Actions

2024 - 17 (Disposition of City Property along S 24th St for Redevelopment) Unsealed

Response Submitted - 3/12/2024 04:45:28 PM (CT)

Type Date Issued Description

Bid event has closed. Bid responses can no longer be submitted.

Award | Event Details | Questions | Attachments | Attributes | Response Attachments | Response Submission

Supplier Response Summary

Response Total: $0.00

General/Corporate Address

Supplier Name	OakNest Homes
Address	6648 Park Crest Drive Papillion, NE 68133
Phone	(402) 707-1821
Fax	
Contact Name	
Email	

Your User Profile

Title	Owner of OakNest Homes
Name	Tim Tran
Office Phone	(402) 707-1821
Fax Phone	
Mobile Phone	(402) 707-1821
Email	tim.tran@oaknesthomes.com

Digital Signature

By submitting your response, you certify that you are authorized to represent and bind your company.

Your Full Name:	Tim Tran	Your Email Address:	tim.tran@oaknesthomes.com

Attachment A
South 24th Street Proposal Application Form

Bidder Information

1. Name of Business: OakNest Homes
2. Address: 6648 Park Crest Drive
3. City, State & Zip Code: Papillion, NE 68133
4. Contact Person: Tim Tran Title: Owner of OakNest Homs
5. Phone: 402-707-1821 Fax: _____ Email: tim.tran@OakNestHomes.com
6. FEIN: 88-3696233

Bid Amount [redacted] $10,000

(Appraised Value $120,000.00)

Business Information

1. Provide a brief description and history of the individual or business entity.

After thorough consideration of the property's current condition and the estimated cost to build the new townhouse (multifamily - see attached layout). I would like to propose a purchase price of $10,000. I understand that this offer is significantly below the appraised value of the property. But it reflects the investment required to build a new multifamily property. I am confident that with my resources and expertise, I can build the new multifamily here and contribute positively to the neighborhood. Estimate the spending after complete the project would be $700,000 to $800,000 USD

OakNest Homes, founded by Tim Tran, is a trusted construction company with expertise in land development, remodeling, and new construction houses. Licensed and bonded, Oaknest Homes has a proven track records of excellence, including collaborations on city projects in Council Bluffs, Omaha metro city and beyond. Renown for remodeling countless homes for both individuals and companies, Oaknest Homes combining traditional craftsmanship with modern techniques, to create enduring homes that leave a lasting impact on communities

2. Business Structure:
   - ☐ Cooperative
   - ☐ Corporation
   - ☑ Limited Liability Company
   - ☐ Non-Profit / Government
   - ☐ Partnership
   - ☐ Sole Proprietorship
   - ☐ Individual

3. Is business currently located within Council Bluffs and relocating? ☐ Yes ☑ No

   If Yes, list current business location: _____

Project Information

1. Describe in detail the proposed project. (Include project proposed project, timeline with dates, building renovation and construction, onsite infrastructure improvements, etc.). Use additional pages as necessary.

SEE SEPERATE ATTACHED FILES FOR PROPOSAL PLAN AND OTHER RELATED DETAILS

Project Timeline *(add additional rows as needed)*	Beginning Activity Date	Activity Completion Date
Phase 1 - Preparation and Planing	06/01/2024	09/30/2024
Obtain permits and approvals		
Architectural and Engineering design		
Phase 2 - Construction	10/01/2024	06/30/2025
Site preparation, Construction		
Total estimated timeline 12 months		

1. Please complete the budget below. Include only anticipated to incur directly:

Use of Funds	Estimated Cost	Source A	Source B	Source C
Purchase the property	10,000	10,000		
Construction	700,000		700,000	
TOTAL	$ 710,000	$ 10,000	$ 700,000	$

2. Please complete the chart below with proposed financing for the project:

Estimated Financing			
Source of Funds Add additional lines as needed	Amount	Form of Funds (Loan or cash)	Conditions
Source A:	$ 10,000	Cash	Cash to buy the property
Source B:	$ 700,000	Loan	Loan to build the new multifamily
Source C:	$		
TOTAL	$		

3. Outline any conditions for your proposed bid (i.e. rezoning, financing, etc):

Land already zone for multifamily

4. Proposals will be evaluated on the following criteria:

   Price (20 points)
   Proposed Reuse (25 points)
   Neighborhood Compatibility (20 points)
   Feasibility (20 points)
   Timeframe (10 Points
   Other (5 points)

The bidder is hereby advised that by signature of this proposal he/she is deemed to have acknowledged all requirements. All bids are final, no bids received may be withdrawn or amended after being duly received and recorded by the City of Council Bluffs.

Name: Tim Tran

Title: Owner of OakNest Homes

Signature: Tim Tran

South 24th Ave Redevelopment Proposal for Brand New Multifamily Properties

Project Overview

We (OakNest Homes) are thrilled to present our proposal for the construction of brand-new multifamily properties. Our vision is to create a modern, sustainable living space that caters to the needs of residents while enhancing the community. Here are the details

1. Property Design

Our multifamily properties will consist of the following features:

1. **Main Floor:**
    - Open concept design integrating the kitchen and living room.
    - Cozy living area with plush sofas, warm lighting, and a coffee table.
    - Modern kitchen with sleek cabinetry, durable countertops, and energy-efficient appliances.
    - Spacious bathroom.
    - Central kitchen island for meal prep and casual dining.
2. **Second Level:**
    - One bedroom for privacy and relaxation.
3. **Total square footage per unit: 1,000 SF**
4. **Architectural Design:**
    - Contemporary design with clean lines and functional layouts.
5. **Sustainable Features:**
    - Energy-efficient windows and insulation.
    - Landscaping with native plants to promote biodiversity.
6. **Amenities:**
    - Fitness center.
    - Community lounge.
    - Secure entry systems.

2. Timeline

Our estimated timeline for this project is as follows:

- **Phase 1 (Preparation and Planning):**
    - Obtain permits and approvals: 2 months.
    - Architectural and engineering design: 1 months.
- **Phase 2 (Construction):**
    - Site preparation and foundation: 1 months.

Public

- Structural construction: 4 months.
- Interior finishes: 3 months.
- Landscaping and outdoor amenities: 1 months.

Total estimated timeline: 12 months

3. Budget

Estimate to be $700,000 to $900,000

We anticipate the following expenses for the project:

1. **Construction Costs:**
   - Materials and labor for building construction.
   - Plumbing, electrical, and HVAC systems.
   - Elevators (if applicable).
2. **Design and Engineering Fees:**
   - Architectural design.
   - Structural engineering.
   - Landscape design.
3. **Permits and Legal Fees:**
   - Zoning permits.
   - Environmental impact assessments.
   - Legal consultations.
4. **Contingency Budget:**
   - We recommend allocating 10% of the total project cost for unforeseen expenses.

4. Community Impact

Our multifamily properties will contribute to the community in several ways:

1. **Housing Availability:**
   - The new properties will provide much-needed housing options.
   - Families, young professionals, and seniors will benefit from comfortable living spaces.
2. **Neighborhood Enhancement:**
   - The modern design will enhance the neighborhood's visual appeal.
   - Green spaces and amenities will foster community engagement.

5. Conclusion

We are committed to delivering a high-quality multifamily property that aligns with sustainability goals and community needs. We look forward to collaborating with stakeholders to create a vibrant and welcoming living environment.

Public

Thank you for considering our proposal. If you have any further questions or require additional details, please feel free to reach out.

Sincerely,

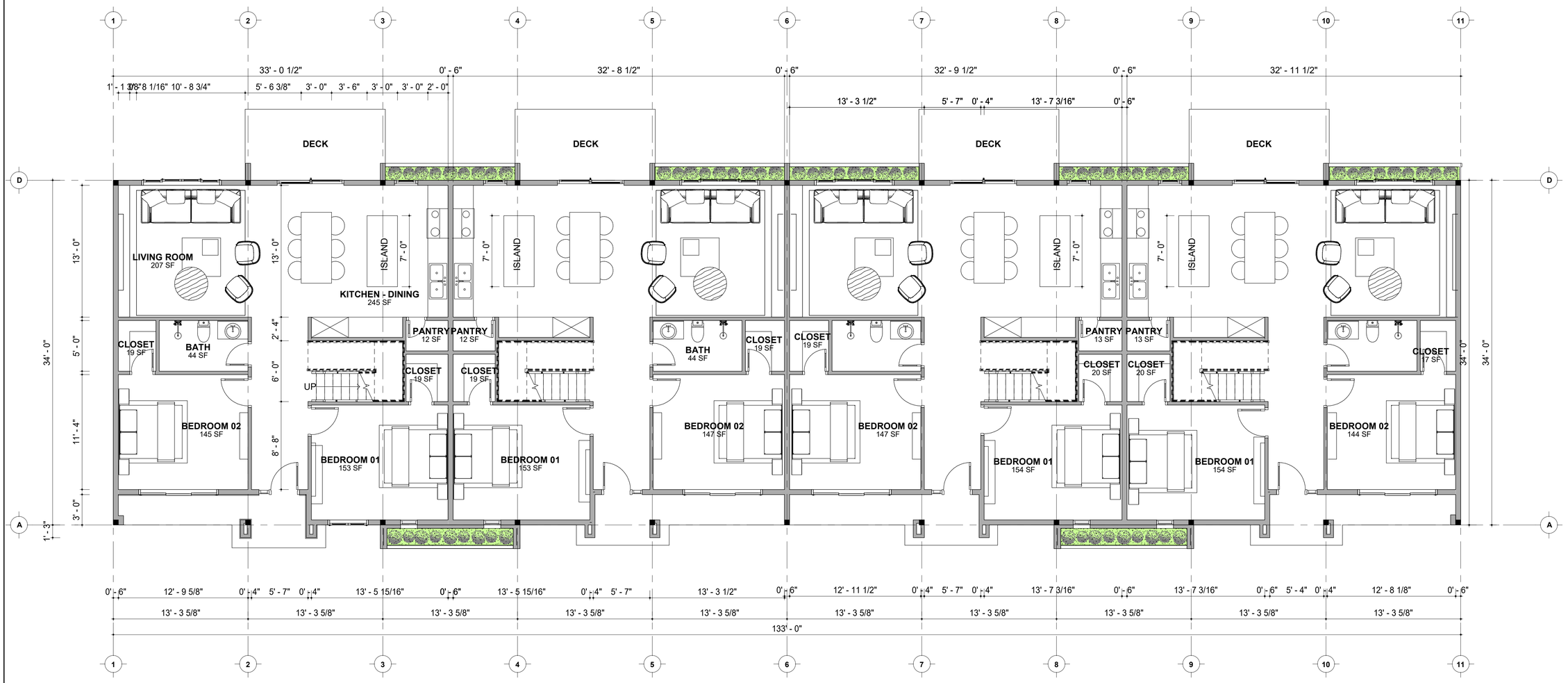
Tim Tran

OakNest Homes

402-707-1821

Tim.Tran@OakNestHomes.com





1 **MAIN FLOOR PLAN**
3/16" = 1'-0"

NOTE:

CLIENT: **Owner**

Project Name

LOCATION

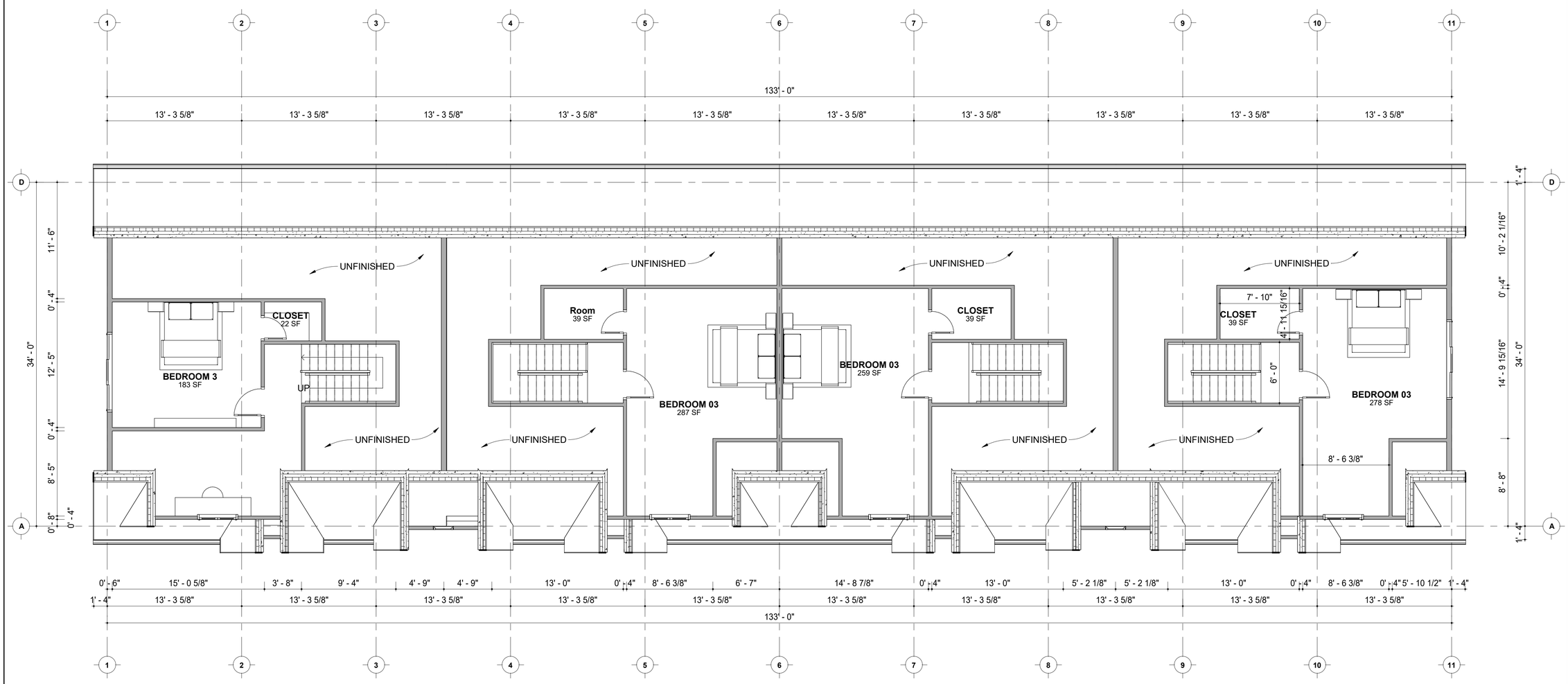
ARC HOUSE
ARCHITECTURE & CONSTRUCTION

0001

Issue Date	09-Mar-24 11:3 1:51 PM	3/16" = 1'-0"	
PRELIMINARY	**FINAL**	**SCALE**	**REVISION**

MAIN FLOOR PLAN

KT-1.01



1 ROOFTOP PLAN
3/16" = 1'-0"

NOTE:

CLIENT: **Owner**

Project Name

LOCATION

ARC HOUSE CONSTRUCTION
ARCHITECTURE & CONSTRUCTION

0001

Issue Date			
PRELIMINARY	FINAL	SCALE	REVISION
	09-Mar-24 11:31:52 PM	3/16" = 1'-0"	

ROOFTOP PLAN

KT-1.02