

REQUEST FOR PROPOSALS

Engineering, Landscape Architecture, and Construction Oversight

CEDAR AVENUE STORMWATER AND RESTORATION PROJECT

Minneapolis Thriving Waters Partnership

- City of Minneapolis Surface Water & Sewers Division
- Minneapolis Park & Recreation Board
- Minnehaha Creek Watershed District



Proposals Due: September 14, 2026

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Project and Partnership Overview

Purpose and Background

The City of Minneapolis (City) Surface Water & Sewers Division (SWS), the Minneapolis Park and Recreation Board (MPRB), and the Minnehaha Creek Watershed District (MCWD or District), working together as the Minneapolis Thriving Waters Partnership, are seeking proposals from qualified consultant teams for engineering, landscape architecture, and construction oversight services for the Cedar Avenue Stormwater and Restoration project. Interim and final deliverables for the project will include designs, hydrologic and hydraulic modeling, cost estimates, plans and specifications, operations and maintenance plan, site interpretation, permitting support, community engagement, and construction oversight.

The Cedar Avenue Stormwater and Restoration project, located in the Minnehaha Parkway between Bloomington Avenue and Cedar Avenue, was initially identified in the 2020 Minnehaha Parkway Regional Trail Plan. Two preliminary concepts were developed as part of a technical feasibility study completed in 2025 and include stormwater wetlands, streambank renaturalization, riparian habitat restoration, minor remeander to repair the creek, pedestrian and bicycle circulation improvements, and recreational amenities. The project will also be designed to allow for the separation of a combined stormwater and sanitary sewer connection (CSO 055) adjacent to the Parkway. The project is described in more detail under “Project Site and Description” below and in the Minnehaha Parkway Phase I Feasibility Report (2025), found in the Appendix.

Minneapolis Thriving Waters Partnership

The City, MPRB, and MCWD have a history of partnering on water resources planning and projects, including a series of water quality improvements for the [Chain of Lakes in the 1990s](#), and more recently the [Minnehaha Parkway Regional Trail Plan](#) (Parkway Plan). Over the last couple years, these agencies have come together again as the [Minneapolis Thriving Waters Partnership](#) to collaborate on a new set of water quality and quantity projects focused on Minnehaha Creek and the Minneapolis Chain of Lakes. The Cedar Avenue Stormwater and Restoration project has been selected as the first capital project focused on Minnehaha Creek to advance under this reconstituted partnership, establishing a precedent for how future partnership projects will be designed and delivered.

Partner Roles and Responsibilities

Within the Minnehaha Parkway corridor, each of the partners has a distinct role, set of responsibilities, and commitments.

City of Minneapolis (City)	
	The Surface Water and Sewers Division (SWS) of the Public Works Department, City of Minneapolis, provides stormwater and wastewater management for the City in support of clean water, a thriving community, and environmental stewardship. The City and the MPRB are co-permittees of the NPDES MS4 permit for the City of Minneapolis.

Minneapolis Park and Recreation Board (MPRB)	
 Minneapolis Park & Recreation Board	The MPRB owns the parkland on which the project will be constructed, as well as infrastructure within the parkland including parkways. The MPRB also operates the municipal park system, including providing recreation opportunities and improving natural resources. The City and MPRB are co-permittees of the NPDES MS4 permit for the City of Minneapolis.
Minnehaha Creek Watershed District (MCWD)	
 MINNEHAHA CREEK WATERSHED DISTRICT	MCWD manages water on a regional scale. MCWD has identified the Minnehaha Creek Subwatershed as a focal geography for investment in water quality, water quantity, and ecological improvements.

For the purposes of this design effort, MCWD will administer the consulting contract and appoint a project manager to serve as the point of contact. The consultant contract will, however, allow MCWD to assign the contract, or any portion thereof, to the City or MPRB. Specifically, if after preliminary design review the City determines to proceed with the sewer separation work, the City may assume the consulting contract, in part, as it provides for further design and implementation of that work. As another example, MCWD may assign the construction oversight and bid support tasks to MPRB, if it is determined that MPRB will procure and manage construction.

City and MPRB staff will actively participate in consultant selection; will provide studies, plans, models and data to the consultant; and will review interim and final deliverables. In this RFP, the City, MPRB, and MCWD are collectively referred to as the “project partners.” See the Project Agreement for Preliminary Design for more information on how the three agencies intend to work together (Appendix). The consultant should propose a design process that accommodates this collaborative approach.

Project Site and Description

This project will occur on approximately 10 acres of MPRB Parkway land in the area bounded by Cedar Avenue to the east, Bloomington Avenue to the west, 49th Street East to the south, and the Minnehaha Parkway to the north. The existing site includes a turfgrass field, picnic tables and benches, an informational kiosk, several clusters of mature trees, pedestrian and bike trails moving Parkway users along Minnehaha Creek and the Parkway, and a 1,500-foot stretch of Minnehaha Creek and its riparian zone. Existing underground infrastructure within the site includes storm sewer, a hydrodynamic separator, and Metropolitan Council Environmental Services (MCES) and City sanitary sewer.

The primary goal of the project is to capture and treat stormwater that currently outlets directly to Minnehaha Creek by converting the present-day turfgrass field into stormwater wetlands, while creating a unique and highly visible public space using recreational amenities, interpretation, and creative landscape architecture and placemaking. Other significant goals of the project include creating additional flood storage, alleviating grid flooding, potentially disconnecting CSO 055 from the MCES sanitary sewer, and restoring Minnehaha Creek's bank, channel, and riparian area. Maintaining and improving pedestrian and bicycle circulation through the site and connections to points adjacent to the project area will also be critical. The project's interaction with, and ability to improve, existing infrastructure is another important aspect of this project, and decisions regarding this infrastructure will need to be made early in the design process.

The project partners intend that Option 2 (larger stormwater wetland footprint) from the Minnehaha Parkway Phase I Feasibility serve as the basis for design. Major project elements are described briefly below, with full technical details and preliminary concepts found in:

- Minnehaha Parkway Phase I Feasibility Report (2025)
 - Executive Summary
 - Section 1.0: Introduction
 - Section 2.0: Data Sources
 - Section 2.1: Discovery/Desktop Data Collection and Review
 - Section 3.1: Cedar
 - Section 4.0: Decision/Prioritization Matrix
 - Section 5.0: Recommendations
 - Appendices A-H
- Minnehaha Parkway Regional Trail Plan
 - Existing Conditions: Chapter 3
 - Plan: pages 5-26 to 5-27
 - Implementation: pages 7-20 to 7-22 (*Project 3-P Stormwater BMP*)

Regional Stormwater Management

The heart of this project is providing regional treatment for approximately 114 acres of untreated runoff that modeling suggests contributes over 63 lbs of Total Phosphorous per year to Minnehaha Creek and downstream Lake Hiawatha, which is subject to a TMDL. The 2025 feasibility study carried forward a concept from the Parkway Plan to create a series of smaller stormwater wetlands (Option 1) or a large stormwater wetland (Option 2) to intercept and treat runoff from the project area's two tributary pipesheds. Option 2 will serve as the basis for project design, maximizing the treatment potential of the wetlands and creating as much new floodplain storage as possible, while avoiding the removal of mature trees to the extent feasible.

Creek and Riparian Restoration

The concepts for the restoration of Minnehaha Creek through the project area include a short meander to improve the creek's geometry, riparian habitat restoration including introduction of native vegetation, and restoration of the creek's banks, including removal of fabric that was placed during previous restoration efforts. The project will likely include work on both the north and south sides of Minnehaha Creek.

Recreation and Placemaking

The Minnehaha Parkway is an extremely popular bicycle and pedestrian facility in the heart of Minneapolis, and the project is located close to Lake Nokomis and Lake Hiawatha, making it a highly visible area with the potential for significant usership. Therefore, all elements of the project must meet high aesthetic standards. The stormwater wetlands will replace a turfgrass field that currently serves active and passive recreation, so the incorporation of new, unique, and meaningful recreational opportunities will be an important project outcome. The concepts include new picnicking and creek-side seating and new bicycle and pedestrian paths. Option 2 also includes the potential for a boardwalk to provide a more immersive user experience interacting with the wetlands. The selected consultant team will be expected to consider the placemaking concepts developed through the 2025 feasibility study, as well as generate new and creative ideas (e.g., a “Moses bridge”), to bring park users into the project site to interact with the wetlands and Minnehaha Creek.

Existing Infrastructure

City and MCES sanitary sewer infrastructure is buried in the project area. The City’s sanitary pipes are in poor condition and need to be fully reconstructed from maintenance structure to maintenance structure, including segments under Minnehaha Creek. The consultant will assist the City in assessing the feasibility of relocating the pipes in the vicinity of the project area to avoid conflict with the constructed wetlands. If relocation is not feasible, the pipes will be replaced in their current location and the wetlands will be designed to avoid causing damage to the new pipes. If the City determines it is feasible to relocate the City sanitary sewer, the project management team will determine how the plans and construction are incorporated. This determination will occur by the end of 30% design.

The City also needs to disconnect a municipal stormwater pipe from the MCES sanitary sewer immediately to the northeast of the project area (CSO 055). If technically feasible, this project should accommodate this disconnection by designing all piping from the alley low point, the wetlands, outlet, and pipe elevations to accept the municipal stormwater currently draining to the MCES sanitary sewer.

The function of the existing hydrodynamic separator just south of the intersection of Cedar Ave with Minnehaha Parkway will also need to be considered, as will the elevations of the existing storm sewer systems draining to the proposed wetland.

Scope of Work

The final negotiated scope of work may include, but is not limited to, the components listed below. The overall project cost, including design, capital construction, contingency, and construction oversight, is anticipated to cost around \$4.3 million, largely dependent on the size of the stormwater wetlands and inclusion of a boardwalk system or other significant landscape architectural elements. These construction costs do not include work related to the CSO separation beyond the 30% design task. The consultant will work closely with the project partners to complete Tasks 1-6 below within a projected budget of \$550,000 - \$650,000 over approximately 10 months following execution of a contract.

Across all tasks listed below, robust yet efficient coordination will need to be scoped. This includes coordination between the consultant team and the project partners; group coordination for joint decision making, and coordination with individual partners to gather data and resolve

technical issues. Additionally, coordination with permitting agencies and other involved parties, such as Met Council, should be anticipated and scoped.

Task 1: Community and Stakeholder Engagement

To be successful, the project must be informed by the goals and values of the surrounding community and future users of the site. Community engagement will conform to MPRB community engagement requirements, which are further detailed in a project-specific Community Engagement Plan produced by MPRB and the project partners (see Appendix).

The consultant should describe its proposed approach to supporting the project team's community engagement process. The project partners will lead community engagement, with the consultant in a supporting role. The consultant will be expected to participate in at least two public meetings focused on the project's design, as well as produce all necessary graphics and content for these meetings, including project maps, renderings, boards, project website content, handouts, and meeting summaries.

The consultant will also be expected to attend and answer questions at several meetings of the MTWP's respective policymaker bodies and joint Policy Steering Committee.

Anticipated Subtasks and Deliverables

- **Community meetings:** Participate in two community meetings and prepare ADA-compliant graphics and content, including project maps, renderings, boards, project website content, handouts, and meeting summaries.
- **Policymaker meetings:** Participate in three policymaker meetings.
- **A la carte meetings:** The need for additional meetings beyond the minimum requirements or the consultant's proposed engagement plan may arise. Proposals should therefore include the cost of preparation and attendance at additional meetings on a per meeting basis.

Task 2: 30% Design

The 30% design should generally advance Option 2 (large stormwater wetland footprint) from the feasibility study. A significant amount of project analysis has been conducted through the 2025 feasibility study, but several key decisions necessary to advancing the project into final design have yet to be made. Per the Project Agreement for Preliminary Design, MPRB will coordinate with the consultant, through its Technical Team members, during the preliminary design process with respect to the detailed relationship of project elements to the site and the physical setting on park land. The 30% design phase will be used to resolve all outstanding project decisions. Major decisions include:

- **CSO 055:**
 - The 2025 feasibility study, based on data available at the time, was inconclusive with respect to the feasibility of disconnecting the storm sewer from the sanitary sewer and draining the stormwater to the stormwater wetlands. The City is currently completing additional analysis specific to CSO 055, which will be provided to the selected consultant team. The City's analysis is looking at options including disconnecting the entire system or only a portion of it.
 - The consultant should advance the CSO design with sufficient detail (up to and including 30%) to make a final determination on the ability to disconnect the

storm sewer and redirect all or a portion of its flows to the stormwater wetland. The consultant should rely on the results of the 2025 feasibility study, results of the City's additional analysis available during the 30% design period, as-builts and models provided by the City, and the consultant's own modeling and design expertise.

- The consultant should perform hydraulic modeling that includes the stormwater wetland to test performance and provide recommendations, observations, and/or conclusions about having the CSO area drain to the proposed BMP (for example, tailwater effects from the BMP's high-water elevation for the three critical storm events based on the refined grading plan).
 - If a full or partial gravity pipe disconnection is determined to be feasible, the City may choose to continue this work through design and construction. Please see **Optional Task 1: CSO 055** for more information.
 - The results and recommendations of this feasibility assessment will be documented and communicated in a memorandum.
- **Sanitary sewer replacement:** Both MCES and City sanitary sewer infrastructure is buried in the project area.
 - Met Council has tentatively indicated that ponding over its existing infrastructure is acceptable. However, the consultant and project partners will need to confirm that Met Council approves of the proposed design, including ponding depths, maintenance access, and any pipe protections based on the condition of the pipe. Condition reports will need to be requested by the consultant, in coordination with the project partners.
 - The City's sanitary sewer pipe in the project area is in poor condition and cannot be ponded over in its present state. The consultant will assist the City in assessing the feasibility of relocating the pipes in the vicinity of the project area to avoid conflict with the constructed wetlands. If relocation is not feasible, the pipes will be replaced in their current location and the wetlands will be designed to avoid causing damage to the new pipes.
- **Stormwater wetland footprint:** This project will generally be advancing Option 2 from the feasibility study, which maximizes the stormwater wetland footprint to achieve greater TP and other pollutant removal capacity. However, the exact size, shape, and number of cells will need to be determined, and mature tree removal avoided where possible. Modifications to wetland elevations proposed in the 2025 feasibility study should be explored to avoid submerging existing storm sewer pipes and impacting the performance of the existing hydrodynamic separator. The criteria for the refined pond grading should be based on performance of the existing storm sewer systems and the hydrodynamic separator that currently drain from the north to the creek in this area. The footprint will also influence whether a boardwalk or other creative pedestrian infrastructure is needed to maximize the site's recreational and connectivity potential (see below). As noted above, this task includes investigating modifications to wetland elevations that were proposed in the 2025 feasibility study. The consultant's design should not submerge storm sewer pipes below the normal water level and should have appropriate freeboard to the roadway.
- **Boardwalk/Moses bridge/wetland access:** Related to the footprint of the stormwater wetlands is the boardwalk/Moses bridge concept. A boardwalk system, Moses bridge, or other wetland access infrastructure would provide an immersive and educational

experience and bring park users closer to the wetlands than a perimeter trail would allow. However, these options would entail higher project costs and increased operations and maintenance (O&M) obligations. The consultant will work with the project partners to make a decision regarding these concepts at 30%, so realistic cost estimates and O&M plans can be developed.

- **Creek remeander:** The concepts explored through the 2025 feasibility study include a small creek remeander towards the upstream end of the project area. The ecological benefit of this remeander should be further assessed and considered with respect to any increased permitting hurdles a remeander would necessitate, compared to implementing just the other proposed creek restoration practices.
- **Environmental Due Diligence:** A Phase I ESA is needed to assess the risk that the project will encounter contamination or other environmental hurdles, and to provide liability protection for construction.

Anticipated Subtasks and Deliverables

- **Kickoff meeting:** Hold a kickoff meeting to confirm the project schedule and protocols. The kickoff meeting should be planned in consultation with the MCWD project manager and should include staff representatives from each partner agency. The project schedule should include sufficient check points with the MCWD project manager, each partner, and the combined project team to advance the scope of work in a timely and efficient manner (see Submittal Requirements, Approach and Methodology). The kickoff meeting will also confirm the frequency and cadence of meetings and submittal review timelines with the project partners.
- **Discovery:** Conduct a discovery phase to review all relevant existing information and gather additional information, including through discussions with each of the project partners.
- **Survey:** Conduct or procure an ALTA survey of the entire project area to support design. The survey should include property lines, easements, topographic data, trees (location, size, species, condition, and tagging), subsurface and surface utilities and structures, and all other elements necessary for design and construction of the project. The survey datum should match that of the model(s) used and developed by the consultant. All information in the City's infrastructure database and modeling uses the 1929 vertical datum.
- **Geotechnical data:** Conduct or procure soil borings and any other geotechnical data needed to design the project, including soil investigation and geotechnical baseline report to support sanitary sewer replacement and potential relocation within project area. This task includes providing recommendations where soil corrections or piling may be needed.
- **Wetland delineation:** Perform a wetland delineation to obtain WCA and USACE wetland boundary determinations and assist with wetland permitting.
- **Modeling:** Perform all necessary modeling, creating or refining models as needed, to design the project.
- **Permit and other approval screening:** Screen the project for required permits and assess the pathway for securing these permits, including when preliminary agency coordination meetings are needed or would be beneficial. Based on the current project scope as described above, compliance with the City of Minneapolis Chapter 54 requirements would not be required. In addition to all standard water resource permits,

the need for Minnesota State Historic Preservation Office (SHPO) review and permitting should be considered due to the historic status of the Grand Rounds Scenic Byway System.

- **Phase I ESA:** Conduct a Phase I ESA that covers the entire project area, including potential CSO and sanitary relocation work.
- **30% schematic designs:** Project designs, as represented on plan sheets, should be based on updated modeling and be detailed enough to resolve the above list of outstanding design decisions. Design recommendations should be compliant with the Americans with Disabilities Act (ADA) as applicable. The consultant will design the utility infrastructure to be owned by the City according to the City's standard plates, details, and the *Supplemental Specifications for the Construction of Public Infrastructure in the City of Minneapolis, 2026 edition*.
 - The City will advise if the consultant team should present the 30% designs at a regular meeting of the Capital Project Task Force (CPTF). The decision will be based on the amount of work, if any, that will take place in the right-of-way.
- **30% technical memorandum:** Produce a technical memorandum documenting the results of each design phase, starting with 30% and being updated at each subsequent phase. The memo will be used to memorialize the outcomes of, and rationale for, major design decisions, as well as to support permitting and any other regulatory or agency review. The 30% technical memorandum will also outline anticipated operations and maintenance (O&M) needs, level of effort, and costs. An O&M plan will be developed in subsequent design phases.
 - **CSO 055:** The memo will include an assessment of the feasibility of disconnecting CSO 055. This portion of the overall memo should be completed on a timeline appropriate to reach a decision on including the disconnection in the preliminary design.
- **Project renderings and focus areas:** The consultant will prepare more detailed conceptual designs and accompanying renderings for several focal areas of the site, which may include unique stormwater features, creek access points, or other recreational amenities. These should be suitable for distribution and presentation to policymakers and community members.
- **Project costs and benefits:** The consultant will develop a cost estimate based on schematic-level design and engineering. Project benefits, including pollutant removals, floodplain creation, stream and habitat restoration, and recreational improvements, should be characterized and quantified

Upon the consultant's submission of the 30% deliverables, the project partner policymaking bodies will formally determine whether to proceed to final design and construction. If so, the project partners will prepare a supplemental project agreement for project implementation beyond the 30% design. This will result in a pause to allow time for review and discussion among the project partners before authorization to proceed to Task 3 is issued.

Task 3: 60% Design

The consultant will develop 60% plans and specifications that conform substantially to the 30% design in both site layout and expected costs. 60% design will be vetted by the project partners (and policymakers as necessary) prior to further advancing design. Regular meetings with the

project partners should be anticipated, according to the frequency and cadence established at the kickoff meeting. The response period for review of submittals and requests for information will be as established at the kickoff meeting.

Anticipated Subtasks and Deliverables

- **60% plans and specifications:** This will carry forward the 30% design into detailed design and specifications. The refined plans will respond to comments from all reviewers on the 30% submittals.
- **60% technical memorandum:** Update of the 30% technical memorandum.
- **Site interpretation:** The consultant will work with the project partners to develop an education and interpretive plan for the site, which may include signage and other interactive (e.g., steppingstones) or artistic features. The consultant will develop a plan for integrating interpretive features throughout the site, highlighting unique or demonstrative areas. The plan will also be informed by community feedback, to the extent feasible. Themes were outlined in the Minnehaha Creek Regional Trail Plan and explored further through the 2025 feasibility study.
- **Project renderings and focus areas:** Updated renderings based on 60% designs.
- **Modeling:** Updated modeling to inform project design and permitting.
- **Cost estimate:** An opinion of probable cost will be developed based on 60% design.
- **Permitting/Approvals:** The consultant team will identify, and provide materials for, all required permits, including permits required by the City, MCWD, MPRB, Hennepin County, Met Council, Minnesota Department of Natural Resources, U.S. Army Corps of Engineers, and any other public agencies (e.g., Minnesota Pollution Control Agency and SHPO). See the Minnehaha Parkway Phase I Feasibility Report for additional permitting information.
 - Consultant will lead preparation of the permit packages, including narrative, modeling, calculations, exhibits, etc. The project partners will facilitate meetings with the relevant permitting agencies and submit permit packages. The consultant is responsible to ensure the design complies with all applicable rules and regulations, including MCWD's rules for stormwater, wetland protection, waterbody crossings, and other MCWD rules that may apply. This subtask may extend through the remaining tasks.
 - The City will advise if the consultant team should present the 60% plans at a regular CPTF meeting. The decision will be based on the amount of work, if any, that will take place in the right-of-way.
 - Note: Some permits may not be applied for until 90% design or final plans are complete.
- **O&M plan:**
 - Long-term O&M is a key consideration for each of the project partners, especially for a project with obligations split across multiple parties. The consultant will work with the project partners to integrate future maintenance needs into the design process. The consultant will seek to minimize the need for complex or specialized maintenance to the extent possible, identify complex maintenance needs that cannot be avoided, and work with the project partners to develop an annual and long-term maintenance plan with associated costs and maintenance hours.
 - Based on 60% designs, identify O&M and capital replacement requirements, costs, schedules, and agency ownership and maintenance responsibility (in

consultation with partners) for major project components and produce a draft O&M plan.

Task 4: 90% Design

The consultant will produce 90% plans and specifications based on feedback and refinement of the 60% design.

Anticipated Subtasks and Deliverables

- **90% plans and specifications:** Refined from 60% design that responds to comments from all reviewers on the 60% submittals.
- **90% technical memorandum:** Update of the 60% technical memorandum.
- **Site interpretation:** Refined from 60% design.
- **Project renderings and focus areas:** Updated renderings based on 90% designs, if needed.
- **Modeling:** Updated modeling to inform project design and permitting.
- **Cost estimate:** The opinion of probable cost will be updated based on 90% design.
- **Permitting/Approvals:** See Task 3.
 - The City will advise if the consultant team should present the 90% plans at a regular CPTF meeting. The decision will be based on the amount of work, if any, that will take place in the right-of-way.
 - Preliminary Development Review (PDR) submittal will be required before finalizing the bid documents.
- **O&M Plan:** Updated O&M plan to reflect 90% design.
- **Easement description and exhibits:** The consultant team will assist with the preparation of legal descriptions, survey, and exhibits for any easements that the project partners determine are necessary for the long-term maintenance of the proposed project, including any needed for existing and/or relocated storm and sanitary sewer.

Task 5: Construction Documents and Bid Support

Prepare plans and technical specifications, which will include site layout plans, grading and utilities, stormwater management, landscaping plans, trail detail, electrical and lighting plan (if needed), geotechnical plans, and any and all other necessary details to construct the project. The final design will include engineering estimates to accompany the final project design. The consultant will further assemble specification and bid documents for construction contracting. The consultant will utilize standard front-end documentation provided by the project team and modify it as necessary for the purposes of this project to accommodate the bid package and will produce a draft and final bid package for review. The consultant will coordinate with the project team on the choice of standard contract documents and specifications. MCWD may assign the contract to MPRB to manage this task, with a final determination made at 30% design.

Anticipated Subtasks and Deliverables

- **Final construction plans and specifications:** Refined from 90% design.
- **Final technical memorandum:** Update of the 90% technical memorandum.
- **Site interpretation:** Refined from 90% design.
- **Modeling:** Updated modeling, if necessary.
- **Cost estimate:** A cost estimate will be developed based on final design.
- **Permitting/Approvals:** See Task 3.

- **O&M plan:** Update O&M plan to reflect final design.
- **Bid period support:** In addition to developing the bid package, the consultant will provide support during project bidding. This will include posting the bid package, participating in a pre-bid meeting, responding to requests for information from prospective contractors, leading the bid opening, reviewing bids, and making an award recommendation.

Task 6: Construction Observation and Administration

The consultant will provide construction observation and administration. Required tasks will include participation in the preconstruction meeting, site staking, pay application review, submittal review, onsite construction observation with sufficient site presence, responding to requests for information, providing post-construction as-builts, and any other construction observation and administration necessary to completing the project as designed. In preparing the response to the construction observation and administration task, the consultant should provide a cost proposal and clearly state all assumptions, including estimated numbers for any tasks requiring the review of submittals, pay applications, etc. A final determination on assignment of this task to MPRB will be made at 30% design.

Optional Task 1: CSO 055 (Add Alternate)

If a full or partial gravity pipe disconnection is determined to be feasible during the 30% design phase, the project partners may choose to carry forward an overall design that accommodates that disconnection under Tasks 1-6. Optional Task 1: CSO 055 is to carry forward the design and construction observation and administration of the CSO disconnection itself. The disconnection will likely require additional storm drain work upstream of the BMP as far back as the low point in the affected alley. Optional Task 1 should be scoped to provide all engineering design and plan preparation for the CSO disconnection and necessary infrastructure upstream of Minnehaha Parkway.

Anticipated Subtasks and Deliverables

- **60% Design:** Bring CSO disconnect through 60% design.
 - **60% plans and specifications:** This will carry forward the 30% design into detailed design and specifications. The refined plans will respond to comments from all reviewers on the 30% submittals. Plans and specifications will be carried forward as a separate bid package in case construction of the CSO project proceeds on a different timeline than the rest of the project.
 - **60% technical memorandum:** Update of the 30% technical memorandum CSO section.
 - **Modeling:** Update overall modeling with the new drainage area and conduits associated with the feasible CSO separation based on 60% design to inform project design and permitting.
 - **Cost estimate:** An opinion of probable cost will be developed based on 60% design.
 - **Permitting/Approvals:** The consultant team will identify, and provide materials for, all required permits, including permits required by the City, MCWD, MPRB, Hennepin County, Met Council, Minnesota Department of Natural Resources, U.S. Army Corps of Engineers, and any other public agencies (e.g., Minnesota Pollution Control Agency and Minnesota State Historic Preservation Office). See

the Minnehaha Parkway Phase I Feasibility Report for additional permitting information.

- Consultant will lead preparation of the permit packages, including narrative, modeling, calculations, exhibits, etc. The project partners will facilitate meetings with the relevant permitting agencies and submit permit packages. The consultant is responsible to ensure the design complies with all applicable rules and regulations, including the MCWD's rules for stormwater, wetland protection, waterbody crossings, and other MCWD rules that may apply. This subtask may extend through the remaining tasks.
 - The City will advise if the consultant team should present the 60% plans at a regular CPTF meeting. The decision will be based on the amount of work, if any, that will take place in the right-of-way.
 - Note: Some permits may not be applied for until 90% design or final plans are complete.
- **O&M plan:** Based on 60% designs, identify O&M and capital replacement requirements, costs, and schedules specific to the CSO separation components.
- **90% Design:** Bring CSO disconnect through 90% design.
 - **90% plans and specifications:** Refined from 60% design that responds to comments from all reviewers on the 60% submittals.
 - **90% technical memorandum:** Update of the 60% technical memorandum CSO section.
 - **Modeling:** Refine the details of the CSO separation system in the overall modeling based on the 90% design to inform project design and permitting.
 - **Cost estimate:** The opinion of probable cost will be updated based on 90% design.
 - **Permitting/Approvals:** See 60% design note regarding the potential for some permit applications occurring during 90%.
 - The City will advise if the consultant team should present the 90% plans at a regular CPTF meeting. The decision will be based on the amount of work, if any, that will take place in the right-of-way.
 - Preliminary Development Review (PDR) submittal will be required before finalizing the bid documents.
 - **O&M Plan:** Updated O&M plan to reflect 90% design specific to the CSO separation components.
- **Easement description and exhibits:** The consultant team will assist with the preparation of legal descriptions, survey, and exhibits for any easements that the project partners determine are necessary for the construction and long-term maintenance of the proposed project.
- **Construction Documents and Bid Support:** Prepare plans and technical specifications for the CSO separation components, which will include utilities, plan, profile, alignment, tabulations, erosion and sediment control plan, restoration for work outside of the park, and any and all other necessary details to construct the project. The final design will include engineering estimates to accompany the final project design. The consultant will further assemble specification and bid documents for construction contracting. The consultant will utilize standard front-end documentation provided by the project team and modify it as necessary for the purposes of this project to accommodate

the bid package and will produce a draft and final bid package for review. The consultant will coordinate with the City on the choice of standard contract documents and specifications.

- **Final construction plans and specifications:** Refined from 90% design.
- **Final technical memorandum:** Update of the 90% technical memorandum.
- **Modeling:** Updated modeling, if necessary to reflect any changes to the CSO separation components since 90%.
- **Cost estimate:** A cost estimate will be developed based on final design.
- **Permitting/Approvals:** See 60% design note regarding the potential for some permit applications occurring during final design.
- **O&M plan:** Update O&M plan to reflect final design specific to the CSO separation components.
- **Bid period support:** In addition to developing the bid package, the consultant will provide support during project bidding for items specific to the CSO separation. This will include posting the bid package, participation at a pre-bid meeting, responding to requests for information from prospective contractors, leading the bid opening, reviewing bids, and making an award recommendation.
- **Construction Observation and Administration:** The consultant will provide construction observation and administration. Required tasks will include participation in the preconstruction meeting, site staking, pay application review, submittal review, onsite construction observation with sufficient site presence, responding to requests for information, providing post-construction as-builts, and any other construction observation and administration necessary to completing the project as designed. In preparing the response to the construction observation and administration task, the consultant should provide a cost proposal and clearly state all assumptions, including estimated numbers for any tasks requiring the review of submittals, pay applications, etc.

Assumptions

- **Existing conditions:** The Minnehaha Parkway Regional Trail Plan was adopted by MPRB in 2020, and the Minnehaha Parkway Phase I Feasibility study field work was conducted in 2024. Existing conditions may have changed since completion of these documents, and some projects identified in the Parkway Plan, or projects adjacent to the Parkway, have since been implemented. The consultant should field verify site conditions.
- **Data and information:** The consultant's design will make use of the information, data, and models provided by the partners (see Available Resources and Data), along with any additional information collected by the consultant, to ensure a permittable, constructable, and well-functioning project. The consultant will modify and supplement existing hydrologic/hydraulic and water quality models, along with available cross section data, as necessary to support the design.
- **Data transfer:** The project partners will transfer all relevant information, including but not limited to those items listed under Available Resources and Data, to the consultant during scope and contract finalization or the discovery phase.
- **Americans with Disabilities Act:** Technical memoranda must be provided in a format that complies with the ADA. Consultant must provide appropriate technical expertise to achieve this requirement.

Available Resources and Data

- Minnehaha Parkway Phase I Feasibility Report
- CSO 055 information, including survey data
- City sanitary pipe and structure information (survey data and condition report)
- MCWD 1-D XPSWMM of Minnehaha Creek
- SWS GIS-based water quality model
- Models developed or updated during 2025 feasibility study
 - P8 water quality model updated with project concepts
 - City of Minneapolis XPSWMM updated with project concepts
- City of Minneapolis PCSWMM
- Record drawings (where available) of MPRB and MPLS infrastructure in project area
 - The consultant team should plan to request City infrastructure as part of the Gopher One-Call request.
- List of localized issues for project area
- [Historical aerials and/or photographs of the project area](#)
- MPRB topographic and boundary survey of Parkway Plan area (CAD-based)
- City planning-level survey for CSO separation
- MCWD Minnehaha Creek surveyed cross section data at critical hydrologic/hydraulic features.
- Lidar with bathymetry of Minnehaha Creek
- See Appendix for additional resources that are available during the RFP period

Consultant Team Characteristics

The project partners are seeking an interdisciplinary consulting team with expertise in civil engineering, water resources engineering, and landscape architecture with knowledge of:

- Creative placemaking in highly visible and high visitation urban park systems
- Urban stormwater and sanitary infrastructure and management
- Urban stream hydrology and hydraulics
- City of Minneapolis, MPRB, and MCWD policies and processes
- Local, state, and federal regulatory and permitting requirements
- Cost estimation

Instructions to Proposers

Anticipated Schedule*

Event	Date
RFP released	8/14/26
Submit preliminary RFP questions	8/21/26
Optional pre-submittal informational meeting (virtual)	8/25/26
Submit final pre-submittal questions	8/26/26
Proposal submittal deadline	9/14/26

Interviews (virtual)	9/28 - 9/29/26
MCWD Board consultant selection and contract authorization	10/8/26

****schedule subject to change***

Submittal Procedure

RFP Questions

Please direct any questions regarding the RFP to Gabriel Sherman, Senior Planner-Project Manager, at gsherman@minnehahacreek.org and Michael Hayman, Director of Project Planning, at mhayman@minnehahacreek.org no later than **4:00 PM on August 21, 2026**.

Answers will be reviewed at the pre-submittal informational meeting and posted to MCWD's [RFP webpage](#) following the meeting.

Pre-submittal Informational Meeting

An optional pre-submittal virtual informational meeting will be held on **August 25, 2026 at 3:00 PM** at the following Zoom link:

<https://us06web.zoom.us/j/89494326930?pwd=SVEEzjfmQsoEOauh5K0a4U83TpeBZ.1>.

Project partners will present an overview of the project, answer any questions, and provide answers to questions received prior to the meeting. If you plan to attend this meeting, please RSVP with your contact information to Gabriel Sherman, Senior Planner-Project Manager, at gsherman@minnehahacreek.org and Michael Hayman, Director of Project Planning, at mhayman@minnehahacreek.org by **August 21, 2026** to receive updates.

Proposal Submittal Deadline

Proposals must be submitted no later than **4:00 PM on September 14, 2026**.

All proposals must be submitted electronically by email to Gabriel Sherman, Senior Planner-Project Manager, at gsherman@minnehahacreek.org and Michael Hayman, Director of Project Planning, at mhayman@minnehahacreek.org.

RFP Updates

Please visit the RFP webpage to view updates: <https://minnehahacreek.org/requests-for-proposals/>.

Submittal Requirements

There is no page limit for proposals, however proposers will be evaluated on clarity and conciseness. Each proposal shall include the following items:

1. *Cover letter* – Include a primary point of contact and contact information.
2. *Project understanding* – Describe your understanding of the scope of work, the approach to be taken, and your vision for the project and design process. Identify any additional information the project partners will need to supply or obtain to enhance your understanding of the project and successfully complete the work, and any issues you anticipate in performing the work.
3. *Approach and methodology* – Provide a detailed description of your approach to the scope of work contained in this RFP, including how you will build in check points to coordinate with the City SWS, MPRB, and MCWD. Include a detailed scope of work with descriptions of all anticipated tasks and deliverables, and any supplemental tasks not described in the RFP. Based on your review of the list of available resources and data,

the proposal should also identify any data gaps that will need to be filled to produce construction documents and the associated costs and level of effort to gather those data (e.g., supplemental topo/bathymetric/tree survey, geotechnical services, or wetland delineation).

4. *Budget, schedule, and level of effort* – Provide a spreadsheet showing:
 - Tasks with associated team members, hours, rates, budget, and schedule
 - Overall cost proposal (the contract will be hourly, not-to-exceed)
 - Overall schedule with major milestones and client check-ins
5. *Qualifications and experience* – Provide an overview of the firm(s), project team members, and qualifications, with particular attention paid to the role, experience, and expertise of each proposed team member. Name all team members, identify which disciplines/roles each team member will practice, and describe qualifications/experience for those specific disciplines. Include descriptions of projects undertaken by the firm(s) and team members similar in nature to the one being proposed.
6. *References* – Provide three recent project references for your proposed primary team members, including project owner, project description, and owner representative name, address, and phone number.
7. *Partner resources* – List the resources that the consultant expects from the project partners in order to complete the project as proposed, and other assumptions on which the proposal is based.
8. *Subcontracting* – If the primary contractor intends to use any subconsultants, identify those firms and provide an overview of the proposed subconsultant team members.

Proposal Evaluation and Consultant Selection

Proposal Evaluation

Methodology

1. *Project understanding* – The consultant understands the scope, goals and requirements of the project, and must be willing to work closely with the project partners.
2. *Completeness and specificity* – The proposal concisely and comprehensively explains what the consultant will do to complete all facets of the project.
3. *Identification of needs* – The proposal outlines what resources will be required to complete the tasks, including project partner staff time, additional information, etc.

Expertise and Experience

1. *Comparable experience* – Expertise and experience with comparable projects, with a focus on the production of designs that have resulted in the construction of successful natural resource-based projects.
2. *Specialized knowledge* – The consultant possesses the characteristics described under “Consultant Team Characteristics”.
3. *Budget and schedule* – The budget is thoughtful and the project team has a record of completing projects on time and within budget.

Cost

1. *Fee structure* – The proposal must clearly outline the fees and costs to complete all aspects of this project. Include hourly rates for each project team member along with hours for each task.

Consultant Selection

Interviews

Interviews will be conducted at the option of the project partners. Proposers selected for interviews will be contacted directly for scheduling.

Selection Criteria

A selection committee composed of City SWS, MPRB, and MCWD staff, coordinated by the project partners' Technical Team, will evaluate the proposals and interviews (if conducted). The committee, in conjunction with the project partners' Coordinating Team, will recommend a consultant to the MCWD Board of Managers for approval.

Scope Adjustments

The project partners reserve the right to negotiate modifications to the selected consultant's proposed scope of work and budget, prior to awarding a contract.

MCWD Board Contract Approval

The MCWD Board of Managers will approve the final negotiated scope of work and budget and authorize the execution of a contract. Enclosed with this RFP is the form of contract that the consultant and MCWD will execute (see Appendix, MCWD Professional Service Agreement Template). The MCWD may agree to non-substantive document revisions, but proposals should be based on the contract form. The proposal should identify any terms of the form of contract that are unacceptable. The MCWD will negotiate a term where it can preserve the substantive intent of the term, but reserves the right to reject a proposal that is conditioned on a material alteration of the contract form. The proposal also should indicate any data or methods of proposer that would be used in performing the work, and that proposer considers to be instruments of service that should be excepted from the intellectual property terms of the contract form.

Disclosures

Non-binding

The District reserves the right to accept or reject any or all responses, in part or in whole, and to waive any minor informalities, as deemed in the District's best interests. In determining the most advantageous proposal, the District reserves the right to consider matters such as, but not limited to, consistency with the District's watershed management plan goals, the City of Minneapolis' comprehensive land use plan, the MPRB's Minnehaha Parkway Regional Trail Plan goals, and the quality and completeness of the consultant's completed projects similar to the proposed project.

This RFP does not obligate a proposer to enter into a contract with the District, nor does it obligate the District to enter into a relationship with any proposer, or limit the District's right to enter into a contract with any entity that did not submit a proposal in response to this RFP. The District also reserves the right, in its sole discretion, to cancel this RFP at any time for any reason.

Each proposer is solely responsible for all costs that it incurs to respond to this RFP and, if selected, to engage in the process including, but not limited to, costs associated with preparing a response or participating in any interviews, presentations or negotiations related to this RFP.

Right to Modify, Suspend, and Waive

The District reserves the right to:

- Modify and/or suspend any or all elements of this RFP;
- Request additional information or clarification from any or all proposers;
- Allow one or more proposers to correct errors or omissions or otherwise alter or supplement a proposal;
- Waive any unintentional defects as to form or content of the RFP or any response submitted.

Any substantial change in a requirement of the RFP will be disseminated in writing to all parties that have given written notice to the District of an interest in preparing a proposal.

Disclosure and Disclaimer

This RFP is for informational purposes only. Any action taken by the District in response to proposals made pursuant to this RFP, or in making any selection or failing or refusing to make any selection, is without liability or obligation on the part of the District or any of its officers, employees or advisors. This RFP is being provided by the District without any warranty or representation, expressed or implied, as to its content, accuracy or completeness. Any reliance on the information contained in this RFP, or on any communications with District officials, employees or advisors, is at the consultant's own risk. Prospective consultants must rely exclusively on their own investigations, interpretations and analysis in connection with this matter. This RFP is made subject to correction of errors, omissions, or withdrawal without notice.

The District will handle proposals and related submittals in accordance with the Minnesota Data Practices Act, Minnesota Statutes §13.591, subdivision 3(b).

Appendix

Appendix items are available through the linked webpage or DropBox files.

- [Minnehaha Parkway Phase I Feasibility Report](#)
- [Sanitary Replacement/Relocation Alignment Options Diagram](#)
- [Project Agreement for Preliminary Design \(between MCWD, City of Minneapolis, and MPRB\)](#)
- [Minnehaha Parkway Regional Trail Plan](#)
- [Draft MPRB Community Assessment and Engagement Plan for Cedar Ave Stormwater and Restoration Project](#)
- [Thriving Waters Partnership Cooperative Agreement \(2024\)](#)
- MPRB Ecological System Plan
 - [Chapters 1-5](#)
 - [Chapter 6](#)
- Technical reports and memoranda from MCWD, MPRB, and City relating to the project area
 - [2012 Minnehaha Creek Assessment](#)
 - [2014 MCWD Flood Report](#)
 - [2019-2026 Minnehaha Creek Obstructions \(including ice jams\)](#)

- [MPRB Natural Areas Plan](#)
- Agency descriptions, mission statements, and overarching policy guidance
 - [MCWD Balanced Urban Ecology Policy](#)
- [MCWD Professional Service Agreement Template](#)