Attachment C

Attachment B
1612 7th Avenue and 1614 7th Avenue
City of Council Bluffs, Iowa 51501

Proposal and Submittal Requirement Form:
In a clear and concise manner, contractor must submit proposals that demonstrate the contractor's capacity to satisfy the requirements of this RFP. Submittals shall include the following:

This page must be completed and included with the submittal (attach additional sheets if necessary).

1. Contractor Information including all partners involved with the project: ATLAS BUILDERS LLC
   MICHAEL J. BURNS (CO-OWNER) PHILLIP R. KNUDSEN (CO-OWNER)
   a. Project contact person with all contact information:
      MIKE BURNS (712-310-7192)
      ATLASBUILDERSIOWA@GMAIL.COM
   b. Insurance information:
      ON FILE W/ C.B. BUILDING DEPT.

2. Contractor Experience
   a. Description of contractor's experience and qualifications:
      CONSTRUCTION OF APPROX. 50 SINGLE- & MULTI-FAMILY STRUCTURES. COMBINED 40 YEARS CONSTRUCTION EXPERIENCE.
   b. List of reference projects:
      WALNUT GROVE SUBDIVISION - 7 HOMES
      HILLSIDE ESTATES - 15 HOMES/TOWNHOMES

3. Option Selection:
   a. Option A: 1612 7th Avenue Price: 12,032
   b. Option B: 1614 7th Avenue Price: + 12,968
   (c.) Option C: Both Properties Price: = $25,000

Signature of Authorized Representative: [signature]

Print Name and Title: MICHAEL BURNS CO-OWNER, ATLAS BUILDERS

1612-1614 7th Ave RFP

PROJECT SUMMARY

ATLAS BUILDERS PROPOSES TO BUILD TWO DUPLEXES, ONE ON EACH LOT FOR A TOTAL OF FOUR HOUSING UNITS.

EACH DUPLEX WILL BE APPROX. 1536 SQ. FT. IN SIZE. EACH HOUSING UNIT WILL BE APPROX. 768 SQ. FT. 2 BEDROOM, 1 BATH. (SEE ATTACHED PLANS)

ATLAS BUILDERS INTENDS TO OWN THE STRUCTURES UPON COMPLETION.

ATLAS PROPOSES TO BUILD THESE UNITS AND OBTAIN CERTIFICATES OF OCCUPANCY WITHIN 24 MONTHS OF REAL ESTATE CLOSING.

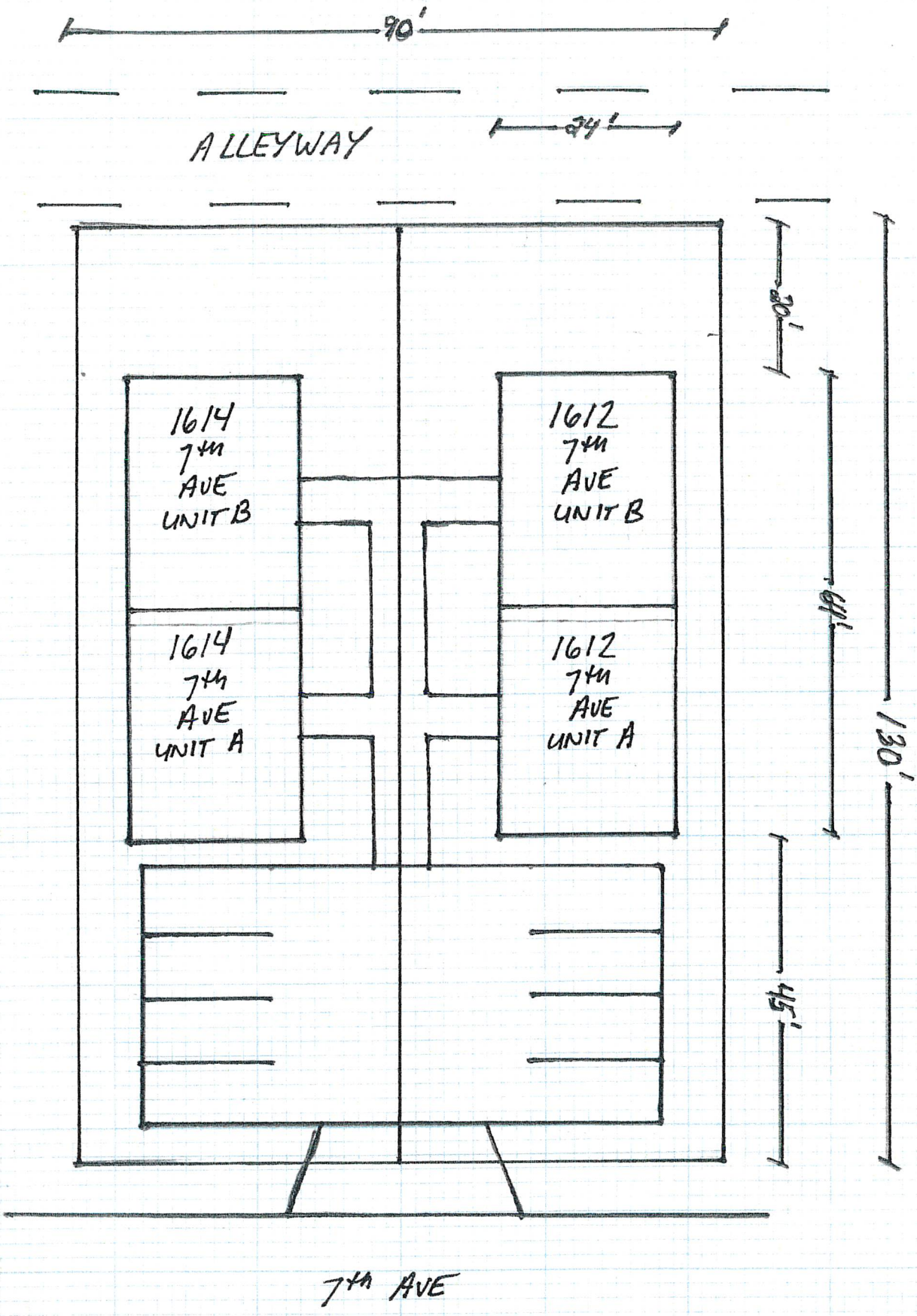
ATLAS IS WILLING TO WORK WITH THE CITY ON AESTHETIC CONSIDERATIONS (STONE, SHUTTERS, ETC.) AND WILL CONSIDER ANY OTHER SPECIFIC REQUESTS THE CITY MAY HAVE.

ATLAS UNDERSTANDS THAT THE PROPERTY LIES WITHIN FLOOD ZONE "AH" AND WILL RAISE THE STRUCTURES TO MEET ELEVATION REQUIREMENTS. ATLAS' GOAL WILL BE TO ACHIEVE A ZERO ENTRY FRONT DOOR ON EACH STRUCTURE, SUBJECT TO ELEVATION AND GRADING LIMITATIONS.

PROJECT PLANS: SEE ATTACHED

DEVELOPER EXPERIENCE: SEE COVER SHEET

PROJECT TIMELINE: SEE ABOVE


90'
ALLEYWAY
34'
30'
64'
130'
45'
1614 7th AVE UNIT B
1612 7th AVE UNIT B
1614 7th AVE UNIT A
1612 7th AVE UNIT A
7th AVE

familyhomeplans

PROPOSED PROJECT
1612 7TH AVE
(MIRROR @ 1614 7TH AVE)

Plan 87367 | Order Code: 00WEB

FamilyHomePlans.com
800-482-0464

Click-To-Print This Page



Specifications

- 1536 Total Living Area
- 768 Main Level
- 4 Bedrooms
- 2 Full Bath(s)
- 64' Wide x 24' Deep

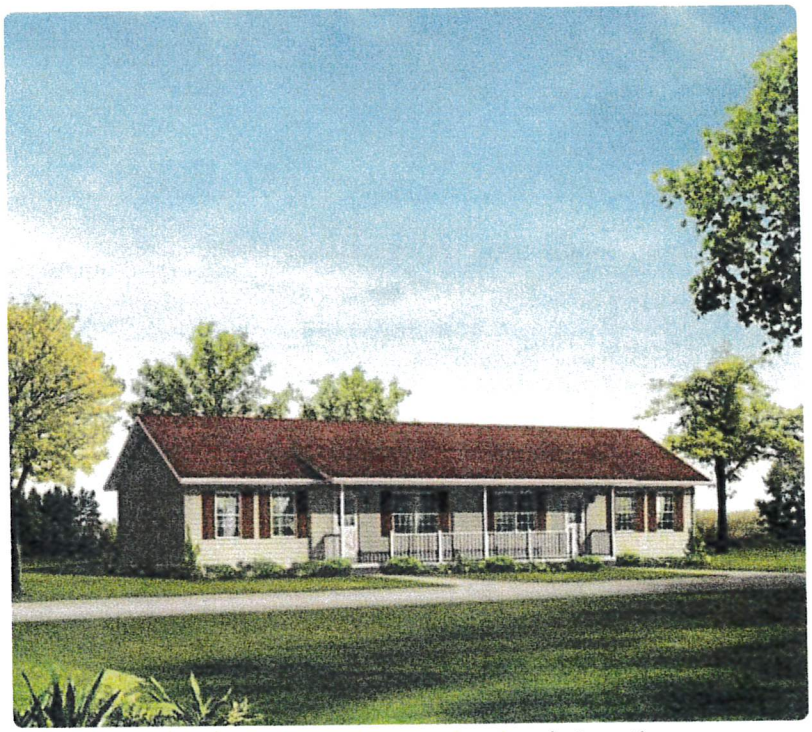
Available Foundation Types:

- Crawlspace - * $250.00
- Slab

Plan Pricing

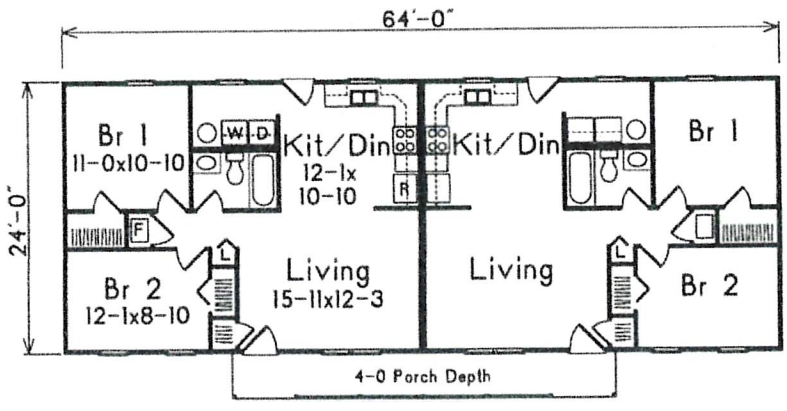
- PDF File: $1,049.00
- 5 Sets: $1,049.00
- CAD File: $1,649.00
- CAD File Unlimited Build: $2,049.00
  Unlimited Build License issued on CAD File Unlimited Build orders
- Materials List: $125.00
- Additional Sets: $50.00

** prices shown w/o any discounts applied*



Plan 87367 | Order Code: 00WEB | Elevation

REVERSE PLAN



REVERSE PLAN

Specifications

- **Total Living Area: 1536**
- Main Living Area: 768
- Garage Type: None
- House Width: 64'
- House Depth: 24'
- Number of Stories: 1
- Bedrooms: 4
- Full Baths: 2
- Max Ridge Height: 16'0 from Front Door Floor Level
- Primary Roof Pitch: 6:12
- Roof Load: 30 psf
- Roof Framing: Truss
- Porch: 140 sq ft
- 1st Floor Master: Yes
- Main Ceiling Height: 8'

Plan Pricing

- PDF File: $1,049.00
- 5 Sets: $1,049.00
- CAD File: $1,649.00
- CAD File Unlimited Build: $2,049.00
  Unlimited Build License issued on CAD File Unlimited Build orders
- Materials List: $125.00
- Additional Sets: $50.00

** prices shown w/o any discounts applied*

Available Foundation Types:

- Crawlspace - $250.00
- Slab

Plan 87367 | Order Code: 00WEB
FamilyHomePlans.com
800-482-0464

Plan Modifications

Receive a FREE modification estimate in one of 3 ways. Our modification team is ready to help you adjust any plan to fit your needs: The ReDesign process is simple and estimates are free!

1. Complete this ON-LINE REQUEST FORM

2. Print, complete and fax this PDF FORM to us at 1-800-675-4916.

3. Want to talk to an expert? **Call us at 913-938-8097** (Canadian customers, please call 800-361-7526) to discuss modifications.

Note: - a sketch of the changes or the website floor plan marked up to reflect changes is a great way to convey the modifications in addition to a written list.

We Work Fast!

When you submit your ReDesign request, a designer will contact you within 24 business hours with a quote.
You can have your plan redesigned in as little as 14 - 21 days!

We look forward to hearing from you!

Start today planning for tomorrow!

Plan 87367 | Order Code: 00WEB
FamilyHomePlans.com
800-482-0464

SIMILAR PROJECT "A"

Find Property Res Sales Comm/Ind Sales

7544 26 260 010

--- Permanent Property Address ---	------- Mailing Address -------
CRISWELL, BOB	CRISWELL, BOB
1617 AVE H	24232 205TH ST
COUNCIL BLUFFS, IA 51501	CRESCENT, IA 51526-8001

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754426260010

TAX DESCRIPTION*

* Not to be used on legal documents

BELMONT ADD LT 400

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

	Current Value			
2024	Res. Land	Dwelling	Total	Class
Full Value	$17,600	$138,900	$156,500	R
Exempt	$0	$0	$0	R
Net Total	$17,600	$138,900	$156,500	R

	Prior Year Value			
2023	Res. Land	Dwelling	Total	Class
Full Value	$15,900	$0	$15,900	R
Exempt	$0	$0	$0	R
Net Total	$15,900	$0	$15,900	R

EXEMPTIONS/CREDITS APPLIED

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D CRISWELL, BOB book/page: 2020/01985 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page	
12/17/2019	0	D17	2020/01985	multiple parcel sale
06/27/2018	30000	D34	2018/08383	multiple parcel sale

ASSESSMENT DATA

PDF: 1 MAP: 2

Date Reviewed: 12/13/23 EK

LAND.....5200 sqFt .12 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
40	40	130	130	

Residence 1 of 1 -- Two-Family Duplex

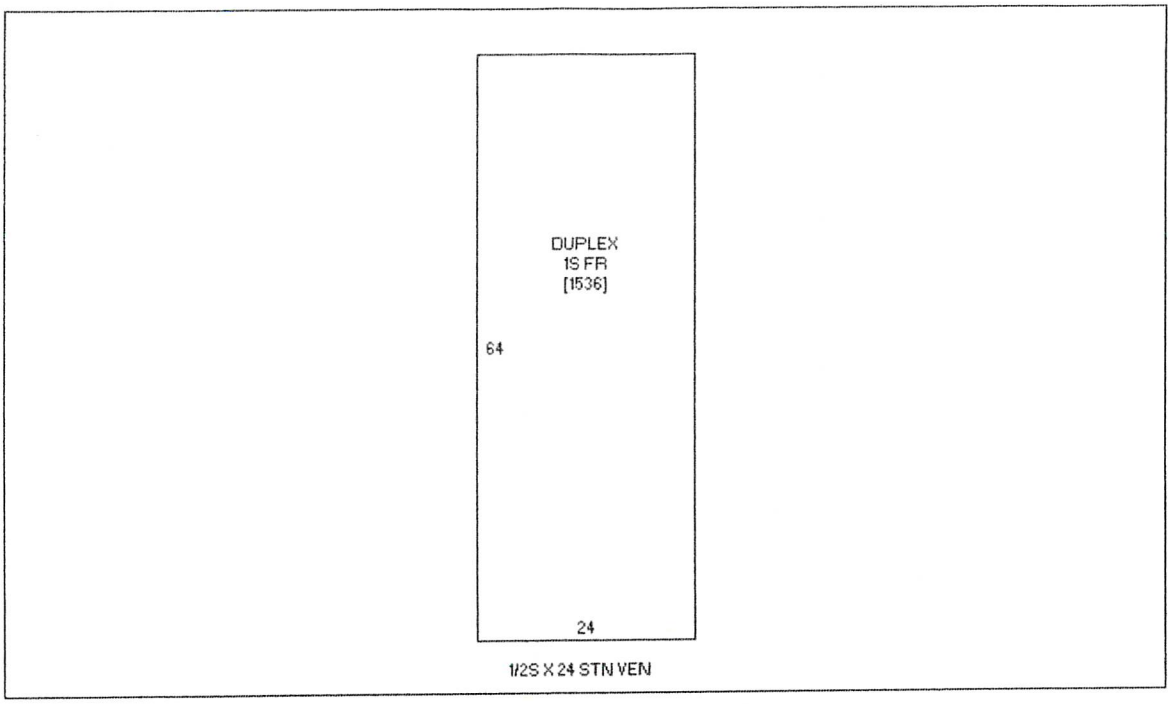
BUILDING.....1 Story Frame 8/0 Rooms Above/Below 4/0 Bedrooms Above/Below 1536 SF living area (above grade)
Built:2023 Normal Bsmt: None Bsmt Finish: None Attic Finish: None AC

FINISH.....Foundation: Conc Exterior: Composite Siding Roof: Asph / Gable
Interior: Drwl Flooring: LV/Carpet

PLUMBING.....2 Standard Bath - 3 Fixt 1 Sink

BUILT INS....2 Dishwasher 2 Microwave

VENEER.....24 ft 1/2 Story Stone

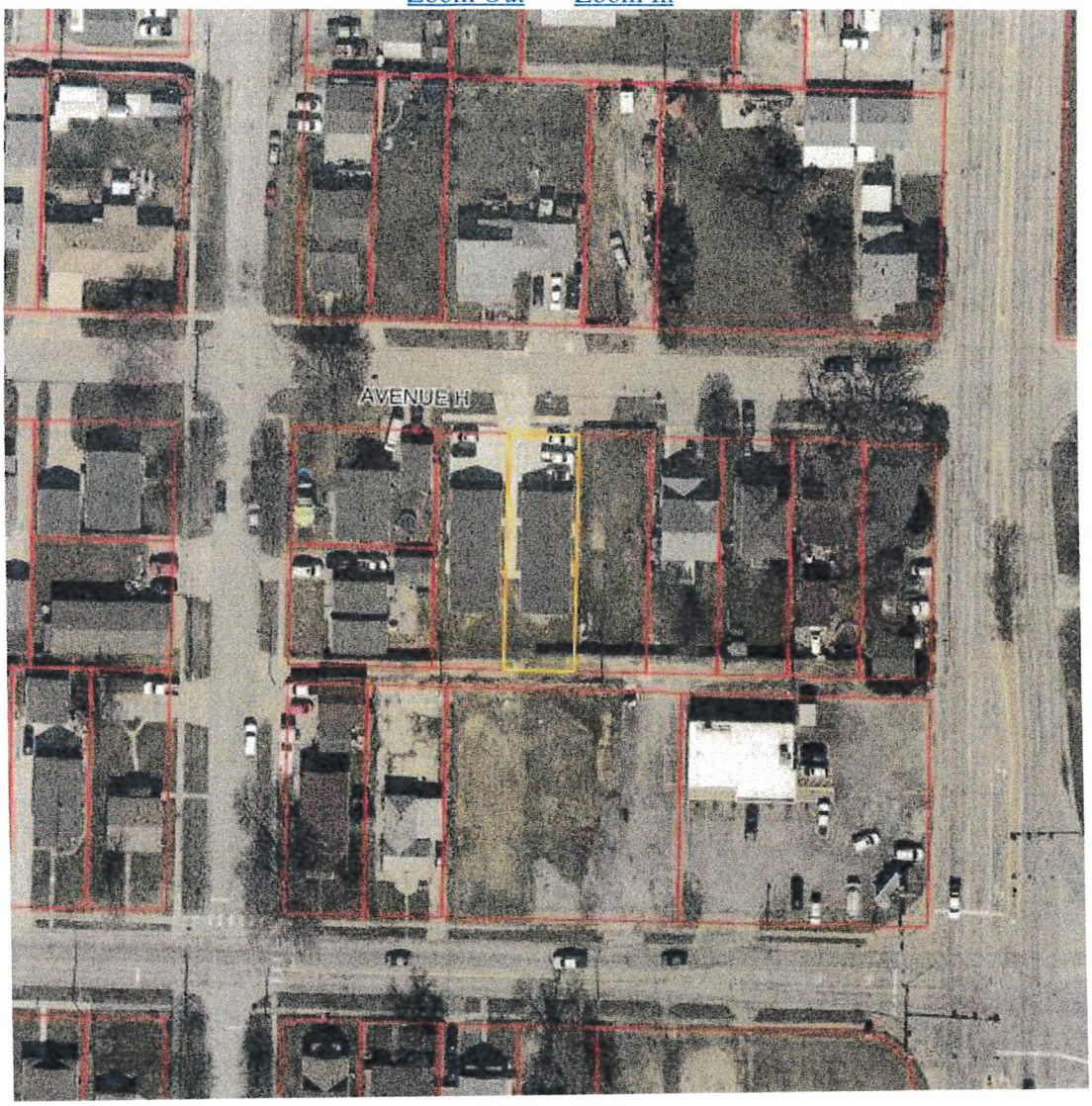


1617 AVE H, CRISWELL, BOB



1617 AVE H, CRISWELL, BOB, 1 10/24/2023

Zoom Out Zoom In



600ft x 600ft
Click any parcel to go to its web page
Spring 2024 aerial
See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales

SIMILAR PROJECT "B"

Find Property | Res Sales | Comm/Ind Sales

7544 26 260 009

--- Permanent Property Address ---	------- Mailing Address -------
CRISWELL, BOB	CRISWELL, BOB
1621 AVE H	24232 205TH ST
COUNCIL BLUFFS, IA 51501	CRESCENT, IA 51526-8001

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754426260009

TAX DESCRIPTION*

* Not to be used on legal documents

BELMONT ADD LT 399

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

2024	Res. Land	Current Value Dwelling	Total	Class
Full Value	$17,600	$138,900	$156,500	R
Exempt	$0	$0	$0	R
Net Total	$17,600	$138,900	$156,500	R

2023	Res. Land	Prior Year Value Dwelling	Total	Class
Full Value	$15,900	$0	$15,900	R
Exempt	$0	$0	$0	R
Net Total	$15,900	$0	$15,900	R

EXEMPTIONS/CREDITS APPLIED

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D CRISWELL, BOB book/page: 2020/01985 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page	
12/17/2019	0	D17	2020/01985	multiple parcel sale
06/27/2018	30000	D34	2018/08383	multiple parcel sale

ASSESSMENT DATA

PDF: 1 MAP: 2

Date Reviewed: 12/13/23 EK

LAND.....5200 sqFt .12 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
40	40	130	130	

Residence 1 of 1 -- Two-Family Duplex
BUILDING.....1 Story Frame 8/0 Rooms Above/Below 4/0 Bedrooms Above/Below 1536 SF living area (above grade)
Built:2023 Normal Bsmt: None Bsmt Finish: None Attic Finish: None AC
FINISH.....Foundation: Conc Exterior: Composite Siding Roof: Asph / Gable
Interior: Drwl Flooring: LV/Carpet
PLUMBING.....2 Standard Bath - 3 Fixt 1 Sink
BUILT INS....2 Dishwasher 2 Microwave
VENEER.....24 ft 1/2 Story Stone

Zoom Out Zoom In



600ft x 600ft
Click any parcel to go to its web page
Spring 2024 aerial
See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales

SIMILAR PROJECT "C"

Find Property Res Sales Comm/Ind Sales

7544 28 431 002

--- Permanent Property Address ---	------- Mailing Address -------
CIOCHON PROPERTIES LLC	CIOCHON PROPERTIES LLC
3329 AVE G	4202 S 221ST AVE
COUNCIL BLUFFS, IA 51501	ELKHORN, NE 68022

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754428431002

TAX DESCRIPTION*

* Not to be used on legal documents

HOME PLACE ADD W14' LT 2 E38' LT 3 BLK 6

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

		Current Value		
2024	Res. Land	Dwelling	Total	Class
Full Value	$22,700	$124,800	$147,500	R
Exempt	$0	$0	$0	R
Net Total	$22,700	$124,800	$147,500	R

		Prior Year Value		
2023	Res. Land	Dwelling	Total	Class
Full Value	$22,700	$124,800	$147,500	R
Exempt	$0	$0	$0	R
Net Total	$22,700	$124,800	$147,500	R

EXEMPTIONS/CREDITS APPLIED

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D CIOCHON PROPERTIES LLC book/page: 2024/06017 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page	
06/11/2024	0	D22	2024/06016	multiple parcel sale
06/10/2024	400000	D0	2024/06017	multiple parcel sale
06/05/2018	258000	C17	2018/06664	multiple parcel sale
02/27/2003	120000	D000	0103/47001	
04/22/1994	70000	D022	0094/35634	multiple parcel sale
03/31/1978	70000	C0	0078/19355	multiple parcel sale

ASSESSMENT DATA

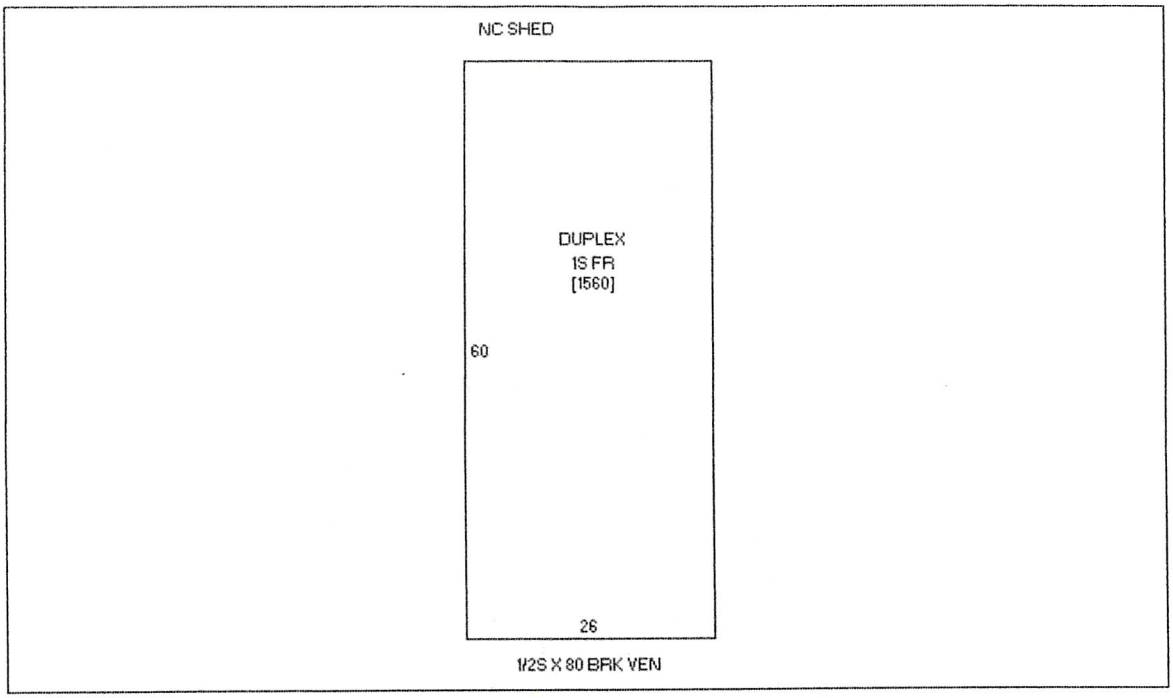
PDF: 1 MAP: 1

Date Reviewed: 05/04/22 JLH

LAND.....6500 sqFt .15 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
52	52	125	125	

Residence 1 of 1 -- Two-Family Duplex
BUILDING.....1 Story Frame 8/1 Rooms Above/Below 4/0 Bedrooms Above/Below 1560 SF living area (above grade)
Built:1966 Normal Bsmt: Full Bsmt Finish: 200 SF Attic Finish: None AC
FINISH.....Foundation: C Blk Exterior: Wd Lap Roof: Asph / Gable
Interior: Drwl Flooring: Carpet / Vinyl
PLUMBING.....2 Standard Bath - 3 Fixt 1 Sink 2 Mtl St Sh Bath
BUILT INS....1 Range Unit 1 Oven - Single
VENEER.....80 ft 1/2 Story Brick



3329 AVE G, CIOCHON PROPERTIES LLC



3329 AVE G, CIOCHON PROPERTIES LLC, 1 08/09/2018

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

Spring 2024 aerial

See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales