



City of Alexandria

Runestone Community Center Expansion
June 15, 2021



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Golden Valley, Minnesota 55427

CONTACT
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RJMConstruction.com
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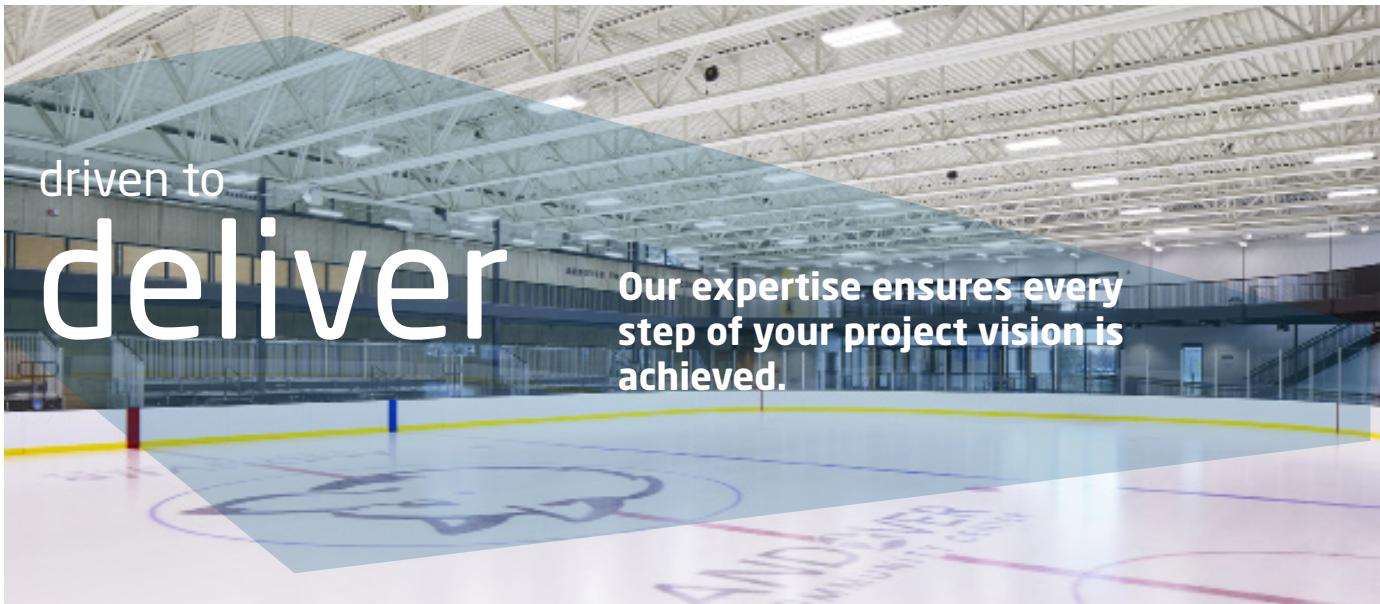


TABLE OF CONTENTS

- A. Cover Letter*
- B. Business Organization and History*
- C. Team Identification*
- D. Key Qualifications and Approach*
- E. Supplemental Information*
- F. Cost Proposal*
- AIA A133-2019 Agreement*



June 15, 2021

Marty Schultz
City Administrator
704 Broadway, Alexandria, MN 56308

Re: Construction Management at Risk Services For Runestone Community Center Expansion

Dear Mr. Schultz,

Thank you for considering RJM Construction for the Runestone Community Center Expansion project. We welcome the opportunity to work together with your team and 292 Design Group to make your vision become a reality for your entire community.

We believe we can best exceed the goals established by the project team based on:

- **Multi-purpose and Ice Arena Expertise - RJM has partnered with more than 35 municipalities in the state of Minnesota on a variety of ice arenas and community centers.** RJM's proposed team members, from leadership to support team, all have extensive experience building state-of-the-art facilities that include ice arenas, community centers, sports & recreation, and more. We know the unique needs and challenges when constructing or renovating ice arenas, and the City of Alexandria can count on a reliable, informed construction manager partner. With RJM, there is no learning curve.
- **Construction Management Leadership -** RJM has delivered more construction management projects to municipal clients than any of our competitors. **RJM's 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 CMA and CMr, will ensure a successful process.
- **Collaboration and Creativity -** We understand the pressure on city staff to deliver a long-lasting, quality facility while recognizing the importance of meeting an acceptable budget to the city council and constituents. Creativity and collaboration are critical to a successful outcome. RJM embraces the opportunity to bring value and solutions to the team immediately. We work transparently with the entire project team to identify cost savings and creative solutions.

RJM's team is prepared to engage immediately. We appreciate this opportunity and look forward to the next steps. If you have any questions, please contact me at 952-837-8614.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brad Barickman".

Brad Barickman
Vice President Community
P 952-837-8614
F 952-832-9610
Brad.barickman@rjmconstruction.com



ST. LOUIS PARK ROC



MISSION

Striving to set the standard
of excellence

*Since 2007 we
have worked on
similar projects
with over **35**
municipalities
on CMa and CMr
projects.*

B. Business Organization and History

Firm History

RJM Construction was founded on a simple principle: to serve the client. Led by our team of construction professionals, our project delivery process is designed to ensure that our clients have a productive and rewarding project experience by always prioritizing their interests first.

With headquarters in Golden Valley, Minnesota, RJM Construction was established in 1997 and is owned by industry veterans Robert Jossart, Joe Maddy, Brian Recker, and Ted Beckman. Today RJM has more than 150 specialized staff members and an annual construction volume of approximately \$256 million. RJM specializes in community, healthcare, corporate, and multifamily projects throughout the state of Minnesota. Our services include a range of offerings in general contracting, construction management, design-build, and preconstruction planning that can be easily tailored for your project.

Extensive CM Experience

RJM will bring its construction management expertise to the City of Alexandria. Since 2007 we have worked on similar projects with over 35 municipalities on CMa and CMr projects. When you engage our services we view our relationship as a partnership, working closely alongside city staff. Your RJM construction manager will act as an extension of your team.

RJM navigates the construction management process with more municipal clients than any of our competitors. Our successful approach involves working closely with city staff through the city council process, including scheduling of 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 in a timely and efficient fashion.



RJM does a great job of 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 Trudeau
City of Andover



ANDOVER COMMUNITY CENTER

Identify other services your firm presently provides, besides construction management, under the name stated above or any other name. Identify construction services and/or other services, you provide as agency construction manager.

Estimating

Supported by RJM's extensive database, comprehensive procedures, and highly experienced team we produce accurate and timely estimates for our clients. Our estimators and project team work collaboratively with the design team and analyze how the budget may impact design decisions. Budgets are presented in complete transparency, allowing you to make educated decisions every step of the way.

Value Engineering

Value engineering is an important process during design. RJM's job is to provide the team with as many 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 site features to ensure the most effective installation and the utilization of materials that will last.

Cost Control

As your advocate, RJM diligently manages the project budget. We have sophisticated tools that can record, monitor, and share information as the work progresses. It is our responsibility to keep the team aware of the financial status of the project, and our transparent approach builds trust.

MEP Coordination

Mechanical, electrical, and plumbing systems require close attention. RJM's team can virtually design building models before construction, providing value in constructibility reviews. RJM's Director of MEP Design and Coordination, Jed Field, will analyze the mechanical designs. A licensed engineer, Jed fully understands detailed mechanical 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.

Virtual Design

The purpose of virtual design is to make the building process efficient and eliminate uncertainties. Virtual design technology saves time, streamlines design, and minimizes risk. The value of utilizing virtual design includes realistic design models and sparks conversations internally and with the client. Jake Fisher, RJM's in-house virtual design lead, will work during the preconstruction process to visually demonstrate our project approach in an animated, realistic view. The tool can help bridge client expectations with RJM's execution plan, opening the door to important project conversations.



FURNITURE AND THINGS COMMUNITY EVENT CENTER



HELP
OTHERS BE
SUCCESSFUL

Lean Thinking

Lean thinking enhances project value and uncovers wasted resources. Lean processes open dialogue and reinforce collaboration among all project partners. RJM has invested time and resources to expand our understanding of lean thinking, not only concerning projects but in our own internal business practices.

Sustainability

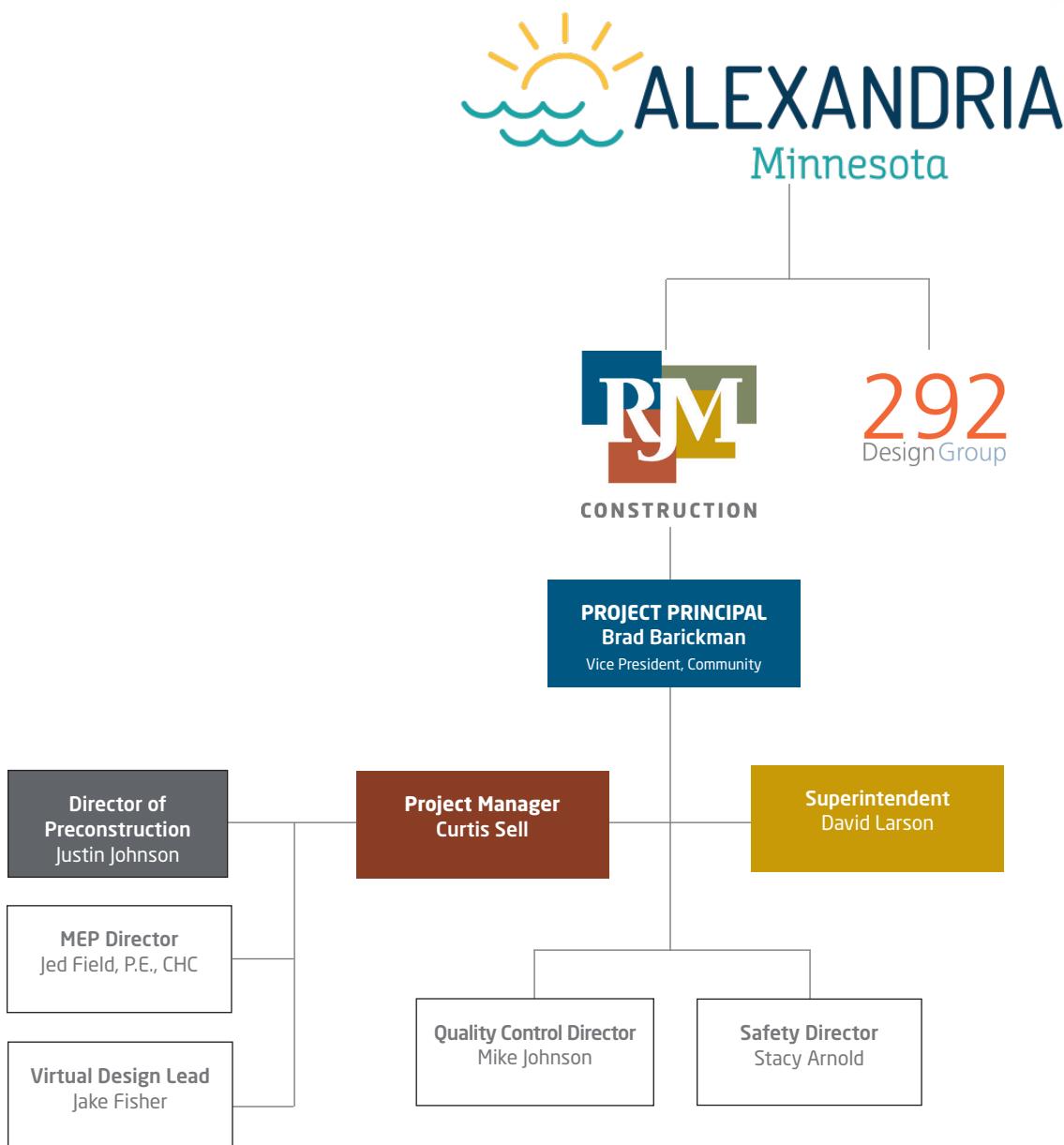
As part of the preconstruction process, our team will help identify your goals and determine the most advantageous path. We will carefully analyze costs associated with proposed systems and offer comparison pricing. This not only includes installation prices but all related operating costs.

Ongoing Service Work

We know that our clients want peace of mind after the dust settles.

RJM's service team provides routine service, preventative maintenance, and everything in between to assure your building or space remains at the highest level of functionality.

Our team can perform routine service, preventative maintenance and rapid construction solutions for your space. RJM can also provide estimates for projects with broader requirements.



Project Availability

We have evaluated the workloads for our team members, and they have the resources, capacity, and commitment needed to complete the preconstruction and construction schedule effectively without any conflicts.

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

Project Team



Brad Barickman

Vice President Community | Project Principal

brad.barickman@rjmconstruction.com

952-837-8614

Brad brings 18 years of project management experience to his role as Vice President Community. He's completed numerous community projects including ice arenas, community centers, municipal facilities, and tenant buildouts. Brad has demonstrated an exceptional ability to communicate with clients from preconstruction through project completion. He excels at bringing positive leadership to help create an enjoyable construction experience for the entire project team. As project executive, Brad will work directly with the team during the preconstruction planning and the execution of construction. Brad will be responsible for all contract administration, budget management, overseeing the schedule, and communicating with the entire team.

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	CLIENT	LOCATION
Andover Community Center Expansion	City of Andover	Andover, MN
Furniture and Things Community Event Center	City of Elk River	Elk River, MN
Treasure Island Center & TRIA Rink	Go Wild, LLC	St. Paul, MN
Shakopee Ice and Community Center	City of Shakopee	Shakopee, MN
Westwood Hills Nature Center	City of St. Louis Park	St. Louis Park, MN
Plymouth Creek Community Center*	City of Plymouth	Plymouth, MN
HERO Center	City of Woodbury and City of Cottage Grove	Cottage Grove, MN
Fernbrook Fields- Athletic Complex	City of Maple Grove	Maple Grove, MN
Shoreview Community Center Addition	City of Shoreview	Shoreview, MN

* Under construction

References

CLIENT CONTACT	FIRM	PHONE
Mr. Terry Schwerm	City of Shoreview	651-490-4611
Mr. Andy Johnson	Worthington YMCA	507-376-6197 x 225
Ms. Diane Evans	City of Plymouth	763-509-5201

ARCHITECT CONTACT

Mr. Roger Christensen	HCM Architects	612-904-1332
Mr. Tom Betti	292 Design Group	612-767-3773
Mr. Todd LaVold	Leo A. Daly	612-359-4656

Education

Bachelor of Science Degree
Construction Engineering
Iowa State University

Awards and Certifications

LEED AP

Project Team



Curtis Sell

Project Manager

curtis.sell@rjmconstruction.com

952-837-8685

Curtis began his construction career with RJM as an intern while attending Minnesota State University - Mankato. Upon graduation he was hired full time as a project engineer and was later promoted to his current role as project manager.

Curtis will facilitate a collaborative and productive process to meet project objectives and client satisfaction.

Key Responsibilities:

- Plan project workflow including schedule, materials, and workforce
- Assist estimating team during preconstruction including final bidding
- Recommend course of action based on client needs and requirements
- 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

Selected Experience

PROJECT	CLIENT	LOCATION
Andover Community Center Expansion	City of Andover	Andover, MN
Woodbury Ojibway Park	City of Woodbury	Woodbury, MN
Forest Lake YMCA	YMCA of the Greater Twin Cities	Forest Lake, MN
Andover Public Works	City of Andover	Andover, MN
Woodbury Public Works	City of Woodbury	Woodbury, MN
Woodbury City Council Chambers Remodel	City of Woodbury	Woodbury, MN
Summit Orthopedics Eagan	Summit Orthopedics	Eagan, MN
Summit Orthopedics Bielenberg/Woodbury	Summit Orthopedics	Woodbury, MN
Mercy Hospital MRI Addition	Allina Health	Coon Rapids, MN
UMMC 11th Floor NICU	University of Minnesota	Minneapolis, MN
UMMC Wilf Family Center	University of Minnesota	Minneapolis, MN
Methodist Hospital Neurology Refresh	Park Nicollet Health Services	St. Louis Park, MN
The Dental Specialists Coon Rapids	The Dental Specialists	Coon Rapids, MN

References

CLIENT CONTACT	FIRM	PHONE
Mr. Grant Riemer	City of Ramsey	763-433-9863
Mr. Dave Berkowitz	City of Andover	763-767-5133
Ms. Lizz Narum	U Construction	612-290-6958

ARCHITECT CONTACT

Mr. Andrew Cooper	Oertel Architects	651-696-5186
Ms. Stacy Collins	Mohagen Hansen	952-426-7429
Mr. Denton Mack	Sperides Reiners Architects	952-996-9662

Education

Bachelor of Science
Construction Management
Minnesota State University - Mankato

Training and Certification

Erosion and Stormwater Management
Certification/Site Management
University of Minnesota
OSHA 30

Project Team



David Larson

Superintendent

david.larson@rjmconstruction.com

612-916-3916

David started his career working in 1982 as an apprentice carpenter, progressing to carpenter, and currently superintendent. David has worked on a variety of projects, including municipal facilities, tenant buildouts, lab spaces, and more. David has more than 20 years of experience running the day-to-day operations on construction sites. He will work closely with the project manager, 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	CLIENT	LOCATION
Andover Community Center Expansion	City of Andover	Andover, MN
YMCA Andover	City of Andover	Andover, MN
Plymouth Creek Community Center	City of Plymouth	Plymouth, MN
Andover Public Works	City of Andover	Andover, MN
HERO Center	Cities of Woodbury and Cottage Grove	Cottage Grove, MN
R&D Systems Hematology Lab	R&D Systems	Minneapolis, MN
Bio-Techne Microbiology Lab	Bio-Techne	Minneapolis, MN
Bio-Techne QC, Bottling & Manufacturing Lab Expansion	Bio-Techne	Minneapolis, MN
Bio-Techne Sales Office Area Remodel	Bio-Techne	Minneapolis, MN
Bio-Techne Product Fill and Finish	Bio-Techne	Minneapolis, MN
Bio-Techne Planners Office	Bio-Techne	Minneapolis, MN

References

CLIENT CONTACT	FIRM	PHONE
Mr. Wayne Pisinski	Carousel Motor Group	612-209-7576
Mr. Erick Sutherland	City of Andover	763-767-5166
Mr. Dave Berkowitz	City of Andover	763-767-5133

ARCHITECT CONTACT

Mr. Sam Daley	HGA Architects	715-781-1242
Mr. Mark Wentzell	292 Design Group	763-533-3813
Ms. Megan Conner	292 Design Group	612-767-3773
Mr. Jonathan Saucke	Baker and Associates	612-339-5668

Education

Erosion and Storm Water Management
University of Minnesota

Training and Certification

OSHA 10
OSHA 30

Project Team



Justin Johnson

Director of Preconstruction

justin.johnson@rjmconstruction.com

952-837-8632

Justin has been with RJM for 13 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 virtual design lead 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 multifamily markets.

Relevant Experience

PROJECT

Andover Community Center Expansion

Furniture and Things Community Event Center

Treasure Island Center & TRIA Rink

Shakopee Ice and Community Center

Coon Rapids Ice Center

Braemar Field & Outdoor Ice

Maple Grove Ice Arena

Plymouth Ice Center

Rogers Activity and Ice Arena

CLIENT

City of Andover

City of Elk River

Go Wild, LLC

City of Shakopee

City of Coon Rapids

City of Edina

City of Maple Grove

City of Plymouth

City of Rogers

LOCATION

Andover, MN

Elk River, MN

St. Paul, MN

Shakopee, MN

Coon Rapids, MN

Edina, MN

Maple Grove, MN

Plymouth, MN

Rogers, MN

References

CLIENT CONTACT

Mr. Nick Mazzocco

Mr. Brian Trombley

Ms. Diane Evans

FIRM

Jones Lang LaSalle

Oppidan

City of Plymouth

PHONE

612-217-6750

612-799-5963

763-509-5201

ARCHITECT CONTACT

Ms. Jennifer Anderson-Tuttle

Ms. Deborah Rathman

Ms. Melanie Baumhover

LSE Architects

Rivera Architects

BWBR

612-581-0458

651-214-6768

651-290-1988

Education

Bachelor of Science Degree
Construction Management
University of Minnesota

Awards

Minnesota Subcontractors
Association, Construction
Professional of the Year 2018

Project Team



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 20 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	CLIENT	LOCATION
Andover Community Center Expansion	City of Andover	Andover, MN
Furniture and Things Community Event Center	City of Elk River	Elk River, MN
Treasure Island Center & TRIA Rink	Go Wild, LLC	St. Paul, MN
Shakopee Ice and Community Center	City of Shakopee	Shakopee, MN
Coon Rapids Ice Center	City of Coon Rapids	Coon Rapids, MN
Braemar Field & Outdoor Ice	City of Edina	Edina, MN
Maple Grove Ice Arena	City of Maple Grove	Maple Grove, MN
Plymouth Ice Center	City of Plymouth	Plymouth, MN
Rogers Activity and Ice Arena	City of Rogers	Rogers, MN

*under construction

Certifications & Memberships

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

References

CLIENT CONTACT	FIRM	PHONE
Ms. Lizz Narum	U Construction	612-290-6958
Ms. Julee Taylor	University of Minnesota	612-626-7077
Ms. Laura Keithahn	HealthEast Care System	651-983-1657

ARCHITECT CONTACT

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

Education

Bachelor of Science
Mechanical Engineering
University of St. Thomas

Project Team

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 pre-construction 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 14 years, and in his current role at RJM for the last three years.



Stacy Arnold, Safety Director

As safety director, Stacy Arnold, who 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, Quality Control Director

As quality control director, 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.

“Consistently RJM demonstrates a high degree of professionalism in all phases of the construction process. RJM's staff always provides the city with accurate, well-thought-out cost estimates, construction timelines, and communication models.

—City of Maple Grove
Alan Madsen

Ice Arena and Community Center Project Experience

	CM ^r	CM ^a
Andover Community Center Expansion		X
Andover YMCA / Community Center		X
Chaska Community Center	X	
Coon Rapids Ice Arena		X
Eden Prairie Aquatic Center	X	
Eden Prairie Community Center & Ice Arena	X	
Elk River Community Center / YMCA	X	
Furniture and Things Community Event Center	X	
Inver Grove Heights Community Center		X
Maple Grove Community Center & Ice Arena	X	
Plymouth Ice Center		X
Rogers Ice Arena	X	
St. Louis Park Recreation Outdoor Center & Ice Arena		X
Shakopee Community Center / Ice Arena	X	
Shoreview Community Center Addition	X	
Worthington Community Center / YMCA		X



Project Experience

Andover Community Center Expansion

LOCATION	Andover, MN
MARKET SECTOR	Community
SQUARE FEET	80,065
PROJECT COST	\$16.7M
PROJECT TYPE	Sports and Recreation
DELIVERY METHOD	CMA
ARCHITECT	292 Design Group
OWNER CONTACT	Jim Dickinson 763-576-2700

The City of Andover hired RJM Construction to build an 80,000 square-foot expansion of the existing community center.

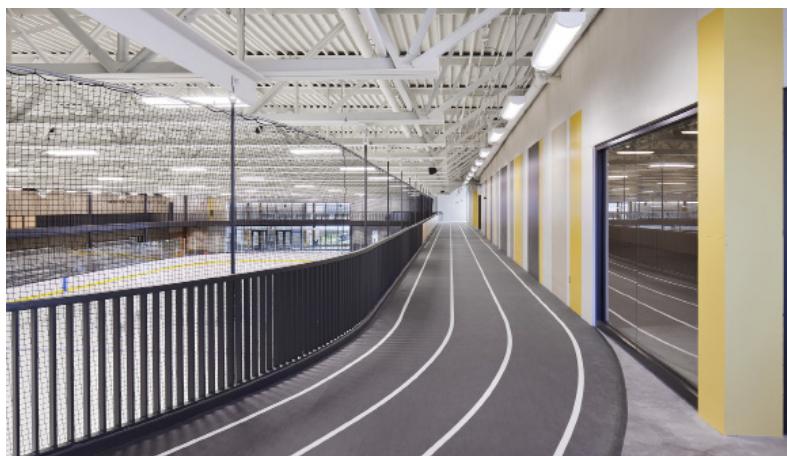
Project Similarities

- Ice Sheet Addition
- Locker Rooms
- Lobby
- Viewing Area
- Elevator
- Expanded Parking

As a part of the 80,000 sq. ft. expansion, the community center includes a sports complex addition includes a new ice rink, walking track, offices, meeting space and multipurpose field house. The project also includes a new building entrance and lobby, along with an expansion of the east and west parking lots, and curtain wall systems.

The facility includes an ice arena, a three-court field house, an indoor aquatic park with two pools, an upper-level fitness center and exercise studios, and a kids' gymnasium. The building structure utilizes a combination of pre-cast concrete, masonry and exposed wood structure and curtain wall systems.

COVID-19 required additional supervision and the assistance of a third party healthcare service to take temperature readings daily for all personnel coming into the job site.



Project Experience

Furniture and Things Community Event Center

LOCATION	Elk River, MN
MARKET SECTOR	Community
SQUARE FEET	113,008
PROJECT COST	\$26.5M
DELIVERY METHOD	CMR
PROJECT TYPE	Sports and Recreation
ARCHITECT	292 Design
OWNER CONTACT	Calvin Portner 763-635-1001

The City of Elk River selected RJM to build Furniture and Things Community Event Center to accommodate the needs of the community.

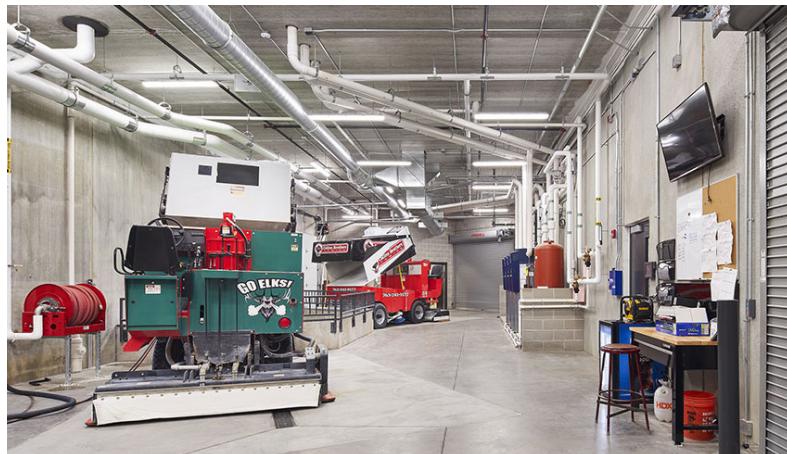
Project Similarities

- Ice Sheet Addition
- Locker Rooms
- Lobby
- Viewing Area
- Elevator
- Expanded Parking

Features include two sheets of ice, a track, senior center, community rooms, turf field house, two new softball fields, pavilion, concessions building, and expanded parking.

One of the challenges the team faced was a cold winter with a lot of snow, preventing closing the roof over Arena 2, adding close to 20 working days to the original schedule. Through collaboration with subcontractors, the team revised the schedule and phasing plan to flow our workers on site. The team recovered all of the lost days and successfully turned over the project earlier than scheduled.

RJM worked diligently with 292 Design during the project on with constructability and cost-effectiveness for proposed design changes. In addition, RJM provided construction recommendations which aided in the performance longevity of the building and exterior spaces.



Project Experience

Shakopee Ice and Community Center

LOCATION	Minneapolis, MN
MARKET SECTOR	Community
SQUARE FEET	113,000
PROJECT COST	\$26.6M
DELIVERY METHOD	CMr
PROJECT TYPE	Ice Arena, Community Center
ARCHITECT	292 Design
OWNER CONTACT	Bill Reynolds 952-233-9311



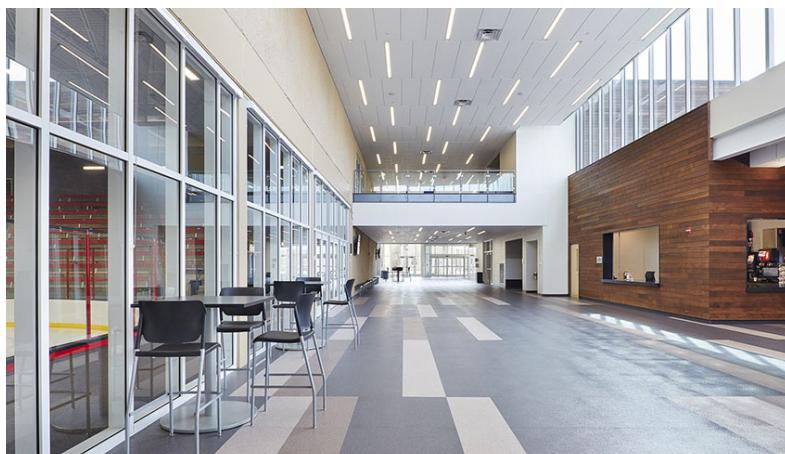
RJM Construction was selected by the City of Shakopee to oversee construction of a new two-sheet ice arena.

Project Similarities

- Ice Sheet Addition
- Locker Rooms
- Lobby
- Viewing Area
- Elevator
- Expanded Parking

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, RJM assisted the City with complicated coordination issues throughout the 13-month project.



Project Experience

St. Louis Park ROC

LOCATION	Minneapolis, MN
MARKET SECTOR	Community
SQUARE FEET	34,000
PROJECT COST	\$7.3M
DELIVERY METHOD	CMA
PROJECT TYPE	Ice Arena, Community Center
ARCHITECT	RSP Architects
OWNER CONTACT	Cindy Walsh 952-924-2541

RJM Construction was hired by the City of St. Louis Park to oversee construction of a multi-use recreational outdoor facility on the campus of The Rec Center.

Project Similarities

- Ice Sheet Addition
- Locker Rooms

The project includes an NHL-sized refrigerated outdoor ice rink that can be converted into a covered turf field each spring.

The roof structure was built with glue-laminated beams, tensile fabric and steel cabling support. Working with two out-of-state contractors, RJM used Revit technology to model the roof design, mitigating risk and minimizing challenges. The spectator area includes bleachers and an outdoor plaza with a fire pit. The project also includes team locker rooms and a covered walkway that leads visitors through the plaza, into The Rec Center.



Project Experience

Treasure Island Center

LOCATION	St. Paul, MN
MARKET SECTOR	Community
SQUARE FEET	540,000
PROJECT COST	\$62.5M
DELIVERY METHOD	General Contractor, CPFF
PROJECT TYPE	Sports & Recreation
ARCHITECT	Collaborative Design Group
OWNER CONTACT	Lee Kruger 651-204-6226



RJM Construction transformed the former Macy's store in downtown St. Paul into Treasure Island Center.

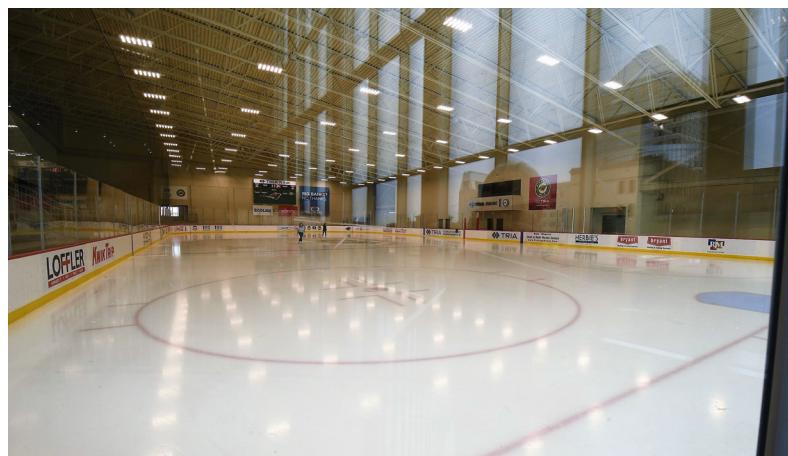
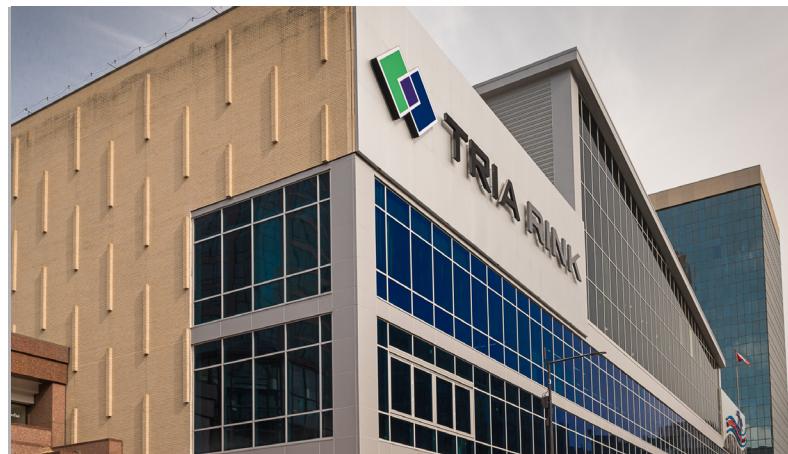
Project Similarities

- Ice Sheet Addition
- Locker Rooms
- Lobby
- Viewing Area
- Elevator

The project includes a mix of office and retail tenants, topped off by a 1,100-seat hockey practice facility.

The rooftop NHL-sized ice rink, named TRIA Rink, is the most distinctive feature of the building. Crews placed a 100,000-pound crane atop the roof to hoist structural steel, mechanical equipment and other supplies. This innovative idea saved the owner over \$1 million and two months of scheduled time.

In addition to the core and shell renovations, RJM led tenant build-outs. These projects included space for the Minnesota Wild, Hamline Piper's Men's and Women's Hockey Programs, and Minnesota Housing Finance Agency. RJM also built a 6,000-square-foot orthopedic clinic for TRIA on the first floor of the building.





HERO CENTER

Our experience in understanding the submittal timeline and historical cost information on sustainable building products and systems will add value and ensure the project remains on schedule from design to closeout.

Identify CM@r experience, if any, on projects that were funded in part by the State of Minnesota through a bonding bill approved by the Minnesota Legislature.

The RJM team is an experienced partner in sustainable building practices and with Buildings, Benchmarks, and Beyond (B3).

Our team has completed numerous public building projects designed with this benchmarking. Most recently, RJM completed the HERO Center for the City of Cottage Grove and the City of Woodbury and currently underway with the Plymouth Creek Community Center for the City of Plymouth.

RJM was an active member on the team during preconstruction and design for both projects, providing valuable cost and schedule input on sustainable materials and systems. **In addition RJM is currently working with Carver County on The Lake Waconia Waterfront Center, which also received funds from the State of Minnesota and is following B3 guidelines.**

RJM's in-house mechanical engineer, Jed Field, will work alongside the City of Alexandria and 292 Design during the design phase to provide valuable cost payback analysis and constructability input on systems being reviewed.

As part of the preconstruction process, RJM will work closely with the project team and consultants to generate a list of B3 sustainable options. We will carefully analyze costs associated with proposed systems and offer comparison pricing. This not only includes installation prices but all related operating costs. Drawing from our experience, we can make some early deductions for project areas of importance.



PLYMOUTH CREEK COMMUNITY CENTER



COMMUNICATE WITH URGENCY

Our team has experience working with a variety of resources and combines this knowledge into a comprehensive approach, guiding our clients to the most advantageous path.

Based upon your knowledge of the proposed work, describe why the City of Alexandria should team with your firm for these projects. Key reasons may include some of the essential process items listed below in Part E.

Diverse and Grounded Experience

RJM is dedicated to working with communities and non-profit organizations in constructing community centers, municipal facilities, recreational facilities, and public works buildings.

Our community work often comprises 40 percent of our yearly business, with projects ranging from renovations to new buildings, all serving the communities for years to come.

Strengthening the Process

We work as an extension of your staff, analyzing all project details to achieve the best value. We understand there is extensive planning involved in getting a community project off the ground. Whether your project requires council approvals, public funds, or private investors, RJM Construction will act as your advocate. In tandem with approvals, our construction process includes assembling a project schedule and budget, considering every detail such as design milestones, permitting, and material procurement. Our experience and resources will guide the team to make well-informed, timely decisions. RJM takes pride in ownership of every project, managing risk from start to finish.

Customized Approach

RJM Construction is a diverse builder, allowing us to effectively deliver all types of construction contracts for public institutions and non-profit organizations. In addition to traditional general contracting and design-build partnerships, **our team has provided construction management services to local municipalities for more than 10 years.** Forward-thinking communities have recognized that construction management offers a better alternative to the traditional design-bid-build method, giving organizations more control and confidence in project decisions.

Local Outreach

Local participation is of utmost importance to RJM. RJM has had the pleasure of working in many communities outside of the seven-county metropolitan area, successfully delivering projects for the City of Worthington and currently working with the City of New Ulm, the City of Fairmont, and the City of Montevideo.

We initially reached out to the Builders Associations with those projects and have had great success in establishing relationships with many of the local trades. RJM will immediately connect with The Lake Region Builder's Association. In addition, RJM's extensive experience in the municipal/community market gives us a diverse list of subcontracting partners we can carefully analyze and then tailor the bid and quote packages to meet the needs of the City of Alexandria.



SHAKOPEE ICE AND COMMUNITY CENTER



BUILD RELATIONSHIPS

RJM takes pride in local participation as well as active interest from the subcontracting community.

RJM has recently had two of the most active projects on the Builder's Exchange, in the City of Andover Community Center 2019 and the Plymouth Creek Center 2020.

We will reach out to qualified subcontractors through electronic notification and personal phone calls to generate as much interest as possible to increase the number of received bids and ensure the lowest possible price on bid day. RJM has also developed a bidding strategy that allows for more local contractor participation for smaller project work scopes through the county's quote process.

By breaking larger bid packages into smaller, more manageable ones, we can often generate more interest from local contractors who may not have the capabilities to perform the entire large scope of work. This essentially serves two purposes: encouraging local participation and driving the overall project costs down. When we come into new communities, we hold an open house for subcontractors to attend. This outreach increases the project interest and prepares them for a process that some companies may not have experienced before.

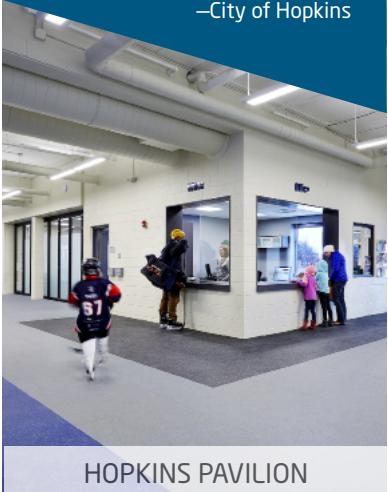
SIMILAR RELEVANT EXPERIENCE

The RJM team takes the time to understand your program. Our team regularly spends time in ice arenas to better understand what is important to players, coaches, and fans. We understand what it takes for a facility to be successful and make an impact on the community. We've recently completed similar projects with the City of Andover and the City of Elk River. This experience ensures The City of Alexandria receives a cost-effective project, maximized program, efficient schedule, and a facility built with quality and durability to endure the extensive use for years to come.

“

RJM looked out for the city's best interest at every stage and helped us to resolve any challenges that occurred. We now have a beautiful facility the entire community can enjoy.

—City of Hopkins



HOPKINS PAVILION

Efficient Schedule and Budget

With the current challenges the construction industry is facing for material availability and cost increases, RJM will be ready with solutions to issues that may arise. These recent challenges in the industry are not new to RJM. When the market had more stability, RJM still made recommendations to our clients to help reduce costs and expedite the construction schedule.

We recommend that our design partners and clients select materials that we know are proven in terms of function, durability, cost, and readily available for installation. RJM will initially make a recommendation for multiple design bid packages. We will want to make an early purchase on precast wall panels and structural steel as a team. We have a system in place to procure engineering of these items and hold a production spot for a minimal cost to not put the city at risk of owning products before the full project value is understood. This process expedites the overall schedule and allows the design team time to finish other areas of design and programming.

Addition Location

Our clients have welcomed our input when considering the most cost-effective solution for the location of their new building additions. We worked hand in hand with 292 Design and the City of Elk River and the City of Andover to achieve the most cost-effective additions to their facilities. We understand there are two possible locations being considered for the new multi-purpose addition.

RJM will immediately engage with the team to assist in finding the most cost-effective and program efficient location for your new addition. We saved over a million dollars each with the City's of Andover and Elk River, locating the additions in the most effective area of the site and existing building.

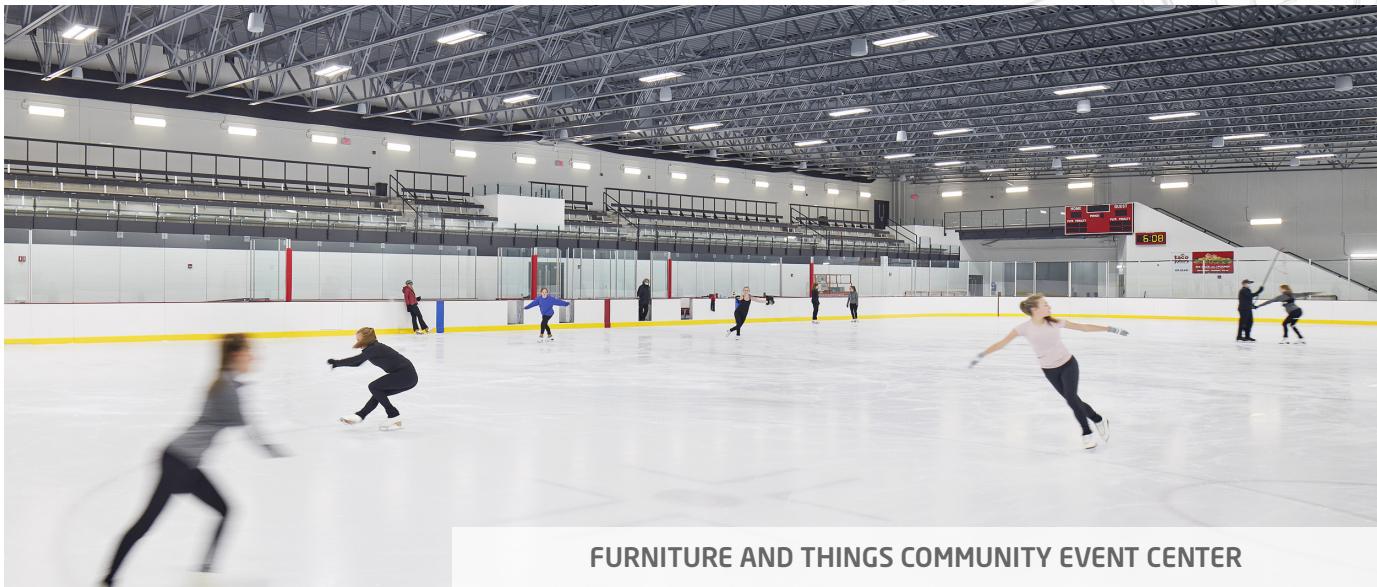
The savings are realized with shared enclosure, reduced snow load design, reduced site work, ability to utilize some existing conditions and equipment. For this project, we are offering our virtual design services at no cost to the project.

Our virtual design team will work with 292 Design to establish the most cost-effective and program-efficient location for your addition. This service will allow your team to virtually tour the building before it's constructed. We are confident we can help you maximize your program and budget.

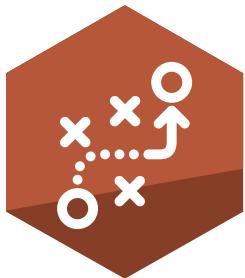
Tax-exempt

RJM has successfully utilized a tax-exempt strategy with other municipalities. RJM will solicit separate labor and material bids and quotes from each bidding contractor. The bid documents specify that only the lowest combined labor and material bids will be awarded as the lowest combined bid.

If approved by the City of Alexandria, this strategy can save the city approximately \$250,000 or more.



FURNITURE AND THINGS COMMUNITY EVENT CENTER



SOLVE THE PROBLEM

RJM clients can expect to save 9-13% through our value engineering process.

Briefly, how do you propose to administer this project.

Preconstruction

Constructability Review

By becoming a part of the team early during design, RJM will review the program requirements and integrate them into a design and cost modeling process. RJM's constructability reviews are continuous during design. As 292 Design Group's design progresses, our team will provide suggestions before completion of the design, protecting the overall budget and schedule. Additionally, RJM's quality control director will closely review design documents at each phase. After this careful review process, RJM may suggest minor design modifications to 292 Design Group.

Estimating

Budget is almost always a driving concern of clients regardless of project type. The City of Alexandria can count on RJM to ensure we achieve the best possible value in consideration of function and design. As the design progresses, we provide continuous, real-time cost evaluations so that the cost impact to design choices are realized right away. Being proactive in this process saves critical time and cost, helping 292 Design Group understand budget impacts before designs are complete.

Value Engineering

Value engineering is an important process during design and a responsibility that we take seriously. It is our job to provide the team with as many cost-saving ideas available for the team's evaluation for implementation. From our experience with ice arenas, we understand where costs can be reduced without sacrificing the function of the building or the vision and design intent of the City of Alexandria and 292 Design Group. Historically our value engineering process has saved 9-13% in value between schematic design and construction documents.



**QUALITY
ASSURED**

Development of Bid Packages

RJM will work with city staff to place the bid advertisement in the city's required publications. Also, RJM's extensive experience in the community market, working on ice arenas, community centers, city halls, and public work projects, gives us a diverse list of subcontracting partners we can carefully analyze and tailor to meet the needs of the project.

We will reach out to qualified subcontractors using electronic notification and personal phone calls to generate as much interest as possible, increase the number of received bids, and ensure the lowest possible price on bid day. RJM has also developed a bidding strategy that can allow for increased local contractor participation for smaller project work scopes through the city's quote process if desired.

RJM will facilitate the bid receipt and conduct the public opening process. Subsequently, RJM will conduct a thorough review of each bid for completeness, clarify any potential discrepancies, and conduct a scope review with all apparent low contractors. We then present recommendations to the team along with a comprehensive project budget. Also, RJM assists in obtaining approvals from regulatory agencies. After approval of the contractor awards, RJM will prepare and process the appropriate contracts.

Scheduling

Our comprehensive scheduling approach begins at project definition, identifying design, planning, bidding, and construction timelines. RJM produces dependable schedules built on experience, creativity, and your priorities. Our team embraces the Last Planner System, creating efficient sequences in collaboration with the tradespeople who perform the work.

Construction

Project Management

In addition to managing the overall schedule, the RJM project manager is 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 RFI's, and maintain daily coordination of all on-site 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.



TREASURE ISLAND CENTER



VALUE STATEMENT

We are building a rewarding environment that fosters the personalities and strengths of our team.

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.

Coordination of Trades and Supporting Disciplines

Our philosophy, when working with our subcontracting partners, 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 Alexandria 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.

D. Key Qualifications and Approach



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

EMR

2021 - .87

2020 - .80

2019 - .68

Quality Control

RJM strictly monitors the quality of materials and installation procedures. In addition to the on-site 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.

Close-out Process

RJM efficiently completes punch lists, assembles warranty information, and collects contractual contractor close-out documents promptly. Before the official punch-list with the City of Alexandria and the architect, RJM performs a pre-punch list with our internal team to identify, document, and complete any outstanding items.

The team will also schedule start-up, training demonstrations, and coordinate equipment commissioning with the subcontractors as required. Additionally, RJM's team and the City of Alexandria project team will conduct a post-occupancy inspection approximately 11 months after the project is complete.



**MAKE EVERY
INTERACTION
ENJOYABLE**

*Our team
understands
how to build an
efficient ice arena
knowing the
critical components
involved, including
a properly
sequenced
construction
schedule
and material
procurement.*

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.

Multi-purpose and Ice Arena Experts

RJM Construction specializes in constructing multi-purpose arenas and ice and refrigeration systems, having completed over 30 projects in recent years. Multi-purpose arenas are unique facilities that must withstand extreme climate fluctuations. In Minnesota, this is especially important during the summer months.

Key components that need careful consideration

- Proper roofing material and insulation to limit condensation
- Under-slab vapor barrier selection and placement to avoid concrete curling
- Dehumidification manufacturers and system balancing to maximize efficiency and performance

Of equal importance is the performance of the ice plant and playing surface. RJM has completed many system replacements and refrigeration updates, ensuring an enjoyable and competition-level experience for both athletes and spectators. Our team understands the importance the rink floor has on the end-user operations and has a quality control program to achieve flatness requirements.

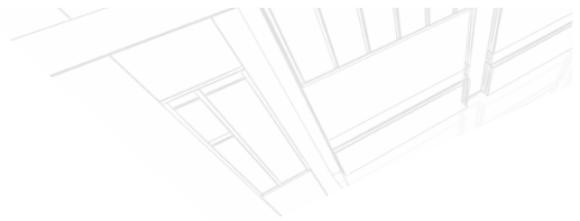
Applying expertise to guide the project

- Sequencing refrigeration system installation to ensure continuous use during the switchover
- Analyzing the use of waste-heat by utilizing for snow-melt and other potential efficiencies
- Selection and placement of rink lighting to ensure competition-level quality and enjoyment for spectators

Ensuring the rink slab is constructed within the flatness and elevation tolerances is critical for making ice and the overall efficiency of the refrigeration equipment. With many of the ice arenas now being constructed as multi-purpose facilities, the appearance and overall finish of the rink floors are more important.

RJM has built numerous ice facilities varying in size and complexity. Our team understands how to build an efficient ice arena knowing the critical components involved, including a properly sequenced construction schedule and material procurement. Our team takes a proactive approach in successfully guiding each project from start to finish.

RJM and 292 Design Group specialize in ice arena construction. Our teams have worked collaboratively together on 13 ice arena projects, the most recent being with the City of Elk River and the City of Andover. Because there is no learning curve between RJM and 292 Design Group, you can count on a smooth project delivery.



F. Cost Proposal

i. Please outline your firm's not to exceed staff cost, not to exceed CM Fee expressed as a percentage or lump sum, and not to exceed reimbursable expenses expressed as a lump sum.

Please see attached cost proposal for detail.

ii. Please note the number of hours you will allocate per week toward on-site supervision during the construction phase.

During the construction phase we will allocate 40 hours per week for our on-site superintendent.

iii. Please separate the costs as stated in F.i. above into two phases; preconstruction/bidding services and construction/post construction services.

Please see attached cost proposal for detail.

iv. In order to assist in comparing proposals, please fill out the attached Construction Manager at Risk Fee Summary

Please see attached cost proposal for detail.

AIA A133-2019 Agreement

Please see attached sample agreement.