Actions

2024 - 16 (Disposition of 1901 2nd Ave for Redevelopment) Unsealed

Response Submitted - 3/12/2024 03:58:10 PM (CT)

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

Award | Event Details | Questions | Activities | 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
1901 2nd Avenue 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: $60,000.00

(Appraised Value $440,000.00)

Provide narrative if proposing a bid amount less than appraised value.

After thorough consideration of the property's current condition and the estimated cost of repairs and make transition into townhouse (see attached). I would like to propose a purchase price of $60,000. I understand that this offer is significantly below the appraised value of the property. But it reflects the investment required to bring the property up to its full potential (townhouse with 4 units - see proposal). I am confident that with my resources and expertise, I can restore the property to its new use and contribute positively to the neighborhood. Estimate the spending after completed the project would be $560,000 to $700,000.

Business Information

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

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	04-01-2024	06-30-2024
Obtain permits and approvals		
Architectural and Engineering design		
Phase 2 - Construction	7-01-2024	03-30-2025
Demolition, site preparation, structural modification, utilities work, interior finished, Garage conversion		
Total estimated timeline: 9.5 months		

Project Budget

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	60,000.00	60,000.000		
Renovate the property	500,000.00		500,000.00	
TOTAL	$ 560,000	$ 60,000	$ 500,000	$

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:	$ 60,000	Cash	Cash to buy the property
Source B:	$ 500,000	Loan	Renovate
Source C:	$		
TOTAL	$ 560,000		

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

NONE

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: 

1902 2nd Ave Redevelopment Proposal: Conversion of Current Empty Building into 4 units Townhouses (Details layout is attached)

Project Overview

We (Oaknest Homes) are excited to present our proposal for converting the current empty building into four townhouse units. Our goal is to create modern, comfortable living spaces that seamlessly blend indoor and outdoor elements. Here are the details:

1. Unit Layout

Each townhouse unit will feature:

- **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.
- **Second Level:**
  - One bedroom for privacy and relaxation.
- **Total square footage per unit: 1,000 SF**

2. Building Renovation:

  - The existing building will undergo extensive renovation to accommodate the new layout.
  - Structural modifications, plumbing, electrical work, and insulation will be carried out.
  - Interior finishes (flooring, walls, ceilings) will be upgraded to meet modern standards and code.

3. Shared Garage

The second building will be transformed into a shared garage, accommodating up to four cars. Proper ventilation and lighting will ensure convenience and safety for residents.

4. Backyard Oasis

We understand the importance of outdoor spaces. The backyard will be a serene oasis where residents can unwind and enjoy nature. Here's what we envision:

- **BBQ Area:**
  - A designated space for outdoor grilling and gatherings.
- **Grassy Lawn:**
  - Lush green grass for picnics, sunbathing, or playtime.
  - Shade trees and flowering plants to enhance the natural beauty.
  - Perhaps a small garden area for herbs and flowers.

5. 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 month
- **Phase 2 (Construction):**
  - Demolition and site preparation: 1 month
  - Structural modifications and framing: 2 months
  - Plumbing and electrical work: 1.5 months
  - Interior finishes: 2 months
  - Garage conversion: 1 month

Total estimated timeline: 9.5 months

6. Budget

We will provide a detailed cost breakdown, but anticipate the following expenses:

- Construction materials
- Labor
- Permits and design fees.
- Contingency budget (10% of total cost)

7. Community Impact

Our project holds significant potential to positively impact the community in several ways:

1. **Revitalization of Current Space:**
   - By transforming the empty building into vibrant townhouses, we breathe new life into an otherwise empty area.
   - The revitalization contributes to the neighborhood's overall aesthetics and attractiveness.

2. **Increased Housing Availability:**
    - The creation of four townhouse units addresses the pressing need for housing in the area.
    - Families and individuals will benefit from comfortable, well-designed living spaces.
3. **Strengthening Community Bonds:**
    - The shared garage and backyard space encourage interaction among residents.
    - Neighbors can connect during BBQs, gardening, or casual conversations in the common areas.

8. Conclusion

We are committed to excellence and collaboration. Our team is excited to embark on this transformation journey, creating homes that blend functionality, aesthetics, and community spirit. We look forward to working closely with stakeholders, ensuring a successful project that enhances the quality of life for all.

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

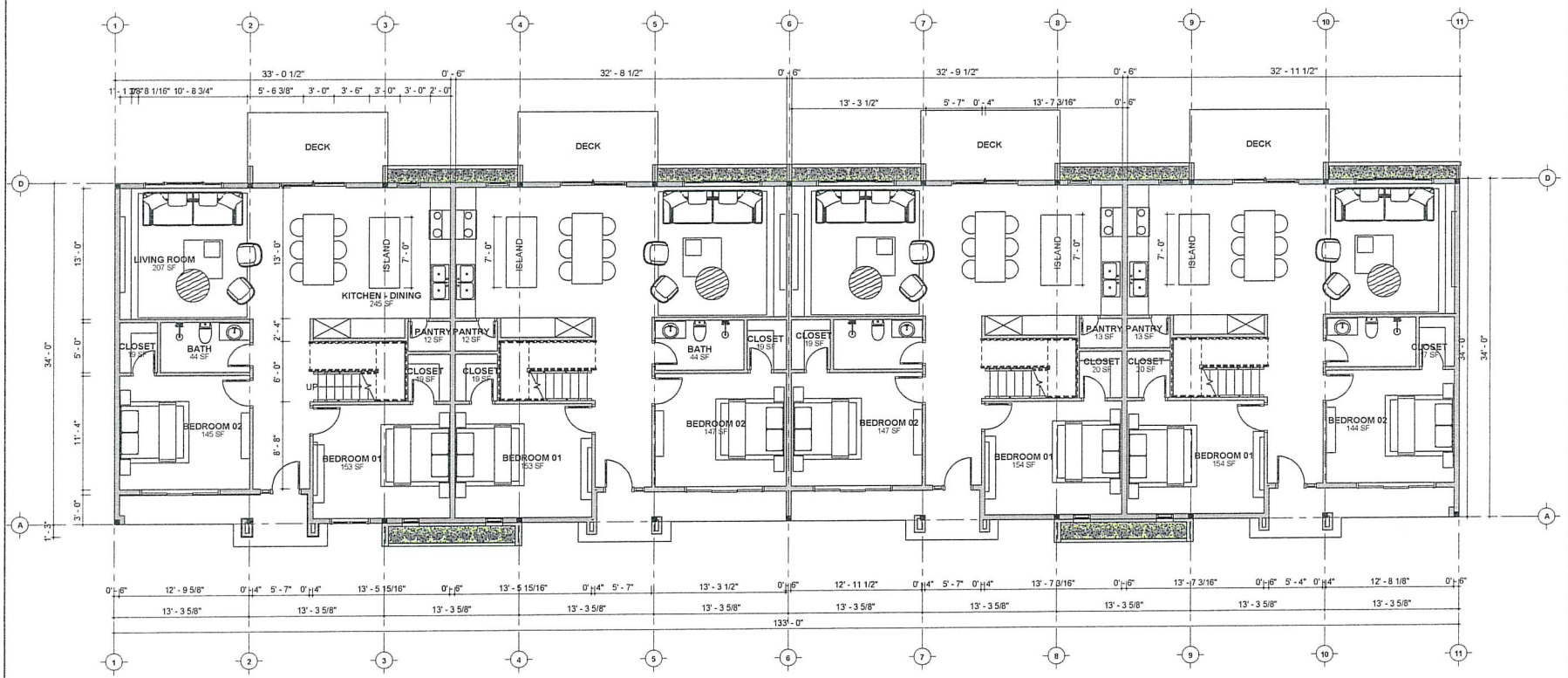
Tim.Tran@OakNestHomes.com


ARC HOUSE
ARCHITECTURE & CONSTRUCTION


ARC HOUSE
ARCHITECTURE & CONSTRUCTION


ARC HOUSE





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

NOTE:

CLIENT: Owner

Project Name

LOCATION

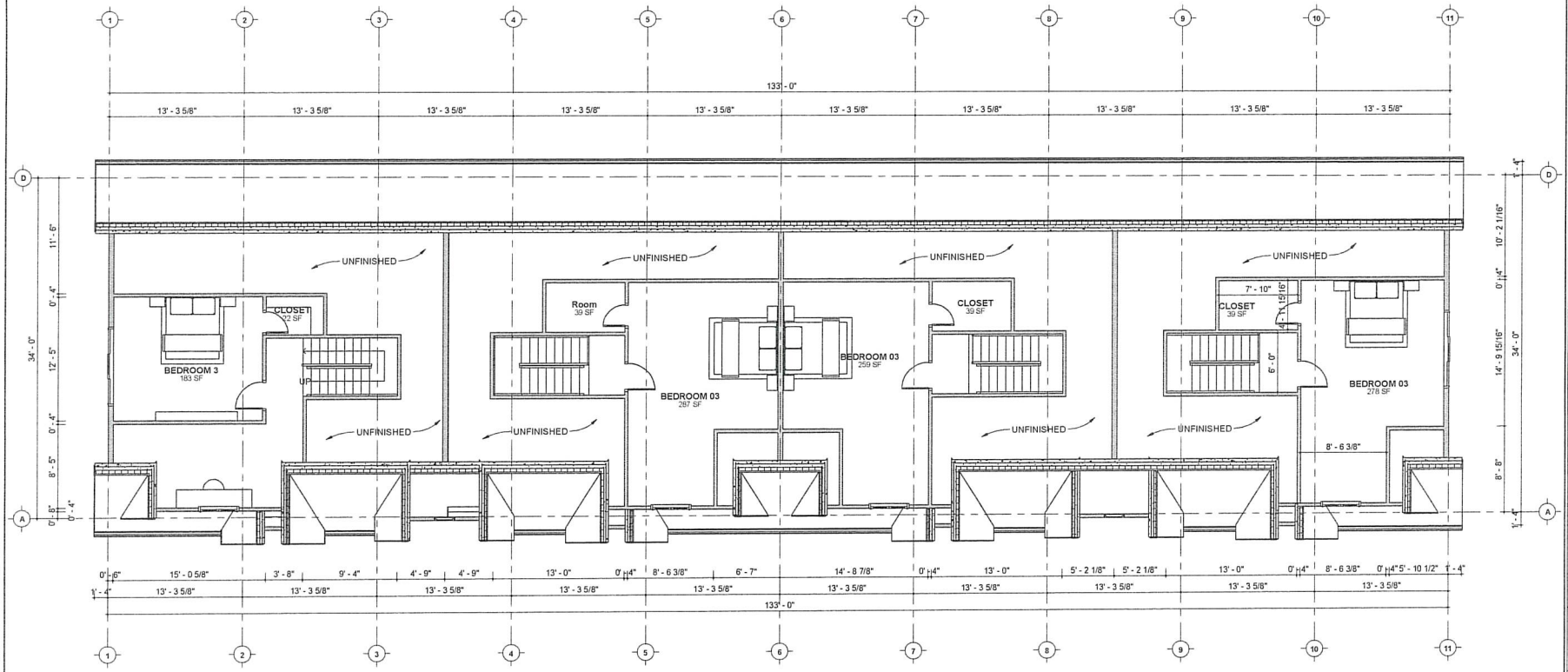
ARC HOUSE
ARCHITECTURE & CONSTRUCTION

0001

Issue Date	06-Mar-24 11:51:51 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
ARCHITECTURE & CONSTRUCTION

0001

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

ROOFTOP PLAN

KT-1.02

Courtney Harter

From: Tim Tran <tim.tran@oaknesthomes.com>
Sent: Friday, March 15, 2024 5:38 PM
To: Courtney Harter
Subject: Re: Please help me forward this to Lora.
Attachments: image009.jpg

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Look closely at the SENDER address. Do not open ATTACHMENTS unless expected. Check for INDICATORS of phishing. Hover over LINKS before clicking.
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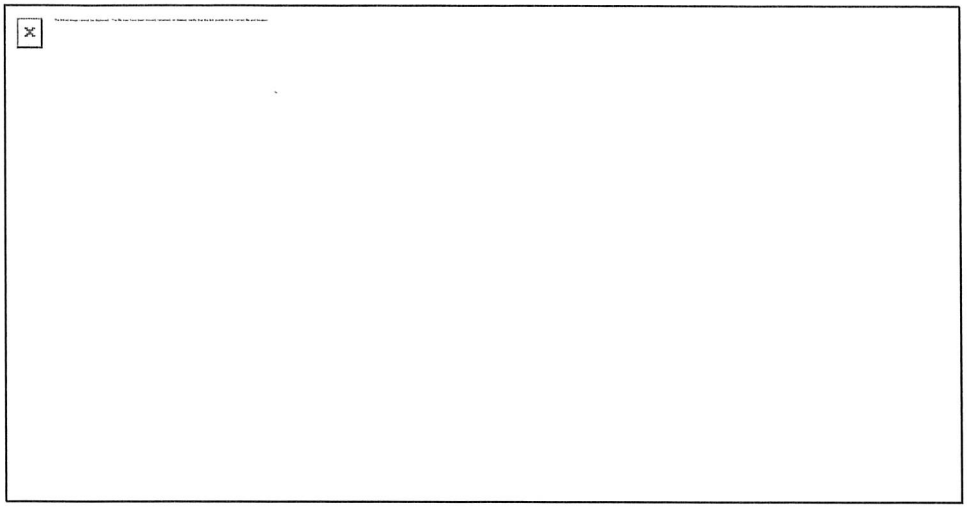
Courney,
Thanks for sharing this information with me. I thought if we keep the structure unchanged, we can convert it to 4 units. I didn't know about the dollars limitations. Does 220k include the purchase price or rehabilitation cost only? I can make it works, but I would need full 220 strictly for rehabilitation. I can't do fancy modifications as in the picture, but I can simplifying and make it work.
I can run the number again and see if I can make it works with 4 units, if not we maybe have to reduce it to 2 units or 3 units. I think we have budget to make it works with 220k not included the 60k purchase price.

I can schedule a meeting with you next week and we can talk in detail if you like.

Thanks,
Tim

On Fri, Mar 15, 2024, 3:46 PM Courtney Harter <charter@councilbluffs-ia.gov> wrote:

> Thanks for sharing. One concern I have about the proposal is that the buildings are currently in an in a flood zone AH. FEMA guidelines only allow rehabilitation of the property up to 50% of the value ($440,000 so $220,000) before all floodplain mitigation requirements kick in. With your proposal, the site would need to be elevated out of the floodplain so repurposing the structures would be very difficult.



Courtney Harter

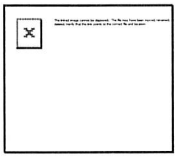
Director of Community Development

City of Council Bluffs

209 Pearl Street, Council Bluffs, IA 51503

D: (712) 890-5354 / O: (712) 890-5350

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From: Tim Tran <tim.tran@oaknesthomes.com>
Sent: Friday, March 15, 2024 9:15 AM
To: Courtney Harter <charter@councilbluffs-ia.gov>
Subject: Re: Please help me forward this to Lora.

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THANK YOU Courney!

In the meantime, if you have any other questions, please don't hesitate to let me know.

FYI - Attached is my current active GC licence in CB, just in case you need it.

Have a great day and weekend!

Thanks,

On Fri, Mar 15, 2024 at 8:47 AM Courtney Harter <charter@councilbluffs-ia.gov> wrote:

Thank you for the information. I will let you know when we have made a decision.

Courtney Harter

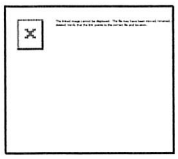
Director of Community Development

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From: Tim Tran <tim.tran@oaknesthomes.com>
Sent: Thursday, March 14, 2024 8:41 AM
To: Courtney Harter <charter@councilbluffs-ia.gov>
Subject: Re: Please help me forward this to Lora.

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Thank You Courtney for the information.

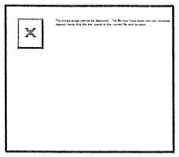
Sorry to confuse you with the 1902 2nd Ave buildings. My proposal is not to demolish it. My plan is to keep the current structure the same, but modify and convert it into a townhouse with 4 units. The front of the building needs an extensive modification into a new look. Inside I need to build out a functional townhouse, including a kitchen, living room, 3 beds room (one upstairs), 1 bathroom. All utilities will need to be re-run for each unit.

The 2nd building, I will convert it into a shared 4 to 6 car garage for the residents.

For the South 24th 1.3 acres land, with the same plan, but I will build it from the ground up.

On Thu, Mar 14, 2024 at 6:51 AM Courtney Harter <charter@councilbluffs-ia.gov> wrote:

> Good Morning Tim,
>
> Lora's email is lflom@councilbluffs-ia.gov
>
> Also, can you please confirm for the 1901 2nd Ave RFP response you plan to demolish the two existing structures? Just a reminder this site is in the floodplain and will need raised out for the type of improvements suggested.
>
> Courtney Harter
>
> Director of Community Development
>
> City of Council Bluffs
>
> 209 Pearl Street, Council Bluffs, IA 51503
>
> D: (712) 890-5354 / O: (712) 890-5350
>
> Visit Council Bluffs Online



From: Tim Tran <tim.tran@oaknesthomes.com>
Sent: Wednesday, March 13, 2024 3:23 PM
To: Courtney Harter <charter@councilbluffs-ia.gov>
Subject: Please help me forward this to Lora.

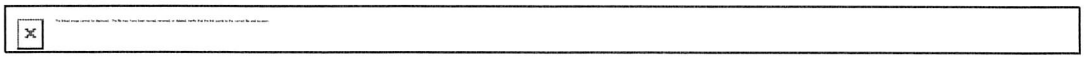
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Courtney,

This is Tim, I met you at the walk through on the building of 1901 2nd street. I need to respond to Lora's inquiry and I don't want to answer it through Iconwave to a massive audience. Can you let me know her email address?

2nd thing - I have submitted for the bid number 2024-16 and 2024-17, but the attached file has the 3D rendering of the proposal. Can you add this to my 2 bids (same proposal for 2 projects).

THANK YOU !!! for your help



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Tim Tran

OakNest Homes

402-707-1821

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Tim Tran

OakNest Homes

402-707-1821

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Tim Tran

OakNest Homes

402-707-1821