

# 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 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:**

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*

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Sioux City, IA 51101  
Phone (712) 388-8833  
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### 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

420 NW 6<sup>th</sup> Street – Merial Construction, Menlo, IA – 1<sup>st</sup> Time into program

525 NW 5<sup>th</sup> Street – F & M Carpentry, Kellerton, IA

415 NW Elm Avenue – B & S Construction, Moravia, IA

515 NW 4<sup>th</sup> 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.

### 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



## Housing Rehab Bid Opening for Earlham Hsg Rehab 12-4-17

#1 STONEHOCKER - 310 NW 3rd Street						
December 4, 2017, 2 PM, SICOG office			Becky Nardy & Joel Lamb, SICOG Administrators			
CONTRACTORS' NAMES						
Attended bid meeting						
Attended walk-through of home						
Bid addenda returned and signed						
Bid signed						
Insurance certificate						
Contractor registration			No Bids Solicited at this time			
Lead credentials						
Bid bond or 20% Retainage						
Section 3						
<b>Base bid</b>						
Option 1						
Option 2						
<b>Total bid amount</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

#2 GRISWOLD - 415 NW Elm Avenue						
December 4, 2017, 2 PM, SICOG office			Becky Nardy & Joel Lamb, SICOG Administrators			
CONTRACTORS' NAMES	B & S	Benell	F & M	Merical		
Attended bid meeting	yes	yes	yes	yes		
Attended walk-through of home	yes	yes	yes	yes		
Bid addenda returned and signed	yes	yes	yes	yes		
Bid signed	yes	yes	yes	yes		
Insurance certificate	yes	yes	yes	yes		
Contractor registration	yes	yes	yes	yes		
Lead credentials	yes	yes	yes	yes		
Bid bond or 20% Retainage	20%	20%	20%	20%		
Section 3	yes	yes	yes	yes		
<b>Base bid</b>	\$ 20,700.00	\$ 11,600.00	\$ 24,300.00	\$ 28,425.00		
Option 1	\$ 1,000.00	\$ 500.00	\$ 1,200.00	\$ 1,300.00		
Option 2	\$ 1,000.00	\$ 1,000.00	\$ 2,500.00	\$ 1,600.00		
<b>Total bid amount</b>	\$ 22,700.00	\$ 13,100.00	\$ 28,000.00	\$ 31,325.00	\$ -	\$ -

#3 JAZWINSKI - 525 NW 5th Street						
December 4, 2017, 2 PM, SICOG office			Becky Nardy & Joel Lamb, SICOG Administrators			
CONTRACTORS' NAMES	B & S	Benell	F & M	Merical		
Attended bid meeting	yes	yes	yes	yes		
Attended walk-through of home	yes	yes	yes	yes		
Bid addenda returned and signed	yes	yes	yes	yes		
Bid signed	yes	yes	yes	yes		
Insurance certificate	yes	yes	yes	yes		
Contractor registration	yes	yes	yes	yes		
Lead credentials	yes	yes	yes	yes		
Bid bond or 20% Retainage	20%	20%	20%	20%		
Section 3	yes	yes	yes	yes		
<b>Base bid</b>	\$ 23,700.00	\$ 12,550.00	\$ 21,000.00	\$ 25,850.00		
Option 1	\$ 800.00	\$ 500.00	\$ 875.00	\$ 750.00		
Option 2						
<b>Total bid amount</b>	\$ 24,500.00	\$ 13,050.00	\$ 21,875.00	\$ 26,600.00	\$ -	\$ -

#### #4 HAYDON - 515 NW 4th Street

December 4, 2017, 2 PM, SICOG office

Becky Nardy & Joel Lamb, SICOG Administrators

CONTRACTORS' NAMES	B & S	Benell	F & M	Merical		
Attended bid meeting	yes	yes	yes	yes		
Attended walk-through of home	yes	yes	yes	yes		
Bid addenda returned and signed	yes	yes	yes	yes		
Bid signed	yes	yes	yes	yes		
Insurance certificate	yes	yes	yes	yes		
Contractor registration	yes	yes	yes	yes		
Lead credentials	yes	yes	yes	yes		
Bid bond or 20% Retainage	20%	20%	20%	20%		
Section 3	yes	yes	yes	yes		
<b>Base bid</b>	<b>\$ 15,300.00</b>	<b>\$ 8,600.00</b>	<b>\$ 21,200.00</b>	<b>\$ 25,050.00</b>		
Option 1	\$ 6,000.00	\$ 3,000.00	\$ 2,500.00	\$ 6,000.00		
Option 2	\$ 8,000.00	\$ 4,000.00	\$ 3,500.00	\$ 8,500.00		
Option 3	\$ 1,000.00	\$ 1,000.00	\$ 2,500.00	\$ 3,000.00		
Option 4	\$ 1,000.00	\$ 1,500.00	\$ 900.00	\$ 800.00		
<b>Total bid amount</b>	<b>\$ 31,300.00</b>	<b>\$ 18,100.00</b>	<b>\$ 30,600.00</b>	<b>\$ 43,350.00</b>	<b>\$ -</b>	<b>\$ -</b>

#### #5 BARR - 420 NW 6th Street

December 4, 2017, 2 PM, SICOG office

Becky Nardy & Joel Lamb, SICOG Administrators

CONTRACTORS' NAMES	B & S	Benell	F & M	Merical		
Attended bid meeting	yes	yes	yes	yes		
Attended walk-through of home	yes	yes	yes	yes		
Bid addenda returned and signed	yes	yes	yes	yes		
Bid signed	yes	yes	yes	yes		
Insurance certificate	yes	yes	yes	yes		
Contractor registration	yes	yes	yes	yes		
Lead credentials	yes	yes	yes	yes		
Bid bond or 20% Retainage	20%	20%	20%	20%		
Section 3	yes	yes	yes	yes		
<b>Base bid</b>	<b>\$ 13,450.00</b>	<b>\$ 10,620.00</b>	<b>\$ 19,200.00</b>	<b>\$ 16,635.00</b>		
Option 1	\$ 1,000.00	\$ 600.00	\$ 1,400.00	\$ 1,025.00		
Option 2	\$ 500.00	\$ 150.00	\$ 1,400.00	\$ 250.00		
<b>Total bid amount</b>	<b>\$ 14,950.00</b>	<b>\$ 11,370.00</b>	<b>\$ 22,000.00</b>	<b>\$ 17,910.00</b>	<b>\$-</b>	<b>\$-</b>