

CAPACITY STATEMENT

September 22, 2026

**RE: University of Minnesota
Small Business Directory Inclusion Application
Capacity Statement**

To whom it may concern,

Great Places Analysis and Design, LLC (Great Places) is pleased to be considered for inclusion in the Small Business Directory for work across the campuses of the University of Minnesota (U of M) across the state of Minnesota.

As requested as a part of the Small Business Directory application process, this statement is intended to provide an overview of Great Places' types of work and capacity for consideration of new work that meets the needs of the U of M's system.

Types of Work Provided by Great Places

Great Places is a civil engineering analysis and design firm that specializes in multimodal transportation planning, analysis, and engineering solutions for public sector agencies and private sector clients throughout the Midwest. With each project, Great Places strives to increase safety and mobility for all transportation users and increase vibrancy for the communities surrounding each transportation project. Below is a sample of the work types that Great Places provides that may be applicable to the U of M's campuses. Many of these work types can be bundled together into a larger project or serve as standalone work depending on the needs of the U of M campus.

Transportation Planning and Scoping

This work generally involves proactively and reactively identifying issues and contributing factors related to transportation safety, transportation mobility, infrastructure management, and budgeting. The work in this group generally serves to identify a project or set of projects to address a known, unknown, or perceived issue to enhance the safety, mobility, and/or vibrancy of a place or transportation facility.

- Transportation mobility planning
- Transportation safety action plan development, including FHWA Safe Streets and Roads for All (SS4A) program activities
- Infrastructure management planning
- Road safety audits
- Transportation and infrastructure project scoping
- Americans with Disabilities Act (ADA) transportation facilities evaluation and planning
- State and federal grant applications related to transportation
- Staff augmentation

Transportation Analysis

This work generally involves analysis of available data to inform the identification and implementation of potential improvements to solve a transportation safety or mobility issue.

- Analysis related to safety and mobility for pedestrians, bicyclists, drivers, transit users, and large vehicle operators
- Traffic capacity analysis modeling using Synchro/SimTraffic and other software packages
- Traffic speed calming
- Intersection traffic control analysis
- Multimodal traffic forecasting
- Feasibility analysis for transportation improvements
- Peer review of other consultants and public sector agency staff work products

Preliminary Design

This work generally involves development of concept drawings or layouts (pre-30% design level) or preliminary design plan development (30% design level) and associated items such as cost estimate development. The work in this task generally serves to allow the design to progress enough to achieve consensus on design philosophy, identify barriers to feasibility or implementation, and provide a set of drawings that can be used for internal budgeting and/or outside funding requests. Design work is generally performed using AutoCAD Civil 3D design software, but Bentley OpenRoads Designer (ORD) can be used for two-dimensional tasks if desired by the U of M.

- Transportation alternatives concept development
- Hand sketching transportation design concepts
- Design workshops and charrettes
- Public engagement activities, such as open house presentations and online engagement
- Preliminary design layout development, including identification of construction limits
- Preliminary (15-30% level) plan set development for work including pavements, curb and gutter, sidewalks, trails, bikeways, transit facilities, traffic control, signing, pavement markings, cross sections, and other surface transportation facilities
- Concept (pre-30% level) and preliminary design (30% level) cost estimating
- Peer review of other consultants and public sector agency staff work products

Final Design

This work generally involves development of plans, specifications, and cost estimates to eventually be used for bidding and construction. In final design, the philosophy of design from the preliminary design process is carried through to execution. Design work is generally performed using AutoCAD Civil 3D design software, but Bentley OpenRoads Designer (ORD) can be used for two-dimensional tasks if desired by the U of M.

- Plan development at 60%, 90%, and 100% design levels (and other milestone design levels if needed) for pavements, curb and gutter, alignments, profiles, sidewalks, trails, bikeways, pads for transit facilities, curb ramps and other ADA design, details, construction phasing, temporary traffic control, signing, pavement markings, and cross sections.
- In-kind or minor relocation of storm sewer, water mains/services, and sanitary sewer mains/services is supported (see Services Not Currently Offered for additional services related to stormwater, water distribution, and sanitary/wastewater facilities not currently offered)
- Development of standard specifications, standard details, design standards, and special provisions
- Itemized cost estimates at deliverable milestones
- Peer review of other consultants and public sector agency staff work products

Construction and Beyond

This work generally involves construction of the improvements identified in the plans and specifications and ensuring that the intent of the design is carried through in construction activities. This also includes evaluation of the facilities following construction to ensure the constructed project is meeting its intended purpose.

- Bidding phase services
- Design support through construction phase, including weekly meeting attendance, resolving Requests for Information (RFIs), review of shop drawings, coordination of other consultant activities
- Coordination and communication with property owners and stakeholders through construction activities
- Post-construction inspections and punchlist development
- Contract administration and enforcement
- Evaluation of project effectiveness following construction

Example Project Types

The following are examples of project types that Great Places would generally fit well in as either the prime consultant or a supporting subconsultant depending on the scope and scale of the project.

- Transportation network or infrastructure system planning

- Intersection or corridor transportation planning, analysis, and design efforts
- ADA evaluations
- Pavement preservation projects
- Mill and overlays or full depth reclamation projects
- Sidewalk, bikeway, or shared-use path additions or reconstructions
- Transit stop accessibility enhancements
- Quick-build multimodal safety and mobility enhancement projects
- Intersection, corridor, or site full reconstruction projects
- Projects involving coordination with other agencies, such as cities, counties, transit services, and MnDOT

Services Not Currently Offered

Great Places does not currently directly offer the following services as of the time of this application. We have established relationships with partner firms that we can subcontract to provide these services in case the project at hand requires the services. Our future vision also includes growth to add some of the following services, so please do not hesitate to reach out if your larger project requires these services as a part of a bundled project including the services that Great Places currently provides.

- Services related to building architecture, structure, or systems
- Mechanical, electrical, computer/software, and other engineering disciplines unless expressly listed as provided in the above section
- Landscape architecture services
- Structural engineering services
- Geotechnical services
- Materials testing services
- Construction inspection services
- Corridor modeling and other three-dimensional tasks in Bentley ORD (we can provide this in AutoCAD Civil 3D)
- Stormwater modeling and drainage facility design
- Water supply system sizing, wells, pumping, treatment facilities, and distribution design
- Sanitary/wastewater sizing, lift stations/pressure systems, and treatment facilities

Staff and Firm Capacity

As of the date of this statement, Great Places currently employs one employee, Founder/Lead Engineer Dean Chamberlain. Dean is a licensed Professional Engineer (PE) and a certified Professional Traffic Operations Engineer (PTOE) and Road Safety Professional Level 1 (RSP1) with over 16 years of professional experience in transportation planning, analysis, design, and construction activities. Dean has been involved in many types of transportation safety and mobility enhancement projects across the Midwest and greater United States of all types and with differing clients and stakeholders.

Currently, Great Places has an annual firm capacity of approximately \$375,000 of fee revenue, not including fee for subconsultants and vendors. This amount will likely increase over time with addition of staff and services, and larger projects can be supported with a longer delivery timeline and/or use of subconsultants to provide additional capacity.

Great Places supports projects of all fee sizes and does not have a minimum fee for project pursuits. We hope to support the U of M in whatever size project makes sense for the needs of the university. For smaller contract projects and/or projects with short timelines, Great Places suggests use of an on-call or as-needed contract to remove barriers to contracting and expedite project contracting timelines. We are flexible to work with contracting processes and needs of the university as appropriate.

Summary

Great Places greatly appreciates the opportunity to work with the U of M and its partners to improve transportation safety and mobility for all transportation users on the U of M's campuses. Please contact Founder/Lead Engineer Dean Chamberlain at 651-300-9290 or dean.chamberlain@greatplaces.design with any questions related to the ability of Great Places to support the needs of the U of M at any of its campuses across the state.

With gratitude,

A handwritten signature in black ink that reads "Dean Chamberlain". The signature is fluid and cursive, with the first name "Dean" and last name "Chamberlain" clearly distinguishable.

Dean Chamberlain, PE, PTOE, RSP1*
Founder/Lead Engineer
Great Places Analysis and Design, LLC

* Indicates that this individual is authorized to sign proposals and enter into contracts on behalf of Great Places Analysis and Design, LLC