



**2400 Prior Avenue N.
St. Paul, MN 55113
651-639-0644
800-494-4085
www.rsi-be.com**

January 5, 2026

ADDENDUM #1

**River City Centre
205 1st Avenue East
Shakopee, MN 55379**

RSI PROJECT #25-14454-02

TO ALL BIDDING CONTRACTORS:

All contractors are to note the following clarifications/modifications to the specifications and drawings for the Reroofing of River City Centre.

1. On December 22, 2025, a pre-bid meeting was conducted. Those attending the mandatory pre-bid are on the attached sign in sheet. (See attached Sheet below)
2. Bids are due January 9, 2026 at 10:00 am. Bids are to be delivered to Julie Siegert Scott County CDA, 100 5th Avenue East, Shakopee, MN 55379 where they will be opened and read aloud publicly. A 5% bid bond is to accompany the bid.
3. Construction will take place in the spring of 2026.
4. Prevailing wages do not apply to this project.
5. Performance and Payment bonds are required as part of the contract.
6. Contractors are to note insurance requirements for this project.
7. Safety will be the responsibility of the contractor. Staging area will need to be fenced off. With pedestrian traffic at the front of the building, contractor will need safety measures to protect the pedestrians from falling debris.
8. All permits are the responsibility of the contractor.
9. The project is tax exempt on materials; the owner will provide an ST-3 form for contractors to purchase materials for them. Separate contracts will be written for labor and materials.

10. Site staging and contractor's employee parking will take place in the parking lot on the north side of the building.
11. Any mechanical or electrical modifications necessary to complete the project is the responsibility of the contractor.

Contractors are to acknowledge the receipt of this Addendum on their Bid Form.

If you should have any questions or require further information, please contact our office. Thank you.

Respectfully,

RSI BUILDING ENVELOPE



Dan Tredna, RRO, RRC
Senior Consultant

DT/wt



PRE-BID MEETING SIGN-IN SHEET

2400 Prior Avenue N.
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www.rsi-be.com

Date: December 22, 2025
Time: 10:00 am
Project Name: River City Centre
Project Manager: Dan Tredna

Please Print Legibly

Company:	Minnesota Exteriors
Representative:	Andrew Jessop
Phone#:	612-418-0092
E-mail:	ajessop@mnext.com

Company:	ALLWEATHER Roof
Representative:	BRENT LARSON
Phone#:	612-227-4859
E-mail:	

Company:	Infinity Scaffold
Representative:	Charles Andren
Phone#:	612 516 2221
E-mail:	charlesandren1802@gmail.com

Company:	John Sullivan
Representative:	City of Shakopee
Phone#:	
E-mail:	

Company:	Infinity Scaffold
Representative:	Tony Sparks
Phone#:	612-468-0281
E-mail:	tony@infinityscaffold.com

Company:	Central Roofing
Representative:	Jeremy Stuhm
Phone#:	320-309-4587
E-mail:	jeremy@centralroofing.com

Company:	GT 3141 Booting
Representative:	Mike Buck
Phone#:	507-276-5748
E-mail:	Andrew.forestner@gt3141.com

Company:	
Representative:	
Phone#:	
E-mail:	

Company:	GV Construction
Representative:	Bernard Chouteau
Phone#:	952-367-6852
E-mail:	

Company:	
Representative:	
Phone#:	
E-mail:	

Company:	EPICER COMPANIES
Representative:	Dallas Landryville
Phone#:	763-560-2068
E-mail:	

Company:	
Representative:	
Phone#:	
E-mail:	



River City Centre Roof Replacement

Pre-Bid Meeting Agenda

2400 Prior Avenue N.
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651-639-0644
www.rsi-be.com

I. ATTENDANCE AND INTRODUCTIONS

- a. Sign-in Sheet
- b. Introduce Attendees

II. COMMUNICATIONS

- a. Before Bids with Design Firm (Dan Trenda – dant@roofspec.com)
- b. After Contract Awarded (Submittals, Pay Apps, Change Orders, Etc.) Dan Trenda

III. GENERAL DESCRIPTION OF PROJECT

- a. Overview
- b. Proposed Schedule
- c. Bid Due Date – January 9, 2025 @ 10:00 am
- d. Bids Sent/Faxed to:

Julie Siegert
Scott County CDA
100 5th Ave E,
Shakopee, MN 55379

IV. SAFETY

- a. OSHA/Local
- b. “Site Specific Safety”
- c. Fall Protection: Leading edges and roof openings, railings or full tie-off.
- d. Deck openings, flag area below, full time monitoring while working above.
- e. Retractable lanyards, leading edge.

V. WEEKLY CONSTRUCTION MEETINGS

- a. Representatives from Each Contracting Firm Required in Attendance
- b. Agenda (e.g. Safety, Staffing, Schedule, Progress, Needs)

VI. SITE INTERACTION

- a. Access (Safety, Parking)
- b. Site Staging
- c. Facilities – No Entry

VII. SUBMITTALS

- a. Submittal Log Required
- b. Obtain Approval in Writing, Prior to Bids, for Substitutions

VIII. PERMITS (Building, Electrical, Mechanical, etc.)

- a. Contractor's Responsibility

IX. DESIGN REVIEW AND QUESTIONS

X. WALK THROUGH



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RIVER CITY APARTMENTS

Interested in this property? Step ONE is to get on the Waiting List. Send us your completed application, signed Statement of Rental Policy and signed Smoke-Free / Fire Safety Lease Addendum. Get them on the property website on the community page. No funds are received until an apartment is offered. People on the Waiting List receive an update letter from management every nine months asking if the person wishes to remain on the Waiting List. Thank you for your interest!

LOCATION: 205 First Avenue East
Shakopee, MN 55379
RiverCityApts.com
Phone: 952-445-5107
Fax: 952-403-0202

SIZE / PRICE: 52 Market Rate Senior Apartments

- One Bedroom (679 – 760 sq. ft.) \$1,076 - \$1,216
- One Bedroom plus den (850 – 870 sq. ft.) \$1,250 - \$1,274
- Two Bedrooms / two bath (953 – 1138 sq. ft.) \$1,368 - \$1,572

Underground parking \$50 per month
Rents include heat, water, sewer, and trash removal
(Prices subject to change)

BUILDING AMENITIES:

- Community room with full kitchen
- On site management office
- Library
- Storage lockers
- Elevator to all levels
- Guest suite
- Call entry system

APARTMENTS INCLUDE:

- Full size washer and dryer
- Microwave
- Self-cleaning range/oven
- Dishwasher
- Frost free refrigerator
- Raised electrical outlets
- Mini blinds
- Individually controlled heating
- Level handles
- Individually controlled cooling
- Bay windows

RIVER CITY CENTRE APARTMENTS

River City Centre Apartments are designated for adults 55 and over. River City Centre Apartments is a Smoke-Free Community. River City Centre Apartments is a non-pet property and adheres to the ADA guidelines on Assistive Animals. At the time of going on the Waiting List the following are required: completed application, signed Statement of Rental Policy and signed Smoke-Free / Fire Safety Lease Addendum. These forms can be found on the property website. River City Centre Apartments requires residents to sign our Renters Insurance Addendum at move-in and to have renters' insurance on an annual basis.

Please call River City Centre at 952-445-5107 for additional information.