Proposal for East Manawa Redevelopment Project

Near Mallard Street – Council Bluffs, Iowa

Submitted by:

Next Generation Project LLC

535 West Broadway, Suite 100
Council Bluffs, Iowa 51503

Development Team Contact Information

• John Jerkovich

Partner, Next Generation Project LLC
535 West Broadway, Suite 100
Council Bluffs, Iowa 51503

• Jason James

Partner, Next Generation Project LLC
535 West Broadway, Suite 100
Council Bluffs, Iowa 51503

• Ryan Rogers

Partner, Next Generation Project LLC
15259 214th St.
Council Bluffs, Iowa 51503

• Larry Hansen

Builder, Next Generation Project LLC
2140 Greenview Road
Council Bluffs, Iowa 51503

Group Qualifications Summary

Next Generation Project LLC is comprised of experienced local professionals with deep ties to Council Bluffs. Together, we bring decades of experience in residential development, home construction, infill projects, and subdivision planning. We have a proven track record of delivering quality housing products on time and with long-term value to the community.

Developer Qualifications and Experience

Next Generation Project LLC brings a team of professionals with direct, hands-on experience in housing development, subdivision planning, and general contracting within the City of Council Bluffs. Our team members have worked together and individually on numerous successful projects, with a shared reputation for quality, reliability, and community-minded results.

Key Team Member Backgrounds

• John Jerkovich – Over 37 years in Council Bluffs real estate development. He has developed subdivisions, infill housing, and hundreds of homes, while also serving as a civic advocate for community growth.
• Ryan Rogers – 20+ years of experience in home rehabilitation and small business development. He has helped restore multiple homes and improve the local housing stock.
• Jason James – 30+ years of real estate and development leadership. Projects include a 29-lot subdivision in Treynor, 36 townhomes on Patrick Circle, and the 102-unit Ridgeline Apartments on Valley View Drive.
• Larry Hansen – A veteran builder in Council Bluffs for over 25 years. Larry has built numerous homes in the Council Bluffs community. He constructed all 36 Patrick Circle townhomes and is known for meeting deadlines while delivering quality builds.

Developer Experience – Next Generation Project LLC

Next Generation Project LLC brings together a team with diverse strengths across residential construction, site development, and project execution. While the cover letter outlines our group qualifications, this page is intended to highlight the specific hands-on experience that positions us to carry out the East Manawa project efficiently and effectively.

Team Contributions and Strengths

Our team members have worked across various types of housing projects—ranging from infill redevelopment and new single-family homes to large-scale townhome and multifamily developments. In addition to our collective years of experience, each member brings a specialized capability that directly aligns with the requirements of this project:

• Site Development & Oversight – John Jerkovich has overseen the completion of multiple residential developments in Council Bluffs and has personally been involved in the construction of hundreds of homes throughout his career. His depth of experience in managing subdivision planning, construction sequencing, and final delivery ensures strong leadership from start to finish.

• Diverse Execution & Rehabilitation – Ryan Rogers brings a wide range of operational experience through his leadership in various successful business ventures. He has also overseen and been directly hands-on in the rehabilitation of dozens of homes across Council Bluffs, bringing practical, on-the-ground expertise to revitalization efforts.

• Project Leadership – Jason James has overseen the full development cycle for townhome and apartment projects, coordinating engineers, city officials, and subcontractors to deliver large projects like Ridgeline Apartments on schedule.

• Field Construction – Larry Hansen's reputation for delivering quality construction on time makes him essential to our build team. His experience on projects like the Patrick Circle townhomes reflects strong control over trades, inspections, and build timelines.

Project Approach and Readiness

We are approaching the East Manawa project as a ready-to-build assignment, with plans and specifications already determined by the City. Our role will be to execute that vision with discipline, craftsmanship, and full compliance. Each of our team members understands how to work within a structured scope, manage subcontractors, and track milestones.

We are also well-versed in working through potential site logistics, coordinating with city engineering and inspections staff, and adapting to real-world construction conditions while maintaining quality and pace.

Summary

This team is not learning on the job. We are equipped to immediately engage with site prep, subcontractor alignment, and schedule execution. We offer experience that is directly relevant to what the East Manawa project demands: build quality, schedule reliability, and collaborative problem-solving.

Construction Timeline – Next Generation Project LLC

Next Generation Project LLC proposes the following construction timeline for the East Manawa project, consisting of ten 4-unit buildings (40 total units). This schedule assumes that construction begins within 30 days of the City's written confirmation that all street and utility infrastructure is complete and that the first building permit has been issued. All dates are calculated from this point of readiness.

Proposed Timeline (18-Month Duration from Start)

• Site Readiness Confirmation & First Building Permit – Month 0: Start trigger

• Mobilization and Site Preparation – Months 1–2: Staging, excavation, initial utility connections

• Foundation Installation (10 Buildings) – Months 2–5: Approximately one foundation every 1.5 weeks

• Framing & Enclosure – Months 3–7: Staggered framing process as foundations are completed

• Roofing, Windows, and Exterior Wrap – Months 4–8: Shell completion for weather protection

• MEP Rough-Ins (Electrical, Plumbing, HVAC) – Months 5–10: Rolling MEP installation across buildings

• Insulation, Drywall, and Interior Finishes – Months 6–12: Sequential progress through buildings

• Cabinetry, Fixtures, Trim, and Painting – Months 8–14: Interior finishes and final touches

• Final Inspections and Punch List Completion – Months 14–17: Walkthroughs, corrections, and final approvals

• Project Closeout & Full Completion – Month 18: Final occupancy certificates, project turnover

We anticipate completing the full 40-unit project within 18 months of the issuance of the first building permit and confirmation of site readiness. This timeline provides a realistic framework based on historical construction durations, inspection cycles, labor availability, and seasonal conditions. That said, **weather permitting and barring unforeseen delays**, our team will actively strive to accelerate the schedule where feasible. However, we believe it is important to set expectations that are both honest and achievable—for the benefit of the City and the long-term success of the project.

2025 - 39
Next Generation Project 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

Next Generation Project LLC Information

Contact: Jason Michael James
Address: 535 West Broadway Suite 100
Council Bluffs, IA 51503
Phone: (402) 690-2489
Email: jason@jasonjames.com

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

Jason Michael James
Signature

jason@jasonjames.com
Email

Submitted at 6/24/2025 03:24:56 PM (CT)

Requested Attachments

Cover Page

Cover Letter East Manawa Drive.docx

Summary of Qualifications. Include relevant contact information.

Developer Experience

Final_East_Manawa_Developer_Experience_Page.docx

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

Project Timeline

East_Manawa_Construction_Timeline_Proposal.docx

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** I hereby certify that I have reviewed the RFP in its entirety including all attachments and accept the terms and conditions. ☑ 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: Jason James <Jason@jasonjames.com>
Sent: Wednesday, July 9, 2025 7:46 PM
To: Courtney Harter
Cc: Tiffany Schmitt; Larry Hansen; Ryan Rogers; John Jerkovich
Subject: Re: E Manawa Redevelopment Area – RFP Update

THIS MESSAGE IS FROM AN EXTERNAL SENDER.
Look closely at the SENDER address. Do not open ATTACHMENTS unless expected. Check for INDICATORS of phishing. Hover over LINKS before clicking.
Learn to spot a phishing message

Hi Courtney,

Thank you for reaching out with these questions about our proposal for the East Manawa Redevelopment Area. Please see our responses below:

1. Who is the day-to-day contact from the team?
Our on-the-ground, at-site contact will be **Larry Hansen**, who will serve as the superintendent on the job. Larry will be responsible for daily coordination, subcontractor management, and site progress. If Larry is unavailable at any time, **Ryan Rogers** will be his direct backup to maintain continuity on site.

For the overall project contact and general coordination with the City, I (Jason James) will serve as the primary point of contact. I'll handle high-level scheduling, documentation, and City communication to ensure everything stays aligned.

2. Who will be the manager of Davis-Bacon compliance from the team? And their experience?
For day-to-day administrative work, **Teri Gamboa**, who has been with our company for four years and is a full time employee, will handle the Davis-Bacon reporting and documentation tasks. However, recognizing that our team does not have extensive experience managing Davis-Bacon compliance on a project of this scale, we are budgeting for and fully intend to hire a **Davis-Bacon consultant**. This consultant will ensure we follow all requirements correctly, maintain full compliance, and avoid any errors or oversights. We understand there is a lot at stake with this project and want to do this the right way.

3. Are you still willing to participate if you do not receive all 40 units?
We are willing to participate at a **minimum of 20 units**, but I want to be very clear: **we very strongly prefer to be awarded all 40 units.**

There are several important reasons for this:

- **Cost Efficiency:** Because we are hiring a Davis-Bacon consultant and will be investing in additional systems and oversight to do this project right, it is much more efficient and cost-effective to spread those expenses over all 40 units instead of just 20. Managing compliance and documentation for Davis-Bacon we believe can be complex and requires dedicated resources. A smaller scope would make those fixed costs disproportionately high per unit.

- **Subcontractor Coordination:** If the project is split between two separate entities, there's a strong chance we could end up sharing some of the same subcontractors. That scenario could slow down progress and create scheduling conflicts that complicate meeting deadlines.
- **Inspection Complexity:** We're also concerned about inspections with the State inspector. If there are two different contractors with different subs, it may require more frequent, less coordinated inspection visits, making it harder to maintain momentum and quality.

Ultimately, our goal is to deliver this entire project successfully, with a target completion by **December 2026**. We want to be realistic about the timeline given all the moving parts and ensure any commitment we make is one we can keep. We value our reputation in the community as a team that delivers what we promise, and we know how important this project is to the City. If awarded, we are fully committed to making sure it is done right.

Please let me know if you have any questions or need any further clarification.

Sincerely,

Jason M. James CRS, GRI, SRES

Broker/Co-owner
Heartland Properties Inc.
535 West Broadway Suite 100
Council Bluffs, Iowa 51503
Licensed in Iowa and Nebraska
Mobile Phone 402-690-2489 www.heartlandproperties.com
Fax Machine 712-329-8971

Never trust wiring instructions sent via email. Never change wiring instructions based on an email. Cyber criminals are hacking email accounts and sending emails with fraudulent wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number just before wiring the funds. **Never wire money without double-checking that the wiring instructions are correct.**

On Tue, Jul 8, 2025 at 7:00 AM 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

From: Courtney Harter
Sent: Monday, July 7, 2025 3:48 PM
Cc: Tiffany Schmitt <tschmitt@councilbluffs-ia.gov>
Subject: E Manawa Redevelopment Area – RFP Update

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

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