fittings, structures, etc. will be supplied and installed according to applicable legal requirements and current City standard specification at time of final construction document approval.
- Sanitary sewer structures will be supplied and installed where shown in the approved Infrastructure Plan and meet the Saint Paul Public Works' Construction of Public Infrastructure by Private Developers policy..
- The budget assumes existing, suitable, soils may be used as pipe bedding and backfill.
- Bedrock excavation as necessary to complete sanitary sewer installation is included.
- All sanitary utility scopes will be completed by 3<sup>rd</sup> party trades, not City forces.
- Cleaning and scoping of new sanitary main is included.
- Temporary maintenance of sanitary sewer is included based on Ryan document "Sanitary Sewer-Temporary Inspection and Maintenance" updated on 11/2/2019
- Exclusions:
  - Sanitary sewer main within private alleys is excluded from the Infrastructure Budget. This scope shall be the responsibility of the benefiting private development/owner. Please see comments under Water Main exclusions regarding alternate pricing.
  - Excludes all costs associated with supply and installing sanitary sewer main to the Brookfield Hydroelectric Plant. Ryan shall size sanitary sewer service to accommodate Brookfield; however, the cost to supply and install these systems from the newly constructed sanitary sewer main, including potential lift station, to Brookfield property is by others.
  - Excludes all costs associated with utility connections to CP Rail property and all other properties above what is shown in the Infrastructure Plans.
  - Subject to Global Comment #5, reconstruction of existing city systems is excluded except as required to provide service connections to existing City systems. Please see comments under Water Main exclusions should existing city systems require repair or modifications.

**SITE UTILITIES: STORM (EXCLUDING PONDS & CENTRAL WATER FEATURE)**

Site Utilities: Storm is based on the following design criteria:

- Inclusions:
  - Storm sewer main supply and installation as shown in the approved Infrastructure Plans.
  - Storm sewer piping is assumed to be RCP. C900, C905, SDR26 PVC are also deemed approved. Wire trace is required should plastic pipe be used.
  - Storm sewer structures, manholes, catch basins and flared ends will be supplied and install as shown in the approved Infrastructure Plans. Manhole spacing shall meet City standards. Spacing of catch basin inlets shall comply with MnDOT State Aid inlet spread calculations where applicable.
  - Known private storm sewer connections will be installed at time of sanitary main installation. Services will be stubbed to the property line for future connection by the private site development.
  - Pipe, fittings, structures, etc. will be supplied and installed according to applicable legal requirements and City standard specification in effect at time of Infrastructure Plans approval.





- The Infrastructure Budget assumes existing, suitable, soils may be reused as pipe bedding and backfill.
  - Bedrock excavation as necessary to complete sanitary sewer installation is included as necessary.
  - All storm sewer utility scopes will be completed by 3<sup>rd</sup> party trades, not City forces.
  - Cleaning and scoping of new storm sewer main is included.
  - Minimum full flow velocity shall be three feet per second (fps). The maximum velocity shall be ten fps, except where entering ponds, where maximum shall be six fps.
  - New trunk storm sewer shall be designed to the 10 year design flow for direct tributary areas and at a maximum design to carry the 100 year storm event pond discharge.
  - Hydrology is modeled using Curve Number methodology and Curve Numbers based on Public Works approved values for impervious areas and open spaces as that provided the flexibility to model different surfaces throughout the entire development. Ryan does not intend to use the Rational Method (with runoff coefficients) or mix hydrologic methods (i.e. using both Curve Numbers and Rational Method).
  - To promote efficient hydraulics within manholes, manhole benching shall be provided to ½ diameter of largest pipe entering or leaving the manhole.
  - Manhole and catch basin castings to be used on all streets shall be consistent with City standard plates.
  - The number of catch basins at low points will be evaluated further for higher flow conditions with the approval of the Sewer Utility design engineer.
  - Private storm sewer connections are not permitted to City catch basins or sanitary sewers.
  - Private storm sewer connection must be no deeper than 5ft at property line.
  - Minimum storm pipe diameters are 15 inches at catch basin pipe leads and 8 inches for perforated piping.
  - Where practical, match crowns of inlet and outlets at manhole structures.
  - The submitted plan must include a note stating that the “Connections to public sewers must be done by a Licensed House Drain Contractor under permit from Saint Paul Department of Public Works.”
  - Storm sewer passing within 10ft of a building are governed by MN Plumbing code.
  - All work and materials shall meet the Saint Paul Public Works’ Construction of Public Infrastructure by Private Developers policy.
- Exclusions:
    - Below grade and above grade stormwater filtration systems are excluded from this section. All costs associated with stormwater filtration and rate control are included in the Storm Utilities sections below.
    - Excludes all costs associated with utility connections to CP Rail property and all other properties above what is shown in the Infrastructure Plans.
    - Subject to Global Comment #5, reconstruction of existing city systems is excluded. See comments under Water Main should existing city systems require reconstruction.
    - Tree trench systems for stormwater management.

#### **SITE BALANCE FOR STREET & UTILITIES CONNECTIONS**

Site Balance for Street & Utility Connections is based on the following design criteria:

- Inclusions:
  - The Infrastructure Budget is based on Ford Motor Co’s proposed demolition plan amendment such that existing concrete paving, asphalt paving and concrete retaining wall will remain in place and 12” of topsoil



is not imported. Existing monitoring wells to be removed by Ford Motor Co prior to the start of earthwork activities.

- Subject to Global Comment #1, the Infrastructure Budget assumes existing concrete, paving and limestone bedrock will be crushed onsite for beneficial reuse throughout the site, including within ROW road and sidewalk sections.
  - Mass grading, including both cutting and filling, will be completed according to the grading plan. Mass grading will be phased to maximize existing onsite soils and minimize the quantity of imported material necessary.
  - Temporary grading of private developments, leaving high or low, may be completed to minimize import or export material quantities. All temporary grading will be reviewed and approved by the DSI and CRWS during the design and permitting process.
  - Subject to Global Comment #1, offsite material will be imported as needed to balance the site. This material will range in quality as needed to complete infrastructure in order to minimize overall project costs. All imported material will be reviewed and approved for use by Ryan's Geotechnical and Environmental Engineering Consultants.
  - Shale bedrock, weathered shale and other geotechnically unsuitable material will be utilized within green spaces wherever possible to minimize the quantity of exported material.
  - Subject to Global Comment #1, existing crushed concrete, asphalt, brick, wood, etc was encountered onsite during geotechnical due diligence. This material will remain onsite wherever possible as deemed appropriate by the Geotechnical Engineer. Material will be exported as required by the Geotechnical Engineer or Environmental Engineer only.
  - Soil erosion control supply, installation and maintenance is included as necessary. Scopes include perimeter barriers, temporary seeding, temporary ponds, temporary entrances, etc. as necessary. This scope of work will be further reviewed with the City and CRWD during the design and permitting process.
- Exclusions:
    - Except for east side of the site referenced in the bullet point below, below grade structures within six feet (6') of grade will be removed. Other below grade existing structures will only be removed as necessary for earthwork or utilities installation. Full removal of existing structures is excluded.
    - The east side of site is not being graded to make east/west connections to existing streets north of Montreal. Any future east/west connections will require grading by adjacent property owners to make roadway connections.

#### **STORM UTILITIES: CENTRAL WATER FEATURE**

Storm Utilities: Central Water Feature is based on the following design criteria:

- Inclusions:
  - Supply and installation of all below grade and open air stormwater filtration and rate control measures as required to meet Master Plan requirements and as shown in the approved Infrastructure Plans.
    - Below grade filtration and rate control structures have yet to be finalized. StormTrap structures with gravity sand filtration or Contech StormFilter with pipe gallery storage are both approved systems for use. Final design is subject to review and approval during Site Plan Approval and Permitting
    - Open air filtration will be a combination of open air filtration areas and sand benches. A combination of sand and iron enhanced sand will be utilized.



- The Infrastructure Budget includes the following for the storm utility portion of the Central Water Feature:
  - Excavation, including bedrock removal as necessary, associated with the Central Water Feature.
  - Mass grading of Central Water Feature.
  - Existing onsite shale will be utilized as pond liner.
  - Existing onsite limestone bedrock will be utilized as rip-rap along the west edge of the Central Water Feature to aid in erosion control.
  - Supply and installation of all tiered cast-in-place footings, cast-in-place retaining walls, cast-in-place seat walls and cast-in-place stairs along the north and east edges of the Central Water Feature. Standard gray concrete finish is assumed. Enhanced finishes will be reviewed only if they fall within the Infrastructure Budget.
  - Backfill of footings, retaining walls, seat walls and stairs and associated rough grading.
- Exclusions:
  - Supply and installation of synthetic pond liner. Existing onsite material will be used for a liner.
  - All landscape, trees, sidewalks, lighting, site furnishings, bollards, fencing, and other enhancements are included below.
  - City and CRWS plan review, inspections, monitoring and material testing will be funded directly by the City and are excluded from this cost of work.

**STORM UTILITIES: GATEWAY GROUNDS**

Storm Utilities: Gateway Grounds is based on the following design criteria:

- Inclusions:
  - Excavation, including bedrock removal as necessary, associated with the stormwater ponds.
  - Existing onsite shale will be utilized as pond liner.
  - Existing onsite limestone bedrock will be utilized as rip-rap around the ponds as necessary for soil erosion control.
  - Stormwater piping and structures from the ponds to existing city systems are included.
- Exclusions:
  - Iron enhanced sand benches are included in the stormwater filtration allowance included in the Central Water Feature.
  - Reconstruction of existing systems are excluded.
  - All landscape, trees, sidewalks, lighting, site furnishings, bollards, fencing, and other enhancements are included below.
  - City and CRWS plan review, inspections, monitoring and material testing will be funded directly by the City and are excluded from the Infrastructure Budget

**STORM UTILITIES: HIDDEN FALLS HEADWATER**

Storm Utilities: Hidden Falls Headwater Feature is based on the following design criteria:

- Inclusions:



- Excavation, including bedrock removal as necessary, associated with the Hidden Falls Headwater Feature.
- Mass and fine grading of the Hidden Falls Headwater Feature.
- Existing onsite shale will be utilized as pond liner where necessary.
- Existing onsite limestone bedrock will be utilized as rip-rap around the stream as necessary to aid in erosion control.
- Supply and installation of the open air filtration system.
- Exclusions:
  - Subject to Global Comment #4, reconstruction of existing Hidden Falls infrastructure south of the Ford Redevelopment is excluded.
  - All landscape, trees, sidewalks, lighting, site furnishings, bollards, fencing, and other enhancements are included below.
  - City CRWS plan review, inspections, monitoring and material testing will be funded directly by the City and are excluded from this cost of work.

**OFFSITE IMPROVEMENTS:**

Offsite Improvements Infrastructure budget are based on the following design criteria:

- Inclusions:
  - The following table outlines offsite intersections included and excluded from the Infrastructure Budget.
  - The scope of work remains unknown until the AUAR is complete. These estimates are based on SRF’s preliminary traffic review and historical data of intersection renovations of similar size.
  - All scopes are assumed to be completed by 3<sup>rd</sup> party subcontractors, not city forces. Estimated costs may change should intersections be completed by City forces.

Scope of Work	Included/ Excluded	Responsibility
Ford Pkwy/ Mt Curve Blvd Improvement	Included	Ryan
Ford Pkwy/ Cretin Ave Improvement	Included	Ryan
Cleveland Ave/ Montreal Ave Improvement	Included	Ryan
Montreal Ave/ St Paul Ave Improvement	Included	City
Cleveland Ave/ St Paul Ave Improvement	Included	City
Highland Pkwy/ Mt Curve Blvd Improvement	Excluded	Excluded
Highland Pkwy/ Cretin Ave Improvement	Excluded	Excluded
Cleveland Ave/ MRB Improvement	Excluded	Excluded
Cleveland Ave / Ford Pkwy Improvement	Included	City

- The following assumptions are included in each scope of work:
  - Traffic-Signal – Optimize timing – Adjacent Streets
    - The scope includes labor to modify timing of existing traffic signals at intersections adjacent to the streets.
  - Traffic Signal Interconnection – New & Existing:

- The scope includes supply and installation of new conduit and wiring from existing signals at Ford Pkwy & Cretin, Ford Pkwy & Mt. Curve, one (1) new traffic signal. This scope was suggested by Public Works during initial meetings to ensure the existing and new traffic signal infrastructure can be sequenced as necessary.
- Ford Pkwy / Mt. Curve Blvd Improvements:
  - Intersection design and approvals.
  - General conditions costs associated with construction.
  - Supply and install new traffic signal.
  - Supply and install new grading, subbase, curb & gutter, paving, striping and landscaping associated with a new south-bound left turn lane.
  - Supply and install new curb & gutter, paving and striping associated with westbound turn lane as required by the AUAR traffic study.
  - Supply and install new pedestrian crosswalks including ADA ramps and striping at the four (4) pedestrian intersections.
  - Temporary traffic control and pavements.
  - Relocate hydrant, street lights and catch basins
  - Patch existing sidewalks as necessary.
  - Excludes relocating existing overhead power.
  - Excludes costs associated with providing new ROW if necessary.
- Ford Pkwy / Cretin:
  - Intersection design and approvals.
  - General conditions costs associated with construction.
  - Supply and install new traffic signal with pedestrian cross walk. Note potential cost savings if existing signal can be modified. Unsure of feasibility due to added protected bike path.
  - Demo a portion of existing island and supply and install of new grading, subbase, curb & gutter, paving, striping and landscaping associated with extending the westbound left turn lane as required by the AUAR traffic study.
  - Supply and install new curb & gutter, paving and striping associated with new eastbound right turn lane as required by the AUAR traffic study.
  - Supply and install new pedestrian crosswalks including ADA ramps and striping at the four (4) pedestrian intersections. Note potential cost savings if existing infrastructure can be salvaged.
  - Temporary traffic control and pavements.
  - Relocate street lights and catch basins.
  - Patch existing sidewalks as necessary.
  - Relocated bus stop.
  - Excludes costs associated with providing new ROW if necessary.
- Cleveland Ave & Montreal:

- Intersection design and approvals.
- General conditions costs associated with construction.
- Modify side street stop sign to north/south approach per AUAR traffic study. See alternate section of Infrastructure Budget should traffic signal be required.
- Excludes modifying existing curb and gutter to extend eastbound, westbound, northbound or southbound turn lanes. It is assumed restriping can be completed within existing roadway widths as necessary to support reconfigured stop sign configuration.
- Re-stripe as necessary.
- Montreal Ave & Saint Paul Ave:
  - A traffic signal or roundabout may be considered. The roundabout option is currently budgeted, which is estimated to be the more costly option. Scope associated with the traffic signal is outlined in the SRF preliminary review dated September 7, 2018.
  - Demolition of existing paving, curb and gutter and sidewalk as necessary to complete the roundabout.
  - Supply and installation of new grading, subbase, curb & gutter, paving, striping and landscaping associated with the roundabout.
  - Supply and installation of new sidewalks around the roundabout.
  - Relocate and add new street lighting as necessary at the roundabout.
  - Relocation of catch basins as necessary.
  - Temporary traffic control and pavement.
  - Excludes costs associated with providing new ROW if necessary.
- Cleveland Ave & Saint Paul Ave:
  - Supply and installation of new roundabout at this intersection is included.
  - Demolition of existing paving, curb and gutter and sidewalk as necessary to complete the roundabout.
  - Supply and installation of new grading, subbase, curb & gutter, paving, striping and landscaping associated with the roundabout.
  - Supply and installation of new sidewalks around the roundabout.
  - Relocate and add new street lighting as necessary at the roundabout.
  - Relocation of catch basins as necessary.
  - Temporary traffic control and pavement.
  - \$500,000 for ROW acquisitions are included in the estimated cost of work.
- Cleveland Ave & Ford Pkwy:
  - \$880,000 was added to the budget for a left turn lane at Ford Pkwy and Cleveland Ave as requested by Public Works. Final design and construction shall be completed by the City.
- Exclusions:
  - Intersection improvements at the following:



- Highland Pkwy & Mt. Curve Blvd
  - Highland Pkwy & Cretin Ave
  - Cleveland Ave & Mississippi River Blvd
  - All other intersections not specifically included above.
- City, County and MNDOT plan review, inspections, monitoring and material testing will be funded directly by the City and are excluded from this cost of work.

**PUBLIC SPACE: CENTRAL WATER FEATURE ENHANCEMENTS**

Public Space: Central Water Feature Enhancements is based on the following design criteria:

- Inclusions:
  - The Central Water Feature will be designed, managed and constructed to the following budget. The scope of work will increase or decrease as necessary to adhere to the budget set forth:

Scope of Work	Unit Cost	U/M	Quantity	Total
Topsoil - Import & Place or Amend Existing	\$10.00	CY	4,251	\$42,514
Finish Grade	\$0.25	SF	192,451	\$48,113
5" concrete sidewalks	\$6.50	SF	77,664	\$504,816
Sidewalk Preparation	\$1.10	SF	77,664	\$85,430
Sidewalk- HC/Pedestrian Ramps @ Roadways	\$325.00	ea	8	\$2,600
Concrete Benches	\$75,000.00	LS	1	\$75,000
Seat Walls along Great Falls Passage	\$150,000.00	LS	1	\$150,000
Sidewalk Ramping (for accessibility)	\$125,000.00	LS	1	\$125,000
Landscape & Irrigation	\$10.25	SF	114,787	\$1,176,950
Site Furnishings	\$750.00	ea	75	\$56,250
Site Electric & Lighting	\$6,700.00	ea	50	\$335,000
Bollards/ Pedestrian & Vehicle Traffic Separation	\$4,150.00	ea	125	\$518,750
Decorative Fencing	\$65.00	LF	2,020	\$130,815
Decorative Stair Handrails	\$10,000.00	ea	10	\$100,000
Water Design Feature at Bohland	\$150,000.00	LS	1	\$150,000
GCs, Permits, Fees				\$282,190
Contingency, Inflation, Design, Construction				\$1,104,356
<b>Total</b>				<b>\$4,887,875</b>

- Exclusions:
  - All work associated with the stormwater utility component of the Central Water Feature which are funded separately and described above.
  - The Central Water Feature Enhancements will be funded privately; therefore, will not be subject to a public design process.



**PUBLIC SPACE: CIVIC SQUARE ENHANCEMENTS**

Public Space: Civic Square Enhancements is based on the following design criteria:

- Inclusions:
  - The Civic Square will be designed, managed and constructed to the following budget. The scope of work will increase or decrease as necessary to adhere to the budget set forth:

Scope of Work	Unit Cost	U/M	Quantity	Total
Topsoil - Import & Place or Amend Existing	\$10.00	CY	736	\$7,360
Plaza/Hardscapes	\$20.00	SF	67,104	\$1,342,080
Sidewalk Preparation	\$1.10	SF	67,104	\$73,814
Landscape & Irrigation	\$10.00	SF	14,424	\$144,240
Trees	\$1,000.00	ea	30	\$30,000
Fountain @ Cretin & Ford Pkwy	\$600,000.00	LS	1	\$600,000
Stairs & Ramps	\$300,000.00	LS	2	\$600,000
Retaining Walls	\$250,000.00	LS	1	\$250,000
Tree Planters	\$100,000.00	LS	1	\$100,000
Site Furnishings	\$750.00	ea	75	\$56,250
Site Electric & Lighting	\$6,700.00	ea	50	\$335,000
Bollards/ Pedestrian & Vehicle Traffic Separation	\$750.00	ea	125	\$93,750
Decorative Fencing	\$65.00	LF	350	\$22,750
Decorative Stair Handrails	\$10,000.00	ea	8	\$80,000
Splash Pad/ Fountain	\$100,000.00	LS	1	\$100,000
GCs, Permits, Fees				\$309,102
Contingency, Inflation, Design, Construction				\$1,209,677
<b>Total</b>				<b>\$5,354,023</b>

- Exclusions:
  - The Civic Square Enhancements will be funded privately; therefore, will not be subject to a public design process.

**PUBLIC SPACE: GATEWAY PARK ENHANCEMENTS**

Public Space: Gateway Park Enhancements is based on the following design criteria:

- Inclusions:
  - The Gateway Park Enhancements will be designed, managed and constructed to the following budget. The scope of work will increase or decrease as necessary to adhere to the budget set forth:

Scope of Work	Unit Cost	U/M	Quantity	Total
Topsoil - Import & Place or Amend Existing	\$10.00	CY	4,077	\$40,766
Finish Grade	\$0.25	SF	117,022	\$29,256
5" concrete sidewalks	\$6.50	SF	6,955	\$45,208





Sidewalk Preparation	\$1.10	SF	6,955	\$7,651
Trees	\$1,000.00	ea	50	\$50,000
Landscape & Irrigation	\$5.70	SF	110,067	\$627,555
Monument Sign	\$162,500.00	LS	1	\$162,500
Site Furnishings	\$1,250.00	ea	70	\$87,500
Site Lighting	\$6,700.00	ea	3	\$20,100
GCs, Permits, Fees				\$86,280
Contingency, Inflation, Design, Construction				\$337,658
Total				\$1,494,472

- Exclusions:
  - The Gateway Park Enhancements excludes the storm water utility component which is described above.
  - The sidewalks along MRB and Ford Pkwy are excluded from this section and included in the Streets: Sidewalks section above.

**PUBLIC SPACE: HIDDEN FALLS HEADWATER FEATURE ENHANCEMENTS**

Public Space: Hidden Falls Headwater Enhancements is based on the following design criteria:

- Inclusions:
  - The Hidden Falls Headwater Feature Enhancements will be designed, managed and constructed to the following budget. The scope of work will increase or decrease as necessary to adhere to the budget set forth:

Scope of Work	Unit Cost	U/M	Quantity	Total
Topsoil - Import & Place or Amend Existing	\$10.00	CY	5,281	\$52,806
Finish Grade	\$0.25	SF	142,577	\$35,644
5" Concrete Sidewalks	\$6.50	SF	7,209	\$46,859
Sidewalk Preparation	\$1.10	SF	7,209	\$7,930
Trees	\$1,000.00	ea	60	\$60,000
Landscape & Irrigation	\$4.04	SF	213,866	\$864,922
Site Furnishings	\$1,250.00	ea	22	\$27,500
Site Lighting	\$6,700.00	ea	0	\$0
Park Enhancements	\$200,000.00	LS	1	\$200,000
GCs, Permits, Fees				\$104,424
Contingency, Inflation, Design, Construction				\$408,665
Total				\$1,808,750

- Exclusions:
  - The Hidden Falls Headwater Feature Enhancements described above excludes the Hidden Falls Headwater Storm Utility which are described and funded separately.



- The MRB sidewalk within the ROW is included in the Streets: Sidewalk costs further described above.

**PUBLIC SPACE: NEIGHBORHOOD PARK FEATURE ENHANCEMENTS**

Public Space: Neighborhood Park Enhancements is based on the following design criteria:

- Inclusions:
  - The Neighborhood Park Enhancements will be designed, managed and constructed to the following budget. The scope of work will increase or decrease as necessary to adhere to the budget set forth:

Scope of Work	Unit Cost	U/M	Quantity	Total
Topsoil - Import & Place or Amend Existing	\$10.00	CY	2,579	\$25,789
Finish Grade	\$0.25	SF	64,627	\$16,157
5" concrete sidewalks	\$6.50	SF	6,955	\$45,208
Sidewalk Preparation	\$1.10	SF	6,955	\$7,651
Trees	\$1,000.00	ea	60	\$60,000
Landscape & Irrigation	\$4.04	SF	69,631	\$281,312
Site Furnishings	\$1,250.00	ea	68	\$85,000
Site Lighting	\$6,700.00	ea	0	\$0
Park Enhancements	\$700,000.00	LS	1	\$700,000
GCs, Permits, Fees				\$98,416
Contingency, Inflation, Design, Construction				\$385,153
Total				\$1,704,685

- Exclusions:
  - All ROW scopes (curb & gutter, blvd trees, ROW lighting and sidewalks) are excluded from this section and included in the Streets sections above.

**PUBLIC SPACE: SOUTH PARK ENHANCEMENTS:**

Public Space: South Park Enhancements is based on the following design criteria:

- Inclusions:
  - The South Park Enhancements will be designed, managed and constructed to the following budget. The scope of work will increase or decrease as necessary to adhere to the budget set forth:

Scope of Work	Unit Cost	U/M	Quantity	Total
Topsoil - Import & Place or Amend Existing	\$10.00	CY	2,432	\$24,324
Landscape	\$3.00	SF	59,187	\$177,562
Trees	\$1,000.00	ea	40	\$40,000
GCs, Permits, Fees				\$19,495
Contingency, Inflation, Design, Construction				\$76,293
Total				\$337,674



- Exclusions:
  - Note the Community Gardens programming was removed from the project during the value engineering process; therefore, this areas will need to be redesigned accordingly to the budget set above.
  - City and Parks plan review, inspections, monitoring and material testing will be funded directly by the City and are excluded from this cost of work.

#### **GENERAL CONDITIONS & REQUIREMENTS**

- Full-time Site Supervision
- Dedicated Project Management Personnel,
- Temporary utilities (water and sanitary) are available as needed within, or directly adjacent to, the site.
- Supt Fuel, Postage/Courier, Plan Printing, Jobsite Trailer and Technology
- Equipment rental
- Subcontractor Payment Processing, Project Related Software
- Dumpsters
- General Liability Insurance and Builder's Risk Insurance.
- Performance bonds will only be required on those scopes funded publicly. All scopes privately funded are not subject to Performance bonds.
- Standard permit fees. Inflated permit fees as a result of project size, or iterative design review process, is excluded.
- Existing site fence to remain. Fence will be removed and modified as needed as infrastructure is completed. New site fence will be installed where private, undeveloped, lots meet publicly used ROW. This fence will be modified by the private developments as those lots are constructed and opened.
- Site security is included. Site security may include cameras versus full time security guard.
- Street sweeping and erosion control as required to meet minimum permit and AHJ requirements is included.
- Ryan is responsible for maintenance until infrastructure is turned over to the City for public use at which time maintenance is the responsibility of others.
- One year warranty from the turnover date is included. Additional special warranties required by current City Specifications is included.
- The stormwater connection fee is excluded from all scopes of work. This connection fee will not be charged at time of building permit for any publicly or privately owned projects.

**Exhibit D**

**Parks Design and Construction Schedule**

[See attached.]



**Exhibit E**

Project Schedule

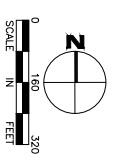
[See attached.]



2021 Complete Streets ■  
 2021 Complete Sidewalks & Boulevards ■  
 Previously Completed Streets ■  
 Previously Completed Sidewalks & Boulevards ■

**LEGEND**

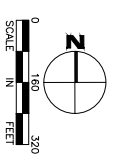
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|--|---|--|---|
|  | PROPOSED                                    |  | PROPERTY BOUNDARY                           |
|  | 2021 Complete Sidewalks & Boulevards        |  | CURB  |
|  | Previously Completed Streets                |  | EASEMENT LINE                               |
|  | Previously Completed Sidewalks & Boulevards |  | EASEMENT AREA                               |
|  |   |  | BITUMINOUS - TRAIL                          |
|  |   |  | BITUMINOUS - ALLEY                          |
|  |   |  | CONCRETE                                    |
|  |   |  | HIGH QUALITY FINISH MATERIAL (PAVERS, ETC.) |
|  |   |  | NORMAL WATER LEVEL                          |
|  |   |  | HIGH WATER LEVEL                            |
|  |   |  | PERMANENT POOL PONDING                      |
|  |   |  | FILTRATION MEDIA                            |
|  |   |  | RETAINING WALL                              |
|  |   |  | BEDROCK WALL                                |





- 2022 Complete Streets █
- 2022 Complete Sidewalks & Boulevards █
- Previously Completed Streets █
- Previously Completed Sidewalks & Boulevards █

LEGEND	
	PROPOSED
	PROPERTY BOUNDARY
	CURB
	EASEMENT LINE
	EASEMENT AREA
	BITUMINOUS - TRAIL
	BITUMINOUS - ALLEY
	CONCRETE
	HIGH QUALITY FINISH MATERIAL (PAVERS, ETC.)
	NORMAL WATER LEVEL
	HIGH WATER LEVEL
	PERMANENT POOL PONDING
	FILTRATION MEDIA
	RETAINING WALL
	BEDROCK WALL

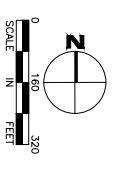






2023 Complete Streets ■  
 2023 Complete Sidewalks & Boulevards ■  
 Previously Completed Streets ■  
 Previously Completed Sidewalks & Boulevards ■

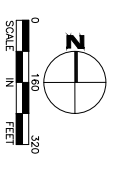
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<span style="color: blue;">—</span>	PREVIOUSLY COMPLETED
<span style="color: purple;">—</span>	PREVIOUSLY COMPLETED
	PROPERTY BOUNDARY
	CURB
	EASEMENT LINE
	EASEMENT AREA
	BITUMINOUS - TRAIL
	BITUMINOUS - ALLEY
	CONCRETE
	HIGH QUALITY FINISH MATERIAL (PAVERS, ETC.)
	NORMAL WATER LEVEL
	HIGH WATER LEVEL
	PERMANENT POOL PONDING
	FILTRATION MEDIA
	RETAINING WALL
	BEDROCK WALL





2024 Complete Streets ■  
 2024 Complete Sidewalks & Boulevards ■  
 Previously Completed Streets ■  
 Previously Completed Sidewalks & Boulevards ■

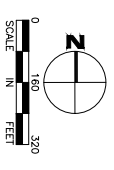
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	PROPOSED
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	PROPOSED
	PROPERTY BOUNDARY
	CURB
	EASEMENT LINE
	EASEMENT AREA
	BITUMINOUS - TRAIL
	BITUMINOUS - ALLEY
	CONCRETE
	HIGH QUALITY FINISH MATERIAL (PAVERS, ETC.)
	NORMAL WATER LEVEL
	HIGH WATER LEVEL
	PERMANENT POOL PONDING
	FILTRATION MEDIA
	RETAINING WALL
	BEDROCK WALL





2025 Complete Streets ■  
 2025 Complete Sidewalks & Boulevards ■  
 Previously Completed Streets ■  
 Previously Completed Sidewalks & Boulevards ■

LEGEND	
<span style="color: red;">■</span>	PROPOSED
<span style="color: green;">■</span>	PROPERTY BOUNDARY
<span style="color: blue;">■</span>	CURB
<span style="color: purple;">■</span>	EASEMENT LINE
	EASEMENT AREA
	BITUMINOUS - TRAIL
	BITUMINOUS - ALLEY
	CONCRETE
	HIGH QUALITY FINISH MATERIAL (PAVERS, ETC.)
	NORMAL WATER LEVEL
	HIGH WATER LEVEL
	PERMANENT POOL PONDING
	FILTRATION MEDIA
	RETAINING WALL
	BEDROCK WALL

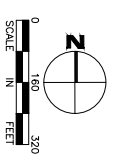




- 2026 Complete Streets ■
- 2026 Complete Sidewalks & Boulevards ■
- 2026 Complete Private Development ■
- Previously Completed Streets ■
- Previously Completed Sidewalks & Boulevards ■
- Previously Completed Private Development ■
- 2026 Private Development Work in Progress ■

**LEGEND**

- PROPOSED
- PROPERTY BOUNDARY
- CURB
- EASEMENT LINE
- EASEMENT AREA
- BITUMINOUS - TRAIL
- BITUMINOUS - ALLEY
- CONCRETE
- HIGH QUALITY FINISH MATERIAL (PAVERS, ETC.)
- NORMAL WATER LEVEL
- HIGH WATER LEVEL
- PERMANENT POOL PONDING
- FILTRATION MEDIA
- RETAINING WALL
- BEDROCK WALL



**Exhibit F**

Sanitary Sewer System Maintenance Protocols

[See attached.]



## **Sanitary Sewer System – Temporary Inspection and Maintenance**

November 15, 2019

Pursuant to the Development Agreement, Ryan Companies will remain responsible for certain regular maintenance of the sanitary sewer system following inspection and acceptance by the City and pursuant to protocols to be established by Ryan and approved by the City. These maintenance obligations will continue until such time as the City determines that the flow rates created by the development at the Property have reached a level to eliminate the need for such maintenance protocols based on the following:

Phase 1: Construction and initial operation requirements must be met:

1. Pipe Slope: Pipe slope shall be a minimum of 0.5% for all public sewer.
2. Pipe Crowns: Matching sewer pipe crowns at manholes for all public sewers.
3. Sewer Invert Drops: Provide a 0.10-foot (min) sewer invert drop across all precast sanitary manholes.
4. Calculations and Documentation: Provide calculations and documentation to demonstrate the sanitary system design conforms to 10 State and City Design Standards, during all design phases. Pipe slopes may need to be greater than 0.5% to reduce the City's risk exposure to ragging, fats, oils and grease; risks presented by deep sewer (greater than 15 foot in depth) and convey average and peak flows (interim and full build out conditions) in accordance with 10 State and City Design Standards. The city recognizes the 10 State Standards has a recommended minimum full pipe velocity of 2 fps. 3.5 fps is the City's preferred cleansing velocity.
5. Provide all field construction inspection and testing work and documentation during the excavation, installation, backfill and compaction of all public sewer system.
6. Address all sanitary sewer construction punch list items submitted by the Saint Paul Sewer Utility.
7. Provide detailed sewer construction as-built drawings of all sewer system components, stamped by engineer of record. As-built drawings will be phased based on infrastructure phasing.
8. In accordance with the Ordinance Permit, provide video of each sewer segment and record the location of each manhole, fitting, and sanitary sewer service. Video inspection of sewer segments only needs to occur once unless problems are observed or video is of an unacceptable quality.
9. Ryan shall be fully responsible for addressing sewer backups until maintenance obligation turnover outlined in Phase 2 are met.
10. Ryan shall be fully responsible in providing all inspection, testing, cleaning and documentation of the sanitary sewer system to assure that there is no build-up of



sediments, or sewer back-ups, during all phases and timelines of development until maintenance obligation turnover outlined in Phase 2 are met.

Phase 2: Upon completion of Phase 1 components, provide proof of satisfactory operation of the sanitary system. Minimum operation is defined as a 2 fps velocity and no build-up of sediments nor sewer back-ups for a period of 30 days of a specific segment of pipe.

1. The phased comprehensive sanitary sewer report shall be used to determine the minimum velocities within a section of main. Field measurement of velocities shall not be a City requirement for maintenance responsibility turnover.
2. Documentation that no build-up of sediments nor sewer back-up have occurred within a 30 day period will be completed via visual inspection of structures. Televising of pipe shall not be a City requirement for maintenance responsibility turnover.

**Exhibit G**

Form of Completion Certificate



**CITY OF SAINT PAUL DEPARTMENT OF PUBLIC WORKS**

**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 and the Department of Public Works, City of Saint Paul, Minnesota, *Standard Supplemental Specifications for Construction of Public Infrastructure by Private Developers Policy*, as amended, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

---

Project Description

---

Permit Number

---

(Signature and License No.)

Date

---

Organization (Print)

1/2012



## Exhibit H

### Form of Public Infrastructure Conveyance

#### **PUBLIC INFRASTRUCTURE CONVEYANCE**

This Public Infrastructure Conveyance Agreement (“Agreement”) is made and entered into effective \_\_\_\_\_, 20\_\_\_\_, by and between PROJECT PAUL, LLC, a Delaware limited liability company (“Developer”), and CITY OF SAINT PAUL, MINNESOTA, a municipal corporation existing under the laws of the State of Minnesota (“City”).

NOW, THEREFORE, in consideration of the mutual obligations of the parties hereto, each of them does hereby covenant and agree as follows:

1. Notification. The Developer has delivered to the City a duly executed Certificate of Completion and, thereafter, the City has determined that the applicable components of the Public Infrastructure as described in Exhibit A hereto (the “Infrastructure”) appear to have been constructed in accordance with the approved plans and specifications and the preliminary and final plat and has so notified the Developer in writing. As a result, via this Agreement, the Developer is conveying the Property to the City in accordance with the Site Improvement Performance Agreement, dated December \_\_\_, 2019. The acceptance of the Infrastructure does not take effect until the Saint Paul City Council accepts the Infrastructure via Resolution.

2. Representations. The Developer hereby represents, certifies, and promises to the City the following:

- (a) With respect to the Property, Developer has complied with the provision of the Redevelopment Agreement, dated December \_\_\_, 2019, including that the Property conveyed to the City in this Agreement is completely constructed, constructed in compliance with all applicable Standards as described in the St. Paul Department of Public Works’ Construction of Infrastructure by Private Developers Policy, is free of defects, and is free and clear of any encumbrances or liens.
- (b) A final walk-through inspection with appropriate City staff has been completed and any required corrective work ( written punch list) determined through said walk-through or as determined under the normal and ordinary course of on-site observations by City staff or those hired by the City to complete such observations, has been completed.
- (c) The following documents respecting the Property are complete, accurate, and have been filed with the appropriate department(s) of the City of Saint Paul:
  - (i) Original, reproducible As-Built Plans acceptable to the Department of Public Works, City of Saint Paul are on file with said Department.
  - (ii) Certificate of Completion signed by Engineer of Record who is a licensed Professional Engineer with the State of Minnesota per Minnesota State Statute 326.

[Exhibit H to Site Improvement Performance Agreement (Ford Site)]

- (iii) For sewer systems, video records of televised inspections of sewer mains have been submitted by permittee and approved by Sewer Utility staff.
- (iv) For sewer systems, sewer connection permit information on file with Public Works.
- (v) Operation and Maintenance plans.
- (vi) All other permit requirements as set forth in the Ford site ordinance permit policy.
- (d) Developer has undertaken any and all necessary actions to assign warranties it owns or possesses on or with the Property to the City.
- (e) Developer will duly execute and deliver any other documents as may be reasonably and customarily required in connection with the transfer of the Property to the City.

3. Conveyance. The Developer hereby dedicates, conveys and assigns in good title to the City of Saint Paul, together with all hereditaments and appurtenances all rights, entitlements, benefits, permits, approvals, and licenses that pertain to, with, or in the Property in its entirety, without reservation or exception, together with all warranties, free and clear of any mortgage, pledge, hypothecation, encumbrance, lease, license, lien or others security interest. If necessary, Developer shall execute a recordable Warranty Deed to be recorded with the Ramsey County Registrar’s Office.

IN WITNESS WHEREOF, the City and Developer have caused this Agreement to be duly executed in their names and on their behalf, all on or as of the date first above written.

PROJECT PAUL, LLC,  
a Delaware limited liability company

By: Ryan Companies US, Inc., a Minnesota corporation, its Sole Member

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_, the \_\_\_\_\_ of Ryan Companies US, Inc., a Minnesota corporation, the Sole Member of Project Paul, LLC, a Delaware limited liability company, on behalf of the limited liability company.

\_\_\_\_\_  
Notary Public

**Exhibit I**

**Statement of Affirmative Action/Equal Opportunity Requirements**

[See attached.]



**CITY OF SAINT PAUL**  
*Melvin Carter, Mayor*

*280 City Hall  
15 Kellogg Boulevard West  
Saint Paul, MN 55102-1659*

*Telephone: (651) 266-8900  
Facsimile: (651) 266-8919  
TDD: (651) 266-8977*

## **AFFIRMATIVE ACTION / EQUAL EMPLOYMENT OPPORTUNITY (AA/EEO) Contract Specifications**

### **Definition of Terms:**

**City Funds** – Money originating from the City of Saint Paul or other federal and state funds. Some examples include: Capital Investment Bonds (CIB), U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG), Federal Low Income Housing Tax Credits (LIHTC), Housing Redevelopment Authority (HRA), Home Investment Partnership Program (HOME), Metropolitan Council funding programs, multi-family Housing Revenue Bonds, Sales Tax Revitalization (STAR), Tax Increment Financing (TIF), and any combination of loans, grants, and land write-down or other funding vehicles.

**Contract** – A formal agreement between the City of Saint Paul and a contractor. For AA/EEO compliance monitoring, the word “contract” is used to refer to all agreements. A contract is defined as a development agreement, master contract, a professional service agreement, a purchase order, a service agreement, and any other contract where the City provides funding.

**Contractor** – Any person entering into a contract or agreement with the City of Saint Paul.

**Person** – Includes natural persons, firms, corporations, partnerships, joint ventures, companies, organizations, for profit and nonprofit, agencies, clubs, groups, or any other association of natural persons, legal entities, or both.

1. Contractors who have been awarded or enter into a contract with the City that meets or exceeds \$50,000 within the preceding twelve-month period are required to submit the company's Affirmative Action Plan (AAP) to the City for certification.
  - a. There is a fee of \$75 to cover the cost of certifying the affirmative action plan.
  - b. An Affirmative Action Program Registration (AAPR) document is provided by the City for the contractor to use in lieu of submitting an Affirmative Action Plan.
2. Submission of the AAP or AAPR indicates that the contractor:
  - a. has a policy of equal employment opportunity
  - b. is committed to affirmative action
  - c. fully supports incorporation of non-discrimination and affirmative action rules and regulations into contracts and agreements
  - d. intends to implement those policies.

3. The contractor shall take specific actions to ensure equal employment opportunity. The contractor shall document these efforts fully and shall implement affirmative action steps as indicated in the AAP.
  - a. Designate a responsible official to monitor employment activities.
  - b. Maintain an environment free of harassment, intimidation, coercion, and discriminatory acts.
  - c. Establish and maintain face to face relationship with recruitment sources for people of color and individuals with disabilities.
  - d. Annually review the affirmative action plan activities.
4. If the contractor fails to comply with the affirmative action requirements, its implementing rules, or these specifications, the Director may proceed with sanctions which may include: suspension, termination, cancellation of existing contracts until corrective steps are taken, and declarations of non-eligibility to bid.
5. The contractor shall not enter into any contract or agreement with any person or firm debarred from government contracts under Section 183 of the Saint Paul Legislative Code, Chapter 139 of the Minneapolis Ordinances, Federal Executive Order 11246, or whose state certificate of compliance has been suspended or revoked pursuant to Minnesota Statutes, Section 363.073.

**Contact:**

HREEO – AA/EEO Contract Compliance Officer  
[affirmativeaction@ci.stpaul.mn.us](mailto:affirmativeaction@ci.stpaul.mn.us)  
Phone: 651-266-8900

The City of Saint Paul Human Rights Ordinance  
[Section 183.04 of the Saint Paul Legislative Code](#) and Rules

## Workforce Participation Goals for Construction Contracts

The following supplemental AA/EEO specifications shall apply to contracts for construction which receive City funding. All contractors need to include these specifications in all lower tier contracts for construction work. Developer and prime contractor shall communicate this information to all subcontractors.

City workforce participation goals for City funded construction projects of \$50,000 or more are expressed as a percentage of the total hours performed by female and minority construction workers.

**32% Minority total project hours**  
**20% Female total project hours**

After the contract has been awarded, but before construction begins, all contractors that have been selected to work on the project will be required to meet in a pre-construction conference. This conference will be held to discuss the utilization goals for minority and women, how the goals will be met, and any problems that may affect the project's ability to achieve the goals.

Each contractor that utilizes subcontractors must submit the **Prime and Subcontractor Identification Form** identifying lower tier contractors and material suppliers.

All lower tier or sub-contractors must complete and submit the mandatory **Project Employment Utilization (PEU)** form indicating estimated total number of project work hours, and estimated women and minority workforce hours. Contractors must indicate on the bottom of the PEU form if they will meet the goals with their internal workforce or by hiring additional employees. If they are unable to meet the goals, they must provide the reason at the bottom of the PEU form. The prime contractor must collect the PEU forms from subcontractors and submit them to the City's AA/EEO Compliance Officer at: [affirmativeaction@ci.stpaul.mn.us](mailto:affirmativeaction@ci.stpaul.mn.us)

**Workforce participation goals** on construction projects is monitored via certified payroll in **LCPtracker**. LCPtracker is a paperless, online system of entering certified payroll reports. In LCP Tracker, contractors are required to select the job classification, gender, and race of each individual worker. In instances where LCPtracker is not used, contractors shall report the project workforce participation goals manually on city provided spreadsheet.

### **Failure to make Good Faith Efforts**

If a contractor fails to make and demonstrate a good faith effort to meet the goals for participation of women and minorities, the Director may take appropriate measures to sanction the contractor. This may include: suspension, termination, cancellation of existing contracts until corrective steps are taken, and declarations of non-eligibility to bid.

**Exhibit J**

Labor Standards/Wages

[See attached.]



**CITY OF SAINT PAUL  
CITY LABOR STANDARDS (LITTLE DAVIS-  
BACON) REQUIREMENTS. GENERAL AND  
SUBCONTRACTORS AGREE TO ABIDE BY ALL  
REQUIREMENTS CONTAINED HEREIN.**

- All City of Saint Paul projects in the amount of \$25,000 dollars or more require that all workers on the job site whose duties are physical or manual be paid weekly prevailing rates (including fringe benefits).
- Workers shall be compensated at not less than one and one-half times the *basic rate of pay* plus one times the identified fringe benefit amount for all hours worked in excess of 8 per day or 40 per week on this project (whichever is greater). "Basic rate of pay" is the hourly amount listed under the "basic rate" column in the wage decision.
- Developer/prime contractor is responsible for only employing subcontractors who have certified eligibility in written contracts containing Little Davis-Bacon Requirements. Contracts cannot be awarded to businesses debarred or suspended by federal, state, or city authorities.
- Developer/prime contractor is responsible for posting the Prevailing Rates Schedule and "Notice to All Employees" (red, white, and blue poster) in a highly visible location on the job site.
- Prime, subcontractors and lower-tiers must submit a Contractor Profile form and Identification of Prime and Subs if applicable; Prime also submits Weekly Site Logs and keeps the identification of prime and sub-contractors current.
- Payrolls must be certified and submitted using **LCPtracker**. Payroll reports are due within seven (7) days after the payroll period. Non-working weeks must be recorded in LCPtracker for the weeks not onsite after the start of work on the project. The City may hold up payment if payroll is not up to date in LCP Tracker.
- BEFORE performing contract work**, self-employed and partnership contractors must submit bona fide status documentation for review and approval by the labor standards officer.
- Business owners **working with their crew** must report their wage information and can certify the payroll. Business owners **working alone** cannot certify payment of their own prevailing wage; instead they are reported on a weekly payroll prepared and certified by their engaging contractor (wage information must be reported.)

NOTE: Owners, officers, shareholders of a corporation are employees and are to be paid the prevailing rate (including fringe benefits) when working at the project site; All wage information must be included.
- Apprentices/trainees are the only workers allowed to work at a lesser rate when registered in approved apprenticeship/training programs. Submit an Apprenticeship agreement, the current level of advancement and corresponding wage information the week the apprentice first appears on the jobsite. Apprentice to journey-worker ratios must be adhered to hour-for-hour. Apprentices/trainees working alone must be paid journey-worker rates based on the trade listed on the apprenticeship agreement. **THERE ARE NOEXCEPTIONS TO THE ON-SITE RATIO.** Pre-apprentices are not allowed at a lesser rate.
- Cleaning performed during construction is subject to prevailing wage provisions. In the absence of a specific wage rate for cleaning classification, the cleaners must be paid the predetermined wage rate for laborers. Demolition related to the project is also subject to prevailing wage provisions.
- Verification of employee wage receipt may include contacting the local trade or designated benefit fund account, or contractor submission of canceled paychecks, timecards and/or stubs for weeks(s) specified.
- All timekeeping records (including timecards, work logs, payroll checks and stubs, etc.) must be kept on file for a period of two (2) years after the close of the project.





## CITY/STATE LABOR STANDARDS REQUIREMENTS

*Developers, general contractors, subcontractors, and lower-tier subcontractors shall comply with any of the following rules and regulations as may be applicable:*

- Little Davis-Bacon Ordinance, Section 82.07, Saint Paul Administrative Code
- Minnesota Statutes §§ 177.41- 44 and Rules 5200.1000 – 5200.1120

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The requirements of the Ordinance/Statutes are as follows:

- (1) **The minimum wage rates and fringe benefits established by the City of Saint Paul and/or the Minnesota Department of Labor and Industry shall be paid weekly to all on-site workers. Failure to comply with the aforementioned may result in civil or criminal penalties.**
- (2) **All workers shall be paid time-and-one-half for all overtime hours worked, meaning hours worked over 8 in a day or over 40 in a week, whichever is greater.**
- (3) **Apprentices/trainees are allowed to work at a lesser rate if they are registered in approved apprenticeship/training programs. Ratios are applied on-site and the appropriate ratio of apprentices to journey-workers must be maintained hour-for hour. (See Apprentice/Trainee Guidelines)**
- (4) **Independent Truck Owner/Operators or Multiple Truck Owner/Operators must be paid the applicable Truck Rental Rate set out by the Minnesota Department of Labor and Industry. Month-End Trucking reports must be submitted to the City of Saint Paul detailing ITO/MTO work on the project. (See Trucking Guidelines.)**
- (5) **The developer, prime contractor and any subcontractors are required to:**
  - **Provide any noted and/or requested contract compliance-related data electronically in the online Contract Compliance System;**
  - **Respond to any instruction or request for information by any noted response/due date; and**
  - **Check the online Contract Compliance System on a regular basis to manage contact information and payroll records.**

**The developer (or prime contractor) is responsible for ensuring all prime contractors, and/or subcontractors have completed all requested items and that their contact information is accurate and up-to-date.**

Documents to be attached to all bid specifications, contracts, subcontracts and lower-tier subcontracts for this project include, but are not limited to:

- Labor Standards Requirements;
- Applicable Prevailing Wage Rates;
- Apprentice/Trainee Guidelines; and
- Bona Fide Self-Employed/Independent and Partnership Subcontractor Status

A City Labor Standards Poster and the Prevailing Wage Rate Data **must be** posted at the construction site in a visible location.

FOR ASSISTANCE OR SPECIFIC INFORMATION CONTACT:  
Ethan Hansing • City Labor Standards • 15 W. Kellogg Blvd., St. Paul, MN 55102 •  
651-266-8921 [ethan.hansing@ci.stpaul.mn.us](mailto:ethan.hansing@ci.stpaul.mn.us)



## NOTICE TO CONTRACTORS

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The prevailing wage rates certified and published by the Minnesota Department of Labor and Industry apply to all City of Saint Paul Projects (with limited exceptions) in the amount of \$25,000 dollars or more involving new construction, demolition work, or repair work to public and private property. Rates will apply based on construction type, and are subject to change until the date of advertisement.

Wage decisions published by the Minnesota Department of Labor & Industry (DOLI) at the time the contract is signed will be locked in for the duration of the project, provided construction begins within 90 days of contract signing. After 90 days, wage decisions will be updated to the construction start date. **This wage decision may or may not be locked into the contract.**

It is the responsibility of the recipient of City money (e.g., business owner, developer, prime contractor, etc.) to check with City of St. Paul staff to determine whether the wage decision has been updated prior to commencement of construction, regardless of when contract was signed.

### **Project Defined:**

A project consists of all construction necessary to complete a facility regardless of the number of contracts involved, as long as all the contracts awarded are closely related in purpose, time, and place to the work being performed. All work necessary to complete a project, including, but not limited to, buildings (including mixed-use development), public works projects, residential developments, and parks will be subject to prevailing wage requirements unless specifically exempted by the St. Paul Labor Standards Unit. Recipients of City money will not be allowed to break up individual components of a project for purposes of avoiding prevailing wage requirements.

### **Site Visits**

Contractors shall permit City Contract Compliance Staff to conduct unannounced visits to the worksite to interview workers to verify compliance with prevailing wage. If necessary, compliance staff shall check in at the trailer. However, compliance staff must be allowed to conduct interviews unaccompanied by construction staff.

### **CONSTRUCTION DEFINITIONS:**

#### **1. Commercial construction**

Commercial construction means all building construction projects exclusive of residential construction.

#### **2. Highway and heavy construction**

Highway and heavy construction" means all construction projects which are similar in nature to those projects based upon bids as provided under Minnesota Statutes, section 161.32 for the construction or maintenance of highways or other public works and includes roads, highways, streets, airport runways, bridges, power plants, dams, and utilities.

#### **3. Residential construction or agricultural construction**

Residential construction or agricultural construction means all construction, remodeling, or repairing of single or two family homes and structures appurtenant thereto including agricultural or farming buildings appurtenant to private farm residences when utilized to carry on primary farming operations.

This contract incorporates by reference all the terms and conditions contained in the Prevailing Wage Policy and Procedure Manual, which can be found at: <https://www.stpaul.gov/departments/human-rights-equal-economic-opportunity/contract-compliance-business-development/labor>

## ADDITIONAL REQUIREMENTS

The hourly rates, including overtime rates, contained in the wage decision provided in this contract are the minimally-required hourly rates that must be paid to all construction workers on this project, and supersede all other rates, including journeyman rates agreed to between a contractor and a union contained in a collective bargaining agreement or elsewhere.

If a project contains only City money, the City will enforce the apprentice rate guidelines specified in the agreement between the union and the contractor. In the absence of an agreement, the City will enforce the DOLI Apprenticeship Ratio Policy. If a contractor and a union have a contract that defines the project in such a way that it contravenes the City's definition of the project, the City will enforce the apprentice ratios pursuant to the contract between the contractors and the union only after obtaining authorization from both parties.

**MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY PREVAILING WAGES FOR STATE  
FUNDED CONSTRUCTION PROJECTS**



**THIS NOTICE MUST BE POSTED ON THE JOBSITE IN A CONSPICUOUS PLACE**

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**Construction Type: Highway and Heavy**

**Region Number: 09**

Counties within region:

- ANOKA-02
- CARVER-10
- CHISAGO-13
- DAKOTA-19
- HENNEPIN-27
- RAMSEY-62
- SCOTT-70
- WASHINGTON-82

Effective: 2019-11-04

This project is covered by Minnesota prevailing wage statutes. Wage rates listed below are the minimum hourly rates to be paid on this project.

All hours worked in excess of eight (8) hours per day or forty (40) hours per week shall be paid at a rate of one and one half (1 1/2) times the basic hourly rate.

Violations should be reported to:

Department of Transportation  
Office of Construction  
Transportation Building MS650  
John Ireland Blvd  
St. Paul, MN 55155  
(651) 366-4209

Refer questions concerning the prevailing wage rates to:

Department of Labor and Industry  
Prevailing Wage Section  
443 Lafayette Road N  
St Paul, MN 55155  
(651) 284-5091  
[DLI.PrevWage@state.mn.us](mailto:DLI.PrevWage@state.mn.us)

<b>LABOR CODE AND CLASS</b>	<b>EFFECT DATE</b>	<b>BASIC RATE</b>	<b>FRINGE RATE</b>	<b>TOTAL RATE</b>	
<b>LABORERS (101 - 112) (SPECIAL CRAFTS 701 - 730)</b>					
101	LABORER, COMMON (GENERAL LABOR WORK)	2019-11-04	32.80	20.44	53.24
102	LABORER, SKILLED (ASSISTING SKILLED CRAFT JOURNEYMAN)	2019-11-04	32.80	20.44	53.24
103	LABORER, LANDSCAPING (GARDENER, SOD LAYER AND NURSERY OPERATOR)	2019-11-04	24.00	16.96	40.96
104	FLAG PERSON	2019-11-04	32.80	20.44	53.24
105	WATCH PERSON	2019-11-04	29.40	19.89	49.29
106	BLASTER	2019-11-04	22.08	6.87	28.95
107	PIPELAYER (WATER, SEWER AND GAS)	2019-11-04	35.30	20.44	55.74
108	TUNNEL MINER	2019-11-04	33.50	20.44	53.94
109	UNDERGROUND AND OPEN DITCH LABORER (EIGHT FEET BELOW STARTING GRADE LEVEL)	2019-11-04	33.50	20.44	53.94
110	SURVEY FIELD TECHNICIAN (OPERATE TOTAL STATION, GPS RECEIVER, LEVEL, ROD OR RANGE)	2019-11-04	32.80	20.44	53.24

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
POLES, STEEL TAPE MEASUREMENT; MARK AND DRIVE STAKES; HAND OR POWER DIGGING FOR AND IDENTIFICATION OF MARKERS OR MONUMENTS; PERFORM AND CHECK CALCULATIONS; REVIEW AND UNDERSTAND CONSTRUCTION PLANS AND LAND SURVEY MATERIALS). THIS CLASSIFICATION DOES NOT APPLY TO THE WORK PERFORMED ON A PREVAILING WAGE PROJECT BY A LAND SURVEYOR WHO IS LICENSED PURSUANT TO MINNESOTA STATUTES, SECTIONS 326.02 TO 326.15.				
111	2019-11-04	32.80	20.44	53.24
TRAFFIC CONTROL PERSON (TEMPORARY SIGNAGE)				
112	2019-11-04	16.28	4.07	20.35
QUALITY CONTROL TESTER (FIELD AND COVERED OFF-SITE FACILITIES; TESTING OF AGGREGATE, ASPHALT, AND CONCRETE MATERIALS); LIMITED TO MN DOT HIGHWAY AND HEAVY CONSTRUCTION PROJECTS WHERE THE MN DOT HAS RETAINED QUALITY ASSURANCE PROFESSIONALS TO REVIEW AND				

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE	
INTERPRET THE RESULTS OF QUALITY CONTROL TESTERS. SERVICES PROVIDED BY THE CONTRACTOR.					
<b>SPECIAL EQUIPMENT (201 - 204)</b>					
201	ARTICULATED HAULER	2019-11-04	37.79	20.50	58.29
		2020-05-01	38.64	21.40	60.04
202	BOOM TRUCK	2019-11-04	37.79	20.50	58.29
		2020-05-01	38.64	21.40	60.04
203	LANDSCAPING EQUIPMENT, INCLUDES HYDRO SEEDER OR MULCHER, SOD ROLLER, FARM TRACTOR WITH ATTACHMENT SPECIFICALLY SEEDING, SODDING, OR PLANT, AND TWO-FRAMED FORKLIFT (EXCLUDING FRONT, POSIT-TRACK, AND SKID STEER LOADERS), NO EARTHWORK OR GRADING FOR ELEVATIONS	2019-11-04	24.00	16.96	40.96
204		OFF-ROAD TRUCK	2019-11-04	37.79	20.50
	2020-05-01		38.64	21.40	60.04
205	PAVEMENT MARKING OR MARKING REMOVAL EQUIPMENT (ONE OR	2019-11-04	32.04	21.26	53.30

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
TWO PERSON OPERATORS); SELF-PROPELLED TRUCK OR TRAILER MOUNTED UNITS.				

**HIGHWAY/HEAVY POWER EQUIPMENT OPERATOR**

<b>GROUP 2</b>	2019-11-04	38.64	20.50	59.14
	2020-05-01	39.49	21.40	60.89
302				HELICOPTER PILOT (HIGHWAY AND HEAVY ONLY)
303				CONCRETE PUMP (HIGHWAY AND HEAVY ONLY)
304				ALL CRANES WITH OVER 135-FOOT BOOM, EXCLUDING JIB (HIGHWAY AND HEAVY ONLY)
305				DRAGLINE, CRAWLER, HYDRAULIC BACKHOE (TRACK OR WHEEL MOUNTED) AND/OR OTHER SIMILAR EQUIPMENT WITH SHOVEL-TYPE CONTROLS THREE CUBIC YARDS AND OVER MANUFACTURER.S RATED CAPACITY INCLUDING ALL ATTACHMENTS. (HIGHWAY AND HEAVY ONLY)
306				GRADER OR MOTOR PATROL
307				PILE DRIVING (HIGHWAY AND HEAVY ONLY)
308				TUGBOAT 100 H.P. AND OVER WHEN LICENSE REQUIRED (HIGHWAY AND HEAVY ONLY)
<b>GROUP 3</b>	2019-11-04	38.09	20.50	58.59
	2020-05-01	38.94	21.40	60.34
309				ASPHALT BITUMINOUS STABILIZER PLANT
310				CABLEWAY
311				CONCRETE MIXER, STATIONARY PLANT (HIGHWAY AND HEAVY ONLY)
312				DERRICK (GUY OR STIFFLEG)(POWER)(SKIDS OR STATIONARY) (HIGHWAY AND HEAVY ONLY)
313				DRAGLINE, CRAWLER, HYDRAULIC BACKHOE (TRACK OR WHEEL MOUNTED) AND/OR SIMILAR EQUIPMENT WITH SHOVEL-TYPE CONTROLS, UP TO THREE CUBIC YARDS MANUFACTURER.S RATED CAPACITY INCLUDING ALL ATTACHMENTS (HIGHWAY AND HEAVY ONLY)
314				DREDGE OR ENGINEERS, DREDGE (POWER) AND ENGINEER



LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
315				
316				
317				
318				
319				
320				
321				
322				
<b>GROUP 4</b>	2019-11-04	37.79	20.50	58.29
	2020-05-01	38.64	21.40	60.04
323				
324				
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LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
338				
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365				

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
366				
TRENCHING MACHINE (SEWER, WATER, GAS) EXCLUDES WALK BEHIND TRENCHER (HIGHWAY AND HEAVY ONLY)				
367				
TUB GRINDER, MORBARK, OR SIMILAR TYPE				
368				
WELL POINT DISMANTLING OR INSTALLATION (HIGHWAY AND HEAVY ONLY)				
<b>GROUP 5</b>	2019-11-04	34.75	20.50	55.25
	2020-05-01	35.60	21.40	57.00
369				
AIR COMPRESSOR, 600 CFM OR OVER (HIGHWAY AND HEAVY ONLY)				
370				
BITUMINOUS ROLLER (UNDER EIGHT TONS)				
371				
CONCRETE SAW (MULTIPLE BLADE) (POWER OPERATED)				
372				
FORM TRENCH DIGGER (POWER)				
373				
FRONT END, SKID STEER UP TO 1C YD				
374				
GUNITE GUNALL (HIGHWAY AND HEAVY ONLY)				
375				
HYDRAULIC LOG SPLITTER				
376				
LOADER (BARBER GREENE OR SIMILAR TYPE)				
377				
POST HOLE DRIVING MACHINE/POST HOLE AUGER				
378				
POWER ACTUATED AUGER AND BORING MACHINE				
379				
POWER ACTUATED JACK				
380				
PUMP (HIGHWAY AND HEAVY ONLY)				
381				
SELF-PROPELLED CHIP SPREADER (FLAHERTY OR SIMILAR)				
382				
SHEEP FOOT COMPACTOR WITH BLADE . 200 H.P. AND OVER				
383				
SHOULDERING MACHINE (POWER) APSCO OR SIMILAR TYPE INCLUDING SELF-PROPELLED SAND AND CHIP SPREADER				
384				
STUMP CHIPPER AND TREE CHIPPER				
385				
TREE FARMER (MACHINE)				
<b>GROUP 6</b>	2019-11-04	33.54	20.50	54.04
	2020-05-01	34.39	21.40	55.79
387				
CAT, CHALLENGER, OR SIMILAR TYPE OF TRACTORS, WHEN PULLING DISK OR ROLLER				
388				
CONVEYOR (HIGHWAY AND HEAVY ONLY)				
389				
DREDGE DECK HAND				
390				
FIRE PERSON OR TANK CAR HEATER (HIGHWAY AND HEAVY ONLY)				
391				
GRAVEL SCREENING PLANT (PORTABLE NOT CRUSHING OR WASHING)				

LABOR CODE AND CLASS	EFFECT DATE	BASIC RATE	FRINGE RATE	TOTAL RATE
392				
393				
394				
395				
396				
397				

**TRUCK DRIVERS**

<b>GROUP 1</b>	2019-11-04	31.25	17.50	48.75
601				
602				
603				
<b>GROUP 2</b>	2019-11-04	30.70	17.50	48.20
604				
<b>GROUP 3</b>	2019-11-04	30.60	17.50	48.10
605				
606				
607				
<b>GROUP 4</b>	2019-11-04	32.29	17.50	49.79
608				
609				
610				
611				
612				
613				
614				

<b>LABOR CODE AND CLASS</b>	<b>EFFECT DATE</b>	<b>BASIC RATE</b>	<b>FRINGE RATE</b>	<b>TOTAL RATE</b>	
615	TANK TRUCK HELPER (GAS, OIL, ROAD OIL, AND WATER)				
616	TRACTOR OPERATOR, UNDER 50 H.P.				
<b>SPECIAL CRAFTS</b>					
701	HEATING AND FROST INSULATORS	2019-11-04	47.10	24.40	71.50
702	BOILERMAKERS	2019-11-04	38.33	27.43	65.76
703	BRICKLAYERS	2019-11-04	36.05	19.68	55.73
704	CARPENTERS	2019-11-04	38.96	22.08	61.04
705	CARPET LAYERS (LINOLEUM)	FOR RATE CALL 651-284-5091 OR EMAIL <a href="mailto:DLIPREVGAGE@STATE.MN.US">DLIPREVGAGE@STATE.MN.US</a>			
706	CEMENT MASONS	2019-11-04	39.65	20.92	60.57
707	ELECTRICIANS	2019-11-04	44.00	30.30	74.30
		2020-05-01	46.90	30.30	77.20
711	GROUND PERSON	2019-11-04	32.42	16.23	48.65
		2020-03-30	33.40	16.30	49.70
712	IRONWORKERS	2019-11-04	37.60	29.40	67.00
		2020-05-01	39.65	29.40	69.05
713	LINEMAN	2019-11-04	46.32	20.12	66.44
		2020-03-30	47.71	20.31	68.02
714	MILLWRIGHT	2019-11-04	35.73	26.43	62.16
715	PAINTERS (INCLUDING HAND BRUSHED, HAND SPRAYED, AND THE	2019-11-04	38.70	22.76	61.46

<b>LABOR CODE AND CLASS</b>	<b>EFFECT DATE</b>	<b>BASIC RATE</b>	<b>FRINGE RATE</b>	<b>TOTAL RATE</b>
TAPING OF PAVEMENT MARKINGS)	2020-05-01	40.70	22.76	63.46
716 PILEDRIIVER (INCLUDING VIBRATORY DRIVER OR EXTRACTOR FOR PILING AND SHEETING OPERATIONS)	2019-11-04	38.91	22.08	60.99
717 PIPEFITTERS . STEAMFITTERS	2019-11-04	47.89	27.55	75.44
	2020-05-01	50.39	27.55	77.94
719 PLUMBERS	2019-11-04	48.12	25.33	73.45
	2020-05-01	50.87	25.33	76.20
721 SHEET METAL WORKERS	2019-11-04	44.46	29.17	73.63
723 TERRAZZO WORKERS	FOR RATE CALL 651-284-5091 OR EMAIL <a href="mailto:DLI.PRE VWAGE@STATE.MN.US">DLI.PRE VWAGE@STATE.MN.US</a>			
724 TILE SETTERS	2019-11-04	34.76	23.29	58.05
725 TILE FINISHERS	FOR RATE CALL 651-284-5091 OR EMAIL <a href="mailto:DLI.PRE VWAGE@STATE.MN.US">DLI.PRE VWAGE@STATE.MN.US</a>			
727 WIRING SYSTEM TECHNICIAN	2019-11-04	40.17	17.63	57.80
	2020-07-01	41.42	17.63	59.05
728 WIRING SYSTEMS INSTALLER	2019-11-04	28.14	14.71	42.85
	2020-07-01	29.02	14.71	43.73
729 ASBESTOS	2019-11-04	32.68	19.66	52.34

**LABOR CODE AND CLASS**

**EFFECT  
DATE**

**BASIC  
RATE**

**FRINGE  
RATE**

**TOTAL  
RATE**

ABATEMENT WORKER

730

SIGN ERECTOR

FOR RATE CALL 651-284-5091 OR EMAIL  
[DLI.PREVVAGE@STATE.MN.US](mailto:DLI.PREVVAGE@STATE.MN.US)

## Notice of truck rental rate certification and effective date

The commissioner has certified the minimum truck rental rates for state-funded highway projects effective Jan. 16, 2018. This certification follows the publication of the Notice of Truck Rental Rate Determination in the *State Register* on Dec. 18, 2017, and the informal conference held pursuant to Minnesota Rules, part 5200.1105, on Dec. 28, 2017.

According to Minnesota Rules, part 5200.1105, the purpose of the informal conference was for the Minnesota Department of Labor and Industry (DLI) to obtain further input regarding the determined rates prior to the certification. No additional written input regarding the determination was received by DLI prior to or after the informal conference.

The truck rental rate is determined for each equipment type by adding the average hourly cost of operating the vehicle to the certified prevailing wage rate for the driver. The average hourly operating costs are determined by voluntary survey of truck owner operators, trucking contractors and trucking firms.

The determination of the minimum truck rental rates by region are as follows.

### Three-axle units

Region	Effective date	607 driver rate	Operating cost	Truck rental rate
Region 1	Certification date	\$45.02	\$37.35	\$82.37
Region 2	Certification date	\$40.79	\$37.35	\$78.14
Region 3	Certification date	\$45.02	\$37.35	\$82.37
Region 4	Certification date	\$44.01	\$37.35	\$81.36
Region 5	Certification date	\$31.90	\$37.35	\$69.25
Region 6	Certification date	\$43.00	\$37.35	\$80.35
Region 7	Certification date	\$39.86	\$37.35	\$77.21
	May 1, 2018	\$41.36	\$37.35	\$78.71



Region	Effective date	607 driver rate	Operating cost	Truck rental rate
Region 8	Certification date	\$30.50	\$37.35	\$67.85
Region 9	Certification date	\$46.60	\$37.35	\$83.95
	May 1, 2018	\$48.10	\$37.35	\$85.45
Region 10	Certification date	\$42.45	\$37.35	\$79.80

### Four-or-more-axle units

Region	Effective date	604 driver rate	Operating cost	Truck rental rate
Region 1	Certification date	\$46.30	\$54.04	\$100.34
	May 1, 2018	\$47.80	\$54.04	\$101.84
Region 2	Certification date	\$49.88	\$54.04	\$103.92
Region 3	Certification date	\$38.51	\$54.04	\$92.55
Region 4	Certification date	\$44.03	\$54.04	\$98.07
Region 5	Certification date	\$25.35	\$54.04	\$79.39
Region 6	Certification date	\$43.00	\$54.04	\$97.04
Region 7	Certification date	\$37.40	\$54.04	\$91.44
Region 8	Certification date	\$24.10	\$54.04	\$78.14
Region 9	Certification date	\$46.70	\$54.04	\$100.74
	May 1, 2018	\$48.20	\$54.04	\$102.24
Region 10	Certification date	\$27.03	\$54.04	\$81.07

## Tractors

Region	Effective date	602 driver rate	Operating cost	Tractor-only truck rental rate	Plus trailer operating cost	Tractor-trailer rental rate
Region 1	Certification date	\$46.85	\$56.11	\$102.96	\$11.46	\$114.42
	May 1, 2018	\$48.35	\$56.11	\$104.46	\$11.46	\$115.92
Region 2	Certification date	\$39.02	\$56.11	\$95.13	\$11.46	\$106.59
Region 3	Certification date	\$38.75	\$56.11	\$94.86	\$11.46	\$106.32
Region 4	Certification date	\$25.22	\$56.11	\$81.33	\$11.46	\$92.79
Region 5	Certification date	\$27.25	\$56.11	\$83.36	\$11.46	\$94.82
Region 6	Certification date	\$32.00	\$56.11	\$88.11	\$11.46	\$99.57
Region 7	Certification date	\$31.80	\$56.11	\$87.91	\$11.46	\$99.37
Region 8	Certification date	\$23.83	\$56.11	\$79.94	\$11.46	\$91.40
Region 9	Certification date	\$47.25	\$56.11	\$103.36	\$11.46	\$114.82
	May 1, 2018	\$48.75	\$56.11	\$104.86	\$11.46	\$116.32
Region 10	Certification date	\$26.50	\$56.11	\$82.61	\$11.46	\$94.07

The minimum truck rental rate for these four types of trucks in the state's 10 highway and heavy construction areas will be effective for all Minnesota Department of Transportation highway construction work financed in whole or part with state funds advertised for bid on or after the day the notice of certification is published in the *State Register*.

Ken B. Peterson  
Commissioner



The LCPtracker™ service is a paperless, online system of entering Certified Payroll Reports. Payroll data may be entered directly into the system or uploaded from major construction, accounting, and payroll programs. The service eliminates the need for contractors to submit paper prevailing wage documents and forms while providing an online database of all certified payroll reports. The service also generates audits, logs and correspondence.

All contract-specific wage rates and worker classifications are online, within the system, and contractors select classifications from a menu. Worker information is entered once and then remains in the system accessible to all of the Agencies' public works contract activity. Potential errors in wage rates or worker classification entries are flagged to contractors preemptively, allowing contractors to correct data prior to submittal.

A few of the immediate benefits conferred by the use of LCPtracker™ are:

- LCPtracker™ confirms rates and classifications prior to allowing contractors to submit payroll or payroll-related documents to the City of Saint Paul.
- All reports are available instantly to contractors in hardcopy and electronic formats.
- No need to mail in paperwork. Payrolls will be submitted electronically. There is an audit trail of all submitted records and all correspondence between the City of Saint Paul and the contractors.

There is no cost to contractors for this service. The successful bidder (contractors with city contracts,) will be given access to the system. On-line training is provided at no cost. Contractors may access the training after receiving login i.d. and password. An email with login instructions will be sent to contractors once they're assigned to a contract in LCPtracker™. Questions may be directed to Ethan Hansing at 651-266-8921, or emailed to [Ethan.Hansing@ci.stpaul.mn.us](mailto:Ethan.Hansing@ci.stpaul.mn.us). Complete and full support is also offered directly to contractors by LCPtracker™ for any technical questions on the use of the service. Contact **LCPtracker Support at 714-669-0052, #4** or [support@lcptracker.com](mailto:support@lcptracker.com).

In the event a complaint is submitted to the City, City staff must be able to reasonably determine how much an employee was paid at an hourly rate. City staff might request copies of the employer's internal payroll records if City staff suspect submitted payroll do not accurately reflect what workers were paid. Failure of contractor to maintain adequate internal payroll records will result in City interpreting evidence, including statements made by workers, in a light most favorable to the workers.

P.O. Box 187  
Orange, CA 92856-6187  
(714) 669-0052  
[www.lcptracker.com](http://www.lcptracker.com)



# CITY OF SAINT PAUL APPRENTICESHIP REQUIREMENTS

## APPRENTICES/TRAINEES

<b>WAGES</b>	An Apprentice/Trainee can be paid less than the wage rate listed in the wage decision for his/her work classification <b>if</b> he/she is registered in an approved apprenticeship/training program.
<b>PROGRAMS</b>	Approved programs are registered with the Department of Labor (DOL) or a DOL recognized State Apprenticeship Agency (SAC). Apprentices/trainees are paid wage rates in accordance with the wage schedule in the approved program. If a project contains only City money, the City will enforce the apprentice ratio guidelines specified in the agreement between the Union and the contractor. In the absence of an agreement, the City will enforce the DOLI Apprenticeship Ratio Policy. If a contractor and a union have a contract that defines the project in such a way that it contravenes the City's definition of the project, the City will enforce apprentice ratios pursuant to the contract between the contractor and the Union only after obtaining authorization from both parties.
<b>REQUIREMENTS</b>	Submit the following to the City at <a href="mailto:ContractCompliance@ci.stpaul.mn.us">ContractCompliance@ci.stpaul.mn.us</a> . The City will let you know when apprentice rates have been created. <ul style="list-style-type: none"> <li>● A copy of the Apprenticeship Agreement;</li> <li>● The current level of advancement (include “apprentice” and the hour or percentage level with the work classification on your payroll reports); and</li> <li>● A copy of YOUR registered/approved program wage rates and ratios.</li> </ul>
<b>LIMITATIONS</b>	The <b>maximum</b> number of apprentices/trainees you can use on the job site <b>cannot</b> exceed the ratio of apprentices/trainees to journey workers allowed in the approved program. Ratios are applied hour-for-hour at the project site. You will be required to pay wage restitution for ratio violations.  <b>NOTE:</b> If the program does not have <b>onsite</b> apprenticeship ratios, your company will be required to follow the apprenticeship ratios promulgated by the Minnesota Department of Labor and Industry.

## PROBATIONARY APPRENTICES

Probationary Apprentices can be paid as an apprentice **if**:

- The DOL or SAC has certified that the person is eligible for probationary employment as an apprentice; and
- Verification of this is submitted to your engaging contractor or other designee.

## PRE APPRENTICES (an individual not registered in a program)

A Pre-apprentice must be paid the full journey worker rate on the wage decision for the classification of work they perform.

## HELPERS/ASSISTANTS

Helpers are not allowed to work at a lesser rate of pay on State and Federally-funded projects.

## R.U.C.S (RESIDENTIAL UTILITY CARPENTERS)

R.U.C.s are not allowed to work at a lesser rate of pay on State and Federally-funded projects.



## CITY OF SAINT PAUL LITTLE DAVIS-BACON REQUIREMENTS FOR BONA FIDE SELF-EMPLOYED AND PARTNERSHIP SUBCONTRACTOR STATUS

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### REQUIREMENTS

- All “self-employed” and “partnership” businesses must provide bona fide status demonstration prior to performing work at the project site. Failure to demonstrate contractor/subcontractor status may result in payment delay and possible contract/subcontract agreement cancellation
- All “self-employed” and “partnership” businesses must have executed and provided a written contract/subcontract agreement (containing the Little Davis-Bacon Labor Standards Requirements and applicable Prevailing Wage Rates) for their work performance to the labor standards contract administrator assigned to this project.

### **Bona Fide SELF-EMPLOYED SUBCONTRACTOR Status Demonstration**

All self-employed contractors/subcontractors must submit copies of 4 of the 6 the documents listed below:

- (1) Identification of a registered trade name and location of telephone listing under that name;
- (2) Contractor’s license;
- (3) A subcontractor’s bond;
- (4) Proof of worker’s compensation insurance coverage;
- (5) Copy of previous tax year’s income tax filing;
- (6) Any other determination regarding status as defined by the State or Federal Department of Revenue

**IMPORTANT:** Failure to provide copies of the requested documentation will disallow the “subcontractor status” and the individuals will be included on the engaging company’s payroll as employees.

### **Bona Fide PARTNERSHIP Subcontractor Status Demonstration**

If the subcontractor is a partnership, the following must be submitted for approval prior to starting work on the site:

- (1) A copy of the executed partnership agreement;
- (2) Federal and State Tax Identification Numbers applicable to the partnership agreement; and
- (3) A copy of the previous tax year’s filing, including Schedule E

**IMPORTANT:** Failure to provide copies of the requested documentation will disallow the “subcontractor status” and the individuals will be included on the engaging company’s payroll as employees.



# BONA FIDE SELF-EMPLOYED AND PARTNERSHIP SUBCONTRACTOR STATUS DOCUMENTATION LOG

Pursuant to the 82.07 of the Administrative Code, all contractors awarded contracts with the City of Saint Paul in the amount of \$25,000 or more involving either new construction work or repair work on any roads, bridges, sewers, streets, alleys, parks, parkways, buildings, or any other public work involving the improvement of public or private property, including the removal of public nuisances, **are required** to provide the information detailed in the **BONA FIDE SELF-EMPLOYED AND PARTNERSHIP SUBCONTRACTOR STATUS SHEET**. Return this log to the Labor Standards Compliance Officer with requested documentation as proof of bona-fide self employed subcontractor status. Use additional forms if necessary.

Project Name: \_\_\_\_\_ Date: \_\_\_\_\_

Prime Contractor: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

**DIRECTIONS: Please list each subcontractor separately below and circle the type of documentation provided for each subcontractor.**

1. SUBCONTRACTOR: \_\_\_\_\_

[a] Trade Name      [b] License      [c] Bond      [d] Insurance      [e] Partnership      [f] Tax Form      [g] Trucker

2. SUBCONTRACTOR: \_\_\_\_\_

[a] Trade Name      [b] License      [c] Bond      [d] Insurance      [e] Partnership      [f] Tax Form      [g] Trucker

3. SUBCONTRACTOR: \_\_\_\_\_

[a] Trade Name      [b] License      [c] Bond      [d] Insurance      [e] Partnership      [f] Tax Form      [g] Trucker

4. SUBCONTRACTOR: \_\_\_\_\_

[a] Trade Name      [b] License      [c] Bond      [d] Insurance      [e] Partnership      [f] Tax Form      [g] Trucker

5. SUBCONTRACTOR: \_\_\_\_\_

[a] Trade Name      [b] License      [c] Bond      [d] Insurance      [e] Partnership      [f] Tax Form      [g] Trucker

City Labor Standards Officer Contact Information:  
City of Saint Paul, Labor Compliance Unit  
15 Kellogg Blvd. W, #280, Saint Paul, MN 55102  
[ethan.hansing@ci.stpaul.mn.us](mailto:ethan.hansing@ci.stpaul.mn.us)



## CITY OF SAINT PAUL TRUCKING GUIDELINES

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### DEFINITION:

An Independent Truck Operator/Owner (ITO) is an individual, partnership, or principal stockholder of a corporation who owns or holds a vehicle under lease and who contracts that vehicle and the owner's services to an entity, which provides construction services for a city project.

### REQUIREMENTS:

- Pursuant to Section 82.07 of the Saint Paul Administrative Code, Minnesota Statutes 177.41-44, and Minnesota Rules 5200.1100-1102, Independent Truck Operator/Owners must be paid in accordance with the Minnesota Department of Labor and Industry Truck Rental Rates.
- Contractors using ITOs must provide the City with bona fide demonstration of status of such entities upon request by the City anytime before or during life of project. The contractor must provide:
  - (1) A Cab Card;
  - (2) Valid Driver's License and Registration;
  - (3) A copy of the previous year's tax filing; and
  - (4) Any other determination regarding status as defined by the State or Federal Department of Revenue.
- Proof of payment in the form of monthly trucking reports or certified payroll reports may be requested by the City.

### EMPLOYEE TRUCK DRIVERS:

Truckers employed by the engaging contractor or subcontractor must be paid the prevailing wage rate according to the applicable job classification in the bid specifications, or if unavailable, pursuant to the Minnesota Department of Labor and Industry Prevailing Wage Rates, and must be included on employee payrolls.

### **IMPORTANT:**

**Failure to provide the requested documentation will disallow the "ITO status"  
And the individual(s) will be included on the engaging contractor's payroll  
as employees, receiving pay as identified by the Prevailing Wage Rates  
applicable to the project.**





**CITY OF SAINT PAUL  
DEPARTMENT OF HUMAN RIGHTS & EQUAL ECONOMIC OPPORTUNITY  
LABOR COMPLIANCE UNIT**

**APPLICATION OF PREVAILING WAGE RATE  
PROVISIONS TO TRUCKERS HAULING MATERIALS**

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Pursuant to Section 82.07 of the City of Saint Paul Administrative Code, the City of Saint Paul requires all contractors to comply with the standards set forth in Minnesota Rules 5200.1106 to determine activities considered to be work under a contract for which payment of truck rental rates is required. The standards are as follows:

A. Work performed by employees of a contractor or subcontractor that operates an asphalt or concrete plant, that was moved into a gravel pit, borrow pit, or other location not on the project, primarily to serve public works projects is considered work under the contract including the contractor's employees loading the equipment hoppers with materials obtained from the pit regardless of whether the pit meets the definition of commercial establishment.

B. The following hauling activities are included in hours worked and considered work under the contract for purposes of payment of the truck rental rate:

1. The hauling of any or all stockpiled or excavated materials on the project work site to other locations on the same project even if the trucks leave the work site at some point;
2. The delivery of materials from any facility that does not meet the requirements of a commercial establishment to the project and the return haul to the starting location either empty or loaded;
3. The delivery of materials from another construction project site to the public works project and the return haul empty or loaded is considered work under the contract. Construction projects are not considered a commercial establishment;
4. The hauling required to remove any materials from the public works project to a location off the project site and the return haul if empty or if loaded from other than a commercial establishment;
5. The delivery of materials or products by trucks hired by a contractor, subcontractor, or agent thereof, from a commercial establishment; and
6. The delivery of sand, gravel, or rock, by or for a commercial establishment, which is deposited "substantially in place," either directly or through spreaders from the transporting vehicles is work under the contract. In addition, the return haul to the off-site facility empty or loaded is also considered work under the contract.

The following hauling activities are not included in hours worked and are not considered work under the contract for purposes of payment of the truck rental rate:

1. The delivery of processed or manufactured goods to a Public Works project by the employees of a commercial establishment including truck-owner operators, hired by and paid by the commercial establishment, unless it is the delivery of mineral aggregate that is incorporated into the work under the contract by depositing the material substantially in place; or
2. Multiple site hauling operations include secondary hauling activities in addition to the hauling of materials on and off the Public Works project in order to complete the truck's round trip haul. The hauling of materials or products between these secondary off-site facilities as part of a multiple site hauling operation is not considered work under the contract as long as the time hauling between the secondary sites is properly documented in the trucking records and the time spent hauling on and off the project is properly compensated

**NOTE: Employee truckers must be paid the applicable prevailing wage rate. See *City of Saint Paul Trucking Guidelines* for further information.**



# CONTRACTOR PROFILE

**Project Name:** \_\_\_\_\_

Business Name: \_\_\_\_\_ Federal Tax ID #: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Our agreement/contract dated \_\_\_\_\_ is with \_\_\_\_\_ in the amount of \$ \_\_\_\_\_

For \_\_\_\_\_  
(Identify specific contract work)

Will you sub out any of your contract work? \_\_\_\_\_ If yes, please identify subs: \_\_\_\_\_

Person authorized to certify (sign) payroll reports: \_\_\_\_\_

Person submitting electronic payroll reports: \_\_\_\_\_ Email: \_\_\_\_\_

Identify work classifications (as listed in project wage decision) you anticipate using, base rate of pay, and total wage payment:

<u>Work Classification</u> (Group #, if applicable. Add pages if necessary)	<u>Base Rate of Pay</u>	<u>Total Wage Payment</u> (base +fringes)
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____

**Check (A), (B) or (C)** identifying how fringe benefits are paid to your workers:

- (A) \_\_\_\_\_ included with pay check in the amount of \$ \_\_\_\_\_;
- (B) \_\_\_\_\_ funded (with trustee or third party) fringe benefit plan in the hourly amounts indicated below:
- (C) \_\_\_\_\_ unfunded\* (company-paid) fringe benefit plan in the hourly amounts indicated below  
(identify for each employee working on the project, include: hourly fringe amounts, provider/company name if applicable, & how often contribution is made):

<u>*Holiday</u>	<u>*Vacation</u>	<u>*Sick Leave</u>	<u>Health</u>	<u>Dental</u>	<u>Life</u>	<u>Pension</u>	<u>Other</u> (identify)	<u>TOTAL HOURLY FRINGE RATE</u>
\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____ =	\$ _____
\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____ =	\$ _____

Benefit funds are deposited into Account #(s) \_\_\_\_\_ and are maintained by (agency name & address):

\_\_\_\_\_ Phone #: \_\_\_\_\_

**IF FUNDS ARE MAINTAINED BY A THIRD PARTY FRINGE BENEFIT PLAN, PLEASE ATTACH A CURRENT LETTER FROM THE FUND ADMINISTRATOR.**

Owner/Principal Officer & Title (PLEASE PRINT) \_\_\_\_\_ Owner/Principal Officer Signature \_\_\_\_\_ Date \_\_\_\_\_

**IS THIS A SOLE PROPRIETORSHIP OR PARTNERSHIP BUSINESS?**  Yes  No

**IDENTIFICATION OF PRIME CONTRACTOR AND SUBCONTRACTORS (INCLUDING MATERIAL SUPPLIERS)**



Form required for Labor Standards, AA/EEO, HUD Section 3, and Vendor Outreach  
**Submit completed form to:** Contract Compliance & Business Development

15 West Kellogg Blvd, Room 280  
 Saint Paul, MN 55102-1681

Phone: 651-266-8900, Fax: 651-266-8919  
 Email: [contractcompliance@stpaul.gov](mailto:contractcompliance@stpaul.gov)

Project: \_\_\_\_\_ Bid #: \_\_\_\_\_ Est. Construction Cost: \_\_\_\_\_ VOP Goal: \$ \_\_\_\_\_ %

Please identify all sub-contractors (including material suppliers) you intend to utilize on this project. Identify all suppliers with an (S). Identify Minority Owned, Women Owned, Small, and Section 3 businesses with **MBE, WBE, SBE, or Sec 3** respectively. Please identify Certified Vendors. **Form must be updated and submitted when you add, delete, or make other changes to the list.**

	Name, Address, Contact Person, and Phone Number	CERT W/M/S/BE Vendor	Section 3 Certified Vendor	Nature of Work	Date Work to Begin	Date Work Completed	Contract Amount
<b>PRIME:</b>	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
<b>SUBS: 1</b>	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
2	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
3	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
4	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
5	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
6	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
7	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
8	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____

**IDENTIFICATION OF PRIME CONTRACTOR AND SUBCONTRACTORS (INCLUDING MATERIAL SUPPLIERS)**

	Name, Address, Contact Person, and Phone Number	CERT W/M/S/BE Vendor	Section 3 Certified Vendor	Nature of Work	Date Work to Begin	Date Work Completed	Contract Amount
9	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
10	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
11	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
12	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
13	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
14	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
15	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
16	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
17	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
18	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____
19	_____	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____	_____

**RETURN COMPLETED FORM TO: ContractCompliance@ci.stpaul.mn.us**



**CITY OF SAINT PAUL**  
**CITY LABOR STANDARDS (LITTLE DAVIS-BACON)**  
**COMPLIANCE CHECKLIST FOR CONTRACTORS**

---

Project Name: \_\_\_\_\_

Business Name: \_\_\_\_\_

Are you a subcontractor?    Yes    No   Prime Contractor Name: \_\_\_\_\_

◆  
► **Instructions:** After receiving this Labor Standards Packet from the project manager, please complete the steps in Phase I immediately. Check boxes next to applicable items as they are completed.

**PHASE I: PRIOR TO PROJECT START**

- Submit Contractor Profile Form
- Submit Contractor Prime / Sub ID Sheet
- Submit Bona-Fide Self-Employed Subcontractor Status Demonstration (*check only if this applies to the project*)
- Submit ITO/MTO Status Demonstration (*check only if this applies to the project*)
- Submit the following apprenticeship documentation – for each apprentice:
  - Apprenticeship agreement
  - Level of apprenticeship
  - Current union wage scale
  - Rate breakdown:    ❶ Hourly Rate    ❷ Fringe Rate (hourly)    ❸ Total Rate
  - On-site apprenticeship ratios – per the union agreement. *Must be provided by the union.*
- Make sure your company is signed up and assigned to a project in LCPtracker
- Prime Contractors: In LCPtracker, assign your subcontractors to the project and enter your employee information
- Subcontractors: Enter your employee information into LCPtracker

◆  
► **Instructions:** Items in Phase II are due on a rolling basis, and require consistent monitoring on the part of the contractor. Please pay close attention to the deadlines. Check boxes next to applicable items as they are completed.

**PHASE II: CONSTRUCTION**

- Submit known apprenticeship documentation (see requirements above)
- Contact Compliance Officer if unsure about wage rate or job classification
- Submit payrolls 7 days after the pay period ends
- Submit payrolls for non-work weeks (once your company has begun work on the project)
- Submit month end trucking reports (*check only if this applies to the project*)

◆  
► **Instructions:** Check boxes next to applicable items as they are completed. When you have completed work on a project, it is very important to signify completion in LCPtracker. This is the final step of compliance.

**PHASE III: PROJECT END**

- Follow-up with the Compliance Officer to ensure you are in compliance with City of Saint Paul Labor Standards
- Indicate your last payroll on the project as “Final” in LCPtracker
- Sign, date, and submit this completed checklist to the Compliance Officer

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(principal/owner)

For questions, contact:  
Ethan Hansing • City Labor Standards • 15 W. Kellogg Blvd., St. Paul, MN 55102  
• 651-266-8921 [ContractCompliance@ci.stpaul.mn.us](mailto:ContractCompliance@ci.stpaul.mn.us)

**Exhibit K**

**Vendor Outreach Program Requirements**

[See attached.]

## **VENDOR OUTREACH PROGRAM**

### **Human Rights & Equal Economic Opportunity**

**The goal of the Vendor Outreach Program (“VOP”) is to encourage contracting with local small business**

VOP helps local small, small minority-owned and small woman-owned businesses take part on City contracts. The Saint Paul Administrative Code (chapter 84) governs VOP. Generally, there is a \$50,000 threshold for VOP applicability. A small business set-aside program does exist for contracts under \$50,000, in certain circumstances.

VOP strives to award as many purchases goods, services, and construction to eligible local businesses. The Central (CERT) Certification Program certifies eligible businesses. Generally, there is a goal to award at least 25% of opportunities to certified businesses. The 25% business inclusion is broken down as follows

- 5% to minority-owned business enterprises (MBE)
- 10% to woman-owned business enterprises (WBE)
- 10% to other small business enterprises (SBE).

However, VOP evaluates each project and contract on its own. Goals may vary for several reasons, such as actual available business opportunity.

The federal DBE program will govern certain City contracts. If that is the case, you are subject to DBE requirements and not VOP. If DBE applies, information pertaining to such requirements will be included.

#### **Procedure**

Under VOP, you must seek vendors that are currently certified. The searchable database of certified companies is at <https://cert.smwbe.com>. There is information on this page explaining how to get a Vendor List or access. CERT staff will attempt to respond to your request within 2 business days. You will report on VOP through our online Contract Compliance Monitoring Software, B2Gnow.

#### **How a business can be certified**

Generally, businesses can be certified if they are located in the eligible area and qualify as a small business. Once a business meets those two qualifications, they can also certify as being woman-owned or minority-owned.

Eligible businesses may be located in any of the following counties: Anoka, Benton, Carver, Chisago, Dakota, Hennepin, Isanti, Ramsey, Scott, Sherburne, Stearns, Washington Wright, Pierce (WI), St. Croix (WI).

Whether a business qualifies as small depends on their revenue and their applicable NAICS codes. Certain types of businesses (such as subsidiaries and franchisees) may not be eligible for certification. For specific information please e-mail [cert@ci.stpaul.mn.us](mailto:cert@ci.stpaul.mn.us) or call 651-266-8900 and ask for CERT staff.



## CITY OF SAINT PAUL

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### City of Saint Paul Vendor Outreach Program Good Faith Effort Standards

*Excerpted From Chapter 84 of the Saint Paul Administrative Code*

The steps listed below are not a checklist, but rather a set of guidelines meant to provide various ways to exhibit good faith efforts. This is not an exhaustive list. To truly display a good faith efforts showing within the spirit of the Saint Paul Administrative Code good faith efforts will be evaluated throughout the life of the contract. If a contract fails to meet the VOP goals at the end of the contract, appropriate documentation must be submitted to the Vendor Outreach Coordinator explaining why.

- (a) *Good faith efforts required.* On any contract with the City where a contracting party has failed to meet the established level of certified vendor participation, good faith efforts to meet such levels must be shown. Levels of certified vendor participation are evaluated throughout the duration of the contract.
- (b) *Factors to be considered.* When determining whether a good faith effort has been established the City will consider all relevant efforts, including but not limited to the following factors:
- (1) List each possible subcontract opportunity in the contract, indicating where possible the NAICS Code (or NIGP Code) of such work, seeking the assistance of the department in ascertaining such subcontract opportunities.
  - (2) Obtain access to the CERT Certified Vendor Online Directory or an exported list of the CERT certified businesses from CERT staff and search for current CERT certified SBEs, MBEs and WBEs.
  - (3) Attend all pre-bid and pre-construction conferences to obtain information about the Vendor Outreach Program, the levels of participation of CERT certified SBEs, MBEs, and WBEs, and the outreach requirements herein.
  - (4) Request assistance from local small business related organization; minority and women community organizations; minority and women contractor groups; or other organizations that provide assistance in the recruitment and placement of SBEs, MBEs, and WBEs.
  - (5) Solicit bids from CERT certified SBEs, MBEs and WBEs, which have been identified as being available and capable of performing the necessary work for the business opportunity within the contract within sufficient time for such business to provide a response, but at no time less than (10) business days prior to bid opening, by phone, fax, electronic mail, internet or other social media.
  - (6) Advertising available business opportunities in local papers, minority publications, and women publications.
  - (7) Solicit bids from a minimum of three (3) such certified businesses for each business opportunity available within the contract. Bidders who continuously list the same certified SBEs, MBEs and WBEs as having been contacted and listed as unavailable, when contact has previously been unsuccessful as a result of disconnected phone numbers or returned mail, will not be deemed to have made good faith efforts.
  - (8) Provided plans and specifications; information regarding the location of plans and specifications; or other necessary information regarding the opportunity to SBEs, MBEs and WBEs in a timely manner.



- (9) Where applicable, advise and make efforts to assist interested CERT certified SBEs, MBEs and WBEs to obtain bonds, lines of credit or insurance, or other potential capacity barriers required to perform the contract.
- (10) Submit documentation if responses from CERT certified SBEs, MBEs or WBEs were rejected, giving the complete basis for the rejection and evidence that the rejection was justified.
- (11) Encourage potential SBE, MBE and WBE candidates to become CERT certified.

(c) *Failure to meet good faith efforts.*

- (1) A contracting party who fails to meet established goals and provide sufficient good faith efforts shall be subject to a penalty, the amount of which shall be calculated as follows:

The difference between the established Vendor Outreach Program goal based off of the available business opportunity on the contract that failed to establish good faith efforts and the actual goal achieved/actual amount contracted with CERT certified businesses.

- (2) Additionally, a contracting party who fails to meet established goals and provide sufficient good faith efforts on a project will be deemed a non-responsible bidder and placed on a list of ineligible bidders for a period of one year. During the period of ineligibility, the contracting party may request a review of its subsequent efforts to work with SBEs, MBEs, and WBEs on projects with other entities within the Marketplace for the purpose of being removed from the list and reinstated as an eligible bidder.
- (3) A contracting party found to have failed to provide good faith efforts shall be notified in writing of the determination. The notice must contain the amount of penalty being imposed, the date upon which placement on the ineligible list occurs, and the method for appealing the determination.



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### VENDOR OUTREACH PROGRAM-PRIME CONTRACTOR PROCESS OVERVIEW

**Directions: Once you receive the Vendor Outreach Program Packet from your project manager, please complete the steps in Phase I immediately.**

#### PHASE I: PRIOR TO PROJECT START

- ❖ Locate and identify certified vendors to include in your bid specifications by accessing the CERT certified vendor list on <https://cert.smwbe.com/> (see “Vendor Lists” in the left hand column to request an updated list)
- ❖ Submit VOP ID of Prime & Subs Sheet (this will be an Excel spreadsheet)
- ❖ Log into B2Gnow and click on the relevant project/contract
  - If you do not see your project/contract listed on your dashboard then the contract has not been inserted into the database. Please e-mail [contractcompliance@ci.stpaul.mn.us](mailto:contractcompliance@ci.stpaul.mn.us) and provide the contract amount, contract start date, contract end date, and a primary contact person. Please indicate: “Request for B2Gnow Project Setup” in the subject line.
- ❖ The prime must insert all vendors into B2Gnow
  - **NOTE:** Listing all vendors includes first tier, second tier, third tier, etc. subs and suppliers. The prime may delegate to first tier subs to report their second tier subs, and so on.
  - Please go to <https://stpaul.diversitycompliance.com> and login using your username and password. If you have forgotten your username and/or password, your e-mail address is your username and if you need to reset your password, there is link on the login page that reads “Forgot Password”. Place your username in the field provided and the system will send you a temporary password.
  - Once logged in, click on the contract you wish to add subs. At the top of the page you should see a tab entitled “Subs.” Click on this tab. Once on the page, you should see a button (closer to the top) that reads “Add Subcontractor.” Click this. Once on this page, start typing the company name in the “Vendor” search window. If the vendor is listed in our database a dropdown list should appear. If it is not, then you will need to click the red “Get Vendor.” If, after clicking the red “Get Vendor” you are unable to find the vendor, the vendor will need to be added to the database.
- ❖ Once all subcontractors are added to the database, they will need to be approved before the prime can insert a payment. As a result, **make sure subs are inserted prior to a Draw Request.** If all subs to date are not inserted prior to a Draw Request, **VOP will not approve the Draw Request until the most recent Sub ID sheet corresponds with the subs in B2Gnow.**

## PHASE II: CONSTRUCTION:

- ❖ After subs are approved, the prime **must** insert all payments made to the subs by clicking on the “Compliance Audit List” tab at the top of the page.
- ❖ After a payment is entered for a sub, the sub will be notified by B2Gnow and will need to confirm the payment.
  - To “Confirm” a payment the sub will need to login to B2Gnow at <https://stpaul.diversitycompliance.com>. Once logged in, the sub should see the “Data dashboard” form there he/she can click on the appropriate contract and “Confirm” the payment amount made to him/her.
- ❖ **NOTE: If payments to subs are not inserted in B2Gnow and confirmed prior to a Draw Request, this will hold up approval of Draw Requests.**

**Directions: When you have completed work on a project, it is very important to signify completion in B2Gnow. This is the final step of compliance.**

## PHASE III: PROJECT END:

- ❖ Verify that all subs and all payments to subs have been entered into B2Gnow.
- ❖ Verify that the most recent Subcontractor ID Sheet submitted to the Vendor Outreach Coordinator matches up with the entries in B2Gnow.
- ❖ Verify that all subs have confirmed all payments prior to the final draw request.
- ❖ Indicate in B2Gnow that the audit is final.
- ❖ **NOTE: A final Draw Request will not be approved unless everything is up to date and completed in B2Gnow.**

For questions, contact:  
Human Rights and Equal Economic Opportunity Department  
Vendor Outreach Program  
15 Kellogg Blvd. W.  
Saint Paul, MN 55102  
[ContractCompliance@ci.stpaul.mn.us](mailto:ContractCompliance@ci.stpaul.mn.us) / (651) 266-8900



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### VENDOR OUTREACH PROGRAM CONTRACTOR COMPLIANCE CHECK-LIST

**Directions: Once you receive this Vendor Outreach Program Packet from your project manager, please complete the steps in Phase I immediately.**

#### PHASE I: PRIOR TO PROJECT START

- Locate and identify certified vendors to include in your bid specifications by accessing the CERT certified database at <https://cert.smwbe.com/>
- Submit VOP ID of Prime & Subs Sheet in Excel format (this will be an Excel spreadsheet)
- Verify that your contract is listed in B2Gnow
- The prime must insert all subs that are on the draw request (note: all subs includes second tier subs, third tier subs, etc) into B2Gnow

#### PHASE II: CONSTRUCTION:

- The prime **must** insert all payments made to the subs by clicking on the "Compliance Audit List" tab at the top of the page
  - **Prime MUST insert subs prior to a Draw Request.**
  - **Draw Request will not be approved until current sub ID sheet and/or pay application matches sub list in B2Gnow.**
- Prime must instruct subs to confirm payments prior to submitting a draw request
- Subs will need to approve each of their payments entered by the prime per audit period in B2Gnow
- NOTE: If payments to subs are not inserted in B2Gnow, this will hold up approval of Draw Requests**

**Directions: When you have completed work on a project, it is very important to signify completion in B2Gnow. This is the final step of compliance.**

#### PHASE III: PROJECT END:

- Verify that all subs and all payments to subs have been entered into B2Gnow.
- Verify that the most recent Subcontractor ID Sheet submitted to the Vendor Outreach Coordinator matches up with the entries in B2Gnow.
- Verify that all subs have confirmed all payments prior to the final draw request.
- Indicate in B2Gnow that the audit is final.
- NOTE: A final Draw Request will not be approved unless everything is up to date and completed in B2Gnow.**

For questions, contact:  
Human Rights and Equal Economic Opportunity Department  
Vendor Outreach Program City Hall 280  
Saint Paul, MN 55102  
[ContractCompliance@ci.stpaul.mn.us](mailto:ContractCompliance@ci.stpaul.mn.us) / (651) 266-8900



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**VENDOR OUTREACH PROGRAM-SUBCONTRACTOR CHECKLIST**

**PHASE I: PRIOR TO PROJECT START**

- Provide prime contractor with a list of all of your subcontractors and suppliers.

**PHASE II: CONSTRUCTION:**

- Confirm all payments entered by the prime. The database will send you an e-mail instructing you to log in and confirm payments per monthly audit.
- Report your subs and suppliers in B2Gnow, as well as their payments. (See the “Contractor Compliance Checklist” on the previous page for instructions on how to do this).
- NOTE: Draw Requests will be held up until subs confirm payments and report accordingly.

**PHASE III: PROJECT END:**

- Make sure you have confirmed all payments made to you by the prime once your work is complete.
- Ensure all of your subs and suppliers have been reported, as well as their payments.
- NOTE: Failure to confirm payments will result in payments being withheld until B2Gnow reflects a payment confirmation.

For questions, contact:

Human Rights and Equal Economic Opportunity Department  
Vendor Outreach Program City Hall 280  
Saint Paul, MN 55102

[ContractCompliance@ci.stpaul.mn.us](mailto:ContractCompliance@ci.stpaul.mn.us) / (651) 266-8900

**Exhibit L**

Two Bid Policy

[See attached.]

**Effective Date: January 21, 2009**

**Policy Regarding  
Requirement of Two (2) bids**

**I. Purpose**

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota ("HRA") has the power to engage in development and redevelopment activities under Minnesota Law, Chapter 469. To accomplish its objectives under Chapter 469, the HRA (i) awards financial assistance and contracts to profit and not-for-profit applicants, and (ii) contracts with community development corporations and other similar entities ("Conduit Organizations") to operate programs on behalf of the HRA.

The purpose of this policy is to require two (2) written bids for construction work by all recipients of HRA or Conduit Organizations Contracts and this requirement will also apply to single family residences. This policy is effective on the Effective Date for all new and pending requests for HRA or Conduit Organizations financial assistance and HRA Contracts not approved by the HRA Board of Commissioners. This Policy applies to the contracts for the entire project even though only a portion of the improvements are being funded with public assistance.

This policy does not apply to (i) those portions of a HRA or Conduit Organizations Contract that are self-performed by the recipient of the HRA or Conduit Organizations Contract or (ii) contracts involving 'soft costs' i.e. professional services.

**II. Definitions**

Contract(s) means any HRA or Conduit Organizations agreement or City STAR (i.e. sales tax) agreement involving financial assistance with a value of \$20,000 or more in any of the following forms: grant; contribution of personal or real property; with respect to a loan given by the HRA or Conduit Organizations, the present value of the difference in the interest rate given by the HRA or Conduit Organizations and that rate commercially available to the recipient; reduction or deferral of any tax, assessment or fee; guaranty of any loan, lease or other obligation; tax increment financing; tax credits; or other HRA or Conduit Organizations financial participation. Conduit bonds and bond host approval are excluded from this definition and this policy.

**III. Minimum of 2 Bid requirement-All contracts.**

1. For all Contracts, whether for single family residence or non-single family residence, in any of the forms described in Section II above, each applicant and recipient of public financial assistance must request and obtain at least two (2) written bids for the construction work to be performed under the Contract by the general contractor/construction manager and subcontractors and award the contract or contracts to the lowest responsible bidder.

#### IV. **Waiver/Exemption**

1. The requirements of this Policy may be waived in whole or in part by the HRA Executive Director or his/her designee after consideration of the advantages and disadvantages of a waiver, and upon a showing by the applicant of a compelling public purpose.
2. Subcontracts with entities that are the sole providers of a product or service are exempt from the competitive bid requirements of this Policy.



Effective Date: March 5, 2009

### **Supplement to Policy Regarding Requirement of Two {2} bids**

The HRA's Policy Regarding Requirement of Two (2) bids ("Policy") requires, in part, that each applicant of public financial assistance request and obtain at least two {2} bids for the general contractor/construction manager contract and to award the contract to the lowest responsible bidder. As an alternative to fulfilling this requirement, *if* an applicant elects to negotiate a contract with a general contractor/construction manager in lieu of obtaining 2 written bids and awarding the contract to the lowest responsible bidder, then the applicant must contact at least 3 potential general contractors/construction managers and consider the following standards in making its decision to award the contract to particular general contractor/construction manager:

1. Experience in constructing the type of improvements being funded in whole or in part by the HRA.
2. Experience in the construction and management of publicly financed projects and familiarity with reporting requirements and accounting for public funds.
3. Having the licenses required by state, county and city authorities.
4. Proven track record of bringing similar projects to completion within budget, on-time and in an industry acceptable manner during the past five years.
5. Having the appropriate material, equipment, facility and personnel resources and expertise available, or the ability to obtain such resources and expertise, necessary to indicate the capability to meet all contractual responsibilities.
6. Previous and current compliance with federal laws, state statutes, and city ordinances and regulations applicable to the work of a contract.
7. Having sufficient financial resources to perform the contract.
8. Not being a debarred vendor under the City of St. Paul's debarment ordinance; or other state or federal debarment list.
9. History of complying with the HRA's requirements for affirmation action, apprenticeship training program, labor standards, vendor outreach program, project labor agreements, and other HRA requirements.
10. History of change orders on projects, including their frequency, size and percentage of total development cost.
11. Amount of proposed overhead profit and charges.
12. Amount of proposed general conditions charges.
13. Amount of proposed contingency.

Each applicant must submit to the HRA: (a) information and documents on the above described standards for each potential general contractor/construction manager, and (b) resulting rationale for selecting a particular general contractor/construction manager, before the HRA makes a decision on awarding any public assistance or executes a contract awarding public assistance.

The other provisions of the Policy remain in full force and effect including without limitation the requirement of receiving 2 bids from subcontractors.

April 14,  
2009

## Two (2) Bid Policy

### Example 1.

Developer has hired architect and has full construction drawings. Developer solicits bids for construction contract. Developer must solicit 2 or more bids from general contractor and award contract to lowest responsible bidder. No need to solicit bids from those subcontractors whose bids are included in general contractor's bid.

In the case of a subcontractor whose bid is not included in the general contractor's bid but instead contracts directly with the developer, then two (2) or more bids are required from those subcontractors and contracts must be awarded to lowest responsible bidders.

### Example 2.

Developer has no construction drawings and wants to retain general contractor/construction manager. Developer can elect to proceed under Supplement to Two (2) Bid Policy and contact at least 3 potential general contractors/construction managers. Developer must consider the 13 factors listed in Supplement and submit to HRA requested information and documents.

Full construction drawings are then prepared. Two (2) or more bids are required from the subcontractors and contracts must be awarded to lowest responsible bidders.

### Example 3.

Recipient of public financial assistance is homeowner of single family residence who acts as his own general contractor. Homeowner must solicit 2 or more bids from each subcontractor and award contracts to lowest responsible bidder.

**Exhibit M**

Policy on the Use of Project Labor Agreements (Council File #09-584)

[See attached.]

**RESOLUTION  
CITY OF SAINT PAUL, MINNESOTA**

Presented by

*[Handwritten signatures and initials over the resolution title and presentation line]*

1 **WHEREAS**, in undertaking building and construction, parks and public works projects, the City of Saint  
2 Paul has a compelling proprietary and economic interest in ensuring that construction proceeds in a timely,  
3 cost-effective manner, with the highest degree of quality and with minimal delays and disruption, and with  
4 the highest degree of safety for workers and the public; and  
5

6 **WHEREAS**, a project labor agreement (“PLA”) is a form of multi-employer, multi-craft pre-hire  
7 collective bargaining agreement covering terms and conditions of employment for construction employees  
8 on a particular construction project; and  
9

10 **WHEREAS**, throughout the country, public and private construction owners regularly utilize and require  
11 PLAs for billions of dollars worth of construction each year; and  
12

13 **WHEREAS**, the City and other public agencies and private owners in the City of Saint Paul have  
14 successfully completed projects on time and on budget under PLAs for numerous projects; and  
15

16 **WHEREAS**, the Rondo Library PLA entered into by the City of Saint Paul and the Saint Paul Building  
17 and Construction Trades Council in December 2004 is one example of a PLA entered into by the City; and  
18

19 **WHEREAS**, the PLAs entered into by the Saint Paul Public Schools, Regions Hospital, HealthEast/St.  
20 Joseph’s Hospital, Concordia University and Upper Landing and the Saint Paul Building and Construction  
21 Trades Council are other examples of PLAs entered into by contractors and labor organizations; and  
22

23 **WHEREAS**, the City of Saint Paul wishes to formalize a process in which it reviews building and  
24 construction, parks and public works contracts for the need to include PLAs that establish uniform terms  
25 and conditions of employment for the contractors and craft construction employees working on a project,  
26 because such have been shown to provide an effective mechanism for overall construction project staffing  
27 and planning because they allow project owners to:  
28

- 29 (i) Predict their labor costs and requirements up-front, and, therefore, more accurately estimate  
30 actual total project costs; and
- 31 (ii) Promote cost-effective, timely, and safe construction project delivery, by providing access  
32 to a reliable supply of properly trained and skilled construction craft personnel for all  
33 aspects of the project; and
- 34 (iii) Assure greater productivity and quality from construction craft personnel, thereby yielding  
35 cost-effective projects, while also reducing maintenance and repair costs over the life of the  
36 project; and
- 37 (iv) Integrate work schedules and standardize work rules for the project, to provide a well-  
38 coordinated, efficiently functioning construction worksite that will minimize delays, foster  
39 labor harmony, promote quality, and maintain project safety; and
- 40 (v) Assure that construction will proceed without interruptions from staffing shortages, high  
41 employee turnover, safety incidents, and labor disputes, by providing reliable project

42 staffing, contractual guarantees against work stoppages, and mutually binding procedures  
43 for resolving disputes; and  
44

45 **WHEREAS**, reference to the City of Saint Paul in this resolution also includes the Housing and  
46 Redevelopment Authority of the City of Saint Paul, Minnesota.  
47

48 **NOW, THEREFORE, BE IT RESOLVED**, that consistent with the City's role as a market participant in  
49 purchasing construction services, the City of Saint Paul may require contractors and subcontractors to  
50 abide by a PLA as a condition of working on a particular building construction, parks or public works  
51 project under the following terms and conditions.  
52

53 1. The City shall consider the use of a PLA on all building construction, parks or public works  
54 projects involving a City contract with \$250,000.00 or more in city money. This requirement does not  
55 apply if the City is a party to a joint powers agreement with another public entity for the project. Any  
56 department or agency of the City that plans to undertake such a project shall timely submit the matter to the  
57 City Council for a decision on whether to use a PLA for the particular project. Any decision on the use of a  
58 PLA must be made before City approval of the project. Interested parties shall be given notice of the matter  
59 and allowed ten days to respond. The City may use a PLA when it determines, in the exercise of its  
60 discretion, that doing so will further its interests in promoting timely, cost-effective, and quality  
61 construction with minimal delays and disruptions.  
62

63 2. Upon request by the Administration, a Councilperson or an interested party, the City  
64 Council will hold a public hearing at which interested parties may participate. The hearing will be held on  
65 two weeks' notice in the customary manner that notices of City Council meetings are published. At this  
66 hearing evidence may be presented as to the City's need for and interest in a PLA with respect to the  
67 particular project.  
68

69 3. The City, when considering whether to use a PLA on a particular project, shall undertake an  
70 evaluation to determine whether doing so would advance its interests as project owner. Relevant criteria  
71 for considering whether to use a PLA on a particular project include, but are not limited to, the following:  
72

- 73 a. Size of the job;
- 74 b. Cost of the job;
- 75 c. Duration of the job;
- 76 d. Impact of any delays;
- 77 e. Amount of construction projects in the area competing for skilled workers;
- 78 f. The number of local collective bargaining agreements ("CBAs") that will expire  
79 during the term of the project;
- 80 g. Number of crafts and CBAs in the geographic area;
- 81 h. Whether a majority of successful bidders on prior projects were union employers;
- 82 i. Record of good quality and efficient construction under previous PLAs; and
- 83 j. Impact on achieving vendor outreach program and workforce goals.  
84

85 4. The City may retain a project manager, consultant or assign staff to prepare a report  
86 analyzing whether it would serve the City's interests to use a PLA. If the City decides, based on its  
87 evaluation, to use a PLA on a particular project it shall set forth the basis for its decision in writing. The

88 City's findings should analyze the particular benefits that a PLA could reasonably be expected to provide  
89 to the City as project owner.

90

91 5. When the City has determined to use a PLA on a particular project, the City shall require its  
92 general contractor to negotiate and enter into a PLA for the particular project.

93

94 6. When the City has determined to require a PLA on a particular project, the City shall  
95 require execution of a PLA by the general contractor in the bid specifications and in all relevant bid  
96 documents. The bid specifications shall make clear that bidding is open to union and nonunion  
97 contractors, provided that a contractor that is a successful bidder agrees to become a party to and comply  
98 with the PLA while working on the project.

99

100 7. Any such PLA used by the City shall meet the following criteria.

101

102 a. The PLA shall be made binding on all contractors and subcontractors working on the  
103 site, and shall establish certain uniform job conditions;

104 b. The PLA shall set forth binding procedures for resolving any jurisdictional and labor  
105 disputes arising during the construction process including disputes pertaining to  
106 alleged violations of the PLA and in particular alleged violations of the prohibition  
107 against strikes, lock-outs, handbilling, leafletting, or other similar disruptive job  
108 actions;

109 c. The PLA shall contain guarantees against strikes, lock-outs, handbilling, leafletting,  
110 and any other similar job actions that would disrupt construction;

111 d. The PLA shall provide that there shall be no discrimination against any employee or  
112 applicant for employment because of his or her membership or non-membership in a  
113 union or based on race, creed, color, sex, age, religion, or national origin of such  
114 employee or applicant. For all employees not presently members of a union at the  
115 outset of the Project, becoming and remaining a member of the union shall not be a  
116 requirement for employment under the PLA. However, any employee who does not  
117 become a member of the Union shall be required to pay the appropriate  
118 representation fee, not to exceed dues or fees paid by union members. The PLA shall  
119 provide for hiring from the applicable union hiring halls to ensure a steady supply of  
120 highly skilled and trained craft workers. The PLA shall provide that there shall be no  
121 discrimination in referrals or employment against any employee or applicant for  
122 employment because of his or her membership or non-membership in a union or  
123 based on race, creed, color, sex, age, religion or national origin of such employee or  
124 applicant; and

125 e. The PLA shall not require any contractor to be or become a party to a collective  
126 bargaining agreement on any other construction project in order to qualify to work  
127 under a PLA implemented for a particular project.

128 f. The PLA shall require parties to make a demonstrable effort to achieving the  
129 following objectives:

130 (i) Workforce diversity reflective of the region in partnership with capacity  
131 strengthening employment programs such as Minnesota Build, Apprenticeship Opportunities Program, or  
132 any other local, state, or national efforts that are recognized for achieving workforce diversity;

133 (ii) Maximum use of local businesses;

09-584

- 134 (iii) Maximum use of small businesses; and
- 135 (iv) Maximum use of minority, women, and low income persons and businesses
- 136 in a manner consistent with applicable federal, state, and local laws,
- 137 regulations, policies and grant requirements.
- 138

139 g. The Department of Human Rights and Equal Economic Opportunity shall collect  
 140 and analyze data on the effectiveness of PLAs on achieving the goals and objectives  
 141 stated in this Resolution and report its findings and recommendations to the Mayor  
 142 within six months following the passage of this Resolution and annually thereafter.  
 143

144 BE IT FURTHER RESOLVED, that City staff of the Department of Human Rights and Equal Economic  
 145 Opportunity notify potentially interested parties, including but not limited to, Asian American Chamber of  
 146 Commerce, Asian American Contractors Association, Associated Builders and Contractors, Associated  
 147 General Contractors of Minnesota, Association of Women Contractors, Hispanic Chamber of Commerce  
 148 of Minnesota, Minnesota American Indian Chamber of Commerce, National Association of Minority  
 149 Contractors Upper Midwest (Saint Paul and Minneapolis), National Black Chamber of Commerce, Saint  
 150 Paul Building and Construction Trades Council, Saint Paul Area Labor Federation, USPan Asian American  
 151 Chamber of Commerce, of this resolution and request that they indicate whether or not they wish to be  
 152 notified of projects with \$250,000 or more in City/HRA money.

	Yeas	Nays	Absent
Bostrom	✓		
Carter	✓		
Harris	✓		
Helgen	✓		
Lantry	✓		
Stark	✓		
Thune			✓
	6	0	1

Requested by Department of:  
 Mayor's Office  
 By: Sara Shewry  
 Approved by the Office of Financial Services  
 By: \_\_\_\_\_  
 Approved by City Attorney  
 By: [Signature]  
 Approved by Mayor for Submission to Council  
 By: Sara Shewry

Adopted by Council: Date 4/3/09  
 Adoption Certified by Council Secretary  
 By: [Signature]  
 Approved by Mayor: Date 6/9/09  
 By: [Signature]

09-584

**Green Sheet NO: 3070817**

<b>Department/Office/Council:</b> MO - Mayor's Office	<b>Date Initiated:</b> 27-MAY-09
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<b>Contact Person &amp; Phone:</b> Kris Fredson 266-8534
<b>Must Be on Council Agenda by (Date):</b>
<b>Doc. Type:</b> RESOLUTION
<b>E-Document Required:</b> Y <b>Document Contact:</b> <b>Contact Phone:</b>

➔

**Assign  
Number  
For  
Routing  
Order**

	Department	Sent To Person	Initial/Date
0	Mayor's Office		
1	Mayor's Office	Department Director	
2	City Attorney		Bjm
3	Mayor's Office	Mayor/Assistant	
4	Council		
5	City Clerk	City Clerk	

**Total # of Signature Pages** \_\_\_\_ (Clip All Locations for Signature)

**Action Requested:**  
 Council Resolution establishing a Project Labor Agreement policy requiring the City, upon request by the Administration, a Councilperson or an interested party, to consider the use of a PLA on all building and construction, parks or public works projects involving a contract over \$250,000 or more in City money.

**Recommendations: Approve (A) or Reject (R):**

\_\_\_\_\_ Planning Commission

\_\_\_\_\_ CIB Committee

\_\_\_\_\_ Civil Service Commission

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Personal Service Contracts Must Answer the Following Questions:**

1. Has this person/firm ever worked under a contract for this department?  
Yes No
2. Has this person/firm ever been a city employee?  
Yes No
3. Does this person/firm possess a skill not normally possessed by any current city employee?  
Yes No

**Explain all yes answers on separate sheet and attach to green sheet.**

**Initiating Problem, Issues, Opportunity (Who, What, When, Where, Why):**

**Advantages If Approved:**

**Disadvantages If Approved:**

**Disadvantages If Not Approved:**

<b>Total Amount of Transaction:</b>  <b>Funding Source:</b>  <b>Financial Information:</b> (Explain)	<b>Cost/Revenue Budgeted:</b>  <b>Activity Number:</b>
---	--



**Exhibit N**

**Sustainable Building Policy**

[See attached.]



## Legislation Text

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**File #:** Ord 17-60, **Version:** 2

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Establishing sustainable building regulations for buildings owned, operated, or funded by the City.

THE COUNCIL OF THE CITY OF SAINT PAUL DOES HEREBY ORDAIN

### Section 1

For the purpose of creating new regulations pertaining to sustainable building, Saint Paul Administrative Code Chapter 81 is hereby created as follows:

#### **Chapter 81. Sustainable Building.**

##### **Sec. 81.01. Declaration of Policy.**

The purpose of this chapter is to provide for public health and welfare by increasing the environmental and financial sustainability of future development projects within the City of Saint Paul.

##### **Sec. 81.02. Definitions.**

For the purposes of this chapter, the following words and phrases shall have the following meanings:

(a) City Funding means funds provided for New Construction or Major Renovations provided by agreement from the City of Saint Paul or the Saint Paul Housing and Redevelopment Authority (HRA), including:

- (1) Community Development Block Grants (CDBG)
- (2) Tax Increment Financing (TIF)
- (3) HOME Investment Partnership Program (HOME)
- (4) Multi-Family Housing Revenue Bonds
- (5) Low-Income Housing Tax Credits (LIHTC)
- (6) Any other Federal, State, or Metropolitan Council (Met Council) funding source
- (7) Any other City of Saint Paul funding source
- (8) Any other HRA funding source

(9) Notwithstanding the above, City Funding does not include the following:

- a. Department of Employment and Economic Development (DEED) Cleanup and Investigation Grants
- b. Met Council Tax Base Revitalization Account (TBRA) Contamination Cleanup Grants
- c. Met Council TBRA Site Investigation Grants
- d. Conduit Bonds issued for the benefit of qualified 501(c)(3) entities

(b) Developer means the entity, whether public or private, that undertakes New Construction or Major Renovation, and to whom the provisions of this chapter apply.

- (c) Director means the Director of the Department of Planning and Economic Development or their designee.
- (d) Major Renovation means renovation work performed on a building or portion thereof consisting of at least 10,000 square feet, and requiring installation of new mechanical, ventilation, or cooling systems, or the replacement of such systems.
- (e) New Construction means the planning, design, construction and commissioning of a new building, or an addition to an existing building if such addition requires installation of new mechanical, ventilation, or cooling systems.
- (f) Saint Paul Overlay means specific measurable standards that New Construction and Major Renovations must meet, and which are to be promulgated by the Director. The Saint Paul Overlay must include requirements for the following:
- (1) Predicted and actual energy use
  - (2) Predicted greenhouse gas emissions
  - (3) Predicted and actual use of potable water
  - (4) Predicted use of water for landscaping
  - (5) Utilization of renewable energy
  - (6) Electric vehicle charging capability
  - (7) Diversion of construction waste from landfills and incinerators
  - (8) Indoor environmental quality
  - (9) Stormwater management
  - (10) Resilient Design
  - (11) Ongoing monitoring of actual energy and water use

(g) Sustainable Building Standard means any of the following:

- (1) For commercial projects:
  - i. LEED for New Construction and Major Renovation; Certified Silver, Gold or Platinum
  - ii. State of Minnesota B3 Guidelines; Certified Compliant
  - iii. Saint Paul Port Authority Green Design Review (if applicable)
- (2) For residential projects:
  - i. LEED for New Construction and Major Renovation; Certified Silver, Gold or Platinum
  - ii. State of Minnesota B3 Guidelines; Certified Compliant
  - iii. GreenStar; Certified Silver, Gold or Platinum
  - iv. Green Communities; Certified
- (3) For parking structures:
  - v. Parksmart; Certified Silver or Gold

In the event that any of the above standards is determined by the Director to be obsolete, equivalent substitute standards may be utilized at the discretion of the Director until such time as this chapter may be updated to include new standards.

### **Sec. 81.03. Applicability.**

This chapter applies to:

- (a) New Construction or the Major Renovation of facilities owned or operated by the City of Saint Paul or

the HRA.

- (b) New Construction or the Major Renovation of any facilities of which the City or HRA are, or will become, the sole tenant.
- (c) New Construction or Major Renovation of any facilities within the City of Saint Paul receiving more than \$200,000 of City Funding.

**Sec. 81.04. Requirements.**

- (a) New Construction or Major Renovations to which this chapter applies pursuant to Section 81.03 are required to be certified under an eligible Sustainable Building Standard at the listed rating level, and must meet the standards set forth in the Saint Paul Overlay.
- (b) For any projects to which this chapter applies under Sec. 81.03(c), compliance with this chapter must be a condition of receipt of City Funding.

**Sec. 81.05 Waiver.**

The requirements of this chapter may be waived, in whole or in part, by the Saint Paul City Council, or, in the event that the expenditure of City Funds is approved by the HRA, the HRA Board of Commissioners.

Section 2

This ordinance shall take effect and be in force on July 1, 2018, and apply to all projects for which schematic design is initiated on or after July 1, 2018.