Council Communication

Department: Community Development	Resolution No.: 25 -	Public Hearing: 7-14-2025

Subject/Title

Resolution to approve Sudbeck Homes as the preferred builder of the East Manawa Phase I Housing Project.

Background/ Discussion

In February, the City was awarded $6,873,501 from the Iowa Economic Development Authority's (IEDA) 2019 Single Family Housing Production and Down Payment Assistance Program. The award provides funding to assist in the construction of 40 new attached single-family dwellings that will be sold to households at or below 80% of the median family income (MFI).

In May, it was determined a new builder must be selected for the construction of the units. A Request for Proposals (RFP) was released with responses due June 25, 2025. The RFP outlined to two criteria for evaluation:

1. Developer's Experience and Capacity (75%): The makeup/description of the developer's project team. The preferred developer will have significant experience in the construction residential development. The names of individuals involved and the roles they will perform must be listed. Provide a description of the qualifications and experience of the specific individuals who will be involved in the work described in this RFP, including staff and other professionals.

   Developers and builders are encouraged to partner together.

2. Units (25%): The number of units the developer is able to construct during the allotted timeline. Preference will be giving to developers/builders that can commit to at least 5 or more units.

The City received seven (7) submittals from qualified builder teams:

1. CB Homes, Inc (Harlan)
2. Next Generation Project (Council Bluffs)
3. Sudbeck Homes (Bellevue)
4. R. Perry Construction (Sioux City)
5. Jay Kathol Investments (Council Bluffs)
6. Knudson Companies (Council Bluffs)
7. Mark Hughes Construction (Glenwood)

Based on the submittal information and responses to the follow-up questions, Staff believed Sudbeck Homes is the most qualified builder. This decision is based on the following:

1. Past experience relating to home construction and experience building low- and moderate-income homes in partnership with the City of Omaha.
2. Proven completion of housing projects at a large scale.
3. Staff with Davis-Bacon prevailing wages experience on federal projects.
4. Ability to complete all 40 units for the project within the City's required timeline.

Recommendation

The Community Development Department recommends approval of Sudbeck Homes as the preferred builder for the East Manawa Phase I Housing Project.

Attachments

1. Resolution
2. Proposal submittals from all responders.

Submitted by: Courtney Harter, Community Development Director