East Manawa Redevelopment Area RFP
Date Due: June 25,2025
Cover Page Upload

R. Perry Construction Inc. is formally submitting a request for build the 40-Townhouses for the East Manawa Redevelopment Area RFP.

Developer and General Contractor: R. Perry Construction Inc.
Unit Proposal: All 40 Units
Timeframe: Within Guideline of December 15, 2026
Financing: Approved Commitment from MidStates Bank in Council Bluffs

R. Perry Construction Inc. is headquartered in Sioux City Iowa. We are a locally owned and operated full-service developer, general contractor and construction Company. We have been in business since 2011 and perform work throughout the Midwest.

Currently, R. Perry Construction Inc. is building 2 Spec Homes near Whispering Woods Golf Course and has been specifically looking into building more multi-family projects in Council Bluffs. R. Perry Construction CFO & Business Manager, Dave Hegarty and Brooke Hegarty, resided in Council Bluffs from 2006 – 2011. Brooke opened a Tan World Store in Valley View Strip Mall and Dave worked at Great Western Bank and American National/Peoples National Bank. We lived in Council Bluffs the entire 5 years.

Due to the continued desire to continue to do business in Council Bluffs, if awarded this RFP, we will be looking at opening an office in Council Bluffs. Furthermore, we will be hiring a 1 full-time person to help run the paperwork for this project only, specifically with the requirements of Davis Bacon and City/State Funds received. That employee will be envisioned to be a Council Bluffs resident and work in the office rented in Council Bluffs.

At R. Perry Construction, we provide pre-construction and construction management services. We maintain a permanent and highly skilled workforce which performs a high percentage of the work. Our crew's work includes but is not limited to, demolition, site work, concrete, framing, roofing, and carpentry finish work.

From start to finish, R. Perry maintains full-time site coordinators to record daily logs, review quality and timeliness of subcontractors, conduct daily meetings and ensure our timely goals are being met all while maintaining good communication with the owners of each project.

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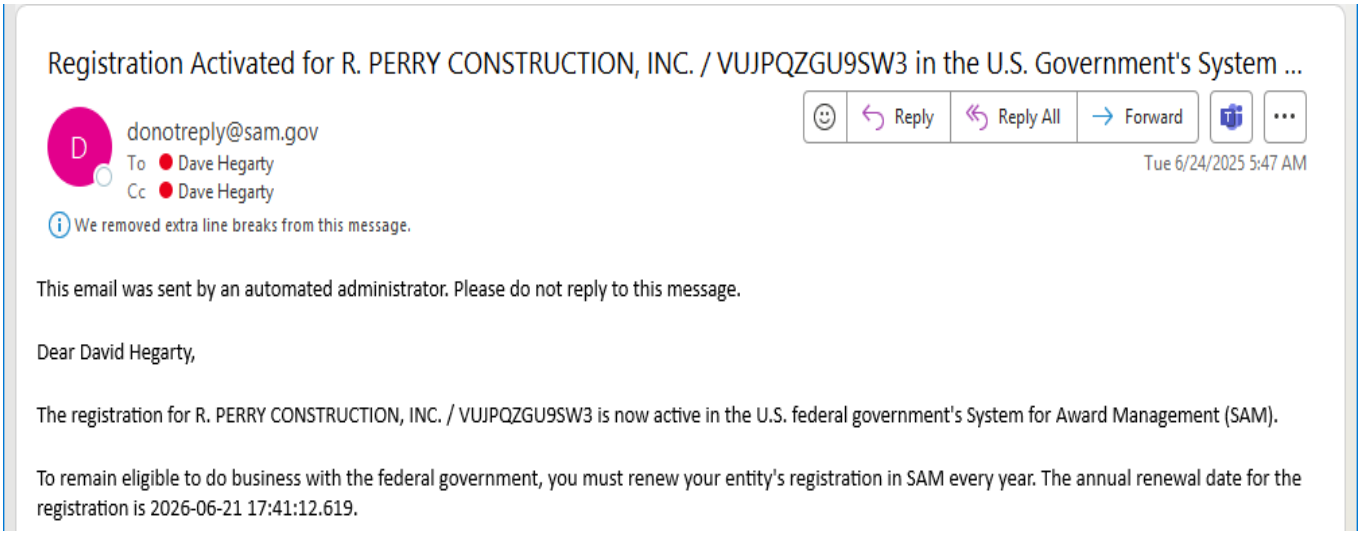
With the prior 3 years revenues of over $25 million annually, we specialize in Multi-Family Apartments, Single-Family Residential Homes, Single-Family Residential Townhomes, Commercial New Construction and Remodeling.

Mailing:
PO Box 2853
Sioux City IA 51106

Phone:
712-522-7219

Email:
Dave: CFO: dave@rperryconstruction.com
Roy: CEO: roy@rperryconstruction.com
Brooke: Office Manager: brooke@rperryconstruction.com
Matt: President: matt@rperryconstruction.com

R. Perry Construction Inc. has fully registered on Sam.gov.



Registration Activated for R. PERRY CONSTRUCTION, INC. / VUJPQZGU9SW3 in the U.S. Government's System ...

donotreply@sam.gov
To Dave Hegarty
Cc Dave Hegarty

Reply | Reply All | Forward

Tue 6/24/2025 5:47 AM

We removed extra line breaks from this message.

This email was sent by an automated administrator. Please do not reply to this message.

Dear David Hegarty,

The registration for R. PERRY CONSTRUCTION, INC. / VUJPQZGU9SW3 is now active in the U.S. federal government's System for Award Management (SAM).

To remain eligible to do business with the federal government, you must renew your entity's registration in SAM every year. The annual renewal date for the registration is 2026-06-21 17:41:12.619.

PERRY CONSTRUCTION INC.

East Manawa Redevelopment Area RFP

Date Due: June 25,2025

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R. Perry Construction has obtained committed financing to this project through MidStates Bank in Council Bluffs per letter below:

MIDSTATES BANK

June 20, 2025

City of Council Bluffs
Community Development
209 Pearl St.
Council Bluffs, IA 51503

RE: RFP for East Manawa Phase I Housing Development

Midstates Bank has received an application for financing for the East Manawa Phase I Housing Development proposal for 40 single-family attached housing units from R Perry Construction, Inc. Their application for financing included a request for $5,250,000 to fund housing construction costs to complete the project as proposed. In addition, they are qualified for additional financing for up to an additional $2,000,000 for proof of capacity to complete the project.

Midstates Bank has approved the request for financing and is pleased to be able to participate in the financing of this project in the event that they are selected as the builder.

Sincerely,

Christine M. Blum
Senior Vice President, Commercial Lending
Midstates Bank, NA
1851 Madison Ave., Suite 732
Council Bluffs, IA 51503
712-388-0505
Cblum@msbna.com

Bankability. MORE OPTIONS. MORE SERVICE. MORE WILLING.
www.midstatesbank.com • Member FDIC • Equal Housing Lender

PERRY CONSTRUCTION INC.

East Manawa Redevelopment Area RFP

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R. Perry Construction also provides the following letters of support from various project partners:

CITY OF Lexington NEBRASKA

308-324-2341 ◆ Fax: 308-324-4590 ◆ www.cityoflex.com
406 East 7th Street ◆ P.O. Box 70 ◆ Lexington, Nebraska 68850-0070

June 23, 2025

City of Council Bluffs
209 Pearl Street
Council Bluffs IA 51503

RE: City of Council Bluffs East Manawa Redevelopment Area RFP

City of Council Bluffs,

I am writing this letter at the request of R. Perry Construction as a reference letter for their Company for the submission of an RFP for the Townhouse Construction in Council Bluffs.

R. Perry Construction recently completed a 90-unit Apartment Construction project and are currently in the process of a large Single-Family Development in Lexington Nebraska. The apartments they built were done of the utmost quality and completed in a timely and thorough manner. The start of the Single-Family homes has started in the same. They were very professional and kept to a strict timeframe on their construction.

We would highly recommend R. Perry Construction for any multi-family and single-family construction projects.

Please consider this letter of recommendation on our behalf.

Sincerely,

Joe Pepplitsch
City Manager

NEBRASKA Economic Development Certified Community

EQUAL HOUSING OPPORTUNITY

PERRY CONSTRUCTION INC.

East Manawa Redevelopment Area RFP

Date Due: June 25,2025

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Primebank

Le Mars
37 1st Avenue NW
P.O. Box 1408
Le Mars, IA 51031
712 546-4175
Fax 712 546-8785
lemars@primebank.com
www.primebank.com

Sioux Center
1601 S. Main Avenue
P.O. Box 368
Sioux Center, IA 51250
712 722-4545
Fax 712 546-8785
siouxcenter@primebank.com
www.primebank.com

Sioux City
5680 Sunnybrook Drive
Sioux City, IA 51106
712 224-5400
Fax 712 546-8785
siouxcity@primebank.com
www.primebank.com

Sioux City
2700 Hamilton Boulevard
Sioux City, IA 51104
712 224-4777
Fax 712 546-8785
siouxcity@primebank.com
www.primebank.com

June 23, 2025

City of Council Bluffs
209 Pearl Street
Council Bluffs IA 51503

RE: City of Council Bluffs East Manawa Redevelopment Area RFP

City of Council Bluffs,

I am writing this letter at the request of R. Perry Construction as a reference letter for their Company for the submission of an RFP for the Townhouse Construction in Council Bluffs.

R. Perry Construction has been a customer of the Bank for 15 years. We have financed many projects for them, most recently the 288-unit apartment construction in South Sioux City NE. R. Perry has been regarded as a top tier client of the Bank and had superior lending history with the Bank in their entire history with the Bank.

We would highly recommend R. Perry Construction for any multi-family and single-family construction projects.

Please consider this letter of recommendation on our behalf.

Sincerely,
Nicole Long Vice President
PrimeBank
712-224-4852



East Manawa Redevelopment Area RFP
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Cover Page Upload

Testimonial

OG

Oscar Gomez <OGomez@southsiouxcity.

To Dave Hegarty

Mon 4:09 PM

Dave,

See below for the testimonial for the project in Council Bluffs:

> The City of South Sioux City has had significant growth of industries and demand for new housing. To this end, R. Perry Construction erected 288 apartments and plans to expand with both single family and multi-family units in our community. Their quality units were rapidly rented and provide very attractive apartments on the eastern side of our city. They maintained excellent communication with the city staff and city council, throughout the project. The city streets and utilities were all laid out to easily meet city codes.
>
> Please call if you have any questions.

Let me know if you need anything else.

Oscar Gomez

1615 1st Avenue
South Sioux City, NE 68776
Office: 402-494-9407
Cell: 402-508-0499
Email: ogomez@southsiouxcity.org

East Manawa Redevelopment Area RFP

Date Due: June 25,2025

Developer Experience Upload

At R. Perry Construction Inc., we pride ourselves in making the process very easy. We streamline the process from before we break ground until our final certificate of occupancy is received. At R. Perry, we make sure the process is transparent and hold ourselves accountable from the very start.

First, we identify the location which our project will be built and work with the city leaders to indicate the best location and product for that specific location. We then get with our Architecture and Engineering Group to work through the property schematic. We utilize local when we can but have a primary working relationship with Plan Architecture and Olsson & Associates. We will then design a floor plan that works for that community and their needs.

We then line up the city support and financing available, as well as the Bank financing. We try to utilize local funding, if possible, for all projects. We will then formalize and set a Final Budget in conjunction with the financing. We will sign a Guarantee Cost Construction Contract. Most importantly, at R. Perry, we don't go over budget. We pride ourselves in not utilizing change orders or budget adjustments. If we miss on something, it is out of our profits.

Upon the start of the project, we utilize ProCore software for our entire process. ProCore has a final budget which is set at the beginning which is followed throughout the whole process. The draw process is very financer friendly. We will provide the draw request on the ProCore budget as a % of completion. The draw will then be approved by the 3rd party architect and/or engineer and inspections done on the site to verify the draw. At that time, we will submit for draw funding. Draws are done monthly. Upon completion of the draw and disbursement of funds to the subs, we collect all signed lien waivers. We will not make the next draw until we have all signed and accounted for lien waivers from the prior draw in place and documented to the financer.

Below shows R. Perry Construction Management Team.

East Manawa Redevelopment Area RFP

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Developer Experience Upload

Roy Perry: Owner & CEO

Roy is the founder and CEO of R. Perry Construction Inc. Roy incorporated R. Perry Construction Inc. in 2011 and started in Single-Family Construction before moving into Commercial and Multi-Family Construction. Roy has over 25 years of construction experience and has completed numerous Apartment Developments and Commercial Building projects as the General Contractor.

Matt Jones: President

Matt joined R. Perry Construction Inc. in 2012. As President, Matt provides leadership over the Construction operations of R. Perry Construction Inc. Matt brings over 25 years of Construction Experience. Matt started in residential construction and has experience in both residential and commercial buildings. Prior to R. Perry, Matt was in corporate management for over 15 years.

Dave Hegarty: CFO

Dave joined R. Perry Construction Inc. in the beginning of 2023. As CFO, Dave provides overall financial tracking of R. Perry Construction and all Banking relationships. Dave has over 17 years of Commercial Banking Experience. Prior to R. Perry, he worked as an SVP of Commercial Banking in Banks in both Omaha and Sioux City. He has extensive knowledge in financial analysis and financial reporting as well as experience in various tax credit and incentive programs. Dave has worked closely with R. Perry and Roy over his past 10 years.

Brooke Hegarty: Office Manager

Brooke joined R. Perry Construction Inc. in 2019. As the Office Manager, Brooke is responsible for the daily financial aspects of the Company and all construction draws. Brooke has over 15 years of combined administrative and business experience in numerous industries ranging from construction to legal to retail.

Dylan Carter: Sr. Project Manager

Dylan joined R. Perry Construction Inc. in 2021. As Sr. Project Manager, Dylan is responsible for the oversite of all Project Superintendents. Dylan has over 7 years of construction experience. He attained his associate degree in construction management in 2019. He has work experience as a commercial framer, drywaller and superintendent.

East Manawa Redevelopment Area RFP

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Developer Experience Upload

R. Perry Construction Project Job History

R. Perry Construction Project List				
In Development	Sioux City	Iowa	50,000 Sq. Ft. Sports Center	$ 9,500,000
In Development	Sioux City	Iowa	60 Room New Construction Hotel	$ 8,000,000
			PROJECTS UNDER DEVELOPMENT	$ 17,500,000
In Process	Orange City	Iowa	72 Unit Apartments	$ 12,240,000
In Process	Garden City	Kansas	48 Unit Apartments	$ 11,980,000
In Process	Akron	Iowa	12,000 Sq. Ft Event Center	$ 2,500,000
In Process	Orange City	Iowa	7 Single Family Homes	$ 1,750,000
In Process	Sidney	Nebraska	5 Single Family Homes	$ 1,250,000
In Process	Holdrege	Nebraska	5 Single Family Homes	$ 1,250,000
In Process	Lexington	Nebraska	3 Single Family Homes	$ 750,000
In Process	Sioux City	Iowa	8 Townhouses (16 Units)	$ 4,800,000
In Process	Sioux City	Iowa	5th St Building - 15,000 Sq. Ft. Apts & 15,000 Sq. Ft Com	$ 5,000,000
			PROJECTS IN PROCESS	$ 41,520,000
Completed	McCook	Nebraska	3 Single Family Homes	$ 750,000
Completed	Wayne	Nebraska	144 Unit Apartments	$ 21,000,000
Completed	Sergeant Bluff	Iowa	50,000 Sq. Ft. Commercial Building Remodel	$ 5,000,000
Completed	Wakefield	Nebraska	60 Unit Apartments	$ 12,000,000
Completed	South Sioux City	Nebraska	288 Unit Apartments	$ 44,000,000
Completed	South Sioux City	Nebraska	Heartland Counseling Headquarter Commercial Building	$ 3,500,000
Completed	Orange City	Iowa	7 Single Family Homes	$ 1,750,000
Completed	North Sioux City	South Dakota	New 15,000 Sq. Ft. Office and Warehouse Building	$ 2,500,000
Completed	Sergeant Bluff	Iowa	3 Tri-Plex's (9 Units)	$ 2,700,000
Completed	Sioux City	Iowa	6 Townhouses (12 Units)	$ 3,000,000
Completed	Macy	Nebraska	New 4,000 Sq. Ft. After-School Commercial Building	$ 1,250,000
Completed	Lexington	Nebraska	90 Unit Apartments	$ 16,000,000
Completed	Sergeant Bluff	Iowa	50,000 Sq. Ft. Warehouse & 7,000 Sq. Ft Office Buildout	$ 3,500,000
			PROJECTED COMPLETED LAST 2-3 YEARS	$ 116,950,000
			TOTAL 3 YEAR PROJECT LIST	$ 175,970,000

PERRY CONSTRUCTION INC.

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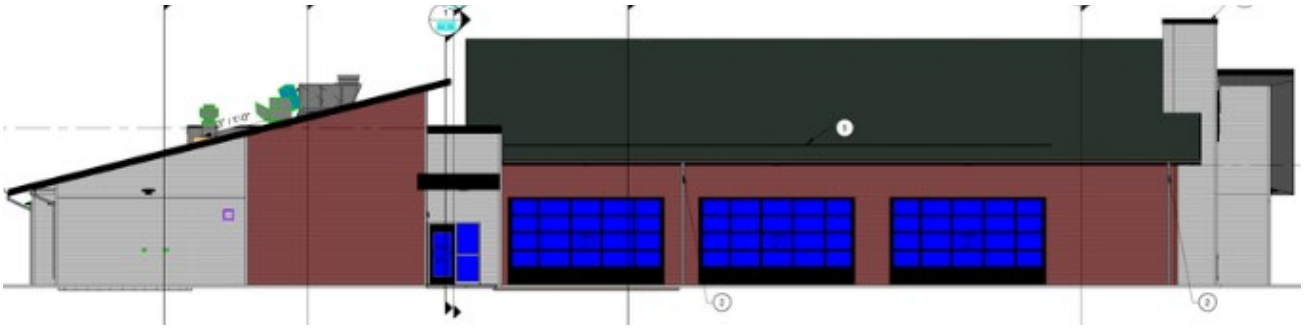
Current Project Under Construction

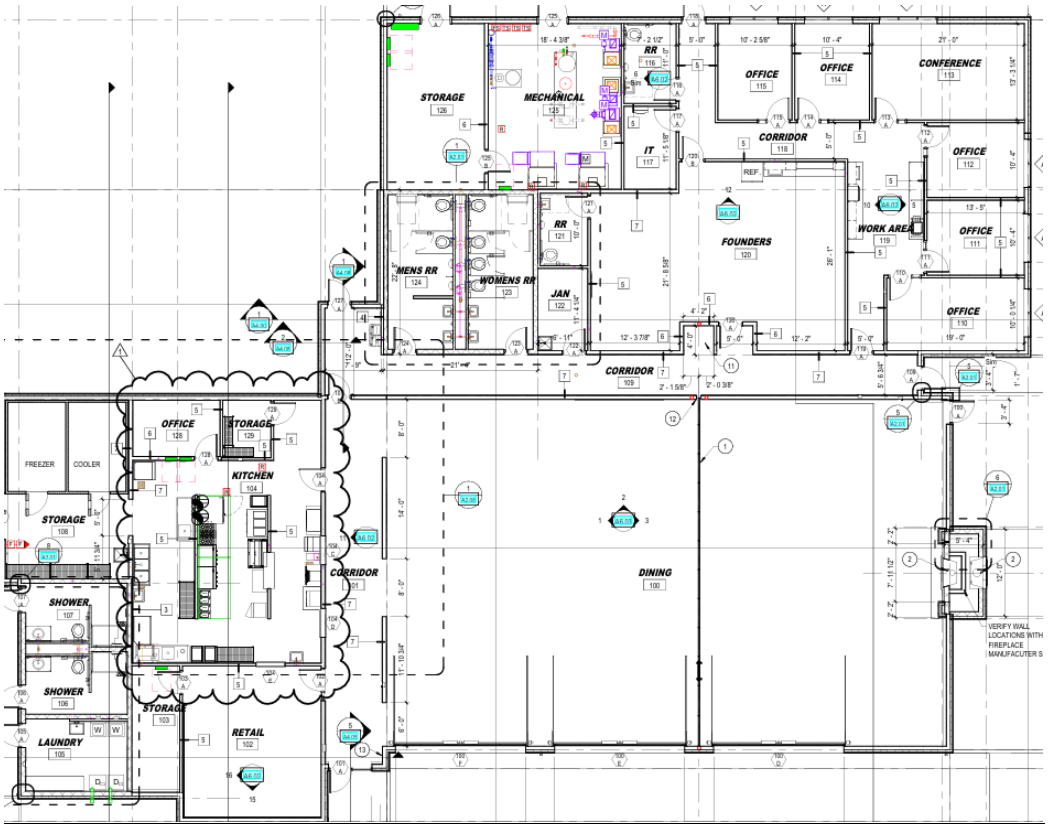
Akron Event Center: Akron IA

Started December 2024

12,000 Sq. Ft. Even Center

$2,500,000 Project





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Developer Experience Upload

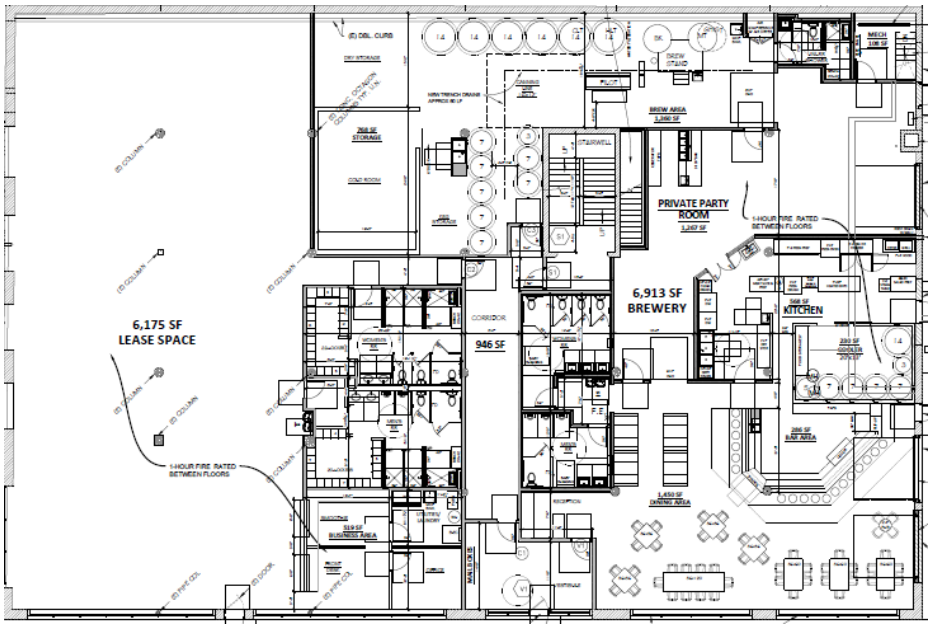
Current Project Under Construction

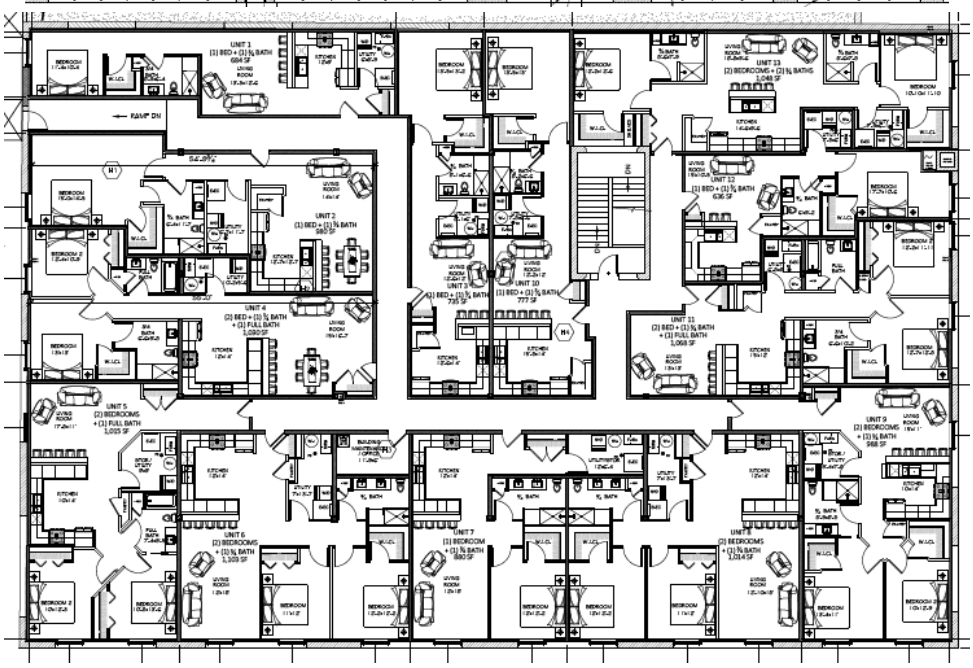
5th Street Apartment & Commercial Rehabilitation: Sioux City IA

Started January 2024

30,000 Sq. Ft. Building Mixed Use Apartment and Commercial

33 Apartments and 15,000 Sq. Ft. Commercial Space. $3,000,000 Project





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Developer Experience Upload

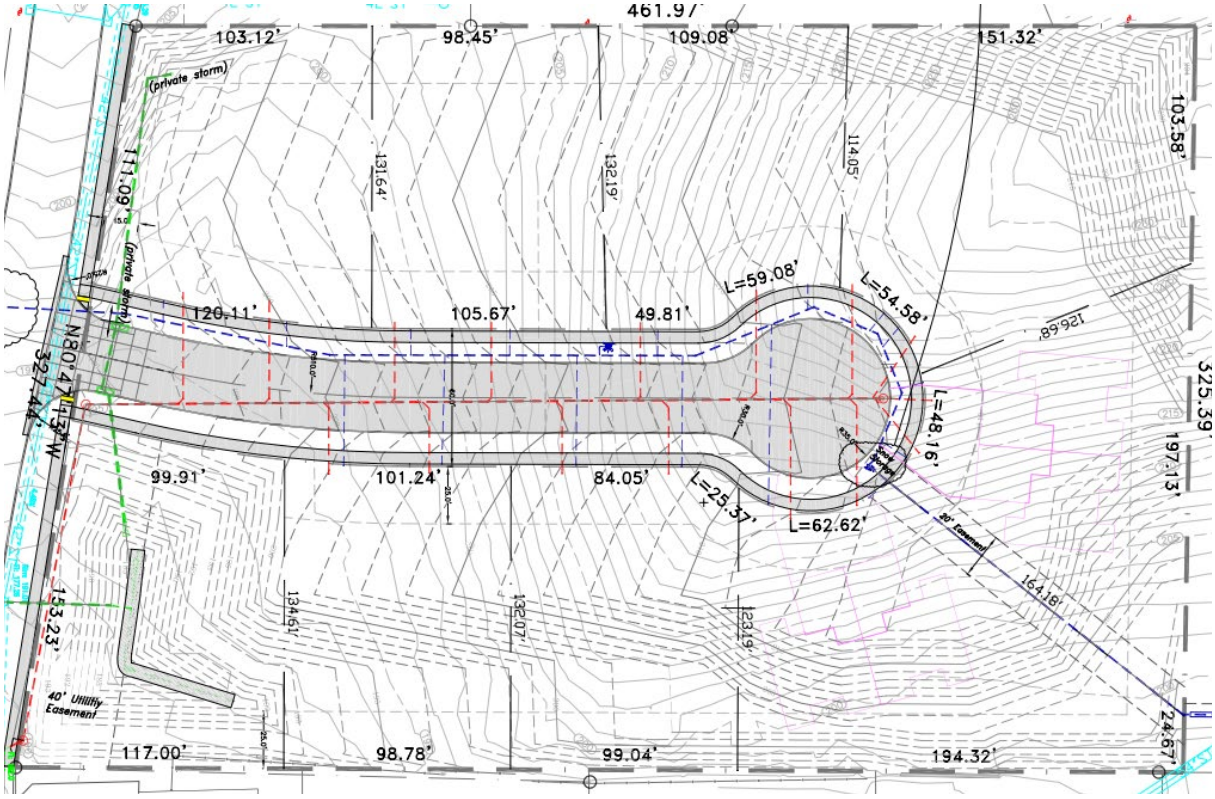
Current Project Under Construction

34th Street Townhouse Development: Sioux City IA

Started December 2022

16 New Construction Townhouse Unit HOA Subdivision. $5,600,000 Project





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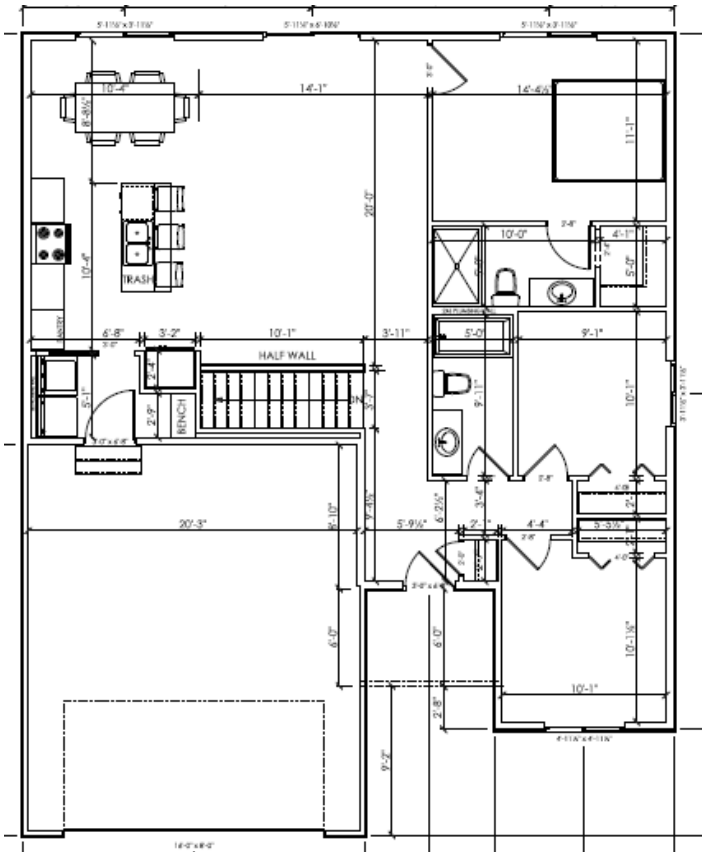
Developer Experience Upload

Current Project Under Construction

Orange City IA and Sidney NE and McCook NE and Holdrege NE Single Family Homes

Started March 2024. 20 New Construction Single Family Homes. $5,000,000 Project





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Developer Experience Upload

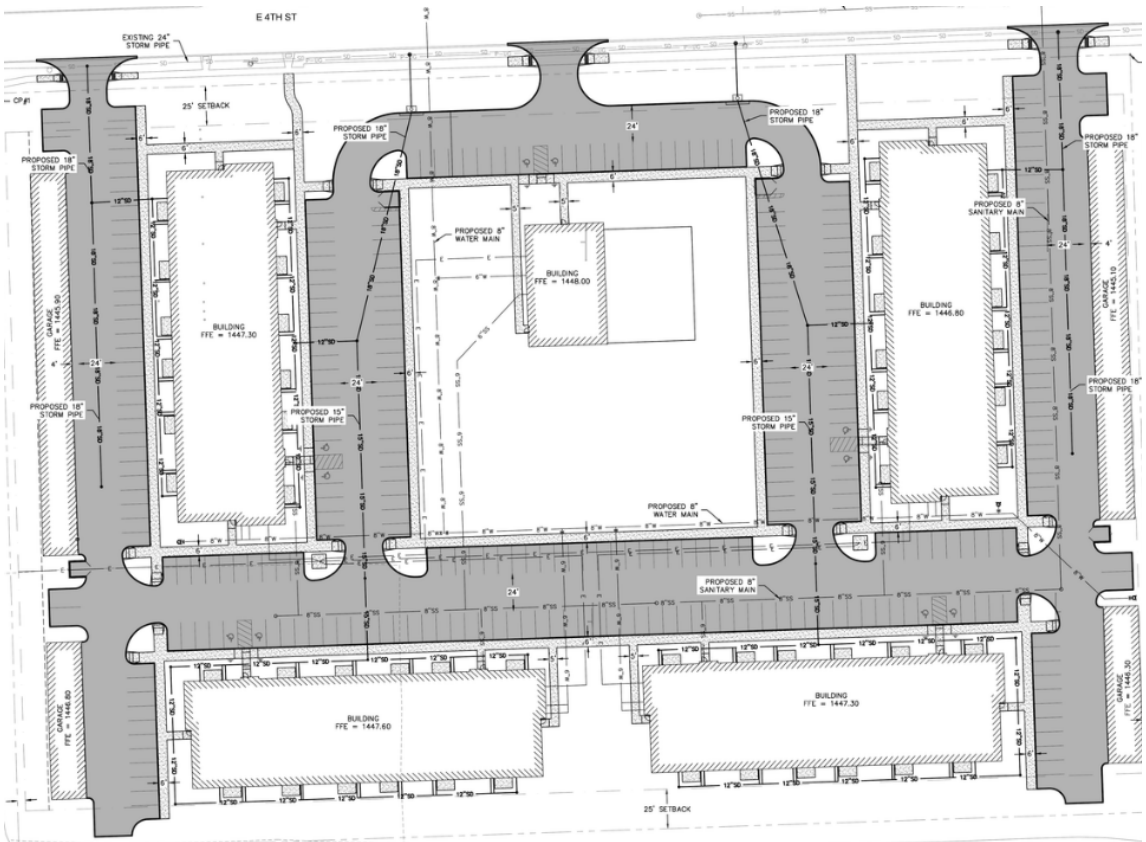
Recently Completed Projects

Wayne Apartments: Wayne NE

Started October 2022

144 Apartment Units. (4) 3-Story 36-Unit Apartment Buildings with Garages, Clubhouse & Pool. $21,600,000 Project





PERRY CONSTRUCTION INC.

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Developer Experience Upload

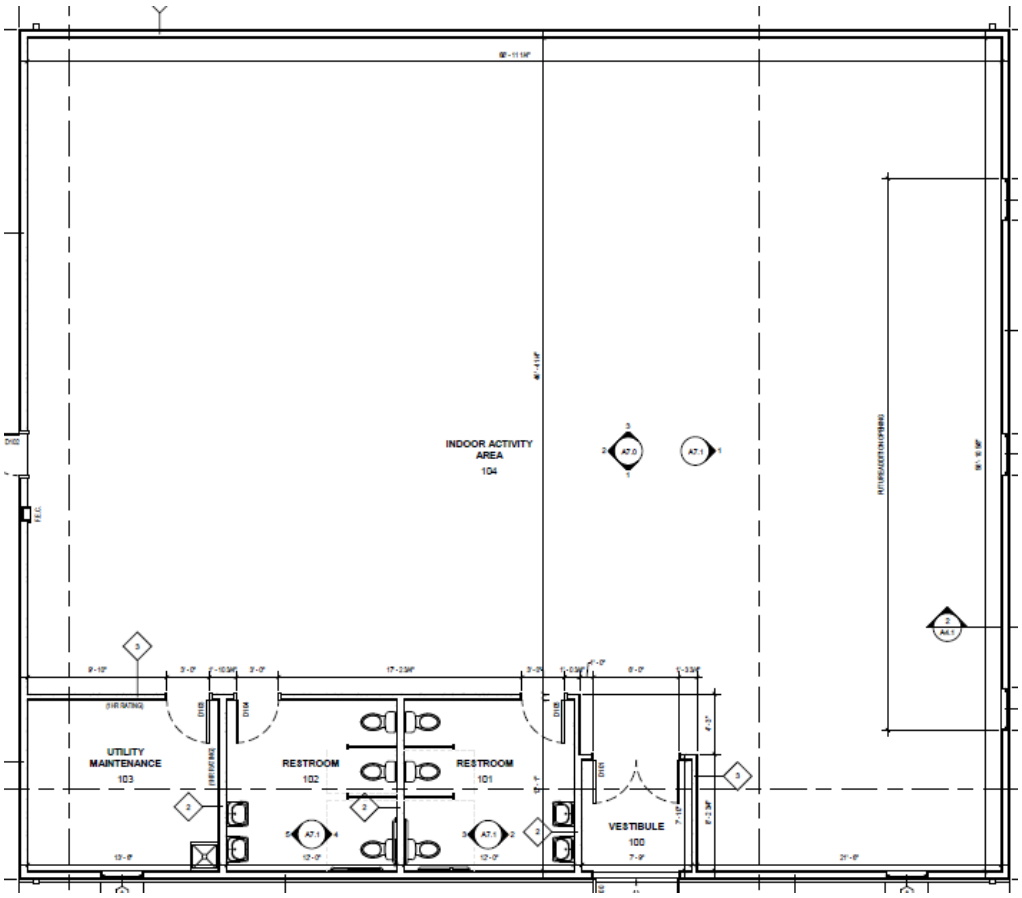
Recently Completed Projects

Macy NE Daycare Building

Started May 2024

New Construction of 6,000 Sq. Ft. Building. $1,200,000 Project





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Developer Experience Upload

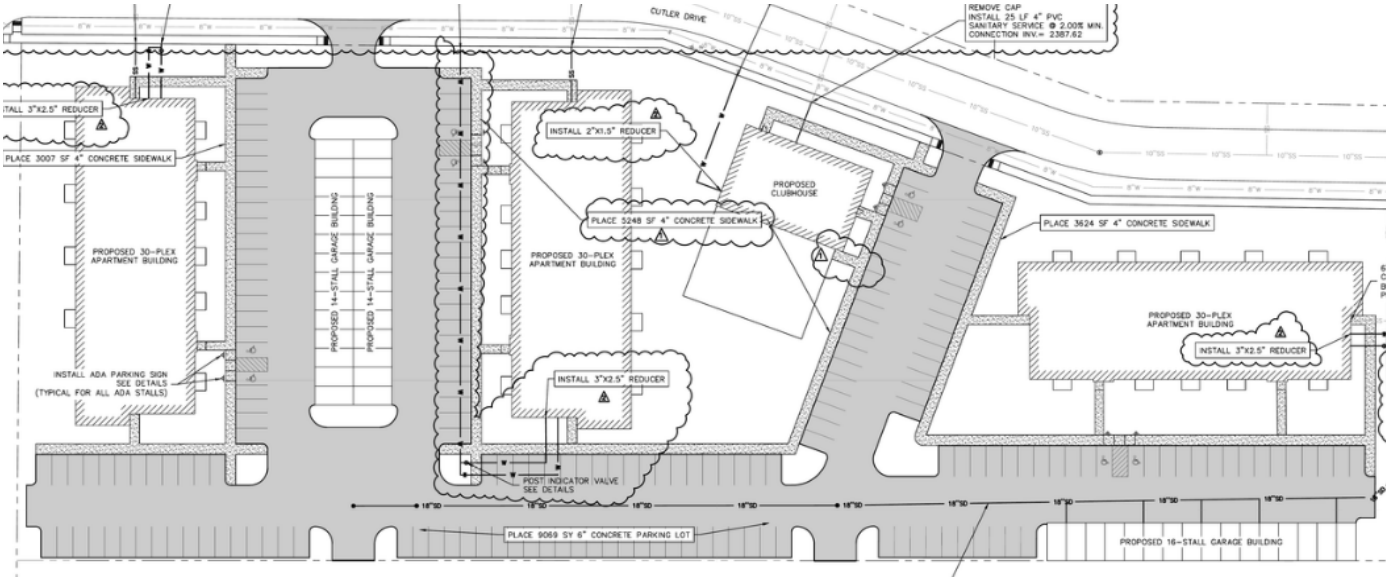
Recently Completed Projects

Lexington Apartments: Lexington NE

Started January 2023

90 Apartment Units. (3) 3-Story 30-Unit Apartments Buildings with Garages, Clubhouse & Pool. $16,500,000 Project





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Developer Experience Upload

Recently Completed Projects

Riverpointe Apartments: South Sioux City NE

Phase 1: Finished December 2021

Phase 2: Finished February 2024

288 Apartment Units. (8) 3-Story 36-Unit Apartment Buildings

Phase 1: 4 Buildings with 144 Units, 8 Garages, Clubhouse, Pool and Maintenance Building

Phase 2: 4 Buildings with 144 Units, 9 Garages. $45,000,000 Project





East Manawa Redevelopment Area RFP

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Developer Experience Upload

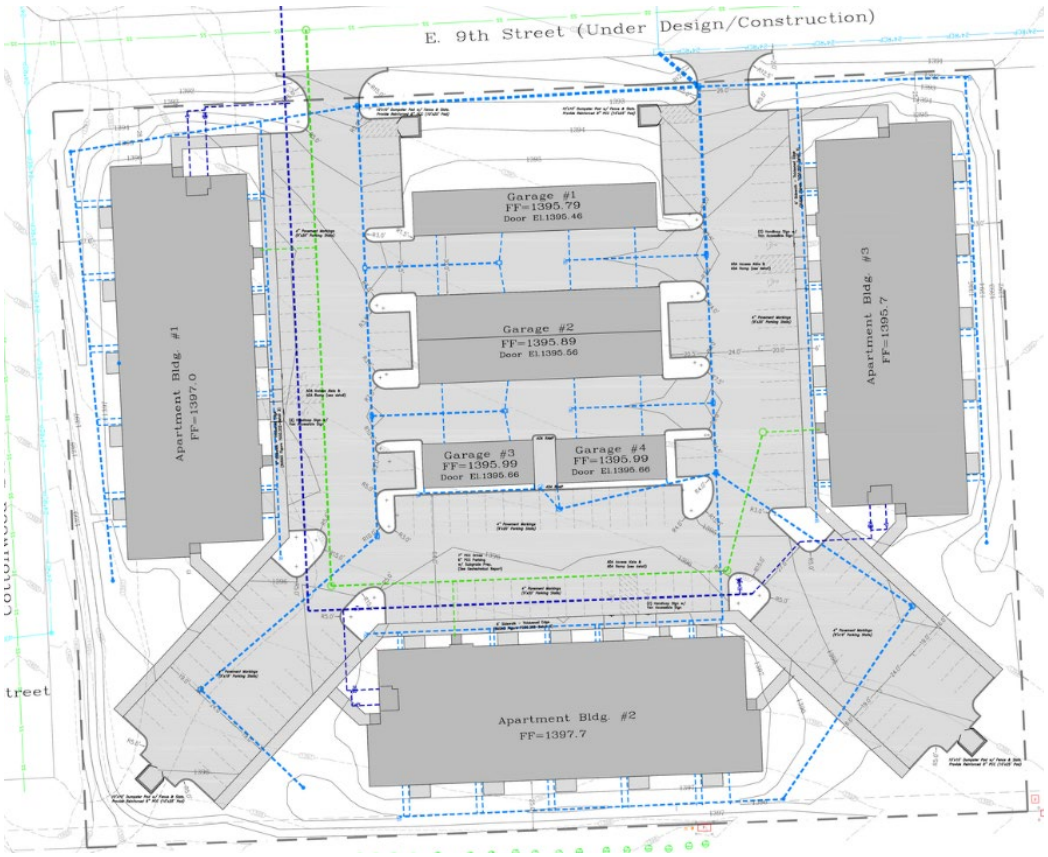
Recently Completed Projects

Wakefield Apartments: Wakefield NE

Completed November 2023

60 Apartment Units. (2) 3-Story 30-Unit Apartment Buildings with Garages. $9,500,000 Project





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Developer Experience Upload

Recently Completed Projects

Commercial Building: North Sioux City SD

Custom Built New 15,000 Sq. Ft. Office Building

5 Bays @ 3,000 Sq. Ft Each with Rear Overhead Door for Office and/or Warehouse Use

$1,500,000 Project



Commercial Building: South Sioux City NE

Custom Built New: 20,000 Sq. Ft. Office Building

Home to Heartland Counseling Services

$2,000,000 Project



East Manawa Redevelopment Area RFP

Date Due: June 25,2025

Developer Experience Upload

Recently Completed Projects

Riverpointe Apartments: South Sioux City NE

Phase 1: 4 3-Story Apartment Buildings. 144 Total Units. 8 Garage Buildings w/ 63 Total Garage Stalls. Clubhouse and Pool. Maintenance Building w/ 2 Stall Oversized Garage













East Manawa Redevelopment Area RFP

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Developer Experience Upload

Recently Completed Projects

48 South: Sioux City IA

8 3-Story Apartment Buildings. 96 Units. Garage Buildings w/ Garage Stalls. Clubhouse













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Developer Experience Upload

Recently Completed Projects

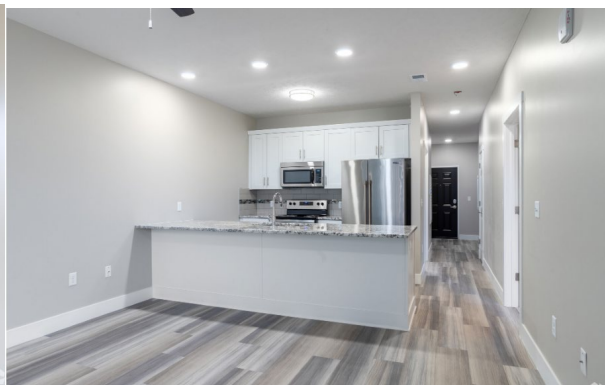
Elkhorn Station: Elkhorn, NE

4-Story Apartment Building with Main Floor Commercial Space and Ground Level Parking











East Manawa Redevelopment Area RFP

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Developer Experience Upload

Recently Completed Projects

Summit Ridge: Sioux City IA

Apartment Building (Framed)





Elk Hills Apartments: Elkhorn NE

Apartment Building (Framed)





Baker Prairie Bluff: Sergeant Bluff IA

Multiple 4-Plex Residential Units

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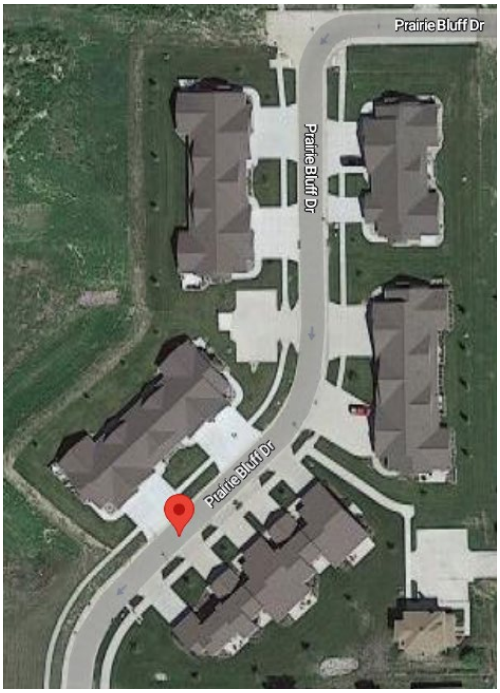
Developer Experience Upload

Recently Completed Projects

Baker Prairie Bluff: Sergeant Bluff IA

Multiple 4-Plex Residential Units







PERRY CONSTRUCTION INC.

East Manawa Redevelopment Area RFP

Date Due: June 25,2025

Developer Experience Upload

Prior Completed Projects

Sioux City IA & Dakota Dunes SD

Custom built single-family homes













East Manawa Redevelopment Area RFP

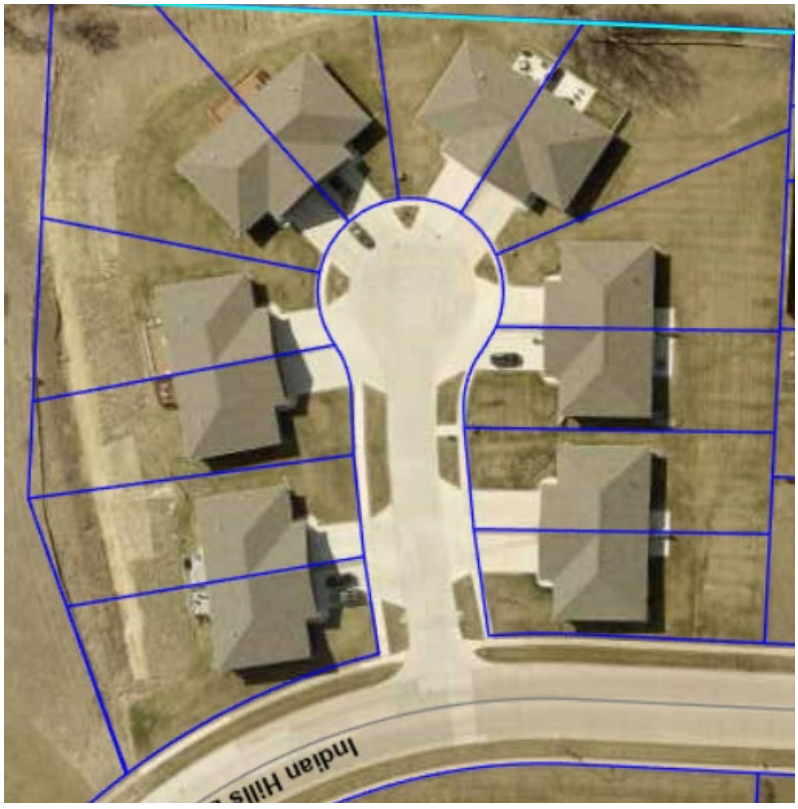
Date Due: June 25,2025

Developer Experience Upload

Prior Completed Projects

Sioux City IA & Sergeant Bluff IA

Custom built townhouse subdivisions







East Manawa Redevelopment Area RFP
Date Due: June 25,2025
Project Timeline Upload

Development and Construction Timeframe

July 14, 2025

Project Awarded

July 21, 2025

Start permitting process with City

August 1, 2025

Start awarding sub-contractor contracts

August 15, 2025

Start foundations and all ground plumbing

- *Assuming City has either road completed, or Engineer has foundation heights. Contractor is willing to start with Engineer approved heights in conjunction with the City finishing the road.*

Construction will run as an "assembly-line" type construction with multiple sub-contractors working within the contract and will work from East to Middle and West to Middle to allow for the completion of the units within the timeframe required.

September 1 – December 31, 2025

Completion of all foundations and slabs. Vertical framing being done

January 1 – February 28, 2026

All homes fully enclosed

March 1 – December 15, 2026

All interior work completed

East Manawa Redevelopment Area RFP

Date Due: June 25,2025

Project Timeline Upload

House Completion Timeframe

Unit 1 & 2: March 21, 2026

2 Units completed every 2 weeks thereafter as outlined below

Unit Completion		Date
Unit 1	Unit 2	March 13
Unit 3	Unit 4	March 27
Unit 5	Unit 6	April 10
Unit 7	Unit 8	April 24
Unit 9	Unit 10	May 1
Unit 11	Unit 12	May 15
Unit 13	Unit 14	May 29
Unit 15	Unit 16	June 12
Unit 17	Unit 18	June 26
Unit 19	Unit 20	July 10
Unit 21	Unit 22	July 24
Unit 23	Unit 24	August 7
Unit 25	Unit 26	August 21
Unit 27	Unit 28	September 4
Unit 29	Unit 30	September 18
Unit 31	Unit 32	October 2
Unit 33	Unit 34	October 16
Unit 35	Unit 36	October 30
Unit 37	Unit 38	November 13
Unit 39	Unit 40	November 27

House finishes will mirror the construction and largely run as an “assembly-line” finish with a unit at a time. However, some units may be at the same time or within days instead of weeks, depending on subs.

East Manawa Redevelopment Area RFP
Date Due: June 25,2025
Project Timeline Upload

Construction and Completion Timeframe Notes:

Obviously, everything is an estimate. However, given our history of multi-family and single-family construction we have done in the past, we feel we can complete the homes within the timeframe provided. Few items we understand may affect that:

1) Weather. No one can control. We will have a full-time site superintendent on the site daily and will be able to control subs as much as possible, but we know that weather can greatly affect schedules especially in the Midwest.

2) Inspections. We understand this is a state and city inspected project, and we are told the state will be "quick" to do their inspections but are at their helm of timeframe.

3) Supply. There are a lot of moving parts and due to the size of the project, R. Perry Construction will pre-purchase a significant number of projects and supplies and thus this shouldn't be an issue, but it is brought up as we all know the global economy in recent years and months can change quickly.

4) Paperwork Requirements. We acknowledge this is a Davis Bacon project and will have funding provided from both the Bank and the City and between the City and the State. As mentioned in our Cover Page, we intend to hire a new full-time person to the office in Council Bluffs to run this job paperwork only. Thus, we do not anticipate any issues.

2025 - 39
R. Perry Construction Inc.
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

R. Perry Construction Inc. Information

Address: PO Box 2853
Sioux City, IA 51106
Phone: (712) 522-7917

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

Dave Hegarty
Signature

dave@rperryconstruction.com
Email

Submitted at 6/24/2025 11:24:07 AM (CT)

Requested Attachments

Cover Page — CB RFP Cover Page.pdf

Summary of Qualifications. Include relevant contact information.

Developer Experience — CB RFP Developer Experience.pdf

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

Project Timeline — CB RFP Project Timeline.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** 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: Dave Hegarty <dave@rperryconstruction.com>
Sent: Tuesday, July 8, 2025 12:51 PM
To: Courtney Harter
Cc: Tiffany Schmitt
Subject: RE: E Manawa Redevelopment Area – RFP Update

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

Below in red is our response.
Thanks!

Dave Hegarty
CFO
R. Perry Construction Inc.
PO Box 2853, Sioux City IA 51106
Phone: 712-899-7203
Office: 712-522-7917
Fax: 712-522-2122
dave@rperryconstruction.com
****NOTICE: The information is intended to be for the use of the individual or entity designated above. The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure.*

From: Courtney Harter <charter@councilbluffs-ia.gov>
Sent: Tuesday, July 8, 2025 7:01 AM
To: Dave Hegarty <dave@rperryconstruction.com>
Cc: Tiffany Schmitt <tschmitt@councilbluffs-ia.gov>
Subject: RE: E Manawa Redevelopment Area – RFP Update

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?

We will have an on-site project manager at the location. Dylan Carter. He can be the contact, otherwise myself or Roy are always available via email or phone and will likely be traveling down at numerous times throughout the project.

2. Who will be the manager of the Davis-Bacon from the team? And their experience?

Our office Manager Brooke Hegarty. Yes, she does. In addition, we will likely hire another employee dedicated solely to oversee the paperwork of this project if awarded.

3. Your list of ongoing projects is significant. Will this project take priority to meet the building deadline requirements?

Yes. This will be top priority.

4. Are you still willing to participate if you do not receive all 40 units?

Couple comments here.

1) We don't feel this is necessary as in our RFP we are proposing to build all 40 so we wouldn't need to split.
2) Splitting will create potentially three issues in our opinion.
    a. 1) Subs. To get this project done in the timeframe required will need very strong subs who will give this project their full attention. In doing so, offering more units to guarantee a full years' worth of work is something we feel will be required to finish.
    b. 2) Inspections. This is already a concern of most based on the in-person meeting you had that it will be both City and State and at their schedule. If the State is being called all the time from two different subs with two different agendas, that may not flow well or make it where they have the time to give it their attention it will require.
    c. 3) Sales. Since there is not a "spec sheet" to what finishes and colors etc. that are required, what would stop someone from doing quartz vs laminate for same price and selling easier? What if someone likes grey but not white and one builder loses a sale to another? What if they want to live on the other end of the block and one builder loses a sale to the other builder? How could the city guarantee to split qualified buyers equally and at the same time?

Again, we felt our RFP was everything the city was requesting based on all the information provided and the In-Person meeting that was held. Based on the scoring criteria outlined in the RFP, this is something that we felt we would be a top candidate for.

Question: Is there any way to not wait another two weeks to award? With being a time crunch, every week counts. Can there be a special city council meeting next week to award it? Or if you are awarding it but waiting to ratify it with the City Council, can that contractor be notified earlier so they can start preparing for the project?

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
Office: 712.890.5350
Visit Council Bluffs Online