



SHAKOPEE

City of Shakopee

SandVenture Redevelopment
Construction Management Services
April 15, 2022



CONSTRUCTION

830 Boone Avenue North
Golden Valley, Minnesota 55427

CONTACT

Brad Barickman
Vice President, Community
952-837-8614
brad.barickman@rjmconstruction.com

RJMConstruction.com
Follow us @rjmconstruction



driven to

deliver

Our expertise ensures every
step of your project vision is
achieved.

TABLE OF CONTENTS

Cover Letter

Part I: Business Organization and History

Part II: Team Identification

Part III: Key Qualifications and Approach

Part IV: Project Examples, Supplemental Information

Part V: Cost Proposal



April 15, 2022

Michael Kerski
Director of Planning & Development
Shakopee City Hall
485 Gorman Street
Shakopee, MN 55379

Re: Request for Proposal Construction Management Services for SandVenture

Dear Mr. Kerski,

The redevelopment of Sandventure demands a collaborative, experienced construction manager who can complete a quality project that will serve the growing number of visitors to the city of Shakopee's outdoor sand pool for years to come. Working closely with the City, Confluence, USAquatics, and MSR Design, RJM is committed to being your construction manager advocate, providing the best balance of cost and quality to meet your project goals.

As your construction management partner, we will bring the following to this project:

Park and recreation expertise: RJM has been a trusted construction management partner, working for more than 40 cities in the greater Twin Cities metro area and beyond. We understand the complexities of park and recreation facilities, including site components and foodservice components required for an efficient facility. We will utilize this experience to establish accurate budgets, provide appropriate cost savings options, and guide the team in making effective choices.

Experience and commitment: RJM's experience with the City of Shakopee on similar projects, including park expansions, community centers, and aquatics, gives you peace of mind that we understand the unique requirements associated with this type of work. RJM has the right team, is familiar with the City of Shakopee, and will deliver a project that meets the City of Shakopee's goals and schedule.

Creative scheduling: The Sandventure redevelopment project requires a dedicated team during preconstruction and construction. RJM's collaborative and proactive approach will provide the City of Shakopee's team with continuous, real-time data for estimating and up-to-date lead times on materials. RJM will work closely with the design team to ensure material selections align with the schedule. Being proactive in this process saves critical time and cost, which is of utmost importance for projects to be completed during one off-season.

RJM can offer the resources and expertise of a larger general contractor with the ability to be flexible and adaptable while never losing sight of the client's vision. We look forward to working with you on this project for the entire Shakopee community.

Sincerely,

Brad Barickman
Vice President, Community

I. Business Organization and History

SHAKOPEE COMMUNITY CENTER



MISSION

Striving to set the standard of excellence

Our team understands how to collaborate with all stakeholders to effectively plan and execute the project requirements according to the City of Shakopee's vision.



Company Overview and History

With our headquarters in the Twin Cities, RJM Construction LLC was established in 1997 and is owned by industry veterans Robert Jossart, Joe Maddy, Brian Recker, and Ted Beckman. Today, RJM Construction has more than 150 specialized staff members - and an annual construction volume of \$255 million. As the 10th largest general contractor in Minnesota, RJM specializes in community, healthcare, corporate, and multifamily projects, serving clients throughout the state. Our experience encompasses general contracting, construction management, design-build, and preconstruction services.

There is no substitute for experience when providing construction services. We have the proven performance, exactly the right resources, and the financial stability to deliver a successful project. RJM has a deep portfolio of park expansions, community centers, and aquatics. Our team understands how to collaborate with all stakeholders to effectively plan and execute the project requirements according to the City of Shakopee's vision. This experience assures the City of Shakopee that RJM is a reliable, qualified partner. We will work as an extension of your staff, taking care of all construction details - so you can take care of your community.

Minnesota's Municipal CM Experts

RJM has delivered more construction management (CMr and CMa) projects to municipal clients than any of our competitors. Furthermore, the RJM team pioneered the CMr approach with the City of Eden Prairie in 2007 and has since utilized it with several other cities throughout Minnesota. Our direct CM expertise, including both Agency and At Risk, will ensure a successful process.

Scope of Services

PRECONSTRUCTION

- Estimating
- Constructibility reviews
- Value Engineering
- Scheduling
- MEP coordination
- Virtual design (BIM)

CONSTRUCTION

- Purchasing and subcontractor management
- Cost control
- Quality control
- Construction site safety
- Start-up, testing, and occupancy coordination



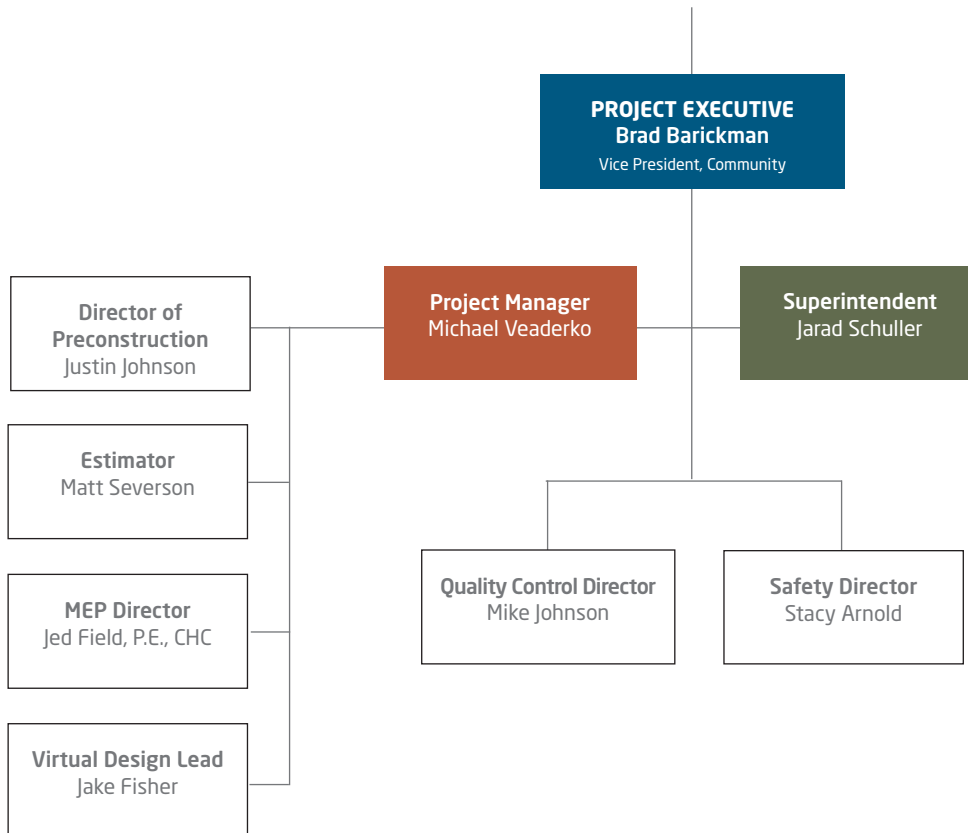
CONFLUENCE



MSR
Design



CONSTRUCTION



Project Availability

Our proposed project team has the right mix of experience, knowledge, and commitment to deliver a state-of-the-art facility for your community.

Please see the following pages for our team's resumes showing project roles, project history, and areas of expertise.



Brad Barickman

Vice President Community | Project Executive

brad.barickman@rjmconstruction.com

952-837-8614

Brad has been in the construction industry for over 18 years. With his diverse background, he brings multiple perspectives to the project team, ensuring that we meet and exceed client goals. Brad draws heavily on experience to anticipate project needs and will delegate the proper resources to complete the requirements efficiently. From complex municipal ground-up facilities and renovation projects, to healthcare and corporate work, his proven dedication to budget control, value analysis, construction sequencing, and disruption avoidance is always evident in the quality of the finished product.

While Brad's highly motivated and task-oriented approach sets a standard for everyone on the team, he is also focused on creating and maintaining long-term relationships with clients, understanding their needs and challenges, and helping them make their project vision come to life.

Relevant Experience

PROJECT | LOCATION

Shoreview Commons Park Expansion | Shoreview

Fernbrook Fields- Athletic Complex | Maple Grove

Ramsey County Lake Owasso Park Shelter | Ramsey

Shakopee Community Center | Shakopee

Maple Grove Central Park | Maple Grove

Gleason Fields Athletic Complex & Site Improvements Project* | Maple Grove

Carver County Lake Waconia Waterfront Service Center* | Cologne

Pamela Park | Edina

Hopkins Pavilion Addition | Hopkins

Woodbury Ojibway Park | Woodbury

* under construction

PROJECT TYPE

Parks and Recreation

Parks and Recreation

Parks and Recreation

Community Center

Parks and Recreation

Parks and Recreation

Parks and Recreation

Parks and Recreation

Parks and Recreation

Parks and Recreation

Parks and Recreation

Parks and Recreation

SQUARE FOOTAGE

374,616

19 acre site

2,490

113,000

15,000

1,000

8,374

2,730

34,808

5,600



SHOREVIEW COMMONS PARK EXPANSION



MAPLE GROVE CENTRAL PARK

References

CLIENT CONTACT

Mr. Eric Werner

Mr. Andy Johnson

Ms. Kari Hemp

FIRM

City of Maple Grove

Worthington YMCA

City of Plymouth

PHONE

763-494-6500

507-376-6197 x 225

763-509-5281

ARCHITECT CONTACT

Mr. Andrew Cooper

Mr. Tom Betti

Mr. Todd LaVold

Oertel Architects

292 Design Group

Leo A. Daly

651-696-5186

612-767-3773

612-359-4656

Education

Bachelor of Science Degree
Construction Engineering
Iowa State University

Certifications

LEED AP

Experience

RJM & Industry: 18 years



CONSTRUCTION



Michael Veaderko

Project Manager
michael.veaderko@rjmconstruction.com
612-295-3217

Michael brings valuable expertise to the corporate team with his extensive, well-rounded history including industrial and commercial projects varying in size and complexity. Michael has proven that collaboration with team members is the key to project success and he always puts the client's needs and concerns first. Passionate and driven, Michael strives to provide a seamless construction process and make the project an enjoyable experience, from conception to completion, for all team members.

Key Responsibilities:

- Plan project workflow including schedule, materials, and workforce
- Assist estimating team during preconstruction including final bidding
- Proactively reassess project scope based on new information and analysis
- Closely monitor schedule, budget, and quality to ensure project vision is achieved
- Work with superintendent and consultants to drive efficiencies
- Recommend course of action based on client needs and requirements

Relevant Experience

PROJECT LOCATION	PROJECT TYPE	SQUARE FOOTAGE
Gleason Fields Athletic Complex & Site Improvements Project* Maple Grove	Parks and Recreation	1,000
Animal Emergency & Referral Center of Minnesota (AERC) Oakdale	Veterinarian	43,500
ISLA* Edina	Education	30,000
Colder Products Company HQ^ Roseville	Industrial/Office	131,000
Kindeva Drug Delivery HQ^ Woodbury	Industrial/Office	132,000
Adams Spanish Immersion School Expansion^ St. Paul	Tenant Interiors	100,000
Colder Products Company Cleanroom Expansion^ Roseville	Industrial	7,000

^ under previous employer

* under construction

References

CLIENT CONTACT	FIRM	PHONE
Ms. Janel Wittmayer	Colder Products Company	651-645-0091
Mr. Mike Zitelman	45 North Group	612-803-0944
ARCHITECT CONTACT		
Mr. Jamie Walter	Ryan Companies	612-492-4297
Ms. Deborah Bauknight	LSE Architects	612-343-1010
Mr. Matt Smith	Ryan Companies	612-492-4530

Education

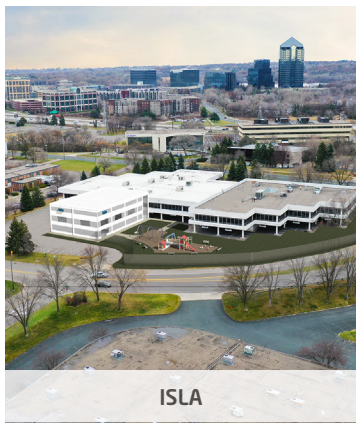
Bachelor of Applied Science
Construction Management
University of Minnesota

Experience

RJM & Industry: 5 years



GLEASON FIELDS ATHLETIC COMPLEX
& SITE IMPROVEMENTS PROJECT



ISLA





Jarad Schuller

Superintendent

jarad.schuller@rjmconstruction.com

952-837-8600

Jarad has been in industry for 17 years and has held roles as apprentice carpenter and currently, superintendent. Jarad has worked on a variety of project types including healthcare facilities, municipal facilities, community, tenant build-outs, and more.

Working in tandem with RJM's project manager, Jarad is accountable for running the day-to-day operations on the construction site and closely monitoring the project schedule to achieve project success.

Key Responsibilities:

- Direct all field personnel and manage subcontractor activities
- Ensure that quality control standards and safety protocols are upheld at all times
- Maintain construction schedule and proactively identify and resolve any disruptions
- Order materials, schedule inspections as necessary
- Maintain regular communications and positive relationships with clients, contractors, vendors, and team members
- Maintain an efficient, organized, safe, and clean job site

Relevant Experience

PROJECT LOCATION	PROJECT TYPE	SQUARE FOOTAGE
Shoreview Commons Park Expansion Shoreview	Parks and Recreation	374,616
Shakopee Community Center Shakopee	Community Center	113,000
Maple Grove Central Park Maple Grove	Parks and Recreation	15,000
YMCA Forest Lake	Community Center	54,000
Fernbrook Fields- Athletic Complex Maple Grove	Parks and Recreation	19 acre site
Shoreview Community Center Pool Humidity Upgrade Shoreview	Parks and Recreation	8,000
Entira Family Clinics Interior Build-Out St. Paul	Clinic	9,872
MH Infusion St. Louis Park	Hospital	16,825
Frauenshuh Cancer Center Pharmacy St. Louis Park	Hospital	770
Twin Cities Orthopedics* Brooklyn Park	Clinic	40,000

References

CLIENT CONTACT	FIRM	PHONE
Ms Emilee Anderson	Park Nicollet Health Services	952-993-3863
Mr. Steve May	Park Nicollet Health Services	612-802-6418
Mr. Keith Heimer	Twin Cities Orthopedics	612-790-0367

ARCHITECT CONTACT

Mr. Aaron Fields	BWBR	651-262-6929
Mr. Eric Strickland	RSP Architects	612-677-7100
Ms Cindy Kruse	Sperides Reiners Architects	651-343-2894

Education

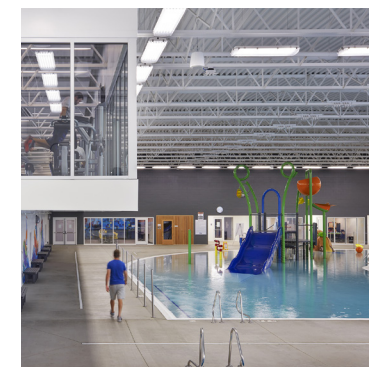
Carpentry
St. Paul T.V.I (St. Paul College)
St. Paul, MN

Experience

RJM & Industry: 17 years

Training and Certifications

OSHA 30
University of Minnesota S.W.P.P.P
First Aid/CPR/AED Certificate ICRA



SHAKOPEE COMMUNITY CENTER



MAPLE GROVE CENTRAL PARK





Justin Johnson

Director of Preconstruction
justin.johnson@rjmconstruction.com

952-837-8632

Justin has been with RJM for 16 years. He has held positions as a project engineer and has also worked in the field early in his career. In his current role, Justin oversees the preconstruction and estimating departments working closely with RJM's full-time estimators, director MEP design and coordination, and BIM specialist to ensure that all unique project details are understood and incorporated during the preconstruction phase.

Justin directs the project team to develop and maintain accurate budgets from the schematic design phase through the final construction documents. He has a history of providing accurate estimates and achieving the best value for various clients and project types including in the community, healthcare, corporate, and educational markets.

Relevant Experience

PROJECT | LOCATION

Shoreview Commons Park Expansion | Shoreview
Fernbrook Fields- Athletic Complex | Maple Grove
Shakopee Community Center | Shakopee
Maple Grove Central Park | Maple Grove
Gleason Fields Athletic Complex & Site Improvements Project* | Maple Grove
Carver County Lake Waconia Waterfront Service Center* | Cologne
Shoreview Community Center Pool Humidity Upgrade | Shoreview
Pamela Park | Edina
Hopkins Pavilion Addition | Hopkins
Woodbury Ojibway Park | Woodbury

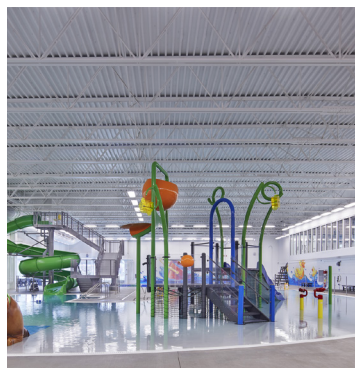
* under construction

PROJECT TYPE SQUARE FOOTAGE

Parks and Recreation 374,616
Parks and Recreation 19 acre site
Community Center 113,000
Parks and Recreation 15,000
Parks and Recreation 1,000
Parks and Recreation 8,374
Parks and Recreation 8,000
Parks and Recreation 2,730
Parks and Recreation 34,808
Parks and Recreation 5,600



GLEASON FIELDS ATHLETIC COMPLEX
& SITE IMPROVEMENTS PROJECT



SHAKOPEE COMMUNITY CENTER

References

CLIENT CONTACT

Mr. Nick Mazzocco
Mr. Brian Trombley
Ms. Kari Hemp

FIRM

Jones Lang LaSalle
Oppidan
City of Plymouth

PHONE

612-217-6750
612-799-5963
763-509-5281

ARCHITECT CONTACT

Mr. Tom Betti
Mr. Andrew Cooper
Ms. Melanie Baumhover

292 Design Group
Oertel Architects
BWBR

651-767-3773
952-240-1979
651-290-1988

Education

Bachelor of Science Degree
Construction Management
University of Minnesota

Awards

Minnesota Subcontractors
Association, Construction
Professional of the Year 2018

Experience

RJM & Industry: 16 years





Matt Severson

Estimator

matt.severson@rjmconstruction.com

952-837-8639

As estimator, Matt collaborates with the project team to provide accurate estimates from the conceptual and design development phase through establishing a guaranteed maximum price. He will also lead the team through the value engineering process.

Key Responsibilities:

- Analyze blueprints and other documents and prepares detailed cost estimates. Perform accurate quantity takeoffs of available design documents.
- Lead the development of conceptual and feasibility cost model estimates utilizing historic benchmarking information and industry experience in order to develop complete early-stage cost estimate forecasting.
- Obtain accurate and current pricing information from databases, contractors, suppliers, etc. to utilize in estimates.
- Review and finalize estimate unit cost pricing to reflect current market conditions and specific project logistics. Review historic benchmark cost information and highlight variances.
- Correspond professionally with architects and engineers for clear understanding of project scope during preparation of estimate.



GLEASON FIELDS ATHLETIC COMPLEX
& SITE IMPROVEMENTS PROJECT



RAMSEY COUNTY LAKE OWASSO
PARK SHELTER

Relevant Experience

PROJECT LOCATION	PROJECT TYPE	SQUARE FOOTAGE
Shoreview Commons Park Expansion Shoreview	Parks and Recreation	374,616
Shoreview Community Center Pool Humidity Upgrade Shoreview	Parks and Recreation	8,000
Ramsey County Lake Owasso Park Shelter Ramsey	Parks and Recreation	2,490
Shakopee Community Center Shakopee	Community Center	113,000
Gleason Fields Athletic Complex & Site Improvements Project* Maple Grove	Parks and Recreation	1,000
Carver County Lake Waconia Waterfront Service Center* Cologne	Parks and Recreation	8,374
Woodbury Ojibway Park Woodbury	Parks and Recreation	5,600

* under construction

References

CLIENT CONTACT	FIRM	PHONE
Mr. Chuck Stifter	City of Maple Grove	763-494-6501
Mr. Martin Walsh	Carver County	952-466-5252

ARCHITECT CONTACT		
Mr. Glenn Waguespack	HGA	612-758-4253
Mr. Tom Betti	292 Design Group	651-767-3773
Mr. Jeremiah Smith	BKV Architects	612-619-6573

Education

Bachelor of Science Degree
Construction Management
Minnesota State University, Moorhead
Moorhead, Minnesota

Experience

RJM & Industry: 5 years





Jed Field, PE, CHC

Director MEP Design and Coordination
jed.field@rjmconstruction.com

952-820-8723

Jed brings extensive experience in facility design, construction, and operations. His 23 years of experience includes hospital campus master planning, ground-up construction projects, building- and campus-wide infrastructure upgrades, and energy optimization. Having worked on both the owner and contractor sides of the table, Jed brings knowledge in facility and systems design, code compliance, construction and operations. He also has broad Lean Kaizen design experience, helping to meet client goals for both functionality and innovation.

As RJM's Director of Mechanical Electrical and Plumbing Design and Coordination, Jed will provide on-site investigation and MEP expertise from design and estimating through occupancy and optimized facility operations. Jed has a reputation for understanding the client's goals, digging into details and using a collaborative approach to achieve project objectives. He has dedicated his career to expertise in facility infrastructure and systems, optimizing occupant comfort, code compliance, energy efficiency, and total cost of ownership.

Relevant Experience

PROJECT LOCATION	PROJECT TYPE	SQUARE FOOTAGE
Shoreview Commons Park Expansion Shoreview	Parks and Recreation	374,616
Fernbrook Fields- Athletic Complex Maple Grove	Parks and Recreation	19 acre site
Shakopee Community Center Shakopee	Community Center	113,000
Maple Grove Central Park Maple Grove	Parks and Recreation	15,000
Gleason Fields Athletic Complex & Site Improvements Project* Maple Grove	Parks and Recreation	1,000
Carver County Lake Waconia Waterfront Service Center* Cologne	Parks and Recreation	8,374
Shoreview Community Center Pool Humidity Upgrade Shoreview	Parks and Recreation	8,000
Pamela Park Edina	Parks and Recreation	2,730
Hopkins Pavilion Addition Hopkins	Parks and Recreation	34,808
Woodbury Ojibway Park Woodbury	Parks and Recreation	5,600

* under construction

References

CLIENT CONTACT	FIRM	PHONE
Mr. Keith Heimer	Twin Cities Orthopedics	651-351-2697
Mr. Greg Harris	Health Partners	952-993-5672
Mr. Alex Young	MSP Commercial	651-287-8891

ARCHITECT CONTACT

Ms. Stephanie Berg	HGA Architects	612-758-4405
Mr. Brad Krump	BWBR	651-222-3701
Ms. Stacey Demmer	LHB Architects	612-766-2815

Education

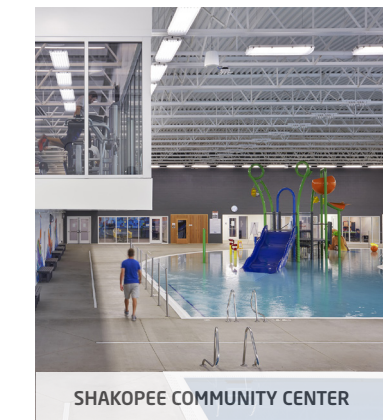
Bachelor of Science
Mechanical Engineering
University of St. Thomas

Experience

RJM & Industry: 23 years

Certifications & Memberships

Certified Healthcare Constructor, (CHC)
American Hospital Association
ASHE (American Society of Healthcare Engineers)
Professional Engineer MN (PE)
ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers)



SHAKOPEE COMMUNITY CENTER



MAPLE GROVE CENTRAL PARK



Support Team



Jake Fisher, Virtual Design Lead

As the Virtual Design Lead, Jake will lead Building Information Modeling (BIM) execution, clash detection, visualization and construction sequencing for projects utilizing Autodesk software. He will provide technical expertise to the preconstruction team, providing value in systems analysis and constructibility reviews, enabling the team to make more informed decisions regarding the design, systems, efficiency and quality of a project. Jake has been in the construction industry for 17 years, and in his current role at RJM for the last five years.



Stacy Arnold, Director of Safety

As Director of Safety, Stacy provides leadership and oversight directly in relation to the safety aspects of every project. She is responsible for analyzing the proposed safety plan and offering guidance to the team for continual improvement. Before any subcontractors start work on the project they are required to participate in an RJM safety orientation. With her hands-on experience combined with her keen attention to detail and communication skills, she ensures that safety is held to the highest standard to ensure project success and client satisfaction. Stacy has been in the industry for 16 years, the last six with RJM.



Mike Johnson, Director of Quality Control

As Director of Quality Control, Mike is responsible for providing insight and guidance to project teams ensuring that the RJM Construction quality control procedures are in place and all tasks are implemented and carried out. He makes certain that projects are in compliance and processes are upheld through every phase, from start up to close out. His proven leadership, superior work ethic and detailed execution ensures that quality is at the forefront of every project. Mike has been a part of the RJM team for 20 years.

III. Key Qualifications and Approach

GLEASON FIELDS ATHLETIC COMPLEX & SITE IMPROVEMENTS PROJECT

During the development of the subcontractor bid packages, RJM will identify gray areas and fill in any potential design gaps and risks to reduce the number of change orders.

Based upon your knowledge of the proposed work, describe why the City of Shakopee should team with your firm for these projects.

Extensive CM Experience

RJM will continue to bring its construction management expertise to the City of Shakopee. Since 2001 we have worked on similar projects with over 40 municipalities on CMA and CMar projects, most of whom hire RJM on a repeat basis. We view our relationship as a partnership when you engage our services, working closely alongside your staff. RJM, as your construction manager, will act as an extension of your team.

Our successful approach involves working closely with city staff through the city council process, including scheduling council actions. For example, we provide supporting documentation and attend all workshops, study sessions, and City Council meetings. This level of engagement keeps the council informed and ensures the successful delivery of the project. RJM has extensive experience in drafting bid packages and creative approaches to help projects move forward quickly and efficiently.

Proactive Project Budget Approach

During the development of the subcontractor bid packages, RJM will identify gray areas and fill in any potential design gaps and risks to reduce the number of change orders. RJM will include this document in the bid documents to ensure the best value during bidding and unnecessary additional costs during the project.

RJM diligently tracks all cost items throughout the project. By accurately tracking these items, RJM can provide an updated project budget at every project meeting. When cost items arise, RJM collaborates with the design team to provide several options to solve the challenge, mitigating the cost. From a reporting standpoint, RJM operates on a 100% open book basis in the delivery of our construction services.

From our experience, we have seen that 90% of all cost savings on construction projects are realized during preconstruction. As the construction manager, RJM leads the preconstruction process, and we ensure that the design always aligns with the budget. Our early involvement allows the opportunity to provide a design-assist approach for critical systems such as HVAC, plumbing, electrical, and structural. This proven approach challenges teams to think outside of the box, creating more cost-effective and efficient designs. **This model was recently utilized by RJM on the Blaine City Hall and Police Department Improvements, saving more than \$1 million.**





“RJM built a beautiful and high quality park facility. We feel this will be the most successful piece of the civic campus and will bring people to the heart of the community.”

—Terry Just, City of Maple Grove



**SOLVE THE
PROBLEM**

Creative Planning

RJM is a customer-focused organization, and we will deliver your project guided by your vision, always putting your interests first. RJM Construction believes our clients deserve to have a construction manager who will meet or exceed their goals for time, quality, and budget. We look forward to partnering with you to build a facility that will serve the City of Shakopee's community for decades.

Our team will work with the City of Shakopee's staff and the architect to strategically plan for the needs specific to the redevelopment of Sandventure and your growing community. We will apply our expertise gained from working with the cities of Andover, Chaska, Maple Grove, Shoreview, and many others on similar parks, aquatics, and community projects that require a specialized approach considering all requirements and user needs.

We are known for our ability to develop forward-thinking, unique, and cost-effective solutions for our projects. Our team of experts will deliver creative mechanical designs, alternate structural framing systems, and construction sequences that reduce time and equipment, all adding significant value.

The RJM Difference

Our team provides a final estimate at 95% completion of the design. This is different from other construction managers. The intent of this final estimate is to confirm the 95% drawings and specifications align with the budget and that we have 100% subcontractor support to prove it. This final confirmation allows us to accurately track the expected final bid amounts when received. Allowing one last opportunity to make slight adjustments to the plans prior to bidding assures the project will be delivered on budget.



**MAKE EVERY
INTERACTION
ENJOYABLE**

Cost Saving Examples:

Douglas Dayton YMCA at Gaviidae:
over \$5 million in savings

Westwood Hills Nature Center:
over \$2 million in savings

Maple Grove Town Green:
over \$2 million in savings

Creative Cost Saving Project Examples

Shoreview Commons Park Expansion

RJM recently completed the Shoreview Commons Park expansion, which shares many similarities with the City of Shakopee Sandventure project. One of the project's most significant challenges was the construction of the park during the peak spring/summer wedding season. RJM worked with City staff to strategically phase the construction and complete most of the work during the off-season park use, and the weddings could remain as scheduled.

RJM's team planned the work several months in advance and included these details in the bid documents. As a result of our team's proactive planning, the new park and all amenities were available in less than 8 months to the public.

Eden Prairie Aquatic Center

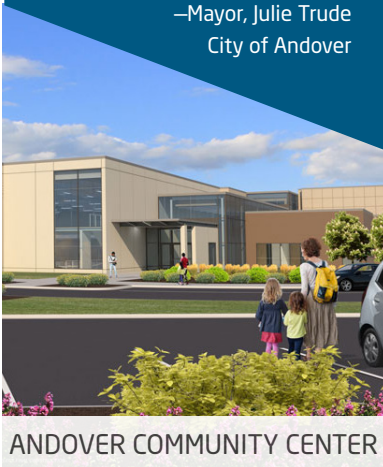
Initially, the project was planned as two phases, with the second coming years after phase one. Our team worked with the architect to construct phase one, mindful of the future phase, reducing re-work and the schedule. When presented to the city council, the outcome showed significant savings to construct the second phase immediately after phase one. This resulted in reduced mobilizations, escalation, and infrastructure. The city council approved the savings, and we completed the project as planned.

Douglas Dayton YMCA at Gaviidae

During preconstruction on the Douglas Dayton YMCA at Gaviidae, RJM worked closely with the structural engineer to recommend an alternative solution that eliminated the need to remove the entire roof structure and resize other areas of the structure. This solution ultimately saved the project over a million dollars.

RJM did a great job helping a city stay in budget while delivering an amazing community space that is above and beyond my expectations. Residents will love the many new recreation and social opportunities available for all ages!

—Mayor, Julie Trude
City of Andover



ANDOVER COMMUNITY CENTER

Briefly, how do you propose to administer this project?

Preconstruction and Design

Estimating Techniques

At the core of RJM's preconstruction team are six full-time estimators. This team ensures estimates are accurate and completed on time without the daily distractions of project management. Our team has an extensive database, comprehensive procedures, and the experience to produce accurate and timely estimates. RJM's estimating team utilizes a variety of technological resources in developing a cost model. Materials are quantified with precision in eTakeoff/Dimension and paired with our unit cost database, which is maintained via Sage Estimating. To ensure estimating accuracy, we also rely on virtual building models (BIM).

RJM's cost estimating process is completely **open book**. We provide detailed information supporting our numbers in an open forum with the City of Shakopee and the architect. An estimate summary will highlight the major categories of work and associated costs. In addition, RJM provides a detailed estimate, showing all cost categories by the specification section. These resources will allow the team to make educated decisions. As the design progresses, we provide continuous, real-time cost evaluation so that the cost impact to design choices are realized right away. Being proactive in this process saves critical time and cost, helping the architect understand budget impacts before designs are complete.

Value Engineering

Value engineering is an important process during design. RJM's job is to provide the team with cost-saving ideas available for the team's review and subsequent implementation. Drawing from similar project experience, our team understands how to reduce costs without sacrificing the building's function or design intent. RJM believes that the most effective way to increase value is to look for it at every design stage. RJM is accustomed to reviewing multiple systems related to foundations, structure, enclosure, roof, mechanical and electrical, to ensure the most effective installation and the utilization of materials that will last.

Constructibility Reviews

RJM's constructibility reviews are continuous during design. Our team provides suggestions before the design progresses, protecting the overall budget and schedule. Additionally, RJM's quality control director closely reviews design documents at each phase.

MEP Coordination

RJM's team can virtually design building models before construction. RJM's Director of MEP Design and Coordination, Jed Field, will analyze the mechanical and electrical designs. A licensed engineer, Jed fully understands detailed MEP scopes and can guide prefabrication and installation plans. Combined, these special resources enable the project team to make informed decisions, ultimately resulting in the best solution at maximum value.



COMMUNICATE WITH URGENCY

Construction

Project Management

In addition to managing the overall schedule, the RJM project manager will be the primary point of contact. They will manage all forms of documentation and information flow during construction. Key responsibilities include contract administration, budget management, and the project schedule. In addition, we will issue meeting minutes, coordinate Request for Information (RFIs), and maintain daily coordination of all onsite construction. We will coordinate subcontractors, material deliveries, and the site labor force to exceed expectations for quality, safety, cost control, and schedule.

Schedule Management

RJM supports the project team with a comprehensive schedule, considering all critical milestones. This partnership ensures realistic expectations within efficient work sequences. RJM's assigned project manager will review all contracts for scheduling needs and critical timelines. They will identify long-lead-time items and critical path milestones, ensure all are in alignment, and then prepare and issue master schedules. Once construction begins, they will offer analysis and variance reports. At RJM we incorporate efficient, lean construction principles into the project approach to gain efficiencies and monitor workforce needs, ultimately protecting the project schedule.

Preliminary Project Specific Schedule/Approach

	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEP 2022	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023
Hire Construction Manager	5/3													
Evaluate New vs. Existing Renovation/ Expansion Options														
Present Cost Options to City Council		6/7												
Design/Development/Cost Estimates														
Early Procurement Bid Package				TBD										
Final Project Bidding Package														
Construction *early bid package allows the project team to start at a minimum of 1 month sooner														
Occupancy														

RJM is proud to be the recipient of the Minnesota Subcontractors Association TOPs Award (Teamwork, Opportunities and Partnering with Subcontractors) for several consecutive years, emphasizing our firm but fair approach.



Project Communications

RJM will coordinate all project communications: scheduling, attending, participating in, and recording regular meetings. By leading this process, we can better monitor the project's advancement, keeping in mind important construction milestone dates. Meeting minutes will be distributed to the project team within 48 hours, with team assignments clearly outlined.

Expediting Work of Subcontractors and Material Suppliers

Maintaining strong and positive relationships with the subcontractor market protects the integrity of the project and keeps everyone working as a team. RJM is proud to be the recipient of the Minnesota Subcontractors Association TOPS Award (Teamwork, Opportunities, and Partnering with Subcontractors) for several years, emphasizing our firm but fair approach. By valuing and maintaining that strong relationship, RJM can solicit quality partners to bid projects and push the envelope when it comes to delivery dates or expedited project schedules.

Coordination of Trades and Supporting Disciplines

Our philosophy, when working with subcontractors, is to be firm but fair, respectful but demanding. The success of the project relies heavily on the success of the subcontractors to complete their work in a quality manner by the schedule. We are committed to providing clear communication and building long-term partnerships with subcontractors, just as we are with our clients.

Change Order Process

RJM scrutinizes any change order requests before being presented to the client. We work with subcontractors in the field to develop options for resolution, often eliminating the proposed change request altogether. By focusing on proactive project management and developing alternative solutions with the project team, most changes can be avoided.

Should the City of Shakopee request enhancements to the project, RJM will work with the project team to clarify these requested changes and provide guidance on the most cost-effective way to complete the work.



CARVER COUNTY LAKE WACONIA WATERFRONT SERVICE CENTER



As a CHASE partner, RJM has been publically recognized for enforcing the importance of providing a safe, healthful work environment.

EMR

2022 - .74

2021 - .87

2020 - .80

Quality Control

RJM strictly monitors the quality of materials and installation procedures. In addition to the onsite superintendent, our team includes a quality control director who focuses on reviewing the project's critical details and holding pre-installation conferences with contractors to review quality expectations and best practices before the commencement of work. During these meetings, we review approved submittals, analyze systems, and discuss critical work sequencing. These proactive meetings have proven to mitigate issues before they arise.

Safety Program

Of highest priority on the project is to provide and maintain a safe working environment for everyone on the site. RJM's Director of Safety, Stacy Arnold, provides leadership and oversight regarding the safety aspects of every project. Working closely with Stacy is our field safety coordinator who analyzes the proposed safety plan and guides the team towards continual improvement. Before any subcontractors begin work, they are required to participate in RJM's safety orientation. Together we go through a comprehensive list of safety requirements subcontractor crews must follow. Upon completion of this review, subcontractors sign an agreement to abide by our safety protocols. If subcontractors do not comply, the team will immediately take the appropriate action to resolve the issue.

Punch-List Process and Close-out

RJM efficiently completes punch lists, assembles warranty information, and collects contractual contractor closeout documents promptly. Before the official punch-list with the City of Shakopee and the architect, RJM performs a pre-punch list with our internal team to identify, document, and complete any outstanding items. Additionally, RJM's team and the City of Shakopee project team will conduct a post-occupancy inspection approximately 11 months after the project is complete.

IV. Project Examples, Supplemental Information

MAPLE GROVE CENTRAL PARK



**HELP
OTHERS BE
SUCCESSFUL**

*We understand
how to collaborate
with all
stakeholders to
plan and execute
the project
requirements
effectively.*

Briefly, utilize this portion of the proposal to identify those “value-added” qualities, conditions, services, or attributes of your proposal that enhance or support the proposal document.

Why RJM Construction?

Proven Team

There is no substitute for experience when providing construction services. RJM has a deep portfolio of parks and recreation and aquatics construction projects. We understand how to collaborate with all stakeholders to plan and execute the project requirements effectively. This experience assures the City of Shakopee that RJM is a reliable, qualified partner. We will work as an extension of your staff, taking care of all construction details--so you can take care of your community.

History

RJM has actively worked with the City of Shakopee on numerous projects, including the Shakopee Community Center and Shakopee Downtown Improvements. Our team of professionals understands the timing and process of working with the City and will bring leadership and provide value-based solutions.

Our experienced staff anticipates what lies ahead and strives to protect your interests, and we keep the project moving forward and true to your vision.





ADAPT TO THE SITUATION

Understanding Current Market Conditions

This project is being completed during a unique time in history. The construction market is seeing all-time highs in material costs, and the high demand for materials has significantly impacted the supply chain.

As your construction manager, RJM will use our expertise to help the city determine the best time to bid the project to achieve the best value and shortest overall project duration.

We understand the market conditions and the appropriate escalation amounts to hold in a project budget. We will make recommendations to possibly bid portions of the project earlier to take advantage of material pricing and lead times to put the project in a position to succeed. Although the project will be publicly bid and will adhere to the State of Minnesota Public Bidding laws, it is still valuable to have subcontractor feedback during design and budget phases. We take pride in our relationships with local subcontractors, and during the budget stages of the project, their input and knowledge of their specific markets are invaluable.

City Council Options

The most successful projects are when our team provides the city council with the appropriate options during the design phase. RJM understands that the City of Shakopee is considering new construction vs. renovation. **Our recommendation will be to review this with the council as the first step.** RJM can provide an expedited yet accurate project budget and pros and cons for both options. This will allow the council to make the best decision moving forward.

RJM can provide an expedited, yet accurate project budget for both, provide pros and cons, and allow the council to make the best decision moving forward. Another example is after the design is complete, bid day alternate material selections or scope revisions that can be made after bids are in hand. If the project bids are favorable to the overall budget, items can be added back in. If the project bids are unfavorable to the overall budget, items can be eliminated. This is a very important tool and even more so given today's current market conditions.

We also don't want to put the city council at risk, so as noted previously we have developed options to procure long-lead material items before final bidding the entire project. For example, structural steel can be procured early to ensure it's available on site without delay for small financial commitment for engineering and shop drawings. The city would not be committing to purchasing the steel but only purchasing the engineering and production slot. This does two things. It allows the project to start sooner and minimizes additional material inflation.

Community Project Experience

RJM demonstrated a high degree of professionalism in all phases of the construction process (and) always provided the City with accurate, well thought-out cost estimates, construction timelines and communication models.

—City of Maple Grove Parks and Recreation



PROJECT NAME	CMr	CMA
Carver County Lake Waconia Waterfront Service Center*		X
Gleason Fields Athletic Complex & Site Improvements Project*		X
Maple Grove Fernbrook Fields-Athletic Complex	X	
Maple Grove Central Park	X	
Shakopee Community Center	X	
Shoreview Commons Park Expansion	X	
Ramsey County Lake Owasso Park Shelter	X	
Andover Community Center Expansion		X
Andover Public Works		X
Andover YMCA / Community Center		X
Blaine City Hall Improvements	X	
Chanhassen Public Works		X
Chaska Community Center Aquatics		X
Chaska Lodge Addition		X
Chaska Wellness Center		X
Coon Rapids Ice Arena		X
Eden Prairie Aquatic Center	X	
Eden Prairie Community Center & Ice Arena	X	
Edina Braemar Golf Dome		X
Edina Braemar Sports Dome		X
Edina Pamela Park Events Center		X
Elk River Community Center /YMCA	X	
Elk River Public Works	X	
Fairmont Community Center	X	
HERO Center, City of Cottage Grove & City of Woodbury	X	
Hilde Performance Center	X	
Hopkins Pavilion	X	
Inver Grove Heights Community Center		X
Maple Grove Community Center & Ice Arena	X	
Maple Grove Gymnasium	X	
Maple Grove Sports Dome	X	
Maple Grove Town Green Bandshell	X	
Medina Public Works / Police Station	X	
Plymouth Ice Center		X
Plymouth Creek Center	X	
Red Wing Ice Arena		X
Rogers Ice Arena	X	
Rogers Police Station	X	
St. Louis Park Recreation Outdoor Center & Ice Arena		X
St. Louis Park Westwood Hills Nature Center		X
Shoreview Community Center Addition	X	
Wayzata City Hall Renovation	X	
Woodbury City Council Chambers	X	
Woodbury Public Works	X	
Woodbury Ojibway Park	X	
Worthington Community Center /YMCA		X
Wright County Tactical Training Center		X
*Under construction		



Central Park of Maple Grove

RJM Construction completed a community park for the City of Maple Grove located adjacent to the Maple Grove Town Green and Maple Grove Community Center.

The park includes an open lawn and garden for outdoor events, a basketball and pickle ball sport court, outdoor splash pad, playground area and skating loop. The park also includes lighted walking paths extending to the north side of the 20 acre site.

In addition to the outdoor spaces, a 15,000 sq.-ft. warming house and event center was built. This space will be used for meeting space, events, concessions, rental offices, restrooms and a catering kitchen. Two new parking lots were added to accommodate visitors.



PROJECT SUMMARY

CLIENT	City of Maple Grove
LOCATION	Maple Grove, MN
MARKET	Community
PROJECT TYPE	Sports and Recreation
SQUARE FEET	15,000
ARCHITECT	U+B Architecture & Design Damon Farber Associates
PROJECT SIMILARITIES	• Outdoor open lawn events area • Large open park space • Ice skating rink/loop • Construction management • Indoor events center • Concessions, kitchen, and restrooms • Trails



Fernbrook Fields - Athletic Complex

The City of Maple Grove selected RJM Construction to transform a 19-acre site into four new outdoor sports fields.

A unique feature is the FieldTurf CoolPlay, a material that reduces the surface temperature by 20 degrees. Fernbrook Fields is the first to utilize this type of turf in the Midwest.

The site also includes a snack bar and restroom building, pavilion, storage, playground, a new parking lot with 245 stalls, mechanical room, and outdoor seating space.

With an early winter and wet spring, these conditions presented a challenge to dry out the field in order to lay down the FieldTurf. With detailed coordination and pull-planning, the team condensed the field schedule for efficiency.



PROJECT SUMMARY

CLIENT	City of Maple Grove
LOCATION	Maple Grove, MN
MARKET	Community
PROJECT TYPE	Sports and Recreation
SQUARE FEET	19 acres
ARCHITECT	Stantec
PROJECT SIMILARITIES	• Outdoor open lawn events area • Large open park space • Concessions, kitchen, and restrooms • Construction management • Shade structures • Trail system



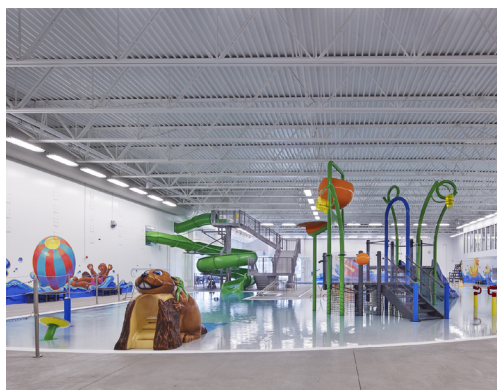
Shakopee Community Center

RJM Construction was selected by the City of Shakopee to oversee construction of a new indoor aquatics facility and two-sheet ice arena.

The project is an extension to the Shakopee Community Center and included a remodel of the existing recreational facility. Renovations to the existing facility included changing the former ice arena to an aquatic center, enhancing the fitness center and studios, and adding an indoor play area, senior lounge and large community room.

The project was completed in multiple phases, beginning with construction of the ice arena. As construction manager at risk, RJM assisted the City with complicated coordination issues throughout the 13-month project.

With the careful coordination of project team, we were able to finish the project on time.



PROJECT SUMMARY

CLIENT	City of Shakopee
LOCATION	Shakopee, MN
MARKET	Community
PROJECT TYPE	Sports and Recreation
SQUARE FEET	113,000
ARCHITECT	292 Design Group
PROJECT SIMILARITIES	• New pool/aquatics • Locker rooms • Offices • Construction management



Shoreview Commons Park Expansion

After the renovation of the Community Center, the City of Shoreview and LHB developed a master plan for the first phase of improvements on Commons Park.

Once again the Shoreview team hired RJM to build the park expansion, which creates sustainability and recreation opportunities for the growing community. The new outdoor space complements the recently expanded Community Center and provides improved connections to the Ramsey County Regional Library.

New trails and sidewalks throughout the site allow residents and visitors alike to easily gain access between facilities and access to the nearby regional trail system.

Features also include a new skate park, full-size soccer field, tennis and basketball courts, a neighborhood playground area, and picnic shelter.

Boring samples were completed before the project began, and when the team started work, the water table was four feet higher than the boring samples noted, due to the abundant rainfall that occurred right before the project commenced. The team worked closely with the subcontractors to reevaluate the schedule and sequence the subcontractor to stay on schedule.



PROJECT SUMMARY

CLIENT	City of Shoreview
LOCATION	Shoreview, MN
MARKET	Community
PROJECT TYPE	Sports and Recreation
SQUARE FEET	374,616
ARCHITECT	LHB
PROJECT SIMILARITIES	• Large sand lined pond • Skating rink • Outdoor events lawn area • Outdoor patio area • Water/fountain feature • Trails • Construction management

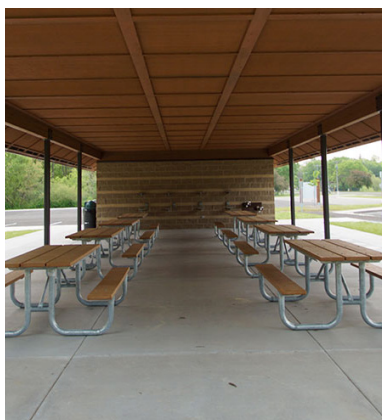


Ramsey County Lake Owasso Park Shelter

RJM Construction was selected by Ramsey County to build an outdoor park and recreation pavilion on Lake Owasso.

The pavilion features a solar array system utilized to power the facility. The system produces significantly more energy than is required for operation, and Xcel Energy buys back anything unused from the county.

RJM and HCM Architects worked collaboratively to select specific materials and layout efficiencies to reduce the cost by 50%, with minimal impact to space programming. This is the first ever design-build project completed by the county.



PROJECT SUMMARY

CLIENT	City of Ramsey
LOCATION	Ramsey, MN
MARKET	Community
PROJECT TYPE	Sports and Recreation
SQUARE FEET	2,490
ARCHITECT	HCM Architects
PROJECT SIMILARITIES	• Park shelter structure • Restroom building • Served lake and beach area • Trails





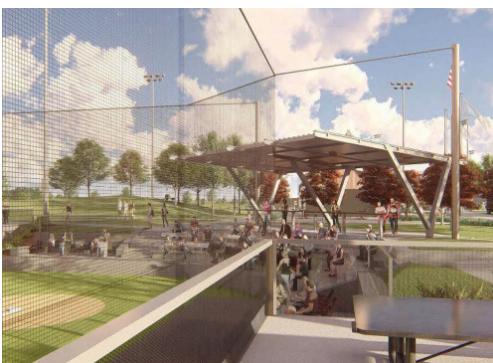
UNDER CONSTRUCTION

City of Maple Grove Gleason Fields

The City of Maple Grove is partnering with RJM Construction and Stantec to completely demolish four existing baseball fields and trails at the Gleason complex.

Across the 35 acres of space, four new turf fields will be reconstructed to replace the demoed old grass fields. A concession stand, storage unit, and new trails will also cover the space.

The largest field, field one, will be a multiple sport field with adjustable fences to accommodate for different events. This field will also include a full grandstand encompassing both sides of the complex.



PROJECT SUMMARY

CLIENT	City of Maple Grove
LOCATION	Maple Grove, MN
MARKET	Community
PROJECT TYPE	Sports and Recreation
SQUARE FEET	35 Acres
ARCHITECT	Stantec
PROJECT SIMILARITIES	• Outdoor open lawn events area • Sledding hill • Skating rink • Large open park space • Concessions, kitchen, and restrooms • Construction management • Shade structures • Trail System



UNDER CONSTRUCTION

Carver County Lake Waconia Waterfront Service Center

Carver County will be partnering with RJM Construction and HGA Architects to construct a new public use waterfront service building on Lake Waconia.

The new waterfront service building on Lake Waconia will utilize a geothermal heat exchanger system and PV systems to meet sustainable B3 requirements.

In addition to the new service building, site improvements will also be made. These improvements include exterior rain gardens, outdoor patios/seating areas and preparation for a new Lake Waconia dock system.



PROJECT SUMMARY

CLIENT	Carver County
LOCATION	Waconia, MN
MARKET	Community
PROJECT TYPE	Municipal
SQUARE FEET	8,374
ARCHITECT	HGA Architects
PROJECT SIMILARITIES	• New service, concession, and event building • Outdoor covered pavilion • Beach area • Construction management



**SERVE
THE
COMMUNITY**

Please outline your firm's not-to-exceed staff cost, not-to-exceed CM Fee expressed as a dollar amount, and not-to-exceed reimbursable expenses expressed as a dollar amount.

Please see our attached proposal on page 31 which outlines the staff, fees, and reimbursable expenses.

Please note the number of hours you will allocate per week toward onsite supervision during the construction phase.

We have included 24 hours per week of onsite supervision in our proposal.

Please separate the costs as stated above into two phases: preconstruction/bidding services and construction/post construction services.

Please see our attached proposal on page 31 which outlines the staff, fees, and reimbursable expenses.

SandVenture
RJM Construction - General Contractor Fee Proposal
April 15, 2022

Preconstruction & Bidding Phase

3

Months

Description	Quantity	Unit	Unit Cost	Total
Project Executive	18	HRS	\$ 174.40	\$ 3,139
Project Manager	12	HRS	\$ 127.40	\$ 1,529
Estimator	80	HRS	\$ 127.40	\$ 10,243
Subtotal Preconstruction & Bidding				\$ 14,911

* Preconstruction services are based on a 3 month duration as noted in the RFP. If the preconstruction duration extends we will revisit the preconstruction services agreement.

Construction/Post Construction Services

9

Months

Description	Quantity	Unit	Unit Cost	Total
Project Executive	57	HRS	\$ 174.40	\$ 9,941
Project Manager	608	HRS	\$ 127.40	\$ 77,459
General Superintendent	57	HRS	\$ 135.90	\$ 7,746
Superintendent	912	HRS	\$ 128.90	\$ 117,557
Safety Director	57	HRS	\$ 129.90	\$ 7,404
Truck	1026	HRS	\$ 4.50	\$ 4,617
Fuel	38	WK	\$ 95.00	\$ 3,610
Project Technology	38	WK	\$ 50.00	\$ 1,900
Cell Phone	38	WK	\$ 25.00	\$ 950
Blue Prints	9	MO	\$ 100.00	\$ 878
Postage & Delivery	9	MO	\$ 85.00	\$ 746
Subtotal General Conditions				\$ 232,808

General Contractor Fee

Proposed General Contractor Fee	1	LS	1.65%	\$ 66,000
CM Fee Based on a Construction Value of:		\$ 4,000,000		

* The staffing and hours outlined above are an estimate of anticipated services for the noted duration. Once an agreed upon schedule as been finalized, the hours may adjust up or down accordingly.