



# JASON RIKARD

## STATEMENT OF QUALIFICATIONS

### EDUCATION

#### Butte Community College

1996 - 2001

Earned degrees in Fire Academy and Building Inspection Technology

### WORK EXPERIENCE

#### Construction Project Management

Manage all aspects of construction and development from entitlement stage through certificate of occupancy for large scale residential & commercial new construction projects. Secure budget bid estimates from construction trade contractors to formulate development project budget estimates. Provide construction schedule, budget and logistics reports to investors. Conduct bid solicitation/selection and finalize construction contracts. Collaborate with design professionals, identify potential conflicts with design features in consideration of means and methods, facilitate design and implementation of value engineering. Coordinate with City, County and State agency officials to secure all required permits and with all local utilities for service applications and installations. Chart out construction schedule, set performance requirements and ensure adherence to both by all sub-contractors and vendors. Resolve conflicts relating to construction issues, disputes with code officials and contractor operations. Identify and eliminate elements of project design and construction likely to result in dispute, conflict, additional expense and/or change orders. Supervise construction superintendents, over-see job site administration matters relating to personnel and payroll, review and approve change orders. Optimize utilization of resources, labor, materials and equipment, and ensure their procurement at most cost-effective terms. Ensure HUD, HOME OSHA and ADA compliance.

#### Lifestyle Contractors, Director of Operations

2021-2024

#### Master Construction, Construction Project Manager

2020-2021

#### CFY Development, Inc. Construction Project Manager

2007-2020

#### KB Home, Superintendent

2005-2006

#### Building Inspector

Oversee, schedule and coordinate field inspection activities, provide training to new inspection staff, inspect complex structural building systems at various stages of construction, resolve disputes between division staff and developers, contractors, architects, engineers, superintendents and the general public, provide combination building and structural review of commercial building plans and review engineered field changes.

#### City of Yuba City, Supervising Building Inspector

2002-2005

#### Sierra County, Building Inspector

2001-2002

### PROFILE

Career profile includes municipal service beginning with the Fire Department, then progressing to the Building Department, finally transitioning to the private sector field of Construction Management. High profile construction management projects include: Three story mixed use heavy timber wood podium consisting of 81 apartments over parking garage and retail; highlighted as a case study for horizontal separation in [WoodWorks heavy timber construction seminar](#) and several [trade articles](#). Five story wood over 2 story concrete podium mixed-use projects, including; [The Hardin, residential tower at 700 K Street](#) featured as [Sacramento Business Journals Project of the Year in 2019](#), [Bel Vue apartment building rehabilitation project](#).

### CONTACT

PHONE:

530-701-3362

EMAIL:

[jason@rrdevelopment.group](mailto:jason@rrdevelopment.group)

### CERTIFICATIONS

Certified Building Inspector (B5), ICC,  
#5055111-10

Certified Electrical Inspector (E5), ICC,  
#5055111-20

Certified Plumbing Inspector, IAPMO  
#098002

### HOBBIES

Fishing, Paintball, Trap Shooting,  
Jeep/UTV

### PLACE OF WORSHIP

Ozark Mountain Community Church,  
Blue Eye, MO



## COMMUNITY INVOLVEMENT

### VOLUNTEER JUDGE, ROBOTICS COMPETITION

Promoting STEM education, the VEX robotics competition series is the largest robotics competition for kids from elementary through high school. Tournaments are held year-round at the regional, state and national levels. As a building professional dealing heavily in the realm of structural engineering and a big supporter of engineering education, Jason served as a volunteer Judge at the regional VEX Robotics competitions held at Faith Christian High School in Yuba City, CA in 2018 and 2019.

[Who will build the mightiest robot of all?](#)  
[| News | appeal-democrat.com](#)



# JASON RIKARD

## CONSTRUCTION MANAGEMENT PORTFOLIO

### DEL REY APARTMENTS



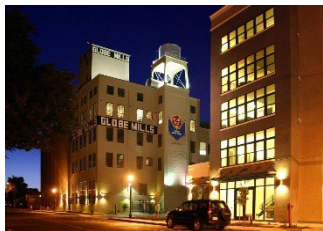
#### Colusa CA

2008

Multi-phased development to fill the need for affordable housing, first phase completed in 2008 providing 81 units of new affordable family units.

Project challenges included involvement with native American tribal council for evaluation of Indian artifacts discovered during excavation phase of development. Coordination with archeologists had minimal impact on construction schedule and work proceeded during archeological excavation to recover, document and restore artifacts to discovered locations prior to replacing dirt cover of excavated site.

### GLOBEMILLS



#### Sacramento CA

2008

Award winning, adaptive reuse of an abandoned historic flour mill into lofts, senior housing and commercial uses. The \$38-million Globe Mills project in Sacramento

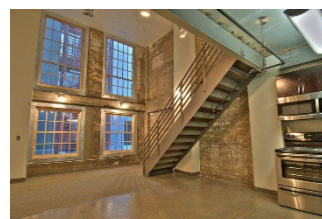
transformed a long abandoned historic industrial site into a thriving residential community with 112 affordable senior apartments, 31 contemporary lofts and neighborhood-oriented commercial spaces. The transit-oriented, green and sustainable infill project succeeds through historic adaptive reuse and new construction in a public/private partnership.



[Globe Mills \(appliedarts.net\)](#)

[Globe Mills wins redevelopment award - Sacramento Business Journal \(bizjournals.com\)](#)

[Globe Mills - Miyamoto International](#)





### H.A.N.D.S. Volunteer



The City of Yuba City's H.A.N.D.S. (Helping Area Neighborhoods Develop Successfully) program engaged in targeted neighborhood revitalization involving general maintenance, light repairs, exterior improvements and landscaping enhancements. Funded by Community Development Block Grant (CDBG) funds, the volunteer labor of skilled professionals alongside unskilled volunteer workers compounded successful results and served to optimize the benefit to those in need of a helping hand breathe life back into the homes and yards in their neighborhood.

[Volunteers give neighborhood a facelift | News | appeal-democrat.com](#)

### Community Security Volunteer



Volunteer overnight security at Moose Lodge fire evacuation center in Clear Lake Oaks during California Fires. Having displaced all residents from their homes, the evacuation center temporarily housed residents from all walks of life and backgrounds which unfortunately placed families in close proximity to individuals with behavioral or drug related issues. The families appreciated the security presence so they could get a good nights sleep while facing the challenge of recovery and rebuilding.

## HIDDEN CREEK APARTMENTS Phase 1 and Phase 2



### Crescent City CA

2009 Phase 1 and 2015 Phase 2

Phased development of 162 housing units completed in 2 phases, each consisting of 5+ acre parcel development with 10 two-story apartment buildings containing 81 family units, a community building and a garage in Crescent City, Del Norte County, California. Project challenges included heavy involvement of Environmental Protection Agency, Department of Water Resources and Army Core of Engineers due to wetlands, natural streams and bridge construction requirements to accommodate access to the developed site.

[Hidden Creek Apartments Phase I Environmental Site Assessment and Geotechnical Exploration - LACO Associates](#)

## WATERMAN SQUARE APARTMENTS



### Elk Grove CA

2010

84 Family Unit Complex



## GALT PLACE APARTMENTS



### Galt CA

2012

81 Senior Units above ground level parking garage and 10,000 square feet of office and retail space. [Galt Place \(appliedarts.net\)](#)

[Ground breaks on Galt Place | News | galtheraldonline.com](#)

**Three story all-wood podium featured in multiple seminars presented by American Wood Council and WoodWorks including;** Codes and Standards for Mid-rise Construction -An All Wood Solution, All Wood Podiums in Midrise Construction Seminar Presentation, Wood Podium Mixed Use Design, Exposing the Potential of Heavy Timber Construction, Wood Podium Mixed Use Design, An Architectural Case Study by WoodWorks

[AWC-DES520-Podium-2hr-150116.pdf](#)

[Microsoft PowerPoint - SF 2013 WSF Podium.pptx \(woodworks.org\)](#)

<https://www.woodworks.org/wp-content/uploads/Exposing-Potential-Heavy-Timber-Construction.pdf>

[Microsoft PowerPoint - wood podium\\_Lincoln Mortensen \(NXPowerLite\).ppt \[Compatibility Mode\] \(woodworks.org\)](#)

## COMMUNITY ACTIVISM



40 Days  
for Life,  
Life  
Chain  
event in  
Yuba  
City, CA



STATE OF  
JEFFERSON, STATE  
CAPITAL  
DEMONSTRATION,  
SACRAMENTO, CA



Sutter Buttes Tea Party Executive Board  
Member and frequent guest speaker.

## CIVIC INVOLVEMENT



Two runs for City Council in 2014 and 2016. In 2014, the election night results showing Rikard in the lead were slowly eroded over the following 2 weeks as mail in ballots overtook his victory by less than a .25% margin. He would make one more attempt at the seat in the 2016 election at the urging of his supporters which led to the revealed purpose of his call being not for the win but rather for the journey and experience of the run.

[MALINOWSKI Triple Bottom Line WSF 151209a.pptx \(woodworks.org\)](#)

and trade articles:

<https://www.constructionspecifier.com/designing-all-wood-podiums/>

[Mid-Rise Construction - APA – The Engineered Wood Association \(apawood.org\)](#)

[How to maximize affordability and sustainability through all-wood podiums | Building Design + Construction \(bdcnetwork.com\)](#)

[Glulam Helps Builders Meet Booming Demand for Multifamily Construction | Professional Builder \(probuilder.com\)](#)

## WARTHAN PLACE APARTMENTS

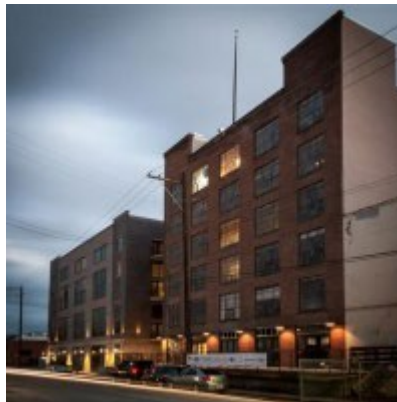


**Coalinga CA**  
2012

Warthan Place; 5+ acre parcel development with 10 two-story apartment buildings containing 81 new affordable family units, a community building and a garage in Coalinga CA.

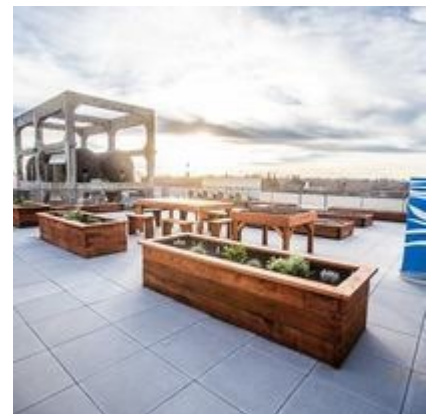
[Warthan Place Apartments | Coalinga, CA Low Income Apartments \(affordablehousingonline.com\)](#)

## WAREHOUSE ARTISTS LOFTS (W.A.L.)



**Sacramento CA**  
2014

A three building, 200,000 sq. ft. rehabilitation project transforming a 100 year old warehouse building into artist loft housing units that served as the catalyst for the redevelopment of historic R Street Corridor in downtown Sacramento.



[WAL \(appliedarts.net\)](#)

[Warehouse Artist Lofts \(WAL\) - Downtown Sacramento Partnership](#)

[The Warehouse Artist Lofts \(WAL\) - CADA \(cadanet.org\)](#)





Jason had the opportunity to bring his oldest son on-board during the 700 K project. He is pictured above, along side his son Kaelan, at work on the 700 K project. He has been richly blessed at the opportunity to sow into the life skill and character development of his sons.

His younger son Kieran, while still in High School, would work as a laborer during the summer, learning the value of hard work and developing a strong work ethic. Kieran is pictured below at the job site showing no hesitation in the face of hard work.



## 700 K STREET



### Sacramento CA

2017

Five story wood frame over 2-level concrete parking podium married with renovation of 75,000 sq. ft. of historic 4 story buildings containing 237,445 sq. ft. of building area consisting of 137 dwelling units, 5,602 sq. ft. community center, 57,525 sq. ft. restaurant and retail.



[700 Block, Sacramento, CA: Mixed-Use \(kuchman.com\)](http://kuchman.com)

[K Street's 700 block to get entertainment, housing - Sacramento Press](#)

[K Street's 700 block to get entertainment, housing - Sacramento Press](#)

[Special K - The Hardin - Sactown Magazine](#)

[The Hardin \(700 block of K Street\) - Downtown Sacramento Partnership](#)

[LivingInUrbanSac: 700 K Street - The Harlin](#)

## BEL-VUE



### Sacramento CA

2018

Adaptive re-use and preservation of the historic Bel-Vue Apartments in downtown Sacramento, 22 workforce housing units and 4,500 square feet of ground floor retail space.

[New Sacramento developments bring luxury, affordable housing \(kcra.com\)](#)

[The Bel Vue | California Preservation Foundation](#)

[Historic Apartment Building is Reurbished in Downtown Sacramento | NewsRadio KFBK | The Afternoon News with Kitty O'Neal \(iheart.com\)](#)



## Jason's Hobbies:



## TRUCKEE ARTIST LOFTS



### Truckee CA

2019

The project incorporates pre-manufactured modular units by Factory OS stacked into four stories comprising 77 mixed income workforce housing units and 3,735 square feet of ground floor retail and community space in the Truckee

Railyard.

[TRUCKEE ARTIST LOFTS | DCI Engineers \(dci-engineers.com\)](https://www.dci-engineers.com)

["Artist loft" project aiming to bring affordable housing, creative space to Truckee approved - California Forward \(caeconomy.org\)](https://www.caeconomy.org)

[Truckee Artist Lofts Anchor Railyards Redevelopment - Alliance for Environmental Leadership \(enviroalliance.org\)](https://www.enviroalliance.org)



SOUTHWEST CORNER



SOUTHEAST CORNER



Prior to departure from California, having accomplished the planning and design with entitlements and permits secured, these construction projects would be delayed by COVID:

## 800 K & 801 L

800 Block Mixed Use Project; 150 mixed income apartments and 20,000 square feet of ground floor retail in downtown Sacramento.

[Plans for 800 Block Mixed-Use Project Reveal Commitment To Boost Downtown Housing, Infuse Retail and Revive Historic Project | Sacramento Kings \(nba.com\)](#)

[CFY Development plans adaptive reuse on 800 block of L Street - Sacramento Business Journal \(bizjournals.com\)](#)

[Downtown Sacramento's renaissance continues with the extreme makeover of a key corner on K Street \(sactownmag.com\)](#)



[CFY Development aiming to start Downtown Sacramento project this year - Sacramento Business Journal \(bizjournals.com\)](#)

[LivingInUrbanSac: December 2018](#)

[CFY Development aiming to start Downtown Sacramento project this year - Sacramento Business Journal \(bizjournals.com\)](#)

## 1717 S STREET

Four and five-story wood frame over 2-level concrete podium. Mixed-used project with 159 residential units and 11,300 square feet of ground-floor restaurant and retail space. About 40 percent of the units would be designated affordable. Podium level courtyard 3,355 sq. ft. fourth floor deck with a total of 236,408 sq. ft. of building area.

[CFY Development, CADA to submit plans for project near R Street - Sacramento Business Journal \(bizjournals.com\)](#)



[1717 S Street - CADA \(cadanet.org\)](#)

[CFY Development JV Lands \\$78M for Sacramento Affordable Project \(multihousingnews.com\)](#)

[Mutual Housing, CFY Development starting Midtown projects - Sacramento Business Journal \(bizjournals.com\)](#)

[1717S Street, Sacramento CA: Mixed-Use \(kuchman.com\)](#)



## JASON ESCAPES CALIFORNIA TO A FIND A BETTER LIFE IN MISSOURI



Upon relocating his family to Missouri, Jason considers his new chapter in life to be "Crazy Blessed". Each of his vehicles sports the tag line as an expression of his grateful heart and a constant reminder of the true source of the grace and favor he receives.



**CRAZY BLESSED**

IN MISSOURI

## MAJESTIC

**Branson, MO**

2021

4-story condominium building



## CHATEAU MOUNTAIN

**Branson, MO**

2022

Nightly rental lodge complex

10 Acres/28 Units

Multiple amenity areas with indoor pools and sport courts



## CHATEAU MOUNTAIN NORTH

**Branson, MO**

2022

Nightly rental lodge complex

10 Acres/43 Units

Community amenities include indoor and outdoor pools and playground.







## WILDERNESS MOUNTAIN

### Branson, MO

2023

A 50 Acre nightly rental resort complex consisting of 60 buildings, 20 pools both outdoor and inside residences, 4 lazy rivers also outdoor as well as inside residences and built-in

trampoline pits. Site amenities include paved roads and parking, landscaping with extensive soft-scape and hard-scape, multiple playgrounds, treehouses, pickleball courts, garages, entry monument, concrete and rock retaining walls. The total project valuation exceeds \$50M with \$36M in lodge buildings, \$4M in 4-story condo building and \$10M in infrastructure.



## BRIARWOOD

**Branson, MO**

2023

4-story condominium building and nightly rental lodges  
3.39 Acres/16 Condo units  
and 5 lodges



## CROWNVIEW

**Branson, MO**

2023

Nightly rental lodge units  
30 Units



## SUMMER BAY

**Branson, MO**

2023

Nightly rental lodge units  
11 Acres/42 Units



## R & R DEVELOPMENT PROJECTS

As Principal Partner of R & R Development Group, Jason Rikard's Development Portfolio is enhanced by 3 premier project developments in the Branson, MO area which serve to exemplify his diversified expertise in most aspects of real estate development.

### BRANSON FAMILY DENTAL

#### BRANSON, MO

2024

10,000 Square Feet, 2 Story Office building rehabilitation.



### MEADOWS BUSINESS PARK

#### Kirbyville, MO

2023

23-acre mixed use development of light industrial, office and related activity



### SADDLEBROOK DWELLING

#### Saddlebrook, MO

2024

10,000 Square Foot Single Family Dwelling, 3 Stories

