SPECIAL NOTE: This Request for Proposal (RFP) does not obligate the Minnesota State Colleges and Universities system (hereinafter Minnesota State), its Board of Trustees or Saint Paul College to award a contract or complete the proposed project and each reserves the right to cancel this RFP if it is considered to be in its best interest. Proposals must be clear and concise. Proposals that are difficult to follow or that do not conform to the RFP format or binding specifications may be rejected. Responding vendors must include the required information called for in this RFP. Minnesota State reserves the right to reject a proposal if required information is not provided or is not organized as directed. Minnesota State also reserves the right to change the evaluation criteria or any other provision in this RFP by posting notice of the change(s) on the Minnesota State Facilities Division Web Site, http://finance.minnstate.edu/facilities/design-construction/announcements/index.html.

For this RFP, posting on the captioned web site above constitutes written notification to each Respondent. Respondents should check the site daily and are expected to review information on the site carefully before submitting a final proposal. Addenda to the RFP will be available on Minnesota State website. Respondents must acknowledge any addenda when submitting a proposal. Failure to acknowledge any addenda may result in rejection of the Respondent’s RFP response.
REQUEST FOR PROPOSAL (RFP)
FOR
OWNER’S REPRESENTATIVE SERVICES

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Submit the Following Forms:
  Attachment 1 - Affidavit of Non-Collusion
  Attachment 2 - State Of Minnesota – Workforce Certification of Compliance
  Attachment 3 – Disabled Veteran
  Owner’s Representative Services Matrix
Section I. General Information

Background

With 30 community and technical colleges and seven state universities, Minnesota State is the largest provider of higher education in the state of Minnesota. Minnesota State’s 54 campuses, conveniently located in 47 Minnesota communities, serve nearly 396,000 students. Fifty-eight percent of the state’s undergraduate students attend a Minnesota State college or university. It is the fifth-largest system of higher education in the country. For more information about Minnesota State Colleges and Universities, please view its website at www.minnstate.edu.

Nature of RFP

The Minnesota State Colleges and Universities Board of Trustees, on behalf of Saint Paul College hereafter referred to as the “Owner”, is soliciting proposals from interested, qualified consultants, and intends to retain a professional consulting firm to provide Owner’s Representative services to assist with the design and/or construction coordination of the described facilities improvement(s), hereafter referred to as the “Project”. This RFP is undertaken by Saint Paul College pursuant to the authority contained in provisions of Minnesota Statutes § 136F.581 and other applicable laws.

Purpose of this Request for Proposal

The purpose of this Request for Proposal (RFP) is to evaluate and select an Owner’s Representative (OR) to assist the Owner in the performance of its obligations and enforcement of its rights during the design and construction of the following projects:

SPC-18-East Tower Masonry Restore/Window Replace
Saint Paul College
235 Marshall Avenue
Saint Paul, MN  55102

The Owner’s Representative shall work with the Owner’s appointed Project Manager, the Owner’s System Office Program Manager, the Architect/Engineer (A/E) design team, related consultants and the General Contractor to administer the design and/or construction contract(s) on behalf of the Owner to assure that the Project is designed and constructed in accordance with the Minnesota State Design Standards and the Contract Documents and that the Project is completed on schedule, on budget and to a level of quality commensurate with the Owner’s requirements. OR services shall be provided more specifically as described in Section III, and also as referenced in the most current versions of the Owner’s standard General Conditions of the Contract for Construction (Minnesota State AIA Document A201-2017, as amended by the Owner) and the Architect/Engineer-Owner contract, Standard Form of Agreement Between Owner and Architect, (Minnesota State AIA Document B133-2017 CM@r, as amended by the Owner).
Project Description

The project includes three distinct scopes: window replacement, brick repair, and façade enhancement on the east elevation of the East Tower at Saint Paul College. The project will address deferred maintenance issues and improve the exterior aesthetics of the College. The area impacted by the scope of the project is highly visible from John Ireland Boulevard and Interstate 94, creating an opportunity to improve the visual image of the campus.

Restoration efforts will repair/replace deteriorated masonry units, mortar, and sealants to restore the building’s water and weather resistance, improve appearance and extend its service life and replace windows with new windows to comply with Minnesota State standards and updated energy codes. The replacement of masonry, mortar, sealants and window systems is intended to correct masonry deterioration, prevent water intrusion and resulting damage. Adherence to Minnesota State design standards is required. Design will incorporate two phases due to summer break time restraints and the building being occupied from mid-August to mid-May. To maintain project continuity, the construction administration fees for both phases are to be provided for the Project at this time. New LED lighting is planned to be installed on the exterior of the building. Existing power service will need to be modified as needed. Minor mechanical modifications may be also needed pending further design development.

The project will be constructed in two phases utilizing a Construction Manager at risk project delivery method. Current funding provides for the design. Construction is planned to occur in summer 2020, pending legislative funding in 2019. Exact timing for scope of work will be determined in consultation with the design team and CM@risk.

During the proposed renovations, the Owner’s Representative will lead the temporary moving and relocation process, as needed. The campus will consider several strategies to address the necessary swing space.

A final Predesign report, entitled, Saint Paul College East Façade Repair and Enhancement Predesign, dated November 19, 2018 was prepared by LHB. A background predesign report, for tuck pointing and brick replacement as well as first floor window replacement was developed previously by TKDA and it is incorporated into the November 19, 2018 Predesign Report. A copy of these Reports are furnished with this RFP.

In order to prevent a conflict of interest, the firm that is selected as the Owner’s Representative will be ineligible to provide services as Construction Manager at risk. Minnesota State anticipates that the Request for Qualifications (RFQ) for Construction Manager at risk will be advertised on a future date, TBD, with the assistance of the Owner’s Representative.

Project Budget and Fees

The total estimated cost of Construction is $3,950,000, to be funded by HEAPR and campus reserves.
Project Schedule

<table>
<thead>
<tr>
<th>Phases</th>
<th>Begin</th>
<th>Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schematic Design</td>
<td>March 21, 2019</td>
<td>April 25, 2019</td>
</tr>
<tr>
<td>Advertise CM RFQ – State Reg. Ad #1</td>
<td>Tuesday, May 7, 2019</td>
<td></td>
</tr>
<tr>
<td>Advertise CM RFQ – State Reg. Ad #2</td>
<td>Tuesday, May 14, 2019</td>
<td></td>
</tr>
<tr>
<td>Finalize Selection of CM</td>
<td></td>
<td>July 5, 2019</td>
</tr>
<tr>
<td>Owner Review of SD package</td>
<td>April 25, 2019</td>
<td>May 9, 2019</td>
</tr>
<tr>
<td>Design Development</td>
<td>May 10, 2019</td>
<td>June 9, 2019</td>
</tr>
<tr>
<td>Confirm funding</td>
<td></td>
<td>May 31, 2019</td>
</tr>
<tr>
<td>Owner limited review of DD package</td>
<td>June 7, 2017</td>
<td>June 14, 2019</td>
</tr>
<tr>
<td>50% Construction Documents-pricing set printed</td>
<td>June 14, 2019</td>
<td>July 12, 2019</td>
</tr>
<tr>
<td>If fully funded - target date to establish GMP</td>
<td></td>
<td>July 26, 2019</td>
</tr>
<tr>
<td>50 - 95% Construction Documents</td>
<td>July 12, 2019</td>
<td>August 30, 2019</td>
</tr>
<tr>
<td>Owner final review</td>
<td>September 3, 2019</td>
<td>September 17, 2019</td>
</tr>
<tr>
<td>CM bidding</td>
<td>September 23, 2019</td>
<td>October 15, 2019</td>
</tr>
<tr>
<td>Construction</td>
<td>October 15, 2019</td>
<td>July 1, 2020</td>
</tr>
</tbody>
</table>

*Planned project schedule pending 2019 legislative funding*

General Selection Criteria

General criteria upon which proposals will be evaluated include, but are not limited to, the following:

1. Qualifications and experience of proposed personnel to be assigned to this Project
2. Project understanding, proposed work plan and description of services to be provided
3. Company profile and demonstrated expertise to provide OR services.
4. Cost in relation to level of services provided.

Accordingly, Saint Paul College shall select the vendor(s) whose proposal(s), and oral presentation(s) if requested, demonstrate in Saint Paul College’s sole opinion, the clear capability to best fulfill the purposes of this RFP in a cost effective manner. Saint Paul College reserves the right to accept or reject proposals, in whole or in part, and to negotiate separately as necessary in order to serve the best interests of Saint Paul College. This RFP shall not obligate Saint Paul College to award a contract or complete the proposed project and it reserves the right to cancel this RFP if it is considered to be in its best interest.
Selection Process

The selection committee includes Scott Wilson, Vice President of Finance and Operations, selected facilities staff, Facilities Director at Saint Paul College, and the Minnesota State System Office Program Manager, Terry Olsen. This group will evaluate the proposals and make the final decision.

Selection and Implementation Timeline

The following is Saint Paul College’s intended schedule for the RFP selection and procurement process to obtain OR services. Saint Paul College reserves the right to modify this schedule as necessary.

<table>
<thead>
<tr>
<th>Event</th>
<th>Day</th>
<th>Date</th>
<th>Time (CST)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RFP Release Date</td>
<td>Monday</td>
<td>March 18, 2019</td>
<td></td>
</tr>
<tr>
<td>Mandatory Informational meeting</td>
<td>Friday</td>
<td>March 29, 2019</td>
<td>1:30</td>
</tr>
<tr>
<td>Questions due</td>
<td>Tuesday</td>
<td>April 2, 2019</td>
<td>noon</td>
</tr>
<tr>
<td>Answers to Questions posted</td>
<td>Friday</td>
<td>April 5</td>
<td></td>
</tr>
<tr>
<td><strong>RFP Response Submission Deadline</strong></td>
<td>Wednesday</td>
<td>April 10</td>
<td>1:00 p.m.</td>
</tr>
<tr>
<td>Notification of Finalists</td>
<td>Friday</td>
<td>April 12</td>
<td></td>
</tr>
<tr>
<td>Interviews (if needed)</td>
<td>Monday</td>
<td>April 15</td>
<td>afternoon</td>
</tr>
<tr>
<td>Anticipated Contract Award</td>
<td>Friday</td>
<td>April 19</td>
<td></td>
</tr>
</tbody>
</table>

Contract Award and Pricing Structure

OR services will be awarded for the project Schematic Design Phase through the Close-out. The Close-Out phase is anticipated to extend one year beyond the end of the construction phase.

Contract Term

The successful vendor will be required to meet all the terms and conditions and execute the Minnesota State Owner’s Representative Contract. Saint Paul College desires to enter into a contract with the successful vendor(s) effective April 19, 2019. The length of such contract(s) shall be **3.5 years**. If Saint Paul College and the vendor are unable to negotiate and sign a contract by April 29, 2019 then Saint Paul College reserves the right to seek an alternative vendor(s).

Parties to the Contract

Parties to this contract shall be the “State of Minnesota, acting through its Board of Trustees of the Minnesota State Colleges and Universities on behalf of Saint Paul College and the successful vendor(s).

Contract Termination

The State of Minnesota, acting through its Board of Trustees of the Minnesota State Colleges and Universities, may cancel the contract(s) upon 30 days written notice, with or without cause.
Definitions

Wherever and whenever the following words or their pronouns occur in this proposal, they shall have the meaning given here:

**Minnesota State**: State of Minnesota, acting through its Board of Trustees of the Minnesota State Colleges and Universities on behalf of the system office and/or any Minnesota State College or University (C/U).

**Minnesota State system office**: The central administrative system office of Minnesota State Colleges and Universities located at; 30 7th Street East, Suite 350, St. Paul, Minnesota, 55101.

**College/University (C/U)**: The specific Minnesota State College or university for which the Project will be designed and constructed.

**Responder/Respondent**: A firm which replies to this RFP.

**Vendor**: The firm selected by Minnesota State as the successful Responder responsible to execute the terms of a contract.

Applicable Law

A contract entered into as a result of this RFP shall be governed and interpreted under the laws of the State of Minnesota.

Contract Assignment

A contract or any part hereof entered into as a result of this RFP shall not be assigned, sublet, or transferred directly or indirectly without prior written consent of Saint Paul College.

Entire Agreement

A written Owner’s Representative Contract and any modifications or addenda thereto, executed in writing by both parties constitutes the entire agreement of the parties to the contract. All previous communications between the parties, whether oral or written, with reference to the subject matter of this contract are void and superseded. The resulting contract may be amended at a future date in writing by mutual agreement of the parties.

Sample Contract Agreement

Deviations and Exceptions

Deviations from and exceptions to terms, conditions, specifications or the manner of this RFP shall be described fully on the vendor’s letterhead stationery, signed and attached to the proposal submittal page(s) where relevant. In the absence of such statement the vendor shall be deemed to have accepted all such terms, conditions, specifications and the manner of the RFP. A vendor’s failure to raise an issue related to the terms, conditions, specifications or manner of this RFP prior to the proposal submission deadline in the manner described shall constitute a full and final waiver of that vendor’s right to raise the issue later in any action or proceeding relating to this RFP.

Mandatory Informational Meeting

Saint Paul College will hold a mandatory informational project meeting on Friday, March 29, 2019 at 1:30 pm (CST), Saint Paul College, 235 Marshall Avenue, Saint Paul, MN 55101 in room 1410. It is recommended all potential or interested responders attend the meeting. Please register your attendance in advance by sending an email notification to Scott Wilson at Scott.Wilson@saintpaulcollege.edu and Daniel.Kirk@saintpaul.edu

Owner’s Right to Amend the RFP

The Owner reserves the right to amend any segment of the RFP prior to selection of a successful respondent and award of a contract. If a change occurs in the Owner’s requirements causing a modification of the RFP scope of work or statement of requirements, such change will be communicated in writing as an addendum to the RFP and made available to all prospective responders. Any addenda to this RFP will be posted on the Minnesota State Colleges and Universities website:

http://www.minnstate.edu/vendors/index.html under FACILITIES CONSULTANT & CONTRACTOR OPPORTUNITIES

Responders must meet the requirements of all addenda and acknowledge receipt of all addenda in their proposal cover letter.

Duration of Offer

All proposal responses must indicate they are valid for a minimum of thirty (30) calendar days from the date of the proposal opening unless extended by mutual written agreement between Saint Paul College and the vendor.

Prices and terms of the proposal as stated must be valid for the length of the resulting contract.

Authorized Signature

The proposal must be completed and signed in the firm’s name or corporate name of the vendor, and must be fully and properly executed and signed in blue or black ink by an authorized representative of the vendor. Proof of authority of the person signing must accompany the response.
Proposal Rejection and Waiver of Informalities

This RFP does not obligate the Minnesota State Colleges and Universities, its Board of Trustees or Saint Paul College to award a contract or complete the proposed project and each reserves the right to cancel this RFP if it is considered to be in its best interest. Saint Paul College also reserves the right to waive minor informalities and, not withstanding anything to the contrary, reserves the right to:

1. reject any and all proposals received in response to this RFP;
2. select a proposal for contract negotiation other than the one with the lowest cost;
3. negotiate any aspect of the proposal with any vendor;
4. terminate negotiations and select the next most responsive vendor for contract negotiations;
5. terminate negotiations and prepare and release a new RFP;
6. terminate negotiations and take such action as deemed appropriate.

Section II. Parties to the RFP

Saint Paul College

Section III. Vendor Requirements

Owner Representative’s services as listed below will be provided by utilizing the Owner’s enterprise project management system. Owner’s Representative Duties and Responsibilities shall include:

Minnesota State Enterprise Project Management System

1. Manage and maintain project information within the Minnesota State Colleges and Universities’ web-based enterprise project management system (EPMS). Minnesota State Colleges and Universities’ project management software is “e-Builder”. It includes real time visibility of the Project status, coordination, reporting, and a central location for all project information. Information required to be maintained in e-Builder includes, but is not limited to the following Project documents: contracts and amendments, meeting minutes, correspondence, budgets, cost estimates, invoices, Applications for Payment, Construction Schedules, design documents, Drawings, Specifications, Project Manuals, bids, construction modifications, submittals, O&M data and closeout documents.

2. Assist with the reconciliation of commitments and transactions between e-Builder and ISRS. Fully capture and upload all relevant financial documentation into e-Builder. Documents may include Project-related budgets, estimates, encumbrances, contracts and amendments, change orders, purchase orders, invoices and payments.

3. Attend e-Builder refresher training for Owner’s Representative at the Minnesota State Colleges and Universities system office if needed. Refresher training is a minimum of four hours. Training shall be completed by the selected OR firm within thirty (30) calendar days of contract execution.
Overall Coordination

1. Provide required services between the Owner, the A/E design team, consultants and the construction contractor(s) as necessary related to the design and/or construction of the Project. The OR shall report to the campus Project Manager and, as authorized, act on behalf of the Owner. The OR is a consultant and not a Minnesota State or State of Minnesota employee. The OR has no authority to enter into any contracts or otherwise legally obligate the State of Minnesota, Minnesota State, or Minnesota State institutions. All approval and signature authority for expenditure of funds rests with the Owner and its duly authorized designee(s).

2. Coordinate major elements of design and construction activities with the campus’ schedules to minimize disruptions.

3. Review CM@r Schedule and coordinate Owner Responsibilities including testing and inspections, commissioning, Owner installed furnishings and equipment, substantial completion, punch list, closeout, and warranty. Maintain the Project schedule in e-Builder.

4. Review and have a working knowledge of Minnesota State AIA A133-2017/B133-2017 CM@r Agreements with the Architect, the Construction Manager at Risk, and the AIA 201-2017 General Conditions.

Design

1. Review project Schematic, Design Development, and Construction Documents documentation and cost estimates prepared by the A/E and/or CM@r for conformance with Minnesota State Design Standards, Minnesota State Project Budget Worksheet, constructability, and code compliance and document to the Owner any issues. Evaluate and recommend opportunities for Value Engineering. Evaluate and recommend opportunities for Alternates.

2. Work with the campus to prepare the CM RFQ, advertise in the State Register, conduct information meetings and interview CM firms submitting for the RFQ. Coordinate the shortlisting of CM firms.

3. Participate in the interviews of the shortlisted firms for selection of the CM@r. Assist with the preparation of the contract.

4. Coordinate the concurrent design efforts of any roof replacement and major renovation. Review scope issues with the design teams and provide clarifications to the teams in consultation with the Owner and system office.

5. Assist the A/E design team and Owner to prioritize the academic program needs to help reach a construction estimate within the allowable budget.

6. Assist the Construction Manager at Risk in achieving a Guaranteed Maximum Price (GMP) within the Owner’s allowable budget. Attend design and coordination meetings as necessary to arrive at an approved GMP.
7. Develop and fully coordinate the temporary relocation of the student services, classrooms, faculty and other related parties impacted by the construction. Manage all aspects of the move, staging, and the relocation efforts.

Bidding

1. Review pre-qualification process with CM@r for conformance with state statues.

2. Assist with the preparation of final Bidding Documents; attend pre-bid, bid and post-bid meetings.

3. Review insurance, bonds, and submittals; recommend to the Owner issuance of Notice to Proceed (NTP).

Construction

1. Assist the Owner in hiring inspection and testing consultant(s) services as necessary to assure conformance to Minnesota State Design Standards, Quality Assurance plan and contract documents. Coordinate and evaluate proposals for services and obtain Owner purchase orders or contracts for same. Ensure that all required inspection and testing is performed to standards and as scheduled. The Owner’s other consultants and contractors may include, but are not limited to the following:
   a. Construction Testing and Inspection services
   b. Abatement Contractor
   c. Building Envelope
   d. Exterior Window and Curtain Wall Consultant
   e. Masonry Flashings Consultant
   f. and others as needed

2. Coordinate and assist the Owner in hiring appropriate Construction Testing and Inspection services as required by the project documents which include but are not limited to:
   a. Construction materials

3. Attend construction progress meetings every other week to represent the Owner. Attend Pre-Installation meetings to represent the Owner. Monitor the contractors’ performance and the quality of the construction. **The Owner requires OR representation on site a minimum of one (1) day (minimum six (6) hours on site) per week as an average throughout the course of construction, more for critical construction processes and less when less critical.**

4. Report to the Owner, System Office, and A/E any nonconformance with the Contract Documents. Review and recommend appropriate corrective actions with the A/E and Owner. Assist the A/E in reviewing corrections to be completed by the construction contractor(s).

5. Review any concern to the initial submittal of the general contractor’s detailed construction schedule and recommend any action to the Owner and A/E. Monitor construction progress and the construction contractor’s schedule every 2 weeks. Maintain and update the construction schedule in e-Builder on behalf of the Project Manager. Review the contractor’s monthly updates
as required by contract documents, document any discrepancies and make recommendations to the Owner.

6. Provide construction progress photos documenting the construction of the Project. A minimum of ten (10) photos shall be made every two weeks to document overall construction progress and key details. Special attention shall be given to concealed construction and as-constructed conditions to document construction record information. Progress photo reports shall be submitted to the Owner weekly in a written report with text descriptions of each photo and important features to be noted. Provide the report in electronic format and/or hard copy.

7. Prepare a monthly status report for the Owner and the System Office summarizing at a minimum: key construction activities progress, conformance to the approved Construction Progress Schedule(s), Total Budget Summary/Status report, current or potential problems, recommendations for Owner actions and quality issues. Provide other project information and reports as requested by the Owner and the System Office.

8. Review Requests for Information, Proposal Requests, Construction Change Directives, and Change Order for conformance to contract documents, quantities, changes to contract time or costs, and make written recommendations to the Owner, A/E and CM@r.

9. Assist with claims and dispute resolution.

10. Ensure that all building systems are functional and that the construction contractor(s) obtain Certificate(s) of Occupancy from the officials having jurisdiction prior to the A/E issuing Certificate(s) of Substantial Completion.

11. Manage transfer of building operations to Owner. Coordinate and document equipment start-up, orientation, and training.

12. Coordinate HVAC, electrical and other systems commissioning work.

13. Coordinate Project-related asbestos abatement work.

**Project Closeout**

1. Participate in Project inspection(s) for Substantial Completion(s) and warranty inspections.

2. Coordinate and document receipt of warranties, operation and maintenance manuals, and “as-built” documents.

**Warranty**

1. Coordinate Project Final Closeout(s) and all closeout documentation with the construction Contractor(s) and the A/E design team for delivery to the Owner.

2. Participate in Project inspection(s) for Final Completion(s).
Information Contact

Saint Paul College’s agent for purposes of responding to inquiries about the RFP is:

Name: Scott Wilson
Title: Vice President of Finance & Operations
Address: 235 Marshall Avenue, Saint Paul, MN 55102
Telephone: 651-846-1694
E-mail address: scott.wilson@saintpaul.edu

Other persons are not authorized to discuss RFP requirements before the proposal submission deadline and SAINT PAUL COLLEGE shall not be bound by and responders may not rely on information regarding RFP requirements obtained from non-authorized persons. Questions must include the name of the questioner and his/her telephone number, fax number and/or e-mail address. Anonymous inquiries will not be answered.

Section IV. Response Evaluation

Criteria described below, based upon the point scale, will be used to evaluate Responder’s proposals. The evaluation may include requests for additional information, and will focus on the specifics of the Responder’s response to the RFP and approach.

The Owner does not agree to reach a decision on a specific date as to which firms selected, although it is intended the evaluation and selection will be completed by the date identified in the Selection and Implementation Timeline article of this RFP.

General criteria upon which proposals will be evaluated include, but are not limited to, the following:

PASS /FAIL REQUIREMENTS:

1.) Responder’s proposal must be submitted on time.
2.) Respondents shall make affirmative representations of the following on the proposal Cover Letter.
   a. A representative of the Responder’s Firm must have attended the mandatory meeting and shall so state in the affirmative statements.
   b. Submittal shall bear an original signature, in ink, of a principal of the firm.
   c. A statement that proposal contents are true and accurate to the best knowledge of signatory.
   d. A statement of commitment to enter into the work promptly, if selected, by assigning the persons named in the proposal along with adequate staff to meet requirements of the work.
COMPANY PROFILE - - 5 points

The Respondent will submit a company profile. Factors favorable to a Respondent will be stability of the Respondent’s business and greater length of experience that would contribute to the Respondent’s performance on this project. Factors unfavorable to a Respondent would be civil or criminal judgments or financial defaults that would affect the Respondent’s performance or failure to complete projects.

SERVICE AND SUPPORT - - 10 points

The Respondent will provide descriptive narratives of its problem-solving successes on a) service and support generally, b) service and support as reflected by quality control, and c) service and support as reflected by use of information technology. A factor favorable to a Respondent is its ability to demonstrate a service and support approach that serves the interests of the Owner on this project, and which can be proven by the Respondent to have been carried out successfully on other projects. Another factor that would be favorable to a Respondent would be a comprehensive communications plan. A third favorable factor would be the use by the Respondent of sophisticated and state-of-the art information technology in its performance of its project duties.

STAFFING - - 20 points

The Respondent will list the members of its team that will be assigned to the project, their planned responsibilities on this project, and the anticipated percentage of the time of each to be used during specified portions of the project period. The Respondent will attach summary resumes of all team members, stating the years of each with the company, as well as qualifications and special expertise, including specific experience with projects similar to the one that is the subject of this RFP. Highlight individual experience if performed under a previous firm. Factors favorable to a Respondent are the assignment of experienced and highly qualified team members with substantial expertise on similar projects.

RELEVANT EXPERIENCE WITH SIMILAR PROJECTS - - 20 points

The Respondent will provide a summary (ten pages maximum) of its Owner’s Representative or similar experience with projects of similar nature and scope to the project, specifically stating project description, scale and complexity, and geographic location of each. The summary should include the following:

A. Projects at Minnesota State, 2010 to present.
B. The members of your proposed team for the present project that worked on the previous project and in what capacity.
C. Non-Minnesota State projects completed 2010 to present. The Respondent shall provide as to these projects the name of the Owner and the name of an Owner’s contact person with phone number and email address. The Owner reserves the right to independently obtain confirmation of the Respondent’s information from such Owners.
PROJECT APPROACH, METHODOLOGY, AND WORK PLAN - 25 points

The Respondent should describe its understanding of the project and its approach and methodology for providing Owners Representative services, describe whatever difficulties or challenges it foresees in providing services to the Owner on this project, how it expects to manage those difficulties or challenges, and what assistance it requires from the Owner for such management. Additionally, the Respondent should describe any special services, product characteristics, or generally other benefit or advantage to the Owner in selecting the Respondent for the project.

COST - 20 points

The Respondent shall complete a separate Owner’s Representative Services Matrix for Phase 1 and for Phase 2. List the team members by name providing services, include their estimated hours and hourly rate, yielding a Personnel Expenses Subtotal. Reimbursement for travel and subsistence expenses actually and necessarily incurred by the Respondent in performance of this contract shall be included in the Respondent’s basic hourly fee. The Owner Representative basic hourly rate will be used to calculate points using following criteria.

The proposal with the lowest basic hourly rate will receive the maximum points. Points will be awarded to each of the other proposals by dividing the lowest proposal’s basic hourly rate by each of the other proposal basic hourly rates. The answer will always be less than 1. Take the answer of the division and multiply by the maximum points. The answer will be the number of points (rounded to the nearest whole number) assigned to the total cost for this Responder.

PREFERENCES - 6 points (extra points)

Preference to Targeted Group (TG) and Economically Disadvantaged (ED) Business and Individuals
In accordance with Minnesota Rules, part 1230.1810, subpart B and Minnesota Rules, part 1230.1830, certified Targeted Group Businesses and individuals submitting proposals as prime contractors shall receive the equivalent of a six percent preference in the evaluation of their proposal, and certified Economically Disadvantaged Businesses and individuals submitting proposals as prime contractors shall receive the equivalent of a six percent preference in the evaluation of their proposal. Eligible TG or ED businesses must be currently certified by the Materials Management Division prior to the solicitation opening date and time. For information regarding certification, contact the Materials Management Helpline at 651.296.2600, or you may reach the Helpline by email at mmdhelp.line@state.mn.us. For TTY/TDD communications, contact the Helpline through the Minnesota Relay Services at 1.800.627.3529. Include a copy of the letter of certification or a screen print of the appropriate website showing certification as part of the RFP response submittal.

Veteran-owned/Service Disabled Veteran-Owned Preference – 6 points
In accordance with Laws of Minnesota, 2009, Chapter 101, Article 2, Section 56, eligible certified veteran-owned and eligible certified service-disabled veteran-owned small businesses will receive a 6
percent preference in the evaluation of their proposal.

Eligible veteran-owned and eligible service-disabled veteran-owned small businesses should complete the Veteran-Owned/Service Disabled Veteran-Owned Preference Form in this solicitation, and include the required documentation. Only eligible, certified, veteran-owned/service disabled small businesses that provide the required documentation, per the form, will be given the preference.

Eligible veteran-owned and eligible service-disabled veteran-owned small businesses must be currently certified by the U.S. Department of Veterans Affairs prior to the solicitation opening date and time to receive the preference. Information regarding certification by the United States Department of Veterans Affairs may be found at [https://www.va.gov/osdbu/](https://www.va.gov/osdbu/).

A proposal may be rejected if it is determined that a vendor’s ability to work with the existing infrastructure will be too limited or difficult to manage.

**Section V. Additional RFP Response and General Contract Requirements**

**Notice to Vendors and Contractors**

As a condition of this contract, CONTRACTOR is required by Minn. Stat. §270C.65 to provide a social security number, a federal tax identification number or Minnesota tax identification number. This information may be used in the enforcement of federal and state tax laws. These numbers will be available to federal and state tax authorities and state personnel involved in approving the contract and the payment of state obligations. Supplying these numbers could result in action to require CONTRACTOR to file state tax returns and pay delinquent state tax liabilities. This contract will not be approved unless these numbers are provided.

If you are an independent contractor, Minn. Stat. §256.998 requires the state to report your name, address and social security number to the New Hire Reporting Center of the Minnesota Department of Human Services unless your contract is for less than two months in duration with gross earnings of less than $250.00 per month. This information may be used by state or local child support enforcement authorities in the enforcement of state and federal child support laws.

**Problem Resolution Process**

A formal problem resolution process will be established in the contract to address issues raised by either Saint Paul College or the vendor.

**Affidavit of Non-Collusion**

All responding vendors are required to complete the Affidavit of Non-Collusion form (Attachment 1) and submit it with the response.
Human Rights Requirements

For all contracts estimated to be in excess of $100,000 all responding vendors are required to complete the Human Rights Certification Information and Affirmative Action Data Page (Attachment 2) and submit it with the response. As required by Minnesota Rule 5000.3600, "It is hereby agreed between the parties that Minnesota Statutes §363A.36 and Minnesota Rule 5000.3600 are incorporated into any contract between these parties based upon this specification or any modification of it. Copies of Minnesota Statutes §363A.36 and Minnesota Rules 5000.3400 - 5000.3600 are available from the Minnesota Bookstore, 660 Olive Street, St. Paul, MN 55155. All responding vendors shall comply with the applicable provisions of the Minnesota Affirmative Action law, Minnesota Statutes §363.A36. Failure to comply shall be grounds for rejection.

Insurance Requirements

A. The selected vendor will be required to submit a Certificate of Insurance to the Saint Paul College’s authorized representative prior to execution of the contract. The selected vendor shall not commence work under the contract until they have obtained all the insurance described below and Minnesota State has approved evidence of such insurance. Vendor shall maintain such insurance in force and effect throughout the term of the contract.

B. The selected vendor will be required to maintain and furnish satisfactory evidence of the following:

a. Workers’ Compensation Insurance: The vendor must provide workers’ compensation insurance for all its employees and, in case any work is subcontracted, the vendor will require the subcontractor to provide workers’ compensation insurance in accordance with the statutory requirements of the State of Minnesota, including Coverage B, Employer’s Liability. Insurance minimum limits are as follows:

$100,000 – Bodily Injury by Disease per employee
$500,000 – Bodily Injury by Disease aggregate
$100,000 – Bodily Injury by Accident

If Minnesota Statute 176.041 exempts CONSULTANT from Workers’ Compensation insurance or if the CONSULTANT has no employees in the State of Minnesota, CONSULTANT must provide a written statement, signed by an authorized representative, indicating the qualifying exemption that excludes CONSULTANT from the Minnesota Workers’ Compensation requirements.

If during the course of the contract the CONSULTANT becomes eligible for Workers’ Compensation, the CONSULTANT must comply with the Workers’ Compensation Insurance requirements herein and provide the State of Minnesota with a certificate of insurance.

b. Commercial General Liability. The vendor will be required to maintain a comprehensive commercial general liability insurance (CGL) policy protecting it from bodily injury claims and property damage claims which may arise from operations under the contract whether the
operations are by the vendor or by a subcontractor or by anyone directly or indirectly employed under the contract. The minimum insurance amounts will be:

$2,000,000.00 per occurrence
$2,000,000.00 annual aggregate
$2,000,000.00 annual aggregate – Products/Completed Operations

In addition, the following coverages must be included:

Premises and Operations Bodily Injury and Property Damage
Personal and Advertising Injury
Products and Completed Operations Liability
Blanket Contractual Liability

The Board of Trustees of the Minnesota State Colleges and Universities and its officers and members, to include the Project’s College or University, the State of Minnesota, officers and employees of the State of Minnesota, named as an Additional Insured, to the extent permitted by law.

c. Commercial Automobile Liability. The vendor will be required to maintain insurance protecting it from bodily injury claims and property damage claims which may arise from operations of vehicles under the contract whether such operations were by the vendor, a subcontractor or by anyone directly or indirectly employed under the contract. The minimum insurance amounts will be:

$2,000,000.00 per occurrence Combined Single Limit (CSL) for Bodily Injury and Property Damage

In addition, the following coverages should be included:

Owned, Hired, and Non-owned Automobile

Additional Insurance Conditions:

- CONSULTANT’s policy(ies) shall be primary insurance to any other valid and collectible insurance available to Minnesota State with respect to any claim arising out of CONSULTANT’s performance under this contract;
- If CONSULTANT receives a cancellation notice from an insurance carrier affording coverage herein, CONSULTANT agrees to notify Minnesota State in accordance with the policy provisions with a copy of the cancellation notice, unless CONSULTANT’s policy(ies) contain a provision that coverage afforded under the policy(ies) will not be cancelled without advanced written notice to Minnesota State in accordance with the policy provisions;
- CONSULTANT is responsible for payment of Contract related insurance premiums and deductibles;
- If CONSULTANT is self-insured, a Certificate of Self-Insurance must be attached;
- CONSULTANT’s policy(ies) shall include legal defense fees in addition to its liability policy limits, with the exception of Professional Liability insurance above;
• CONSULTANT shall obtain insurance policy(ies) from insurance company(ies) having an “AM BEST” rating of A- (minus); Financial Size Category (FSC) VII or better, and authorized to do business in the State of Minnesota; and
• An Umbrella or Excess Liability insurance policy may be used to supplement the CONSULTANT’s policy limits to satisfy the full policy limits required by the Contract.

C. Saint Paul College reserves the right to immediately terminate the contract if the vendor is not in compliance with the insurance requirements and retains all rights to pursue any legal remedies against the vendor. All insurance policies must be available for inspection by Saint Paul College and copies of policies must be submitted to Saint Paul College's authorized representative upon written request.

State Audit

The books, records, documents and accounting practices and procedures of the vendor relevant to the contract(s) must be available for audit purposes to Minnesota State and the Legislative Auditor’s Office for six (6) years after the termination/expiration of the contract.

Minnesota Government Data Practices Act

The requirements of Minnesota Statutes § 13.05, subd. 11 apply to the contract. The vendor must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by Minnesota State, its schools and the System Office in accordance with the contract and as it applies to all data created, gathered, generated or acquired in accordance with the contract. All materials submitted in response to this RFP will become property of the State of Minnesota and will become public record after the evaluation process is completed. Pursuant to the statute, completion of the evaluation process occurs when Minnesota State has completed negotiating the contract with the selected vendor. If the vendor submits information in response to this RFP that it believes to be trade secret materials as defined by the Minnesota Government Data Practices Act, the vendor must:

• mark clearly all trade secret materials in its response at the time the response is submitted;
• include a statement with its response justifying the trade secret designation for each item;
• defend any action seeking release of the materials it believes to be trade secret, and indemnify and hold harmless the State of Minnesota, Minnesota State, its agents and employees, from any judgments or damages awarded against the State or Minnesota State in favor of the party requesting the materials, and any and all costs connected with that defense. This indemnification survives Minnesota State award of a contract. In submitting a response to this RFP, the responder agrees this indemnification survives as long as the trade secret materials are in possession of Minnesota State.

Minnesota State will not consider the prices submitted by the Responder to be proprietary or trade secret materials.
Conflict of Interest

The vendor must provide a list of all entities with which it has relationships that create, or appear to create, a conflict of interest with the work that it is contemplated in this Request for Proposal. The list should indicate the names of the entity, the relationship, and a discussion of the conflict.

Organizational Conflicts of Interest

The responder warrants that, to the best of its knowledge and belief, and except as otherwise disclosed, there are no relevant facts or circumstances that could give rise to organizational conflicts of interest. An organizational conflict of interest exists when, because of existing or planned activities or because of relationships with other persons, a vendor is unable or potentially unable to render impartial assistance or advice, or the vendor’s objectivity in performing the contract work is or might be otherwise impaired, or the vendor has an unfair competitive advantage. The responder agrees that, if after award, an organizational conflict of interest is discovered, an immediate and full disclosure in writing must be made to the respective school’s chief financial officer or the System Office’s Business Manager that must include a description of the action which the vendor has taken or proposes to take to avoid or mitigate such conflicts. If an organizational conflict of interest is determined to exist, the school or System Office may, at its discretion, cancel the contract. In the event the responder was aware of an organizational conflict of interest prior to the award of the contract and did not disclose the conflict to the contracting officer, the school or System Office may terminate the contract for default. The provisions of this clause must be included in all subcontracts for work to be performed similar to the service provided by the prime contractor, and the terms “contract,” “contractor,” and “contracting officer” modified appropriately to preserve Minnesota State rights.

Physical and Data Security

The vendor is required to recognize that on the performance of the contract the vendor will become a holder of and have access to private data on individuals and nonpublic data as defined in the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13; and other applicable laws.

In performance of the contract, the vendor agrees it will comply with all applicable state, federal and local laws and regulations, including but not limited to the laws under Minnesota Statute Chapters 13 relating to confidentiality of information received as a result of the contract. The vendor agrees that it, its officers, employees and agents will be bound by the above confidentiality laws and that it will establish procedures for safeguarding the information.

The vendor agrees to notify its officers, employees and agents of the requirements of confidentiality and of the possible penalties imposed by violation of these laws. The vendor agrees that neither it, nor its officers, employees or agents will disclose or make public any information received by the vendor on behalf of Minnesota State and Saint Paul College.

The vendor shall recognize Minnesota State sole and exclusive right to control the use of this information. The vendor further agrees it shall make no use of any of the described information, for either internal or external purposes, other than that which is directly related to the performance of the contract.
The vendor agrees to indemnify and hold harmless the State of Minnesota, Minnesota State and SAINT PAUL COLLEGE from any and all liabilities and claims resulting from the unauthorized disclosure by the vendor, its officers, employees or agents of any information required to be held confidential under the provisions of the contract. The vendor must return all source data to the “Authorized Representative” to be identified in the contract.

Section VI. RFP Responses

Submission

Sealed proposals must be received at the following address not later than 10:00 am CT on Wednesday, April 10, 2019:

Saint Paul College
Attention: Scott Wilson
235 Marshall Avenue, Room 1410
Saint Paul, MN 55102

The responder shall submit four [4] copies of its RFP response and a compact disc (or flash drive) with the RFP response in pdf format. Proposals are to be sealed in mailing envelopes or packages with the responder’s name and address clearly written on the outside. Proof of authority of the person signing must accompany the response.

Proposals received after this date and time will be returned to the responder unopened.

Fax and e-mail responses will not be considered.

Proposals made in pencil will be rejected. Alterations in cost figures used to determine the lowest priced proposal will be rejected unless initialed in ink by the person responsible for or authorized to make decisions as to price quoted. The use of “white out” is considered an alteration.

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ATTACHMENT 1

STATE OF MINNESOTA
AFFIDAVIT OF NON-COLLUSION

I swear (or affirm) under the penalty of perjury:

1. That I am the Responder (if the Responder is an individual), a partner in the company (if the Responder is a partnership), or an officer or employee of the responding corporation having authority to sign on its behalf (if the Responder is a corporation);

2. That the attached proposal submitted in response to the ________________________ Request for Proposal has been arrived at by the Responder independently and has been submitted without collusion with and without any agreement, understanding or planned common course of action with, any other Responder of materials, supplies, equipment or services described in the Request for Proposal, designed to limit fair and open competition;

3. That the contents of the proposal have not been communicated by the Responder or its employees or agents to any person not an employee or agent of the Responder and will not be communicated to any such persons prior to the official opening of the proposals; and

4. That I am fully informed regarding the accuracy of the statements made in this affidavit.

Responder’s Firm Name: __________________________________________

Authorized Signature: _____________________________________________

Date: __________________________________________________________

Subscribed and sworn to me this ________ day of ___________

Notary Public: _________________________________________

My commission expires: ________________________________
ATTACHMENT 2
MINNESOTA STATE COLLEGES AND UNIVERSITIES
NOTICE TO CONTRACTORS
WORKFORCE CERTIFICATION OF COMPLIANCE

It is hereby agreed between the parties that Minnesota State will require that affirmative action requirements be met by contractors in relation to Minnesota Statutes §363A.36 and Minnesota Rules, 5000.3400 to 5000.3600. Failure by a contractor to implement an affirmative action plan or make a good faith effort shall result in revocation of its certificate or revocation of the contract (Minnesota Statutes §363A.36, subdivisions 3 and 4).

Under the Minnesota Human Rights Act, §363A.36, businesses or firms entering into a contract over $100,000 which have more than forty (40) full-time employees within the state of Minnesota on a single working day during the previous twelve (12) months, or businesses or firms employing more than forty (40) full-time employees on a single working day during the previous twelve (12) months in a state in which its primary place of business is domiciled and that primary place of business is outside of the State of Minnesota but within the United States, must have submitted an affirmative action plan that was received by the Commissioner of Human Rights for approval prior to the date and time the responses are due. A contract over $100,000 will not be executed unless the firm or business having more than forty (40) full-time employees, either within or outside the State of Minnesota, has received a certificate of compliance signifying it has an affirmative action plan approved by the Commissioner of Human Rights. The Certificate is valid for four (4) years. For additional information, contact the Department of Human Rights, Freeman Building, 625 Robert Street North, Saint Paul, MN 55155.

Effective July 1, 2003. The Minnesota Department of Human Rights is authorized to charge a $150.00 fee for each Certificate of Compliance issued. A business or firm must submit its affirmative action plan along with a cashier's check or money order in the amount of $150.00 to the Minnesota Department of Human Rights or you may contact the Department for additional information at the Compliance Services Unit, Freeman Building, 625 Robert Street North, Saint Paul MN 55155.
STATE OF MINNESOTA –WORKFORCE CERTIFICATE INFORMATION
Required by state law for ALL bids or proposals that could exceed $100,000

Complete this form and return it with your bid or proposal. The State of Minnesota is under no obligation to delay proceeding with a contract until a company becomes compliant with the Workforce Certification requirements in Minn. Stat. §363A.36.

BOX A – MINNESOTA COMPANIES that have employed more than 40 full-time employees within this state on any single working day during the previous 12 months, check one option below:
☐ Attached is our current Workforce Certificate issued by the Minnesota Department of Human Rights (MDHR).
☐ Attached is confirmation that MDHR received our application for a Minnesota Workforce Certificate on ______________ (date).

BOX B – NON-MINNESOTA COMPANIES that have employed more than 40 full-time employees on a single working day during the previous 12 months in the state where it has its primary place of business, check one option below:
☐ Attached is our current Workforce Certificate issued by MDHR.
☐ We certify we are in compliance with federal affirmative action requirements. Upon notification of contract award, you must send your federal or municipal certificate to MDHR at compliance.MDHR@state.mn.us. If you are unable to send either certificate, MDHR may contact you to request evidence of federal compliance. The inability to provide sufficient documentation may prohibit contract execution.

BOX C – EXEMPT COMPANIES that have not employed more than 40 full-time employees on a single working day in any state during the previous 12 months, check option below if applicable:
☐ We attest we are exempt. If our company is awarded a contract, we will submit to MDHR within 5 business days after the contract is fully signed, the names of our employees during the previous 12 months, the date of separation, if applicable, and the state in which the persons were employed. Send to compliance.MDHR@state.mn.us.

By signing this statement, you certify that the information provided is accurate and that you are authorized to sign on behalf of your company.

Name of Company: ___________________________ Date ___________________________
Authorized Signature: ______________________ Telephone number: ______________________
Printed Name: ___________________________ Title: ___________________________

For Assistance with this form, contact:

Minnesota Department of Human Rights, Compliance Services

Email: compliance.mdhr@state.mn.us TTY: 651-296-1283
MINNESOTA STATE COLLEGES AND UNIVERSITIES
NOTICE TO VENDORS
WORKFORCE CERTIFICATION OF COMPLIANCE

The amended Minnesota Human Rights Act (Minnesota Statutes §363A.36) divides the contract compliance program into two categories. Both categories apply to any contracts for goods or services in excess of $100,000.

The first category applies to businesses that have had more than 40 full-time employees within Minnesota on a single working day during the previous 12 months. The businesses in this category must have submitted an affirmative action plan to the Commissioner of the Department of Human Rights prior to the due date and time of the response and must have received a Certificate of Compliance prior to execution of the contract or agreement.

The secondary category applies to businesses that have had more than 40 full-time employees on a single working day in the previous 12 months in the state in which its primary place of business is domiciled. The businesses in this category must certify to Minnesota State that it is in compliance with federal affirmative action requirements before execution of the contract. For further information, contact the Department of Human Rights, Compliance Services Unit, 625 Robert Street North, Saint Paul MN 55155; Voice: 651-296-5663; Toll Free: 800-657-3704; TTY: 651-296-1283.

Minnesota State is under no obligation to delay the award or the execution of a contract until a vendor has completed the Human Rights certification process. It is the sole responsibility of the vendor to apply for and obtain a Human Rights certificate prior to contract execution.

It is hereby agreed between the parties that Minnesota State will require affirmative action requirements be met by vendors in relation to Minnesota Statutes §363A.36 and Minnesota Rules, 5000.3400 to 5000.3600.

Under the Minnesota Human Rights Act, §363A.36, subdivision 1, no department or agency of the state shall execute an order in excess of $100,000 with any business within the State of Minnesota having more than 40 full-time employees in a single working day during the previous 12 months unless the firm or business has an affirmative action plan for the employment of minority persons, women, and the disabled that has been approved the Commissioner of Human Rights. Receipt of a Certificate of Compliance issued by the Commissioner shall signify that a firm or business has an affirmative action plan approved by the Commissioner.

Failure by the vendor to implement an affirmative action plan or make a good faith effort shall result in revocation of its certificate or revocation of the order (Minnesota Statutes §363A.36, subdivisions 3 and 4). A certificate is valid for a period of four (4) years.
A. A vendor shall not discriminate against any employee or applicant for employment because of physical or mental disability in regard to any position for which the employee or applicant for employment is qualified. The vendor agrees to take disabled individuals without discrimination based on their physical or mental disability in all employment practices such as the following: employment, upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection of training, including apprenticeship.

B. The vendor agrees to comply with the rules and relevant order of the Minnesota Department of Human Rights issued pursuant to the Minnesota Human Rights Act.

C. In the event of a vendor’s noncompliance with the requirements of this clause, actions for noncompliance may be taken by the Minnesota Department of Human Rights pursuant to the Minnesota Human Rights Act.

D. The vendor agrees to post in conspicuous places, available to employees and applicants for employment, notices in a form to be prescribed by the Commissioner of the Minnesota Department of Human Rights. Such notices shall state the vendor obligation under the law to take affirmative action to employ and advance in employment qualified disabled employees and applicants for employment and the rights of applicants and employees.

E. The vendor shall notify each labor union or representative of workers with which it has a collective bargaining agreement or other order understanding, that the vendor is bound by the terms of Minnesota Statutes §363A.36 of the Minnesota Human Rights Act and is committed to take affirmative action to employ and advance in employment physically and mentally disabled individuals.

It is hereby agreed between the parties that Minnesota Statutes §363A.36 and Minnesota Rules 5000.3400 to 5000.3600 are incorporated into any order of Minnesota Statutes §363A.36 and Minnesota Rules, 5000.3400 to 5000.3600 are available from Minnesota Bookstore, 660 Olive Street, St. Paul, Minnesota 55155.

By signing this statement the vendor certifies that the information provided is accurate.

NAME OF COMPANY: ______________________________________________

AUTHORIZED SIGNATURE: _________________________________________

TITLE: __________________________________________________________

DATE: __________________________________________________________

Revised 1/22/09
### Owner's Representative Services Matrix for Saint Paul College

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# Owner's Representative Services Matrix for Saint Paul College

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