



Dakota County
Community Development
Agency

**Development Consultant
Request for Proposals (RFP)
1500 Towerview Road, Eagan**

Master Plan for Redevelopment

**Dakota County CDA
1228 Town Centre Drive
Eagan MN 55123**

March 2, 2026

1. Introduction

The Dakota County Community Development Agency (“CDA”) is seeking proposals from qualified firms or consultants to develop a comprehensive Master Plan for approximately 39 acres of the former Delta Airlines operations center (the “Project Area”) for a housing community. The goal is to create a well-defined plan that aligns with both the CDA’s and City of Eagan’s (“City”) vision and anticipates future housing and community needs.

2. Project Area

The subject site is located within the Central Commons Special Area, one of four special areas created within the Eagan Comprehensive Plan to allow more focused planning efforts to direct policy for infill development and redevelopment where specialized mixed-use development has occurred or will likely occur. Special Area plans have been prepared as policy documents to be used when land use, site, building, zoning or circulation changes are proposed. Special Area plans are intended to be flexible to allow for creative private sector responses to meet the City’s vision.

The Project Area is a 39-acre site located in the northwest quadrant of Pilot Knob Road and Yankee Doodle Road near both I-494 and I-35E. The Project Area is just north and adjacent to Central Park. The building was originally constructed as a semi-conductor manufacturing facility but was later sold and used by Northwest/Delta airlines as a flight operations and support center. The building was partially demolished in 2025 and demolition will be completed in 2026.

Project Area Surroundings

The Eagan Community Center and surrounding park were completed in 2003 and serve as the City’s central community event space on a 56-acre parcel.

To the east of the Project Area Unysis Corporation is expected to remain and lower density residential is located north and west of the Project Area.

3. Public Infrastructure

Central Park. The City’s 56-acre Central Park is located immediately adjacent to the Project Area and is the City’s primary community gathering and recreation hub. Central Park has two large community pavilions, a bandshell, Core Valley Fitness Park, and a heavily used splash pad. The park hosts large-scale community events including Market Fest, 4th of July Fun Fest, Eagan Art Festival, and Food Truck Fest. The 50,000+ square foot Eagan Community Center is located within Central Park and includes a fitness center, indoor playground, senior center, and banquet/meeting/event spaces.

Wells and distribution lines. Several city wells are located in and around the Project Area and raw water lines around the site perimeter feed the Eagan North Water Treatment Facility at Coachman Road and Yankee Doodle Road. The City will require continued use and easements over distribution lines and wells to protect the water supply infrastructure.

Public Utilities. A 100-foot-wide natural gas pipeline easement runs through the site, though the pipeline has been abandoned. Xcel Energy has a main electrical line on the site that supports the existing adjacent neighborhood. The consultant will be required to evaluate existing public and private infrastructure to determine the relocation of utilities and infrastructure.

County and City roads. The Project Area is currently served from Pilot Knob Road (Dakota County Highway 31) via Towerview Road from the north. A private drive serves the property with a private city-maintained connection through Central Park to Central Parkway. Travel demand based on future land use mix will determine need for public right-of-way dedication and intersection improvements. Dakota County may restrict full access to Pilot Knob Road from Towerview Road if future land uses impact current trip generation.

The CDA has limited GIS mapping data that may be available identifying public and private infrastructure in the Project Area.

4. CDA Goals for Project

The CDA's goal is to have a working document that will provide guidance regarding the development of the Project Area.

- Community Revitalization
 - Encourage reinvestment in underutilized Project Area.
 - Improve neighborhood safety, walkability, and livability.
 - Strengthen community identity and pride through design that reflects local culture.
- Affordability & Mixed-Income Housing
 - Provide a mix of medium- and high-density housing options.
- Infrastructure & Connectivity
 - Upgrade utilities, streets, and public transit access.
 - Plan for regional stormwater ponding.
 - Improve pedestrian and bike networks.
 - Expand access to Central Park.

- Design Excellence
 - Promote high-quality, durable, and context-sensitive architecture.
 - Enhance public space and amenities.
 - Improve stormwater management, reduce carbon footprint.

It is important that the site meets the city’s goals as outlined in Northwest Central Commons Small Area Plan.

5. Project Components and Deliverables

Assessment of existing conditions and market demand. The consultant will assess the existing conditions of the site and improvements including infrastructure. The consultant will determine the feasibility of reuse of all or a portion of existing infrastructure. The consultant will complete a market analysis to determine feasibility of redevelopment or additional uses including timeframes for market absorption.

Deliverables:

- Analysis identifying existing infrastructure including roadway, drainage, retention, sewer, water, gas, electrical, telecommunications and fiber networks. Identify capacity issues and any other shortcomings of existing infrastructure conditions.
- Report on improvements and potential for reuse.
- Market analysis for medium- and high-density housing development including market absorption estimates.

Analysis of public amenity needs in Project Area. The consultant will evaluate the potential for options for shared parking including connections and accessibility, trails, and infrastructure to support recreation and activities.

Deliverables:

- A written report including color maps on locations of shared parking facilities, trails, sidewalks, and other infrastructure that connects to the existing public amenities including Central Commons Park, community center, and shopping areas.

The Master Redevelopment Plan. The consultant will prepare a plan which shall include a full color map(s) showing proposed allocated land uses, preliminary site plan including potential lot locations, locations and required easements for roads, utilities, stormwater, and other necessary public and private infrastructure including shared parking areas.

Deliverables:

- Full color Master Redevelopment plan map/s showing allocated land uses, a preliminary site plan including lot locations and size, and infrastructure improvements, including but not limited to roadway design, anticipated traffic volumes, drainage, stormwater management features, and utilities (sanitary sewer, water, gas, electrical, telecommunications, fiber).
- A narrative description of map elements shall be included.
- A written report including color maps depicting options for housing types and infrastructure including estimates of development costs including grading, infrastructure, and construction.

When developing the proposal, please refer to the following documents that can be found on the City of Eagan's website:

- The City's Stormwater Management Plan Update - [EaganSWMPFinalPDFJan2019.pdf](#)
- The City's Wastewater Management Plan - [Report Master Template](#)
- The City's Water Supply and Distribution Plan - [EaganFWMPFinalPDFJan2019v2.pdf](#)
- Other public works plans are here: [Public Works Documents](#)
- The Northwest Central Commons Small Area Plan is here: [The Northwest Central Commons Small Area Plan](#)

Desired, but not required, that all Deliverables meet the requirements of Web Content Accessibility Guidelines (WCAG) 2.1 (Level AA) at the time of delivery to the CDA.

6. Submission

Questions regarding the RFP shall be submitted in writing to Lori Zierden, Real Estate Manager, at lzierden@dakotacda.org no later than noon on Friday, March 20. Written responses to all questions received will be posted at <https://www.dakotacda.org> no later than 4:00 p.m. on Friday, March 27. No oral questions on the RFP will be accepted.

The RFP submission deadline is noon on Friday, April 10. Proposals shall be in pdf format and submitted electronically to lzierden@dakotacda.org. Submissions shall be a maximum of 15 pages including the cover letter. Submissions shall include:

- A project timeline with identified milestones, phases, dates for submission of draft deliverables, and decision-making deadlines.
- A schedule of project meetings including participants and meeting goals.
- Scope of work including the components and deliverables listed in this RFP.
- Any proposed modifications to the planning process described in this RFP.

- Project budget including reimbursable expenses and the cost distribution between components and deliverables.
- Project team composition including project roles, key contact information and availability, estimated hours, experience on similar projects, and hourly cost.
- References for similar projects including at least two organizations one of which must be governmental.
- Description of the nature, magnitude, and current status of any claims or suits against any project team members – individuals or firms – within the last three years in any matter related to professional activities.
- In addition to the 15-page proposal, consultants may submit up to 15 pages with resumes of team members and information on similar projects by the project team.

7. Consultant Introduction, Team Organization, and Qualifications and Experience

Provide a brief company history and organizational structure of the consultant including an outline of the consultant’s previous and current projects demonstrating qualifications to provide the scope of services requested by the RFP.

State in writing or provide an organization chart showing the team members and key personnel. Identify the team members’ areas of responsibility. Provide any subcontractors’ company name, address, contact person, email and telephone number.

Identify similar projects undertaken by the consultant within the last five (5) years. For each project, provide the client’s name, address and telephone number for a contact person currently available who is familiar with the consultant’s performance on each project listed.

8. Selection and Schedule

The following criteria will be considered in the selection process:

- The responsiveness to RFP, completeness of the RFP, and adherence to submission requirements.
- Demonstrated understanding of CDA goals, project components, and deliverables.
- Experience of project team on similar projects.
- Proposed budget and allocation of costs.
- Feasibility of proposed timeline.

Interviews with finalist consultants are tentatively scheduled for the week of April 20, 2026. Selection of consultant is anticipated to occur in May 2026, and contract work is expected to begin within 30 days of contract approval.

The CDA in its sole and absolute discretion, reserves the right to determine whether any aspect of the proposal satisfactorily meets the criteria established in this RFP; the right to seek clarification from any proposer; the right to negotiate with any proposer; the right to reject any or all proposals with or without cause; the right to waive any or all informalities or irregularities in the proposals received; the right to investigate the qualifications or experience of any proposer; and the right to cancel, withdraw and/or amend any and all parts of the RFP. The CDA further reserves the right to request additional information or clarification and to allow corrections or errors or omissions during the evaluation process.

9. Non-Collusion

Proposers shall not collude with other proposers or competitors or take any other action that will restrict competition. Violation of this provision may result in rejection of an otherwise complete proposal.

10. Contract Language

The following provisions will be included in a consultant contract.

Data Practices. Pursuant to Minn. Stat. § 13.05, subd. 11, all of the data created, collected, received, stored, used, maintained, or disseminated by Consultant in performing an owner's function under this Agreement is subject to the requirements of the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, and Consultant must comply with those requirements as if it were a government entity.

Right In Work Product. The work product of Consultant's services, including results, and all ideas, developments, and inventions which Consultant conceives or reduces to practice during the course of his performance under this Agreement and subsequently reimbursed for by the CDA for such work shall be the exclusive property of the CDA. This information, material, and any such inventions shall be deemed the CDA's proprietary information and shall not be disclosed to anyone outside of the CDA or used by Consultant or others without the prior written consent of the CDA. Provided, however, the Consultant has the right to reuse such information and material in the normal course of its business and retains all rights in its standard drawing details and specifications, and in all field data, notes and databases. Other than reuse or modification by the Consultant, the CDA waives all claims against the Consultant resulting from any changes or reuse of such information and material. The Consultant will furnish the CDA with electronic data versions of certain drawings or other written documents ("Digital Data") compatible with the CDA's software (to the extent possible) unless otherwise agreed upon and/or provided in hard copy form. In the event of any conflict between a hard copy document and the Digital Data, the hard copy document governs. The Digital Data shall be

prepared in the current software in use by the Consultant and is not warranted to be compatible with other systems or software.

Any Digital Data submitted by the Consultant to the CDA is submitted for an acceptance period of 60 days ("Acceptance Period"). Any defects that the CDA discovers during this period and reports to the Consultant will be corrected by the Consultant at no extra charge. For correction of defects reported to the Consultant after the Acceptance Period, the CDA shall compensate Consultant on an hourly basis at Consultant's billing rates. The CDA understands that the Digital Data is perishable and the CDA is responsible for maintaining it.

Nondiscrimination in employment. For work under this Contract the Contractor must agree:

A. That in the hiring of common or skilled labor for the performance of any work under this Contract or any subcontract hereunder, no contractor, material supplier or vendor shall, by reason of race, creed, color or national origin, discriminate against the person or persons who are qualified and available to perform the work to which such employment relates.

B. That no Contractor, material supplier or vendor shall, in any manner, discriminate against or intimidate or prevent the employment of any person or persons, or on being hired, prevent or conspire to prevent any person or persons from the performance of the work under this Contract on account of race, creed, color or national origin.

C. Violation of this section shall be cause for cancellation or termination of this Contract.

Contractor's obligations to subcontractors. The Contractor shall pay any subcontractor within ten days of the Contractor's receipt of payment from the Owner for undisputed services provided by the subcontractor. The Contractor shall pay interest of one and one-half (1-1/2%) percent per month or any part of a month to the subcontractor on any undisputed amount not paid on time pursuant to this provision to the subcontractor. The minimum monthly interest penalty payment for an unpaid balance of one hundred (\$100.00) dollars or more shall be ten (\$10.00) dollars. For an unpaid balance of less than one hundred (\$100.00) dollars, the Contractor shall pay the actual penalty due under this provision to the subcontractor. A subcontractor who prevails in a civil action to collect interest penalties from the Contractor shall be awarded its costs and disbursements, including attorney's fees, incurred in bringing the action.