

ALLOY SPECIALTY

December 6, 2017

Tim Ostroski
Executive Director
Southern Iowa Council of Governments
101 East Montgomery Street
Creston, IA 50801

Re: Owner Occupied Rehab Bid Recommendation Letter
Homes in Mt. Ayr

Dear Mr. Tim Ostroski,

Per our conversation, listed below you will find the data that the bidders provided and the professional opinions behind our recommendation.

1. Contractors Bid Pricing:

Contractors were asked to tender price offerings.

- a. Base Bid – Contractors were asked to submit on conducting housing renovations needed to maintain a safe and livable home.
- b. Alternate Bid – Contractors were asked to submit price offering for additional work that will improve the home's integrity and satisfy additional homeowner needs.

2. Contractor List Discussion:

Of the fifteen (15) invitations sent out, six (6) contractors walked the property and at least three (3) contractors responded with bids on each property. All bidders have completed successful projects over the last three years for either SICOG or other public agencies in Iowa. Contractors responding to the bid request were from South Central Iowa.

The pricing was evaluated. All bidding information was forward to Alloy Specialty, via email, either by you or your staff post-opening of the bids.

3. Contractor Evaluation of Bids and Recommendations

All submitted contractors are listed with the State of Iowa. Each contractor is in good standing with the State as well as listed with IDPH as having a lead renovator on staff.

*5850 Weininghoff Road
Omaha, NE 68134
Phone (402) 571-8833
Fax (402) 571-7900
alloyspecialty@email.com*

*520 Nebraska Avenue, Ste 520
Sioux City, IA 51101
Phone (712) 388-8833
Fax (402) 571-7900*

3. Continued

In evaluating the offerings, Alloy Specialty took into consideration the following factors:

1. History with SICOG program
2. Length of time in business and capacity to perform
3. Bid offerings and best value to City and Homeowner
4. Business acumen and construction performance
5. Comfort of process, discernment about homeowner, and awareness

206 W Columbus –F&M Carpentry, Kellerton, IA
401 South Fillmore –DWB Construction LLC, Leon, IA – 1st Time into program
304 West Adams – Benell Construction, Moravia, IA – 1st Time into program
305 West Adams – B & S Construction, Moravia, IA
505 East Adams – B & S Construction, Moravia, IA
103 Jefferson – B & S Construction, Moravia, IA

Alloy Specialty would recommend to SICOG's to accept the contractors bid offering. These offerings are the best value to the owner, city and SICOG.

4. Next Steps

The contractors should be notified via written notice of bid acceptance. Execution of the contract enclosed within the bid should be completed.

All bidders should be notified, written, within 5 business days of the decision. All bidders should be reminded that the bids are held for 60 days. If any bid bonds were submitted, the bonds should be released after the award from the city meeting.

As we move forward together, Alloy Specialty will make every effort to keep the lines of communications open with all parties involved. We look forward in working with the SICOG in the future.

If you have any questions or comments, please do not hesitate to contact us.

Sincerely,



Darwin D. Rohde
President
Alloy Specialty

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December 13, 2017

Tim Ostroski
Executive Director
Southern Iowa Council of Governments
101 East Montgomery Street
Creston, IA 50801

Re: Owner Occupied Rehab Bid Recommendation Letter
306 Pearl Street, Bedford, IA 50833
Alloy Specialty Project 17020.28

Dear Mr. Tim Ostroski,

Per our conversation, listed below you will find the data that the bidders provided and the professional opinions behind our recommendation.

1. Contractors Bid Pricing:

Contractors were asked to tender price offerings.

- a. Base Bid – Contractors were asked to submit on conducting housing renovations needed to maintain a safe and livable home.
- b. Alternate Bid – Contractors were asked to submit price offering for additional work that will improve the home's integrity and satisfy additional homeowner needs.

2. Contractor List Discussion:

Of the fifteen (15) invitations sent out, five (5) contractors walked the property and three (3) contractors responded with bids. All bidders have completed successful projects over the last three years for either SICOG, as a partnership with another contracting firm or other public agencies in Iowa. Contractors responding to the bid request were from South Central Iowa.

The pricing was evaluated. All bidding information was forward to Alloy Specialty, via email, either by you or your staff post-opening of the bids.

3. Contractor Evaluation of Bids and Recommendations

All submitted contractors are listed with the State of Iowa. Each contractor is in good standing with the State as well as listed with IDPH as having a lead renovator on staff.

The apparent best bid offering was by B & S Construction of Moravia, Iowa. B & S went and viewed the property three times to evaluate and visit with the owner.

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3. Continued

B & S Construction has been in business for at least fifteen (15) years. The company is incorporated in the State of Iowa. The past four years, the company has mainly worked in residential rehabilitation and small commercial building settings. Its' insurance company, at the time of the bid, is an A rated per A.M. Best (7/15/17). As a reference of successful projects, the contractor has worked historically with SICOG & Chariton Valley Planning and Development as a contractor for its owner-occupied rehab projects and the FHA is its' housing rehab projects.

Alloy Specialty would recommend to SICOG's to accept B & S Construction's bid offering. This offering is the best value to the owner.

4. Next Steps

The contractor should be notified via written notice of bid acceptance. Execution of the contract enclosed within the bid should be completed.

All bidders should be notified, written, within 5 business days of the decision. All bidders should be reminded that the bids are held for 60 days. If any bid bonds were submitted, the bonds should be released after the award from the city meeting.

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December 6, 2017

Tim Ostroski
Executive Director
Southern Iowa Council of Governments
101 East Montgomery Street
Creston, IA 50801

Re: Owner Occupied Rehab Bid Recommendation Letter
Homes in Earlham

Dear Mr. Tim Ostroski,

Per our conversation, listed below you will find the data that the bidders provided and the professional opinions behind our recommendation.

1. Contractors Bid Pricing:

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2. Contractor List Discussion:

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3. Continued

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4. Business acumen and construction performance
5. Comfort of process, discernment about homeowner, and awareness

420 NW 6th Street – Merical Construction, Menlo, IA – 1st Time into program
525 NW 5th Street – F & M Carpentry, Kellerton, IA
415 NW Elm Avenue – B & S Construction, Moravia, IA
515 NW 4th Street – B & S Construction, Moravia, IA

Alloy Specialty would recommend to SICOG's to accept the contractors bid offering. These offerings are the best value to the owner, city and SICOG.

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