Knudson Development Company

# East Manawa Redevelopment Area

Mallard Street



**“Shaping Tomorrow’s Living Today”**

**Knudson Companies has over 50 Years of Nationwide Development and Construction Experience, doing business in 10 different States and producing more than 6,000 Multi-Family and Single-Family housing units.**

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# Development Team

## K.C. Knudson ~ *CEO/Owner*

Mr. K. C. Knudson is the Chairman, CEO or President of Knudson Investment Co., Inc.; Knudson Management Co., Inc.; and Knudson General Contractors Corp., and the managing member of Knudson Development Company, LLC, all headquartered in Council Bluffs, Iowa. K.C. is a founding member of the Knudson Foundation, a non-profit entity devoted to supporting programs encouraging music performance and appreciation among our youth. He was a member of the Young Presidents Organization and was selected as the Outstanding Young Iowan in 1980.

Since 1974, K. C. Knudson, or an organization with which he is affiliated, has acquired, developed, constructed, or operated over 6,000 housing units including apartment complexes, high-rise buildings, large residential developments and single-family homes.

## Michael Townsend ~ *President*

Michael Townsend joined the Knudson Companies in 2019 and is President of Knudson Development, LLC. Michael has more than thirty-five years of Commercial and Residential Development/Construction experience including Third Party Management and Development; Redevelopment Projects; Industrial, Office, Retail, Residential, and Multi-Family Projects.

He has developed more than 8.5 million square feet in 5 states and managed over 25 million square feet of Commercial and Residential Property in 9 states. Michael also has extensive Real Estate Finance experience with over $1billion in loans created over the past 25 years.

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## **Pat O'Dowd** ~ *Vice President*

Ms. Pat O'Dowd is Vice President of The Knudson Companies. The Knudson family of companies has employed her since 1982. She currently holds a real estate broker's license in the state of Nebraska. Ms. O'Dowd has been involved in the acquisition, development, construction, marketing and management of over 2,000 apartment units in the states of Arizona, Iowa, Missouri, Nebraska, and Texas.

She supervised and coordinated a homeownership program in Columbus, Ohio that involved acquisition, renovation and sales of 150 single-family homes to low-income households. The success of this homeownership program received national recognition by the U. S. Department of Housing and Urban Development. She was also involved with overseeing the operations of a concrete manufacturer of precast manholes in Houston. Ms. O'Dowd is currently responsible for the operations of multi-family and elderly properties in Nebraska and Iowa. She has extensive knowledge and experience with Section 8 programs administered by the U. S. Department of Housing and Urban Development as well as low-income housing tax credit properties and she served as the 504 Coordinator for all properties owned and/or managed by Knudson Management Co.

## **Christie Johnsen** ~ *Secretary/Treasurer & President of KMCI*

Ms. Christie Johnsen is President of Knudson Management Co., Inc. The Knudson family of companies has employed her for over forty-five years, since 1975. At that time, the Company was operating as a general contractor doing construction work in Nebraska, Iowa, Missouri and Colorado.

Presently she is the Vice President & Secretary/Treasurer of Knudson Companies. She holds a real estate brokers license in the states of Iowa and Nebraska. Ms. Johnsen graduated *summa cum laude* from Morningside College in Sioux City, Iowa with a degree in Business Administration with an emphasis on accounting.

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## **Mark Lynch** ~ *Chief Financial Officer*

Mr. Mark D. Lynch, CPA, recently joined the Knudson Companies as the Chief Financial Officer. Mark has over 30 years of experience in the real estate and construction arena. Mark was a senior manager for a local public accounting firm for 25 years specializing in construction, real estate development and affordable housing in both accounting/auditing as well tax planning.

His latest experience has been as the Director of Finance for a small construction company, property management company and a regional manufacturing company.

## **Max Prochaska** ~ *Asset Manager*

Mr. Max Prochaska is part of the Asset Management team at Knudson Companies, where he oversees financial analysis for new acquisitions, monitors the performance of existing portfolio properties, and supports capital raising efforts for future developments. Since joining the company in 2024, Max has also played a hands-on role in operations, lender and investor relations, and construction project oversight.

Prior to Knudson, he worked in the residential construction tech space, helping homebuilders nationwide implement and optimize construction management software.

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LUND-ROSS CONSTRUCTORS

## Lund Ross

Lund-Ross Constructors was founded in Omaha in 1987 by Larry Lundquist. Now in our 38th year in business, we construct projects across the Midwest in the multi-family, educational, religious, not-for-profit and public sectors. Best known for the renovation of many of the most iconic buildings in the area, Lund-Ross is also recognized as a construction partner with not-for-profit organizations including Girls Inc, Open Door Mission, One World Health, Women's Center for Advancement and many others.

Currently, we employ a full-time staff of more than 45 people consisting of experienced project managers, superintendents, field engineers, field craftsmen, and administrative professionals, each committed to our clients and the development, construction and long-term success of their facilities.

Our projects have earned more than 25 Excellence in Construction Awards from Associated Builders and Contractors (ABC) in the past 10 years, including national accolades for the The Brandeis, the Hughes-Iron Building, and The Omaha Building. ABC has honored Lund-Ross with their 'Project of the Year' four times.

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## **Scott Thompson** ~ *President*

Scott Thompson joined Lund-Ross in September 2000 and has managed many of our most challenging projects. His performance has allowed Lund-Ross to negotiate multiple projects regularly with our clients. Scott's leadership was recognized recently with his promotion to President of the company.

## **Brent Williams** ~ Vice President/ Field Operations Manager

Brent Williams joined Lund-Ross in June 1988 as one of the company's first employees and managed many successful projects as a superintendent. Today Brent serves as the company's field operations manager and is one of the co-owners of Lund-Ross. Brent coordinates staff and equipment on every Lund-Ross jobsite and oversees the company's safety programs and trainings.

Under Brent's guidance, Lund-Ross has been named one of Nebraska's safest companies by the National Safety Council for the past seven years in a row.

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# Project Responsibilities & Duties

## K.C. Knudson

- Lead and coordinate all phases of the development process, from pre-construction through project completion.

- Manage communication between architects, engineers, consultants, contractors, and city officials to ensure alignment with project goals.

- Monitor schedules, budgets, and milestones to ensure the project stays on track and within scope.

- Oversee due diligence, entitlement processes, permitting, and compliance with municipal codes and regulations

- Identify and resolve issues that may impact project progress, quality, or stakeholder expectations

## Michael Townsend

- Oversee the planning and execution of the project's development strategy, ensuring alignment with company objectives and market conditions

- Direct feasibility analysis and pre-development activities including zoning, entitlements, and permitting

- Enhance coordination with architects, engineers, and consultants to guide design and planning consistent with project goals

- Manage development budgets, schedules, and risk assessments to ensure project viability and performance

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## Pat O'Dowd & Christie Johnsen

- Provide internal guidance based on prior experience with similar development projects to help streamline processes and avoid common pitfalls

- Advise on best practices for organization, team coordination, and workflow efficiency throughout the project lifecycle

- Support the development team in reviewing plans, timelines, and strategies to ensure practical, real-world feasibility.

- Offer informal oversight and mentorship to help the team stay aligned, proactive, and prepared for each project phase.

## Mark Lynch

- Manage the project's financial planning, budgeting, and cash flow to ensure fiscal responsibility throughout the development lifecycle

- Oversee funding strategies, including capital allocation, investor relations, and loan management for the project

- Provide regular financial reporting and analysis to the executive team to inform strategic decision-making

## Max Prochaska

- Coordinate with sales and marketing teams to align outreach, branding, and buyer engagement strategies with the project timeline and eligibility requirements

- Provide input during development to ensure unit layouts, features, and finish levels are appropriate for the target buyer demographic

- Monitor pre-sale activity, buyer qualification progress, and overall absorption to support a successful and timely sellout

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**Scott Thompson** ~ *Lund-Ross*

- Ensure full compliance with Davis-Bacon wage requirements and certified payroll reporting, including oversight of subcontractor adherence

- Provide executive oversight to ensure the construction team delivers the project on time, within budget, and to the required quality standards

- Oversee contractual obligations, resource allocation, and high-level coordination with the development team

- Maintain communication with the project ownership team to ensure transparency, alignment, and accountability throughout the build

**Ken Olson** ~ *Lund-Ross Super Intendent On-Site*

- Oversee daily on-site construction activities to ensure the project is built according to approved plans, specifications, and schedules

- Coordinate and supervise subcontractors, suppliers, and site labor to maintain efficient workflow and high-quality workmanship

- Enforce safety protocols and maintain a clean, organized, and compliant job site always

- Communicate regularly with the project manager and development team regarding progress, potential issues, and required inspections

2025

# Portfolios & Related Projects

Knudson Companies

Knudson Development Company

6/14/2025

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# Specific Related Projects

## *Somerset Development* - Direct Comparison

Knudson Companies acquired 157 single-family homes in Columbus, Ohio, and partnered with the City of Columbus to support and advance the city's Affordable Housing Down Payment Assistance Program through the Somerset Development. The program was designed to help individuals living in Section 8 housing-or those otherwise unable to afford a home--transition into true homeownership. With $20,000 in down payment assistance provided by the City to each qualified first-time home buyer, Knudson prepared and sold the homes accordingly.

The project was complete in just 12 months and was nationally recognized by the U.S. Department of Housing and Urban Development (HUD), earning a prestigious award and feature in HUD's "Best Practices" showcase.

## Des Moines Housing Authority Program – Contractor Experience

Knudson General Contractors Corp. served as the General Contractor for an affordable housing initiative led by the Des Moines Housing Authority in Des Moines, Iowa. Over the course of just one year, Knudson successfully built 110 scattered site housing units consisting of single-family residences across various neighborhoods throughout the city.

The city-wide, infill-style approach helped expand access to quality housing while supporting the Housing Authority's mission to provide affordable homeownership opportunities to low- and moderate income families.

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KNUDSON COMPANIES

| Property | Location | Type | # Units |
|---|---|---|---|
| Autumnwood Apartments | Longview, TX | Multifamily | 160 |
| Autumnwood Apartments | Seward, NE | Multifamily | 18 |
| Bluffs Towers Apts | Council Bluffs, IA | Elderly | 70 |
| Buckner Village | Dallas, TX | Multifamily | 172 |
| Carrollton Apartments | Carroll, IA | Elderly | 23 |
| Colonades Apartments | Tucson, AZ | Multifamily | 224 |
| Colony of Humble | Humble, TX | Multifamily | 200 |
| Country Estates | Corpus Christi, TX | Multifamily | 110 |
| Countryside Village | Humble, TX | Multifamily | 182 |
| Courtview Apartments | Carroll, IA | Multifamily | 55 |
| Emerson Place Apts | Kearney, NE | Elderly | 50 |
| Gateway Park | St. Louis, MO | Multifamily | 104 |
| Golden Crest Apartments | Odessa, TX | Multifamily | 116 |
| Hawkeye Apts | Carson, IA | Elderly | 12 |
| High Pointe Village I | Cedar Hill, TX | Multifamily | 168 |
| High Pointe Village II | Cedar Hill, TX | Multifamily | 100 |
| Hillside Apartments | Dennison, IA | Multifamily | 24 |
| Indian Falls Apartments | Wichita Falls,TX | Multifamily | 172 |
| Inway Village Apartments | Ft. Worth, TX | Multifamily | 145 |
| Kearney Plaza Townhomes | Kearney, NE | Multifamily | 50 |
| Lakeview II Apartments | Kansas City, MO | Multifamily | 48 |
| Lexington Square | Angleton, TX | Multifamily | 80 |
| Longview Terrace | Kansas City, MO | Multifamily | 24 |
| Maplewood Apartments | Rantoul, IL | Multifamily | 128 |

KNUDSON COMPANIES

| Property | Location | Type | # Units |
|---|---|---|---|
| Mainview Apts | Bloomfield. NE | Elderly | 26 |
| Midtown 1 & 2 Apts | Atlantic, IA | Multifamily | 15 |
| North Park Apts | Alliance, NE | Multifamily | 15 |
| North Park Apts | Gretna, NE | Multifamily | 15 |
| Oak Creek Apts | Red Oak, IA | Multifamily | 36 |
| Oakway Corners | Dallas, TX | Multifamily | 44 |
| Oakway Village | Dallas, TX | Multifamily | 92 |
| Orpheum Towers | Omaha, NE | Multifamily | 130 |
| Parkview Apts | Albion, NE | Multifamily | 24 |
| Ridgefield Apts | Beatrice, NE | Multifamily | 8 |
| Somerset Development | Columbus, OH | Sgl.Family | 157 |
| St. Regis Apartments | Kansas City, MO | Elderly | 85 |
| Summertree Apartments | Tulsa, OK | Multifamily | 160 |
| Tanglewood Apartments | Tucson, AZ | Multifamily | 182 |
| Timber Creek Apartments | Clarinda, IA | Multifamily | 48 |
| Townview Terrace Shopping Ctr | Omaha, NE | Retail | 7,000 sf |
| Townview Terrace Housing | Omaha, NE | 12 Single Family Homes | 1400 sf each |
| Underwood Apts | Underwood, IA | Multifamily | 8 |
| Union Plaza Apts | Omaha, NE | Multifamily | 60 |
| Woodbury Hills Shopping Ctr | Council Bluffs, IA | Retail | 18,000 sf |
| West Park Apts | Council Bluffs, IA | Multifamily | 8 |
| Woodlake Apartments | Corpus Christi, TX | Multifamily | 96 |
| Woodwinds Apts | Norfolk, NE | Multifamily | 50 |

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# Knudson General Contractors Corp. Completed Projects

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# Iowa

Council Bluffs:

- Acme Sprinkler Company
- All American City Homes
- Arnold's Tool & Dye
- Burger King
- C. B. Residence
- Caskey Dodge
- CoHa Village
- Council Bluffs Veterinarian Clinic
- Doctor's Building Parking Facility
- Earl May Garden Center
- First Bank, N.A.
- Fourth Street Parking Garage
- Franklin Elementary School
- Friendship Park
- Hoover Building Renovation
- Iowa Western College Addition
- Iowa Western Community College
- Jim Hawk Office Addition
- Katelman Pool Facility
- McMillan Oil Company
- Mercy Hospital Parking Garage
- Michigan/Nebraska Transit
- Nash-Finch Warehouse
- Northwestern Bell Addition
- Peoples Natural Gas
- Peoples True Value Hardware
- Ranks Department Store
- Sapp Bros. Tire Center
- Sapp Bros. Truck Stop
- Seward Corp. Apartments
- State Bank & Trust
- Sunset Park

Des Moines:

- All American City Homes
- Des Moines Housing Authority
- Jim Hawk Trailers
- Southridge Village I
- Southridge Village II

Atlantic:

- Atlantic Plaza
- Midtown Place II
- Midtown, Ltd.
- Volume Shoe Store
- Walnut Hills Apartments

Cedar Rapids

- Glenbrook Apartments I
- Glenbrook Apartments II

Fairfield

- Logan Apartments

Glenwood

- Glenwood Hospital Housing

Malvern

- Malvern High School

Mt. Pleasant

- Mapleleaf Apartments

Valley

- Valley Elderly Housing

Webster City

- K-Mart

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# Nebraska

Omaha:

- Airlite Plastics Company
- Bemis West
- Boat Ranch II Addition
- Conant Hotel Renovation
- Douglas County Hospital
- Douglas County Warehouse
- Firestone Store
- Horizon Condominiums
- Howard Hotel
- Jewell Building
- Kellom Heights Redevelopment
- Lutheran Retirement Center
- Marion Building Renovation
- Martin Luther King Center
- Orpheum Towers
- Plaza Shops
- Regis Building Renovation
- Richman Gordman
- Sam's Restaurants
- Singer Office Building
- The Boat Ranch
- The South Shops

Alliance

- North Park Apartments
- Lakefield Apartments

Columbus

- Nebraska Public Power District Office Addition

Fremont

- Stanton Tower
- U.S. Army Reserve Center

Gretna

- North Park, Ltd.

Grand Island

- Chalet Apartments
- Continental Gardens
- Holiday Gardens
- Holiday Gardens II

Kearney

- Kearney Plaza Townhomes
- Kearney Shopping Center
- Emerson Plaza Apartments

Nebraska City

- Nebraska City Elementary

Randolph

- Randolph Housing

Sidney

- Somerset Village, Ltd.

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## Arizona

Scottsdale:

- Silverleaf Lot 1802 - Luxury Housing

## Colorado

Aurora:

- Independence Elementary

Breckenridge:

- Hotel Breckenridge
- The Chateaux
- The Lodge

Denver:

- Terra Centre

Lakewood:

- Bank of Lakewood

Littleton:

- Ken-Caryl National Bank
- Albertson's

## Hawaii

Kailua-Kona:

- Kaimupulehu Lot 9 Luxury Housing
- Kapi Lot 5 Luxury Housing
- Kaulu Lot 11 Luxury Housing
- Kuikawa Lot 1 Luxury Housing
- Kuikawa Lot 2 Luxury Housing
- Kuikawa Lot 3 Luxury Housing
- Kuikawa Lot 4 Luxury Housing
- Kukio Lot 82 Luxury Housing
- Lipoa Lot 1 Luxury Housing

## Texas

Cedar Hill:

- High Pointe Apartments
- Regency Place Apartments

Dallas:

- Buckner Village Apartments
- Oakway Apartments

## Missouri/Nevada/Utah

- Kansas City: St. Regis Apartments
- Las Vegas: Turnberry Tower IV #3801
- Park City: Red Cloud Lot 24 Luxury Housing

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# Completion Guarantee

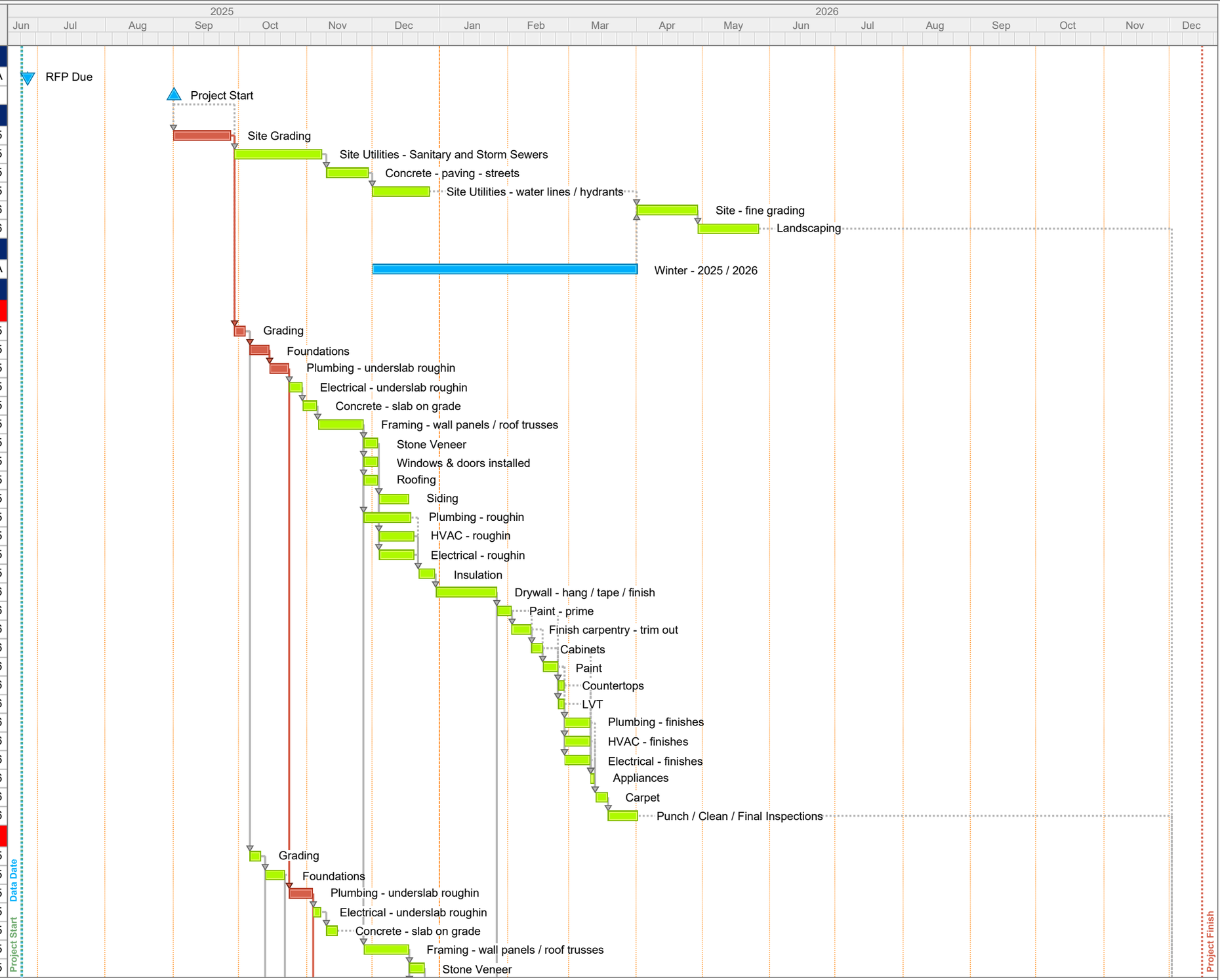
**Knudson Companies recognizes the City of Council Bluffs and the State of Iowa's completion date of December 15, 2026. In the event Knudson Companies fails to achieve substantial completion of the project by December 15, 2026, Knudson Companies shall pay the City of Council Bluffs liquidated damages in the amount of $2,000 per day for each day of delay.**

**Conversely, the City of Council Bluffs agrees to pay a Bonus Incentive of $2,000 per day for every day completed ahead of December 15, 2025.**

**[Attached Below: Construction Schedule, Bank Letter & Sam.gov info]**

34 Pearl St., Council Bluffs, IA 51503 • (712) 328-222

| ID | Description | Original Duration | Start | Finish |
|---|---|---|---|---|
| **Preconstruction & Key Dates** | | | | |
| 20 | RFP Due | 0 | | 06/25/25A |
| 30 | Project Start | 0 | 09/01/25A | |
| **Site Construction** | | | | |
| 50 | Site Grading | 20 | 09/01/25 | 09/26/25 |
| 60 | Site Utilities - Sanitary and Storm Sewer | 30 | 09/29/25 | 11/07/25 |
| 70 | Concrete - paving - streets | 15 | 11/10/25 | 11/28/25 |
| 80 | Site Utilities - water lines / hydrants | 20 | 12/01/25 | 12/26/25 |
| 90 | Site - fine grading | 20 | 04/01/26 | 04/28/26 |
| 100 | Landscaping | 20 | 04/29/26 | 05/26/26 |
| **Winter Constraint** | | | | |
| 110 | Winter - 2025 / 2026 | 1 | 12/01/25A | 03/31/26A |
| **Building Construction** | | | | |
| **Building 1** | | | | |
| 120 | Grading | 5 | 09/29/25 | 10/03/25 |
| 130 | Foundations | 7 | 10/06/25 | 10/14/25 |
| 140 | Plumbing - underslab roughin | 7 | 10/15/25 | 10/23/25 |
| 150 | Electrical - underslab roughin | 4 | 10/24/25 | 10/29/25 |
| 160 | Concrete - slab on grade | 5 | 10/30/25 | 11/05/25 |
| 170 | Framing - wall panels / roof trusses | 15 | 11/06/25 | 11/26/25 |
| 180 | Stone Veneer | 5 | 11/27/25 | 12/03/25 |
| 190 | Windows & doors installed | 5 | 11/27/25 | 12/03/25 |
| 200 | Roofing | 5 | 11/27/25 | 12/03/25 |
| 210 | Siding | 10 | 12/04/25 | 12/17/25 |
| 220 | Plumbing - roughin | 16 | 11/27/25 | 12/18/25 |
| 230 | HVAC - roughin | 12 | 12/04/25 | 12/19/25 |
| 240 | Electrical - roughin | 12 | 12/04/25 | 12/19/25 |
| 250 | Insulation | 6 | 12/22/25 | 12/29/25 |
| 260 | Drywall - hang / tape / finish | 20 | 12/30/25 | 01/26/26 |
| 270 | Paint - prime | 5 | 01/27/26 | 02/02/26 |
| 280 | Finish carpentry - trim out | 7 | 02/03/26 | 02/11/26 |
| 290 | Cabinets | 3 | 02/12/26 | 02/16/26 |
| 300 | Paint | 5 | 02/17/26 | 02/23/26 |
| 310 | Countertops | 3 | 02/24/26 | 02/26/26 |
| 320 | LVT | 3 | 02/24/26 | 02/26/26 |
| 330 | Plumbing - finishes | 8 | 02/27/26 | 03/10/26 |
| 340 | HVAC - finishes | 8 | 02/27/26 | 03/10/26 |
| 350 | Electrical - finishes | 8 | 02/27/26 | 03/10/26 |
| 360 | Appliances | 2 | 03/11/26 | 03/12/26 |
| 370 | Carpet | 4 | 03/13/26 | 03/18/26 |
| 380 | Punch / Clean / Final Inspections | 10 | 03/19/26 | 04/01/26 |
| **Building 2** | | | | |
| 390 | Grading | 5 | 10/06/25 | 10/10/25 |
| 400 | Foundations | 7 | 10/13/25 | 10/21/25 |
| 410 | Plumbing - underslab roughin | 7 | 10/24/25 | 11/03/25 |
| 420 | Electrical - underslab roughin | 4 | 11/04/25 | 11/07/25 |
| 430 | Concrete - slab on grade | 5 | 11/10/25 | 11/14/25 |
| 440 | Framing - wall panels / roof trusses | 15 | 11/27/25 | 12/17/25 |
| 450 | Stone Veneer | 5 | 12/18/25 | 12/24/25 |




Start Date: 06/24/25
Finish Date: 12/15/26
Data Date: 06/24/25
Run Date: 06/24/25

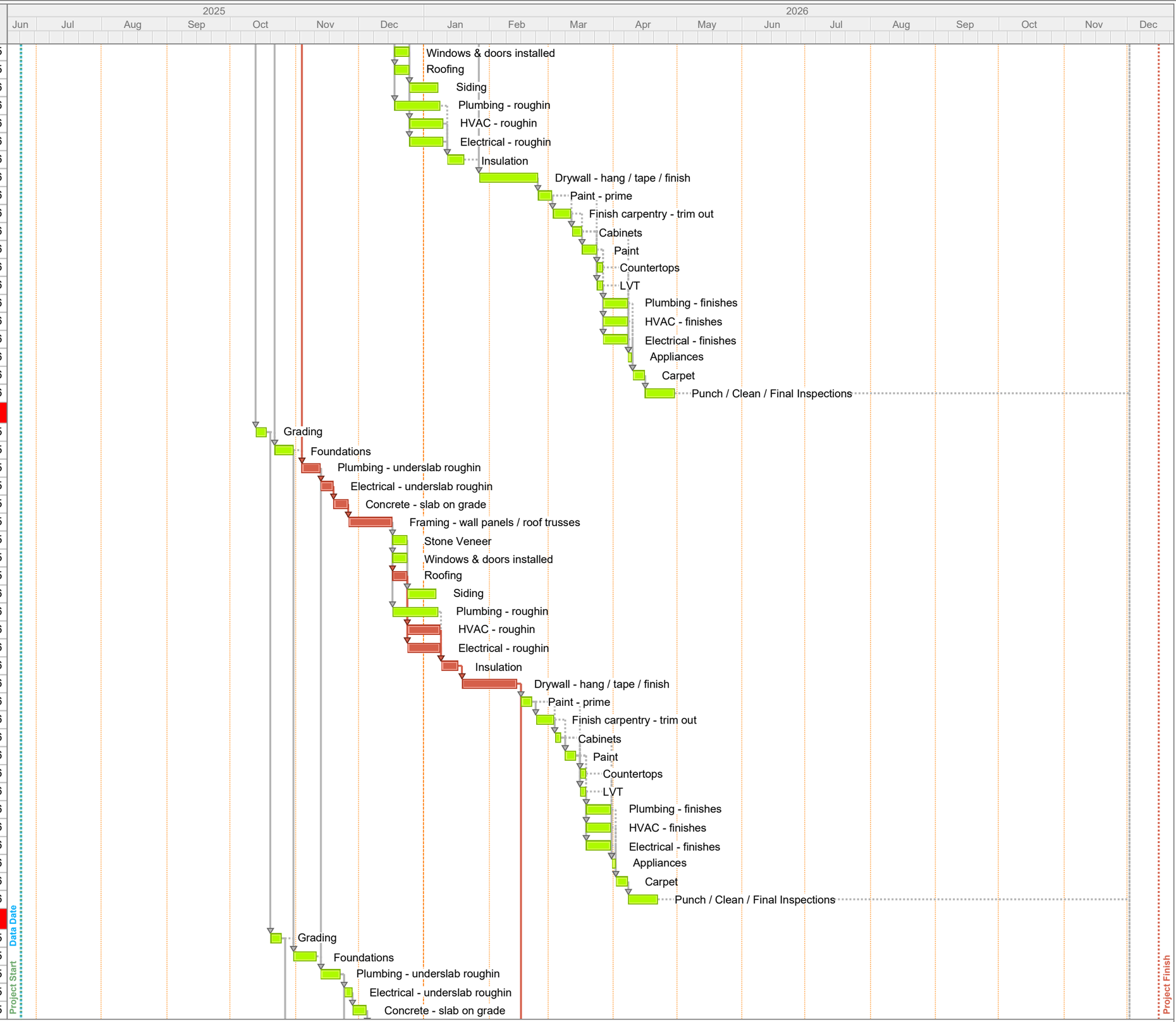


**Lake Manawa Townhomes**
**City of Council Bluffs**
**RFP Schedule**
**June 24, 2025**

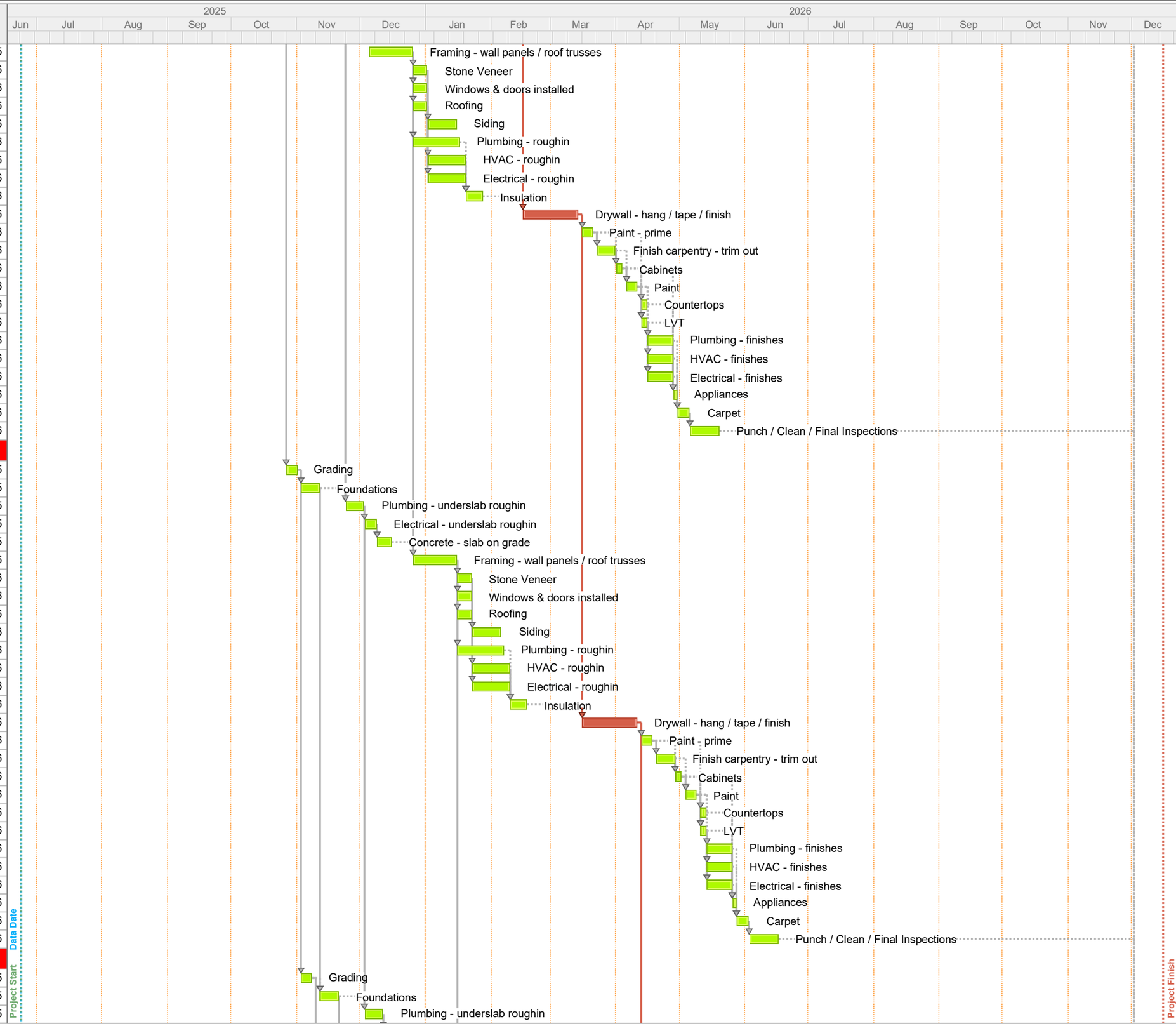
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LUND-ROSS CONSTRUCTORS

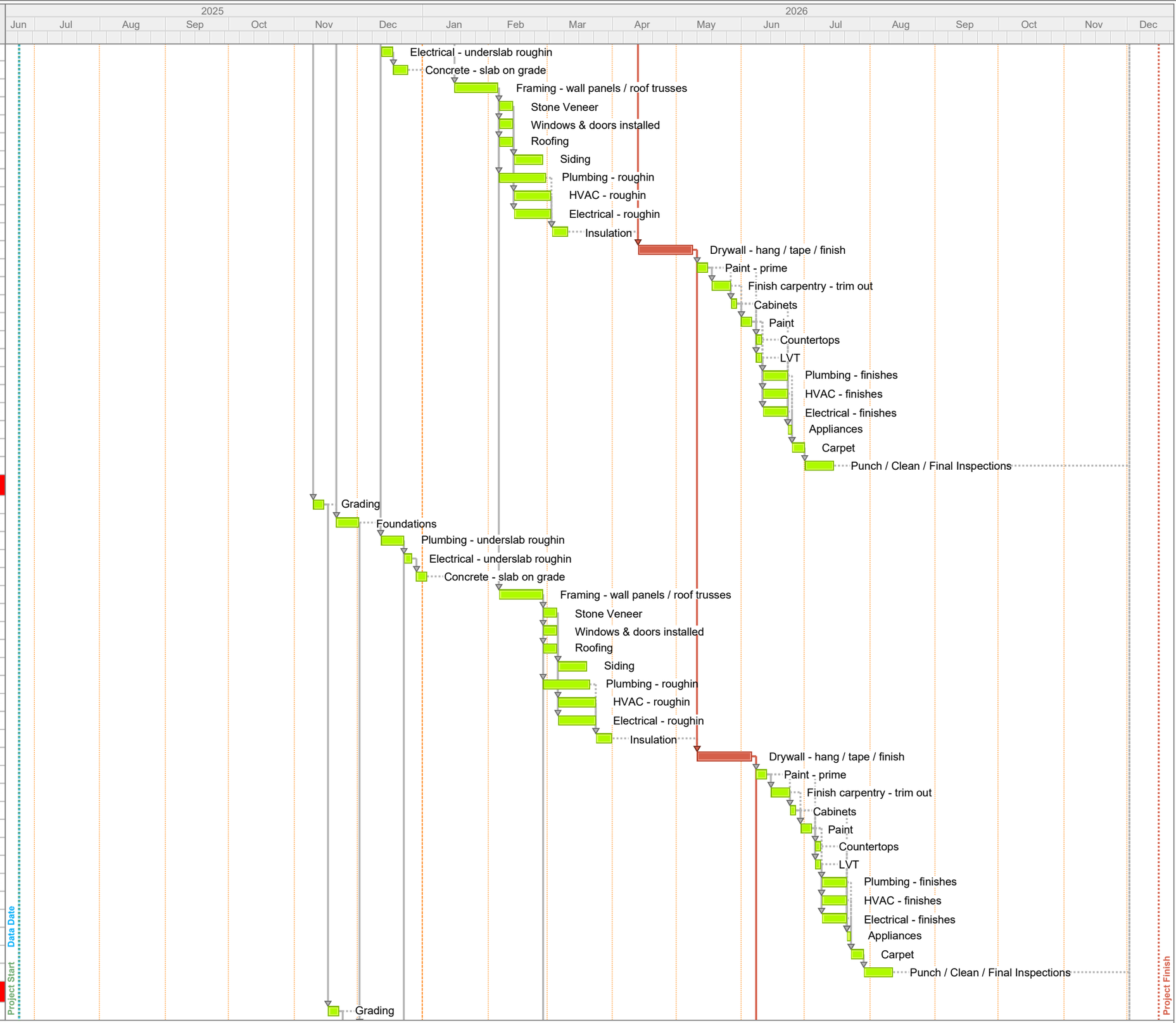
| ID | Description | Original Duration | Start | Finish |
|---|---|---|---|---|
| 460 | Windows & doors installed | 5 | 12/18/25 | 12/24/25 |
| 470 | Roofing | 5 | 12/18/25 | 12/24/25 |
| 480 | Siding | 10 | 12/25/25 | 01/07/26 |
| 490 | Plumbing - roughin | 16 | 12/18/25 | 01/08/26 |
| 500 | HVAC - roughin | 12 | 12/25/25 | 01/09/26 |
| 510 | Electrical - roughin | 12 | 12/25/25 | 01/09/26 |
| 520 | Insulation | 6 | 01/12/26 | 01/19/26 |
| 530 | Drywall - hang / tape / finish | 20 | 01/27/26 | 02/23/26 |
| 540 | Paint - prime | 5 | 02/24/26 | 03/02/26 |
| 550 | Finish carpentry - trim out | 7 | 03/03/26 | 03/11/26 |
| 560 | Cabinets | 3 | 03/12/26 | 03/16/26 |
| 570 | Paint | 5 | 03/17/26 | 03/23/26 |
| 580 | Countertops | 3 | 03/24/26 | 03/26/26 |
| 590 | LVT | 3 | 03/24/26 | 03/26/26 |
| 600 | Plumbing - finishes | 8 | 03/27/26 | 04/07/26 |
| 610 | HVAC - finishes | 8 | 03/27/26 | 04/07/26 |
| 620 | Electrical - finishes | 8 | 03/27/26 | 04/07/26 |
| 630 | Appliances | 2 | 04/08/26 | 04/09/26 |
| 640 | Carpet | 4 | 04/10/26 | 04/15/26 |
| 650 | Punch / Clean / Final Inspections | 10 | 04/16/26 | 04/29/26 |
| **Building 3** | | | | |
| 660 | Grading | 5 | 10/13/25 | 10/17/25 |
| 670 | Foundations | 7 | 10/22/25 | 10/30/25 |
| 680 | Plumbing - underslab roughin | 7 | 11/04/25 | 11/12/25 |
| 690 | Electrical - underslab roughin | 4 | 11/13/25 | 11/18/25 |
| 700 | Concrete - slab on grade | 5 | 11/19/25 | 11/25/25 |
| 710 | Framing - wall panels / roof trusses | 15 | 11/26/25 | 12/16/25 |
| 720 | Stone Veneer | 5 | 12/17/25 | 12/23/25 |
| 730 | Windows & doors installed | 5 | 12/17/25 | 12/23/25 |
| 740 | Roofing | 5 | 12/17/25 | 12/23/25 |
| 750 | Siding | 10 | 12/24/25 | 01/06/26 |
| 760 | Plumbing - roughin | 16 | 12/17/25 | 01/07/26 |
| 770 | HVAC - roughin | 12 | 12/24/25 | 01/08/26 |
| 780 | Electrical - roughin | 12 | 12/24/25 | 01/08/26 |
| 790 | Insulation | 6 | 01/09/26 | 01/16/26 |
| 800 | Drywall - hang / tape / finish | 20 | 01/19/26 | 02/13/26 |
| 810 | Paint - prime | 5 | 02/16/26 | 02/20/26 |
| 820 | Finish carpentry - trim out | 7 | 02/23/26 | 03/03/26 |
| 830 | Cabinets | 3 | 03/04/26 | 03/06/26 |
| 840 | Paint | 5 | 03/09/26 | 03/13/26 |
| 850 | Countertops | 3 | 03/16/26 | 03/18/26 |
| 860 | LVT | 3 | 03/16/26 | 03/18/26 |
| 870 | Plumbing - finishes | 8 | 03/19/26 | 03/30/26 |
| 880 | HVAC - finishes | 8 | 03/19/26 | 03/30/26 |
| 890 | Electrical - finishes | 8 | 03/19/26 | 03/30/26 |
| 900 | Appliances | 2 | 03/31/26 | 04/01/26 |
| 910 | Carpet | 4 | 04/02/26 | 04/07/26 |
| 920 | Punch / Clean / Final Inspections | 10 | 04/08/26 | 04/21/26 |
| **Building 4** | | | | |
| 930 | Grading | 5 | 10/20/25 | 10/24/25 |
| 940 | Foundations | 7 | 10/31/25 | 11/10/25 |
| 950 | Plumbing - underslab roughin | 7 | 11/13/25 | 11/21/25 |
| 960 | Electrical - underslab roughin | 4 | 11/24/25 | 11/27/25 |
| 970 | Concrete - slab on grade | 5 | 11/28/25 | 12/04/25 |



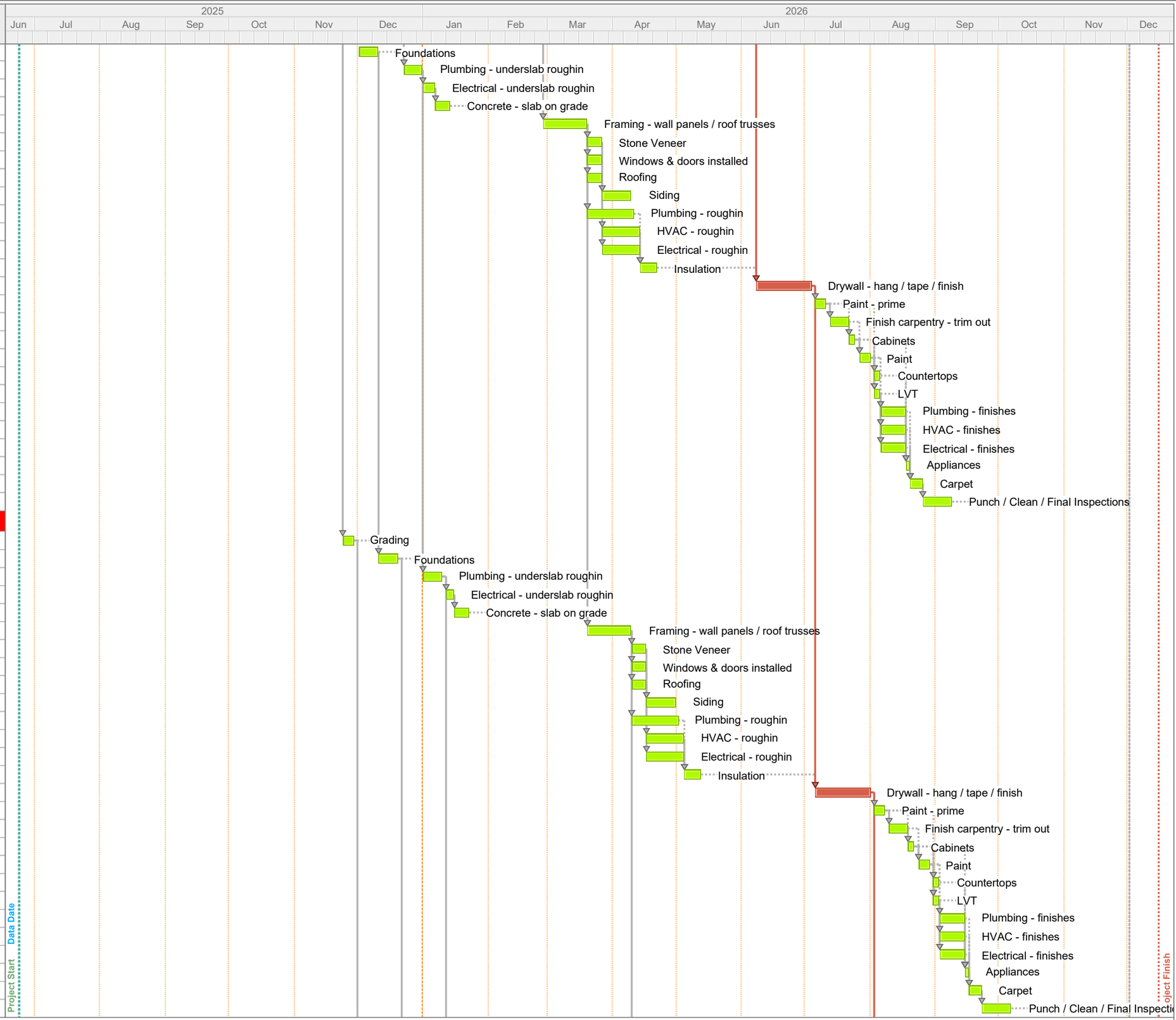
| ID | Description | Original Duration | Start | Finish |
|---|---|---|---|---|
| 980 | Framing - wall panels / roof trusses | 15 | 12/05/25 | 12/25/25 |
| 990 | Stone Veneer | 5 | 12/26/25 | 01/01/26 |
| 1000 | Windows & doors installed | 5 | 12/26/25 | 01/01/26 |
| 1010 | Roofing | 5 | 12/26/25 | 01/01/26 |
| 1020 | Siding | 10 | 01/02/26 | 01/15/26 |
| 1030 | Plumbing - roughin | 16 | 12/26/25 | 01/16/26 |
| 1040 | HVAC - roughin | 12 | 01/02/26 | 01/19/26 |
| 1050 | Electrical - roughin | 12 | 01/02/26 | 01/19/26 |
| 1060 | Insulation | 6 | 01/20/26 | 01/27/26 |
| 1070 | Drywall - hang / tape / finish | 20 | 02/16/26 | 03/13/26 |
| 1080 | Paint - prime | 5 | 03/16/26 | 03/20/26 |
| 1090 | Finish carpentry - trim out | 7 | 03/23/26 | 03/31/26 |
| 1100 | Cabinets | 3 | 04/01/26 | 04/03/26 |
| 1110 | Paint | 5 | 04/06/26 | 04/10/26 |
| 1120 | Countertops | 3 | 04/13/26 | 04/15/26 |
| 1130 | LVT | 3 | 04/13/26 | 04/15/26 |
| 1140 | Plumbing - finishes | 8 | 04/16/26 | 04/27/26 |
| 1150 | HVAC - finishes | 8 | 04/16/26 | 04/27/26 |
| 1160 | Electrical - finishes | 8 | 04/16/26 | 04/27/26 |
| 1170 | Appliances | 2 | 04/28/26 | 04/29/26 |
| 1180 | Carpet | 4 | 04/30/26 | 05/05/26 |
| 1190 | Punch / Clean / Final Inspections | 10 | 05/06/26 | 05/19/26 |
| **Building 5** | | | | |
| 1200 | Grading | 5 | 10/27/25 | 10/31/25 |
| 1210 | Foundations | 7 | 11/03/25 | 11/11/25 |
| 1220 | Plumbing - underslab roughin | 7 | 11/24/25 | 12/02/25 |
| 1230 | Electrical - underslab roughin | 4 | 12/03/25 | 12/08/25 |
| 1240 | Concrete - slab on grade | 5 | 12/09/25 | 12/15/25 |
| 1250 | Framing - wall panels / roof trusses | 15 | 12/26/25 | 01/15/26 |
| 1260 | Stone Veneer | 5 | 01/16/26 | 01/22/26 |
| 1270 | Windows & doors installed | 5 | 01/16/26 | 01/22/26 |
| 1280 | Roofing | 5 | 01/16/26 | 01/22/26 |
| 1290 | Siding | 10 | 01/23/26 | 02/05/26 |
| 1300 | Plumbing - roughin | 16 | 01/16/26 | 02/06/26 |
| 1310 | HVAC - roughin | 12 | 01/23/26 | 02/09/26 |
| 1320 | Electrical - roughin | 12 | 01/23/26 | 02/09/26 |
| 1330 | Insulation | 6 | 02/10/26 | 02/17/26 |
| 1340 | Drywall - hang / tape / finish | 20 | 03/16/26 | 04/10/26 |
| 1350 | Paint - prime | 5 | 04/13/26 | 04/17/26 |
| 1360 | Finish carpentry - trim out | 7 | 04/20/26 | 04/28/26 |
| 1370 | Cabinets | 3 | 04/29/26 | 05/01/26 |
| 1380 | Paint | 5 | 05/04/26 | 05/08/26 |
| 1390 | Countertops | 3 | 05/11/26 | 05/13/26 |
| 1400 | LVT | 3 | 05/11/26 | 05/13/26 |
| 1410 | Plumbing - finishes | 8 | 05/14/26 | 05/25/26 |
| 1420 | HVAC - finishes | 8 | 05/14/26 | 05/25/26 |
| 1430 | Electrical - finishes | 8 | 05/14/26 | 05/25/26 |
| 1440 | Appliances | 2 | 05/26/26 | 05/27/26 |
| 1450 | Carpet | 4 | 05/28/26 | 06/02/26 |
| 1460 | Punch / Clean / Final Inspections | 10 | 06/03/26 | 06/16/26 |
| **Building 6** | | | | |
| 1470 | Grading | 5 | 11/03/25 | 11/07/25 |
| 1480 | Foundations | 7 | 11/12/25 | 11/20/25 |
| 1490 | Plumbing - underslab roughin | 7 | 12/03/25 | 12/11/25 |



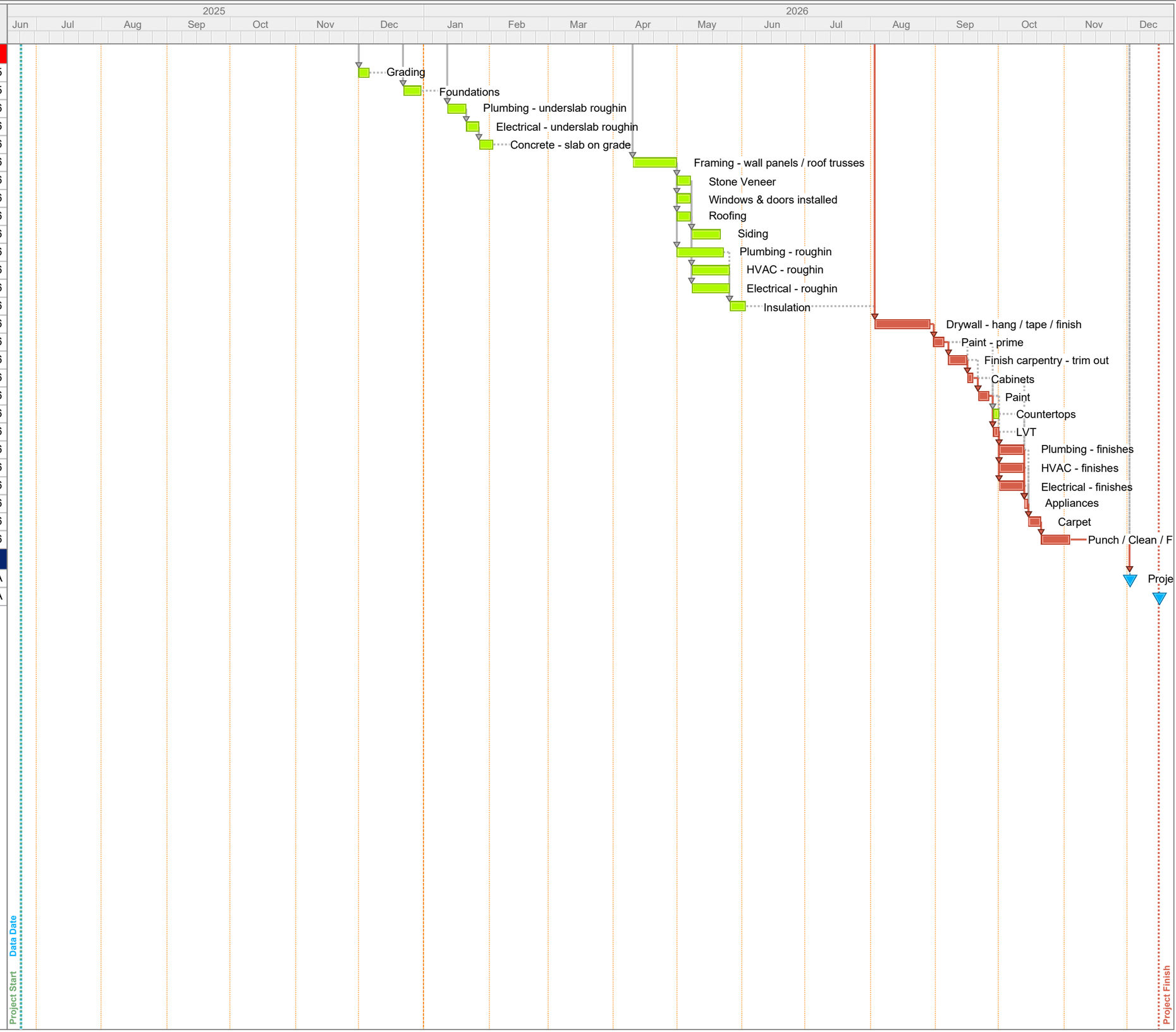
| ID | Description | Original Duration | Start | Finish |
|---|---|---|---|---|
| 1500 | Electrical - underslab roughin | 4 | 12/12/25 | 12/17/25 |
| 1510 | Concrete - slab on grade | 5 | 12/18/25 | 12/24/25 |
| 1520 | Framing - wall panels / roof trusses | 15 | 01/16/26 | 02/05/26 |
| 1530 | Stone Veneer | 5 | 02/06/26 | 02/12/26 |
| 1540 | Windows & doors installed | 5 | 02/06/26 | 02/12/26 |
| 1550 | Roofing | 5 | 02/06/26 | 02/12/26 |
| 1560 | Siding | 10 | 02/13/26 | 02/26/26 |
| 1570 | Plumbing - roughin | 16 | 02/06/26 | 02/27/26 |
| 1580 | HVAC - roughin | 12 | 02/13/26 | 03/02/26 |
| 1590 | Electrical - roughin | 12 | 02/13/26 | 03/02/26 |
| 1600 | Insulation | 6 | 03/03/26 | 03/10/26 |
| 1610 | Drywall - hang / tape / finish | 20 | 04/13/26 | 05/08/26 |
| 1620 | Paint - prime | 5 | 05/11/26 | 05/15/26 |
| 1630 | Finish carpentry - trim out | 7 | 05/18/26 | 05/26/26 |
| 1640 | Cabinets | 3 | 05/27/26 | 05/29/26 |
| 1650 | Paint | 5 | 06/01/26 | 06/05/26 |
| 1660 | Countertops | 3 | 06/08/26 | 06/10/26 |
| 1670 | LVT | 3 | 06/08/26 | 06/10/26 |
| 1680 | Plumbing - finishes | 8 | 06/11/26 | 06/22/26 |
| 1690 | HVAC - finishes | 8 | 06/11/26 | 06/22/26 |
| 1700 | Electrical - finishes | 8 | 06/11/26 | 06/22/26 |
| 1710 | Appliances | 2 | 06/23/26 | 06/24/26 |
| 1720 | Carpet | 4 | 06/25/26 | 06/30/26 |
| 1730 | Punch / Clean / Final Inspections | 10 | 07/01/26 | 07/14/26 |
| **Building 7** | | | | |
| 1740 | Grading | 5 | 11/10/25 | 11/14/25 |
| 1750 | Foundations | 7 | 11/21/25 | 12/01/25 |
| 1760 | Plumbing - underslab roughin | 7 | 12/12/25 | 12/22/25 |
| 1770 | Electrical - underslab roughin | 4 | 12/23/25 | 12/26/25 |
| 1780 | Concrete - slab on grade | 5 | 12/29/25 | 01/02/26 |
| 1790 | Framing - wall panels / roof trusses | 15 | 02/06/26 | 02/26/26 |
| 1800 | Stone Veneer | 5 | 02/27/26 | 03/05/26 |
| 1810 | Windows & doors installed | 5 | 02/27/26 | 03/05/26 |
| 1820 | Roofing | 5 | 02/27/26 | 03/05/26 |
| 1830 | Siding | 10 | 03/06/26 | 03/19/26 |
| 1840 | Plumbing - roughin | 16 | 02/27/26 | 03/20/26 |
| 1850 | HVAC - roughin | 12 | 03/06/26 | 03/23/26 |
| 1860 | Electrical - roughin | 12 | 03/06/26 | 03/23/26 |
| 1870 | Insulation | 6 | 03/24/26 | 03/31/26 |
| 1880 | Drywall - hang / tape / finish | 20 | 05/11/26 | 06/05/26 |
| 1890 | Paint - prime | 5 | 06/08/26 | 06/12/26 |
| 1900 | Finish carpentry - trim out | 7 | 06/15/26 | 06/23/26 |
| 1910 | Cabinets | 3 | 06/24/26 | 06/26/26 |
| 1920 | Paint | 5 | 06/29/26 | 07/03/26 |
| 1930 | Countertops | 3 | 07/06/26 | 07/08/26 |
| 1940 | LVT | 3 | 07/06/26 | 07/08/26 |
| 1950 | Plumbing - finishes | 8 | 07/09/26 | 07/20/26 |
| 1960 | HVAC - finishes | 8 | 07/09/26 | 07/20/26 |
| 1970 | Electrical - finishes | 8 | 07/09/26 | 07/20/26 |
| 1980 | Appliances | 2 | 07/21/26 | 07/22/26 |
| 1990 | Carpet | 4 | 07/23/26 | 07/28/26 |
| 2000 | Punch / Clean / Final Inspections | 10 | 07/29/26 | 08/11/26 |
| **Building 8** | | | | |
| 2010 | Grading | 5 | 11/17/25 | 11/21/25 |



| ID | Description | Original Duration | Start | Finish |
|---|---|---|---|---|
| 2020 | Foundations | 7 | 12/02/25 | 12/10/25 |
| 2030 | Plumbing - underslab roughin | 7 | 12/23/25 | 12/31/25 |
| 2040 | Electrical - underslab roughin | 4 | 01/01/26 | 01/06/26 |
| 2050 | Concrete - slab on grade | 5 | 01/07/26 | 01/13/26 |
| 2060 | Framing - wall panels / roof trusses | 15 | 02/27/26 | 03/19/26 |
| 2070 | Stone Veneer | 5 | 03/20/26 | 03/26/26 |
| 2080 | Windows & doors installed | 5 | 03/20/26 | 03/26/26 |
| 2090 | Roofing | 5 | 03/20/26 | 03/26/26 |
| 2100 | Siding | 10 | 03/27/26 | 04/09/26 |
| 2110 | Plumbing - roughin | 16 | 03/20/26 | 04/10/26 |
| 2120 | HVAC - roughin | 12 | 03/27/26 | 04/13/26 |
| 2130 | Electrical - roughin | 12 | 03/27/26 | 04/13/26 |
| 2140 | Insulation | 6 | 04/14/26 | 04/21/26 |
| 2150 | Drywall - hang / tape / finish | 20 | 06/08/26 | 07/03/26 |
| 2160 | Paint - prime | 5 | 07/06/26 | 07/10/26 |
| 2170 | Finish carpentry - trim out | 7 | 07/13/26 | 07/21/26 |
| 2180 | Cabinets | 3 | 07/22/26 | 07/24/26 |
| 2190 | Paint | 5 | 07/27/26 | 07/31/26 |
| 2200 | Countertops | 3 | 08/03/26 | 08/05/26 |
| 2210 | LVT | 3 | 08/03/26 | 08/05/26 |
| 2220 | Plumbing - finishes | 8 | 08/06/26 | 08/17/26 |
| 2230 | HVAC - finishes | 8 | 08/06/26 | 08/17/26 |
| 2240 | Electrical - finishes | 8 | 08/06/26 | 08/17/26 |
| 2250 | Appliances | 2 | 08/18/26 | 08/19/26 |
| 2260 | Carpet | 4 | 08/20/26 | 08/25/26 |
| 2270 | Punch / Clean / Final Inspections | 10 | 08/26/26 | 09/08/26 |
| **Building 9** | | | | |
| 2280 | Grading | 5 | 11/24/25 | 11/28/25 |
| 2290 | Foundations | 7 | 12/11/25 | 12/19/25 |
| 2300 | Plumbing - underslab roughin | 7 | 01/01/26 | 01/09/26 |
| 2310 | Electrical - underslab roughin | 4 | 01/12/26 | 01/15/26 |
| 2320 | Concrete - slab on grade | 5 | 01/16/26 | 01/22/26 |
| 2330 | Framing - wall panels / roof trusses | 15 | 03/20/26 | 04/09/26 |
| 2340 | Stone Veneer | 5 | 04/10/26 | 04/16/26 |
| 2350 | Windows & doors installed | 5 | 04/10/26 | 04/16/26 |
| 2360 | Roofing | 5 | 04/10/26 | 04/16/26 |
| 2370 | Siding | 10 | 04/17/26 | 04/30/26 |
| 2380 | Plumbing - roughin | 16 | 04/10/26 | 05/01/26 |
| 2390 | HVAC - roughin | 12 | 04/17/26 | 05/04/26 |
| 2400 | Electrical - roughin | 12 | 04/17/26 | 05/04/26 |
| 2410 | Insulation | 6 | 05/05/26 | 05/12/26 |
| 2420 | Drywall - hang / tape / finish | 20 | 07/06/26 | 07/31/26 |
| 2430 | Paint - prime | 5 | 08/03/26 | 08/07/26 |
| 2440 | Finish carpentry - trim out | 7 | 08/10/26 | 08/18/26 |
| 2450 | Cabinets | 3 | 08/19/26 | 08/21/26 |
| 2460 | Paint | 5 | 08/24/26 | 08/28/26 |
| 2470 | Countertops | 3 | 08/31/26 | 09/02/26 |
| 2480 | LVT | 3 | 08/31/26 | 09/02/26 |
| 2490 | Plumbing - finishes | 8 | 09/03/26 | 09/14/26 |
| 2500 | HVAC - finishes | 8 | 09/03/26 | 09/14/26 |
| 2510 | Electrical - finishes | 8 | 09/03/26 | 09/14/26 |
| 2520 | Appliances | 2 | 09/15/26 | 09/16/26 |
| 2530 | Carpet | 4 | 09/17/26 | 09/22/26 |
| 2540 | Punch / Clean / Final Inspections | 10 | 09/23/26 | 10/06/26 |



| ID | Description | Original Duration | Start | Finish |
|---|---|---|---|---|
| **Building 10** | | | | |
| 2550 | Grading | 5 | 12/01/25 | 12/05/25 |
| 2560 | Foundations | 7 | 12/22/25 | 12/30/25 |
| 2570 | Plumbing - underslab roughin | 7 | 01/12/26 | 01/20/26 |
| 2580 | Electrical - underslab roughin | 4 | 01/21/26 | 01/26/26 |
| 2590 | Concrete - slab on grade | 5 | 01/27/26 | 02/02/26 |
| 2600 | Framing - wall panels / roof trusses | 15 | 04/10/26 | 04/30/26 |
| 2610 | Stone Veneer | 5 | 05/01/26 | 05/07/26 |
| 2620 | Windows & doors installed | 5 | 05/01/26 | 05/07/26 |
| 2630 | Roofing | 5 | 05/01/26 | 05/07/26 |
| 2640 | Siding | 10 | 05/08/26 | 05/21/26 |
| 2650 | Plumbing - roughin | 16 | 05/01/26 | 05/22/26 |
| 2660 | HVAC - roughin | 12 | 05/08/26 | 05/25/26 |
| 2670 | Electrical - roughin | 12 | 05/08/26 | 05/25/26 |
| 2680 | Insulation | 6 | 05/26/26 | 06/02/26 |
| 2690 | Drywall - hang / tape / finish | 20 | 08/03/26 | 08/28/26 |
| 2700 | Paint - prime | 5 | 08/31/26 | 09/04/26 |
| 2710 | Finish carpentry - trim out | 7 | 09/07/26 | 09/15/26 |
| 2720 | Cabinets | 3 | 09/16/26 | 09/18/26 |
| 2730 | Paint | 5 | 09/21/26 | 09/25/26 |
| 2740 | Countertops | 3 | 09/28/26 | 09/30/26 |
| 2750 | LVT | 3 | 09/28/26 | 09/30/26 |
| 2760 | Plumbing - finishes | 8 | 10/01/26 | 10/12/26 |
| 2770 | HVAC - finishes | 8 | 10/01/26 | 10/12/26 |
| 2780 | Electrical - finishes | 8 | 10/01/26 | 10/12/26 |
| 2790 | Appliances | 2 | 10/13/26 | 10/14/26 |
| 2800 | Carpet | 4 | 10/15/26 | 10/20/26 |
| 2810 | Punch / Clean / Final Inspections | 10 | 10/21/26 | 11/03/26 |
| **Project Completion** | | | | |
| 2820 | Project Completion and Move-in Ready | 0 | | 12/01/26A |
| 40 | Housing Sales - Complete by Date | 0 | | 12/15/26A |



Enterprise Bank

June 25, 2025

Knudson Companies
c/o K. C. Knudson
34 Pearl Street
Council Bluffs, IA 51503

To Whom it May Concern:

Enterprise Bank is pleased to consider Knudson Companies' request to provide financing for the East Manawa 40-unit project located north of Huron Circle connecting East Manawa Drive and Mohawk Street, Council Bluffs, IA.

Based on our current understanding of, and relationship with the borrower and the proposed project, Knudson Companies has sufficient financial resources and experience to obtain private financing for the project.

This letter does not represent a commitment either expressed or implied, but merely represents the parties' discussions to date.

Sincerely,

Charlie Ziegenbein
Vice President

KNUDSON
COMPANIES



SAM.GOV

# KNUDSON VICTORY PLACE, LLC

| Unique Entity ID | CAGE / NCAGE | Purpose of Registration |
|---|---|---|
| **E1XGV8FMF866** | **(blank)** | **Federal Assistance Awards Only** |
| Registration Status | Expiration Date | |
| **Active Registration** | **May 14, 2026** | |
| Physical Address | Mailing Address | |
| **34 Pearl ST**<br>**Council Bluffs, Iowa 51503-0817**<br>**United States** | **34 Pearl ST**<br>**Council Bluffs, Iowa 51503-0817**<br>**United States** | |

LUND-ROSS CONSTRUCTORS

UEI: GZKRQP6JNS9

Cage/NCage #:3FTM3

# 2025 - 39
# Knudson Development Co, LLC
# Supplier Response

## Event Information

Number: 2025 - 39
Title: E Manawa Redevelopment Area (Mallard Street)
Type: Request for Proposal
Issue Date: 5/20/2025
Deadline: 6/25/2025 04:00 PM (CT)
Notes: The City of Council Bluffs is applying for the State of Iowa funded Community Development Disaster Recovery (CDBG-DR) fund to construct between 30 and 40 new single-family attached housing units. The chosen property is located within the City's East Manawa redevelopment area generally located north of Huron Circle connecting East Manawa Drive and Mohawk Street. This will be a new street extension known as Mallard Street.

The City is currently in the process of designing the infrastructure extension as well as creation of the preliminary subdivision and platting for the site. A map depicting the project location is included as Attachment 'A'.

The CDBG-DR Single Family Housing Production and Down Payment Assistance Program, Round 3 provides communities the opportunity to apply for funds to increase housing opportunities after the 2019

flood disaster declaration. The City was awarded $6.8 million to provide long-term, quality, single-family housing that is resilient to future natural disasters and affordable to low-to-moderate income households.

The City wishes to work with one or more developers/builders that can assist in the construction of the new attached single-family homes that will be marked through the CDBG-DR program. All units must be completed and sold to qualified households by December 15, 2026. Interested developers and builders must be committed to a timeline that meets this deadline. Attachment ‘B’ includes the guidelines for the CDBG-DR Program.

- Please download and read all attachments thoroughly
- Developers must submit proposals that demonstrate the developer’s capacity to satisfy the requirements of this RFP. Proposals do not need to be elaborate or costly, but should be prepared in a professional manner. Developer must commit to using the provided house plans.
- All interested parties are encouraged, but not required, to attend the in-person Q&A on June 5 at 9:30 am (CST) in the Council Bluffs Public Library, Room B.
- Submit the following information to be eligible for consideration:

1. Cover Page – Summary of qualifications. Include relevant contact information.
2. Developer Experience – Provide a listing of previous projects completed, especially with regard to projects that are relevant to the proposed development.
3. Project Timeline – A timeline for the project design, bidding, construction and occupancy.

- SAM.gov Registration - Must be registered in SAM.gov. A portion of this project is being funded with federal money. The Contractor or any Subcontractors cannot be a debarred vendor on SAM.gov.

**Inquiries, Questions and Deadlines**

All inquiries/questions regarding this RFP must be directed via the electronic submission system at https://cbiabids.ionwave.net/. Any changes or additions to the RFP information will be sent via IonWave. Any other contact in reference to this RFP prior to the time of an award decision will not be addressed.

**RFP Issued: May 20, 2025**
**In-Person Q&A: June 5, 2025 at 9:30 am (CST), Council Bluffs Public Library Room B**

**IonWave Q&A Ends: June 10, 2025 at 3:00 pm (CST)**
**Answers Posted: No later than June 13, 2025 at 3:00 pm (CST)**
**RFP Due: June 25, 2025 by 4:00 p.m. (CST)**

All proposal responses must be submitted through the City's bidding platform IonWave. https://cbiabids.ionwave.net/Login.aspx

Each respondent is responsible for taking the necessary steps to ensure their submission is received and complete by 4:00 p.m. on June 25, 2025.

Incomplete submissions are automatically rejected. The City is not responsible for technical difficulties and will not allow late submissions due to the same. Any bid submitted after the deadline will be automatically rejected.

## Contact Information

Address: Community Development
209 Pearl St
Council Bluffs, IA 51503

## Knudson Development Co, LLC Information


Contact: K. C. Knudson
Address: 34 Pearl Street
Council Bluffs, IA 51503
Phone: (712) 328-2222 x101
Email: kck3713@aol.com
Web Address: www.knudsoncompanies.com


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

K.C. Knudson
*Signature*

kck3713@aol.com
*Email*

*Submitted at 6/25/2025 12:08:56 PM (CT)*

## Requested Attachments

### Cover Page

Knudson Companies Development Team & Experience.pdf

Summary of Qualifications. Include relevant contact information.

### Developer Experience

Knudson Companies Track Record and Related Projects RFP.pdf

Provide a listing of previous projects completed, especially with regard to projects that are relevant to the proposed development.

### Project Timeline

Project Timeline RFP Attachments.pdf

Provide a timeline for the project design, bidding, construction, and occupancy. All units must be completed and sold to qualified households by December 15, 2026.

## Bid Attributes

| | |
|---|---|
| 1 | **Proposal Acknowledgement**<br>I hereby certify that I have reviewed the RFP in its entirety including all attachments and accept the terms and conditions.<br>☑ I have read, understand, and agree. |

**2** **Bidder’s Policy Statement, Required Contract Language, Wage Determination**

Each contractor shall cause each of his/her subcontractors to file compliance reports with the contracting agency or the Secretary of Labor as may be directed. Compliance reports shall be filed within such time and shall contain such information as to the practices, policies, programs, and employment policies, programs, and employment statistics of the contractor and each subcontractor, and shall be in such form as the Secretary of Labor or contracting agency may prescribe.

Bidders or prospective contractors or subcontractors may be required to state whether they have participated in any previous contracts subject to the provisions of this nondiscrimination in employment form or Executive Order 11246, or any proceeding similar to either of the two aforementioned items, an in that event to submit, on behalf of themselves and their proposed subcontractors, compliance reports prior to or as an initial part of their bid or negotiation of a contract.

Whenever the contractor or subcontractor has a collective bargaining agreement or other contract or understanding with a labor union or an agency referring workers or providing or supervising apprenticeship or training for such workers, the compliance report shall include such information as to such labor union's or agency's practices and policies affecting compliance as the Secretary of Labor or contracting agency may prescribe; provided, that to the extent such information is within the exclusive possession of a labor union or an agency referring workers or providing or supervising apprenticeship or training in such labor union or agency shall refuse to furnish such information to the contractor, the contractor shall so certify to the Secretary of Labor or contracting agency as part of its compliance report and shall set forth what efforts he/she has made to obtain such information.

The Secretary of Labor or contracting agency may direct that any bidder or prospective contractor or subcontractor shall submit, as part of his/her compliance report, a statement in writing, signed by an authorized officer or agent on behalf of any labor union or any agency referring workers or providing or supervising apprenticeship or other training, with which the bidder or prospective contractor deals, with supporting information, to the effect that the signer's practices and policies do not discriminate on the grounds of age, race, creed, color, sex, national origin, religion, or disability, and that the signer either will affirmatively cooperate in the implementation of the policy and provisions of this nondiscrimination in employment clause, or that it consents and agrees that recruitment, employment, and the terms and conditions of employment under the proposed contract shall be in accordance with the purposes and provisions of this nondiscrimination in employment clause. In the event that the union or the agency shall refuse to execute such a statement, the compliance report shall so certify and set forth what efforts have been made to secure such a statement and such additional factual material as the Secretary of Labor or the contracting agency may require.

☑ I have read, understand, and agree.

**3** **Required Contract Language**

All project contracts shall contain at a minimum the following provisions, as appropriate. ALL CONTRACTS

**1. Access and Maintenance of Records**

The contractor must maintain all required records for five years after final payments are made and all other pending matters are closed.

At any time during normal business hours and as frequently as is deemed necessary, the contractor shall make available to the City of Council Bluffs, the State Auditor, the General Accounting Office, and the Department of Housing and Urban Development, for their examination, all of its records pertaining to all matters covered by this contract and permit these agencies to audit, examine, make excerpts or transcripts from such records, contract, invoices, payrolls, personnel records, conditions of employment, and all other matters covered by this contract.

**2. Civil Rights**

The Contractor must comply with the following laws and regulations:

· Title VI of the Civil Rights Act of 1964 (P.L. 88-352).

States that no person may be excluded from participation in, denied the benefits of, or subjected to discrimination under any program or activity receiving Federal financial assistance on the basis of race, color, or national origin.

· Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended.

· Iowa Civil Rights Act of 1965. This Act mirrors the Federal Civil Rights Act.

· Section 109 of Title I of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5309).

Provides that no person shall be excluded from participation in, denied the benefits of, or subjected to discrimination on the basis of race, color, national origin, sex, age, or handicap under any program or activity funded in part or in whole under Title I of the Act.

· The Age Discrimination Act of 1975, as amended (42 U.S.C. 1601 et seq.)
Provides that no person on the basis of age, be excluded from participation in, be denied the benefits of or be subjected to discrimination under any program or activity receiving Federal financial assistance.
· Section 504 of the Rehabilitation Act of 1973, as amended (P.L. 93-112, 29 U.S.C. 794).
Provides that no otherwise qualified individual shall solely by reason of his/her handicap be excluded from participation in, be denied the benefits of, or be discriminated against under any program or activity receiving Federal financial assistance.
· Americans with Disabilities Act (P.L. 101-336, 42 U.S.C. 12101-12213)
Provides comprehensive civil rights to individuals with disabilities in the areas of employment, public accommodations, state and local government services, and telecommunications.
· Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).
Provides to the greatest extent feasible, that training and employment opportunities be made available to lower-income residents of project areas and that contracts be awarded to small businesses located within the project area or owned in substantial part by project area residents.
· Federal Executive Order 11246, as amended by Executive Order 11375. Provides that no one be discriminated in employment.
· Federal Executive Order 11063, as amended by Executive Order 12259.

**3. Termination Clause**
All contracts utilizing CDBG funds must contain a termination clause that specifies the following:
· Under what conditions the clause may be imposed.
· The form the termination notice must take (e.g., certified letter).
· The time frame required between the notice of termination and its effective date.
· The method used to compute the final payment(s) to the contractor.

**4. Certification regarding government-wide restriction on lobbying.**
All contracts utilizing CDBG funds must contain the following certification concerning restriction of lobbying:
"The Recipient certifies, to the best of his or her knowledge and belief, that:
i. No Federal appropriated funds have been paid or will be paid, by or on behalf of the Recipient, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
ii. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee, or an employee of a Member of congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Recipient shall complete and submit Standard Form-LLL, "Disclosure Form to Report Federal Lobbying" in accordance with its instruction.
iii. The Recipient shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure."

**5. Lead-Safe Housing Regulations (As applicable)**
24 CFR Part 35 et. al.
Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Properties and Housing Receiving Federal Assistance, Final Rule

**6. Standards and Policies Relating to Energy Efficiency**
Pub. L. 94-163, 89 Stat. 871
Mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

**7. Notice of Awarding Agency Requirements and Regulations Pertaining to Reporting**
The Contractor must provide information as necessary and as requested by the City of Council Bluffs for the purpose of fulfilling all reporting requirements related to the CDBG program.
**ALL CONTRACTS IN EXCESS OF $10,000**

In addition to the preceding provisions, all contracts in excess of $10,000 must include the following language, pursuant to Federal Executive Orders 11246 and 11375:
"During the performance of this contract, the contractor agrees as follows:
1)The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
2)The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
3)The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under Section 202 of the Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
4)The contractor will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
5)The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
6)In the event of the contractor's non-compliance with the nondiscrimination clause of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
7)The contractor will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.
ALL CONTRACTS IN EXCESS OF $100,000
In addition to the preceding provisions, contracts in excess of $100,000 shall require compliance with the following laws and regulations:
Section 306 of the Clean Air Acts (42 U.S.C. 1857(h)).
Section 508 of the Clean Water Act (33 U.S.C. 1368).
Executive Order 11738.
EPA Regulations - 40 CFR, Part 15.
Clean Air and Water Acts - required clauses:
This clause is required in all third party contracts involving projects subject to the Clean Air Act (42 U.S.C. 1857 et seq.), the Federal Water Pollution Control Act (33 U.S.C. 1251 et seq.), and the regulations of the Environmental Protection Agency with respect to 40 CFR Part 15, as amended. It should also be mentioned in the bid document.
During the performance of this contract, the CONTRACTOR agrees as follows:
1)The CONTRACTOR will certify that any facility to be utilized in the performance of any nonexempt contract or subcontract is not listed on the Excluded Party Listing System pursuant to 40 CFR 32.
2)The CONTRACTOR agrees to comply with all the requirements of Section 114 of the Clean Air Act, as amended, (42 U.S.C. 1857c-8) and Section 308 of the Federal Water Pollution Control Act, as amended (33 U.S.C. 1318) relating to inspection, monitoring, entry, reports, and information, as well as all other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder.
3)The CONTRACTOR agrees that as a condition for the award of the contract, prompt notice will be given of any notification received from the Director, Office of Federal Activities, Environmental Protection Agency, indicating that a facility utilized or to be utilized for the contract is under consideration to be listed on the Excluded Party Listing System.

4)The CONTRACTOR agrees that it will include or cause to be included the criteria and requirements in Paragraph (1) through (4) of this section in every nonexempt subcontract and require every subcontractor to take such action as the Government may direct as a means of enforcing such provisions.

**ALL CONSTRUCTION CONTRACTS IN EXCESS OF $2,000**

In addition to the preceding provisions, all construction contracts in excess of $2,000 must include the Federal Labor Standards Provisions (verbatim) found in Appendix 2 under Required Contract Provisions. (Housing rehabilitation contracts of less than 8 units are excluded from this requirement.)

**8. Housing and Urban Development Act of 1968 Sample Section 3 Clause**

A. The work to be performed under this contract is on a project assisted under a program providing direct Federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701 u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.

B. The parties to this contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR Section 3, and all applicable rules and orders of the Department issued there under prior to the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability that would prevent them from complying with these requirements.

C. The contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding if any, a notice advising said labor organization or workers' representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

D. The contractor will include this Section 3 clause in every subcontract; for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the Subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR Section 3. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Section 3 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

E. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Section 3, and all applicable rules and orders of the Department issued there under prior to the execution of the contract, shall be a condition of the Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors, and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors, and assigns to those sanctions specified by the grant or loan agreement or contract through Federal assistance is provided, and to such sanctions as are specified by 24 CFR Section 135.135.

☑ I have read, understand, and agree.

**4 SAM.Gov Registration**

I hereby certify that I am registered on SAM.gov and am not on the debarred list.

☑ I have read, understand, and agree.

**5 Davis Bacon**

I understand that this project is subject to Davis Bacon prevailing wage requirements.

☑ I have read, understand, and agree.

## Courtney Harter

**From:** K. C. Knudson <kck3713@aol.com>
**Sent:** Tuesday, July 8, 2025 8:19 AM
**To:** Courtney Harter
**Cc:** Tiffany Schmitt
**Subject:** Re: E Manawa Redevelopment Area – RFP Update

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Hi Courtney and Tiffany,

Thank you for your email.
1. K. C. Knudson will be the main contact on day to day decisions from our team.
   Michael Townsend, Max Prochaska and Pat O'Dowd will be back up for our team.

2. Scott Thompson, President of Lund Ross will be the manager of the Davis Bacon reports.
   Mark Lynch, CFO from Knudson Companies and Ann Coufal, Controller with Lund Ross will be back up team members.
   Knudson Companies has successfully completed over 20 projects with Davis Bacon requirements.
   Lund Ross has successfully competed over 15 Davis Bacon projects for a team total of 35 projects.

3. Yes, Knudson / Lund Ross would consider receiving less than 40 units.
   We are very comfortable with the 40 unit time frame, however splitting the award could potentially create some issues.
   Potential problems: construction site scheduling, material storage, infrastructure, economies of scale, conflicts with potential sales contracts, etc.

We have the experience, capacity and passion to complete all 40 units on or before Dec. 15, 2026.
Thank you for your consideration, and let us know if you have any additional questions.
K. C.

On Tuesday, July 8, 2025 at 06:55:37 AM CDT, Courtney Harter <charter@councilbluffs-ia.gov> wrote:

> Good Morning,
>
> Below are the questions relating to your RFP. Please respond no later than July 11th so we may consider all answers.

1. Who is the day-to-day contact from the team?
2. Who will be the manager of the Davis-Bacon from the team? And their experience?
3. Are you still willing to participate if you do not receive all 40 units?

Courtney Harter

Director of Community Development

City of Council Bluffs

209 Pearl Street, Council Bluffs, IA 51503

Office: 712.890.5350

Visit Council Bluffs Online

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**From:** K. C. Knudson <kck3713@aol.com>
**Sent:** Monday, July 7, 2025 5:38 PM
**To:** Courtney Harter <charter@councilbluffs-ia.gov>
**Cc:** Tiffany Schmitt <tschmitt@councilbluffs-ia.gov>
**Subject:** Re: E Manawa Redevelopment Area – RFP Update

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Courtney and Tiffany,

Thank you for your email and we look forward to answering any and all questions you may have about our proposal.

If selected, we are confident we will perform to your expectations and excited to help 40 wonderful families obtain home ownership.

Thank you for your consideration.

K. C. Knudson

On Monday, July 7, 2025 at 03:48:32 PM CDT, Courtney Harter <charter@councilbluffs-ia.gov> wrote:

Good Afternoon,

Thank you for your submittal to the City's E Manawa Redevelopment Area (Mallard Street) Request for Proposals. The City received seven (7) responses, and we have reviewed all proposals. As we have follow-up questions for each respondent, we will be reaching out individually to request clarifications.

Given this, I will ask the City Council to continue the item for approval to select the builder(s) until **July 28, 2025**. You can expect to receive an email with specific questions on Tuesday.

Thank you again for your interest in the project.

Courtney Harter

Director of Community Development

City of Council Bluffs

209 Pearl Street, Council Bluffs, IA 51503

Office: 712.890.5350

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