

54 Walnut Street

- 1.) Mente Construction
- 2.) Meade Construction
- 3.) LA Real Estate, Lynch Excavating
- 4.) Bedrock LLC

Response to Request for Proposals City of Tipton Properties

By signing below, I am stating that I understand the terms of this RFP and agree with its requirements.

Address of the property to which this proposal applies:

54 Walnut Street

Your signature(s):



Printed name(s):

Tray Mente

Buyer Name / Business, if applicable:

Mente Construction Co.

Address:

1117 Stone Mill Rd. Tipton, IA

Phone #:

563-212-3267

Date:

3/17/2025

Email:

menteconstructionco@gmail.com

(Please remember: You must use a separate "Response to Request for Proposals" form for each property that you are interested in.)

Acknowledgements

To proceed with the submittal of a proposal, you must be able to answer “Yes” to each of the acknowledgements listed below, and if so please **initial each line**.

1.) I Acknowledge that the Property is being sold as is, including all personal property and contents located at the property at the time of sale:

Tim

2.) I Acknowledge that the closing on the transaction will be scheduled to occur within thirty (30) days of the acceptance of the successful proposal:

Tim

3.) I Acknowledge that the Property must be demolished within sixty (60) days of closing, demolition to include complete demolition of all structures, foundations, driveways, and sidewalks that are outside of the right of way, and removal of all of same from the lot, with any cavity created by the demolition to be completely filled, unless said cavity is to be used shortly thereafter for new construction, in which case it shall be appropriately fenced off to prevent access:

4.) I Acknowledge that the City has not performed any inspections of the Property, including but not limited to inspections for asbestos, lead, or any other potential hazard, and makes no representations regarding the presence or absence of said materials:

Tim

Tim

5.) I Acknowledge that while the City will provide an abstract to the property, that the property will be transferred by the City by Quit Claim Deed:

Tim

6.) I Acknowledge that the successful bidder will be required to execute a Purchase Agreement with the City within seven (7) days of the Council approval of the sale, and a Right of Reversion Agreement that will provide for the automatic reversion of any property purchased that has not been demolished within the agreed upon sixty (60) day from closing timeline:

Tim

7.) I Acknowledge that this Proposal is not contingent upon the occurrence of any event or circumstance, such as financing or appraisal:

Tim

Your Proposal

Using separate pages, please attach your proposal for this property. Try to address all of the requirements throughout this RFP, but, in particular, remember to address all of the requirements of #9 within.

Your proposal can be either typed or handwritten, if legible.

*Respectfully,
City of Tipton*

City of Tipton, Real Estate Sale
General Instructions Re: Response to Request for Proposals
54 Walnut Street, 105 Mulberry Street, 513 W. 9th Street, and/or 801 Locust Street

General Instructions. The following instructions are applicable to all submissions in response to the Request for Proposals associated with the proposed sale of City owned Real Estate located at 54 Walnut Street, 105 Mulberry Street, 513 W. 9th Street, and/or 801 Locust Street. Failure to follow the instructions may, in the sole discretion of the City Council, result in your bid being found to be void. The Council also reserves the right to waive any irregularities in the submission of any proposal.

1.) All parties submitting proposals, will be required to initial all acknowledgements attached to and part of the Response to Request for Proposal form

2.) All proposals must also include a description of the intended use of the Property, the proposed timeline for the intended use, and any other information deemed appropriate for City Council consideration.

3.) The City Council will consider and weigh all provisions and contents of the proposals, and may not choose to sell and transfer the properties to the highest bidder, reserving the right to give value to other terms and provisions of the proposals **and will generally give additional weight to proposals that include the new residential construction on the property.** The City further reserves the right to reject all proposals, waive formalities/informalities, and make a decision that is found to be in the best interest of the City of Tipton. To inspect any of the Properties or to obtain the required RFP Form, please contact City Hall, 407 Lynn St, Tipton, IA, 563-886-6187 or email citymanager@tiptoniowa.org

4.) Proposals may not be contingent upon the occurrence of any event or circumstance, such as financing or appraisal, for example.

5.) It is strongly urged that anyone assessing whether to respond to this RFP should perform the proper due diligence beforehand. This includes arranging a site visit by using the City's contact information provided herein.

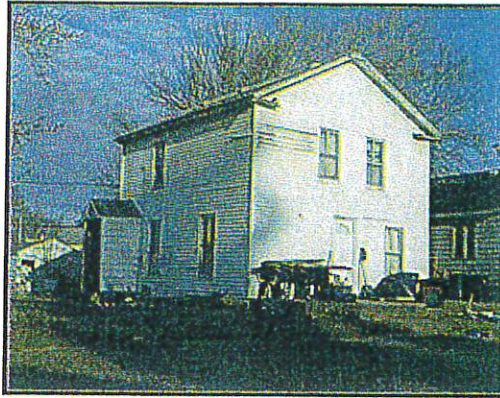
6.) Each property will be sold on an "as is" basis with no guarantee or warranty of any kind.

7.) The four properties proposed for sale are all zoned R-1, Single Family Residential. Information on each property is provided below.

a.) **54 Walnut Street.** Parcel #048011061840040. The lot is 50' X 142'.



b.) **105 Mulberry Street.** Parcel #048011061790090. The lot is 50' X 142'.



c.) **513 W 9th Street.** Parcel #048006364790020. The lot is 75' X 142'.



d.) **801 Locust Street.** Parcel #048006364790090. The lot is 142' X 60'.



8.) More detailed information on each property can be found by using the website listed below then entering the Parcel # of the property that you're interested in. This website includes an aerial photo of each lot. Please note that the lot line locations shown in the aerial photos are not actual surveys, but approximations of the actual lot lines by County mapping/GIS staff.

9.) Proposals may be submitted on one or more of the properties by the same bidder, however, a separate "Response to Request for Proposals" must be submitted for each property.

10.) In responding to this RFP, written proposals should give the City as much detail as possible, but proposals should include at least the following:

- a.) The proposed purchase price.
- b.) The proposed use of the property after demolition.
- c.) When applicable, an itemized project cost estimates related to proposed, post-demolition improvements to the property, including any supporting documentation deemed appropriate.
- d.) The Proposed schedule for proposed post-demolition improvements, if any. When they are proposed to begin and to be completed.
- e.) A description of the bidder's experience with property acquisition, property demolition, and with property improvements as proposed if the bidder plans to perform some or all of said work. If bidder does not plan to perform some or all of that work, a description of how the bidder will see to the completion of said work, a description of contractors or others intended to be used if known, or other applicable information. If the bidder proposes to perform some or all of the work, please provide up to three references who can attest to bidder's experience and qualifications, along with any other information or evidence of the ability to so perform.
- f.) A statement addressing the developer's financial capacity to complete the proposed project. Please note that, upon the acceptance of a proposal, the developer must provide the City with adequate documentation showing the ability to finance the work being proposed. The submittal of a binding letter of credit as part of your response to this RFP is not required but is preferred.

11.) The City Council reserves the right to reject any or all proposals. The City Council also reserves the right to further negotiate the components of any proposal to make it acceptable to the City Council. The City Council also reserves the right to accept the proposal that is, in the City Council's sole discretion, in the best interests of the City of Tipton.

12.) If a proposal is accepted, the developer will be expected to negotiate and enter into a written agreement with the City to complete the project as proposed.

13.) The agreement will include provisions to ensure the developer's compliance to the terms of the agreement. Examples of such provisions will include, but not be limited to the following:

- a.) A description of the proposed project, with enough detail to ensure that both parties have a clear understanding of the project and "expectations." If

the project involves the construction of a replacement structure after demolition, some form of written plans/drawings/specs would be helpful, and to the extent they exist would be appended to the agreement.

b.) A detailed timeline, outlining steps to be taken with proposed/estimated start and completion dates.

c.) Terms defining “compliance” / ”failure to comply/breach” and remedies of the parties in that event.

d.) Terms related to price, closing, possession, taxes and other terms typical or standard regarding the purchase of property.

e.) Itemized list of cost estimates for proposed post-demolition improvements.

14.) Questions about the RFP process can be directed to Brian Wagner, City Manager, at 563-886-6187 or citymanager@tiptoniowa.org

15.) The Response to Request for Proposals to which these instructions are appended, must be completed and submitted for each property a bidder is making a proposal for.

Property Proposal

54 Walnut Street

Purchase Price: \$3,000

After purchase is accepted our plan is to tear down the existing buildings on site and build a new single family house on the property. We would like to start the construction process right after the demolition of the existing building is complete to be as efficient as possible. The goal would be to have the project completed within a year of the demolition of the property. Our main area of business is construction of new houses and remodeling, so we plan on doing a majority of the work on the property. We will have to sub out plumbing, electrical, HVAC, and concrete. All work to be done on the property will be done by professional insured companies from the local area. Attached to the back of this form will be a rough cost estimate sheet and a proposed floorplan of the house we would like to build on the property. Any loan/credits needed to complete the project will be obtained through fidelity bank which we currently work through on our housing projects.

Mente Construction Co.

1117 Stone Mill Rd.
Tipton, IA 52772

Estimate

Date	Estimate #
3/14/2025	405

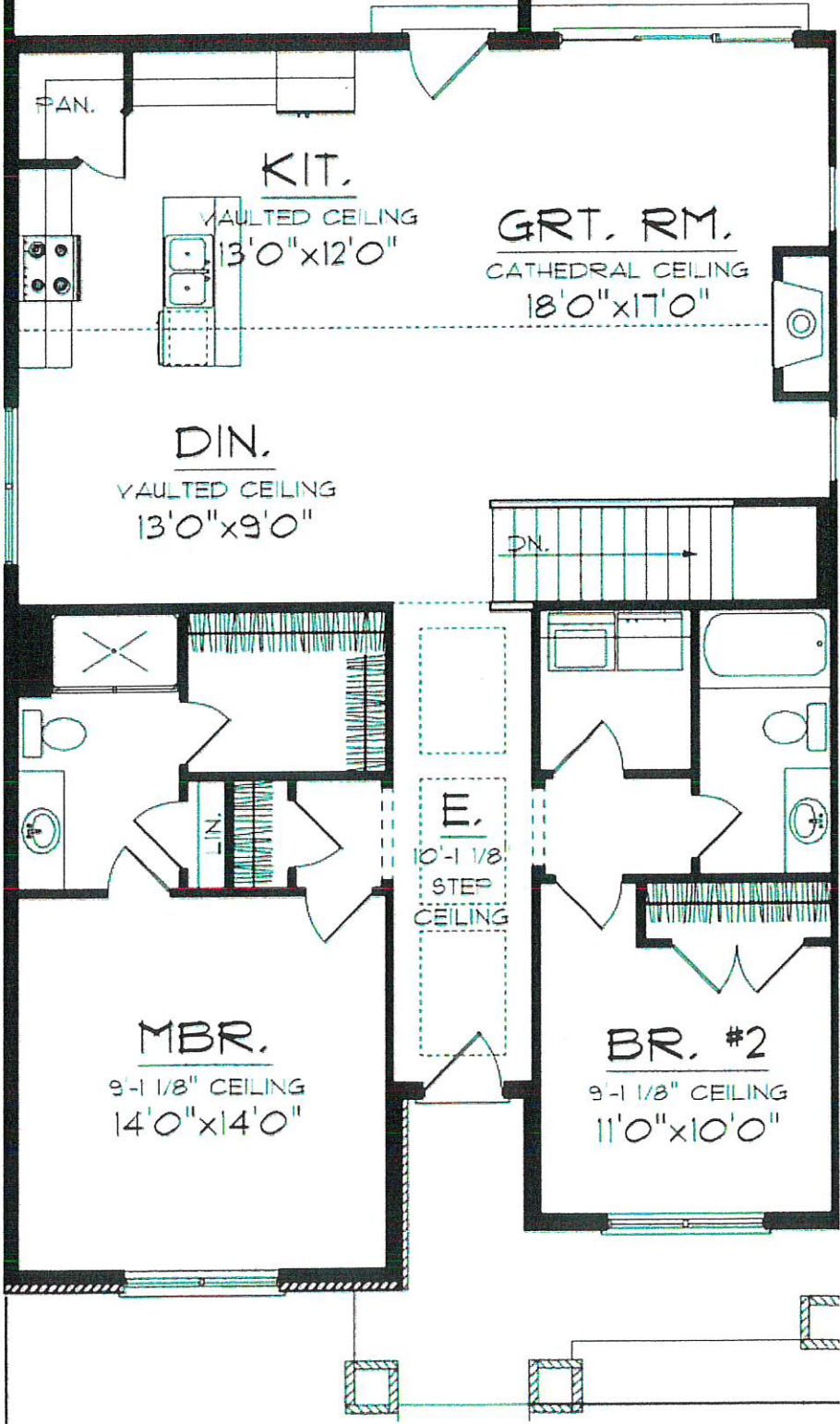
Name / Address
Tipton Property Proposal

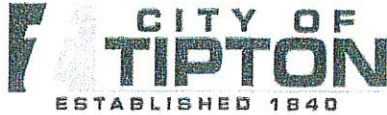
Project

Description	Qty	Cost	Total
Excavation, Water and Sewer Hookups	1	6,500.00	6,500.00
Framing Materials, doors, interior finishing, siding, soffit, shingles	1	73,000.00	73,000.00
Concrete	1	42,000.00	42,000.00
Electrical	1	11,000.00	11,000.00
Plumbing	1	11,310.00	11,310.00
Framing Labor	1	15,000.00	15,000.00
Windows	1	5,900.00	5,900.00
Flooring	1	8,500.00	8,500.00
Cabinets and Counter Tops	1	12,000.00	12,000.00
Insulation	1	5,250.00	5,250.00
Paint	1	4,300.00	4,300.00
Drywall	1	12,000.00	12,000.00
Siding and Soffit Labor	1	5,500.00	5,500.00
Garage Doors	1	4,500.00	4,500.00
Trim Labor	1	5,300.00	5,300.00
Gutters	1	1,900.00	1,900.00
Finish grade and sod yard	1	3,200.00	3,200.00
Masonry	1	5,800.00	5,800.00
		Total	\$232,960.00

2 CAR GARAGE

19'4"x21'8"





ESTABLISHED 1840

407 Lynn St. Tipton, Iowa

563.886.6187

www.tiptoniowa.org

Response to Request for Proposals City of Tipton Properties

By signing below, I am stating that I understand the terms of this RFP and agree with its requirements.

Address of the property to which this proposal applies:

54 Walnut St

Your signature(s):

Printed name(s):

Casey Smith

Buyer Name / Business, if applicable:

Meade Construction LLC

Address:

1955 Indian Ave West Liberty IA 52776

Phone #:

563 949 0245

Date:

3-15-25








Email:

ericmeadeconstructionllc@yahoo.com

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Acknowledgements

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- 5.) I Acknowledge that while the City will provide an abstract to the property, that the property will be transferred by the City by Quit Claim Deed: yes 
- 6.) I Acknowledge that the successful bidder will be required to execute a Purchase Agreement with the City within seven (7) days of the Council approval of the sale, and a Right of Reversion Agreement that will provide for the automatic reversion of any property purchased that has not been demolished within the agreed upon sixty (60) day from closing timeline: yes 
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Your Proposal

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Your proposal can be either typed or handwritten, if legible.

*Respectfully,
City of Tipton*

54 Walnut Street

Proposed Purchase Price: **\$1.00**

Intended use of property after demolition: **New Residential Construction**

Estimated Cost of Project: \$160,000- \$185,000 for a single family 1 story, approximately \$200 per square foot for new construction.

*We are providing sample prints of single-family homes we have built in the past as reference, a single-family on slab, a single-family with basement, or a 2-story single-family with basement. We must take into consideration comparative market analysis to determine what size of a home can sell for the costs involved in this neighborhood.

Timeframe: Demolition would be completed within 60 days of closing; we estimate new construction would be completed within 18-36 months. This depends on the number of lots we purchase from the city.

Experience: We are a license construction contractor that provides framing services in Iowa. We build everything from residential, multi-family to commercial buildings. We can do 90% of all the work ourselves. We recently renovated 59 Walnut in Tipton. The home was foreclosed on and sold at auction by the bank, we had the winning bid at \$20,500. The house was in a state of needing to be demolished but we gutted the home to the frame, refurbished it and sold it for \$145,000 within a year of the purchase date. Included are before/after photos. You can see our work at: www.ericmeadeconstruction.com or on Facebook.

A bank letter supporting our credit to purchase the lots is attached.

Sample plans of new construction ideas attached.



A few pictures of our framing services:





March 14, 2025

Meade Construction
1955 Indian Ave
West Liberty, IA 52276

PERSONAL AND CONFIDENTIAL

RE: Financing Commitment

Dear Casey,

I am pleased to present you with the following general financing commitment

General Financing Terms – Proposal	
Borrower:	Meade Construction
Loan Amount:	Up to \$250,000
Purpose:	Acquisition of the following parcels in Tipton, IA: <ul style="list-style-type: none"> - 54 Walnut St - 513 W. 9th St - 105 Mulberry St - 801 Locust St
Financing Rate & Term:	TBD
Bank Fees:	- Documentation Fee: \$250 - Origination Fee: .25 bps of origination amount. - All third-party fees.
Payment:	TBD
Prepayment Premium:	5% of origination amount IF debt is moved to another financial institution before maturity
Collateral:	Secured by: <ul style="list-style-type: none"> - 1st position CSA/UCC on borrowing entity. - 1st position REM on subject properties - UCC Lien on borrowing entity. - Unlimited personal guarantee from Eric Meade & Casey Smith
Other Requirements:	-As complete appraisals on subject properties -Clear title opinion and abstracts for subject properties.

This proposal is subject to full underwriting and is not intended to be a full expression of the credit terms and conditions. Additional financial performance, reporting and monitoring covenants may be established. This proposal remains subject to change in the event there is a substantial change in Borrower's financial condition.

This financing proposal will expire if not accepted by the Borrower by April 15, 2025 and closing to occur no later than May 15, 2025.

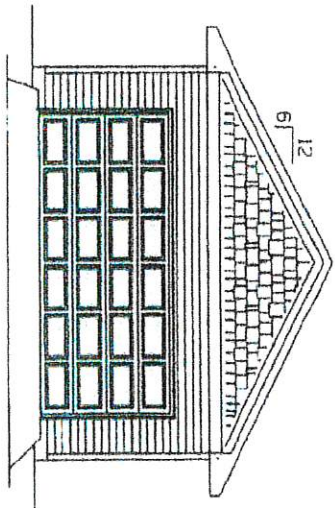
Regards,

Tom Brandt
SVP – Commercial Banking

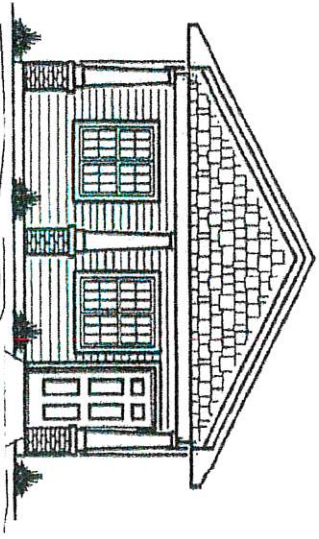


www.centralstate.bank

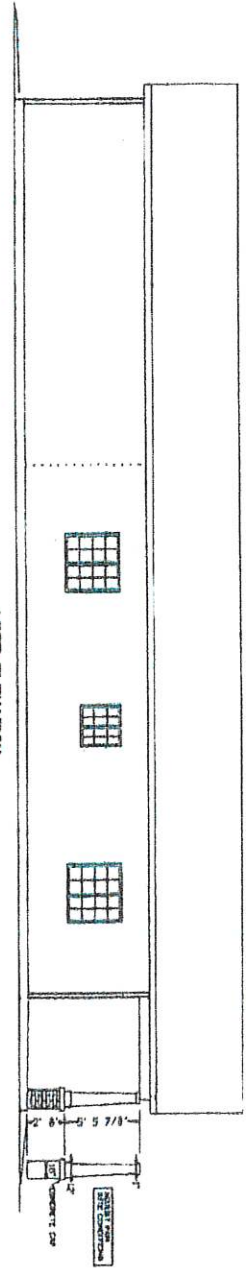




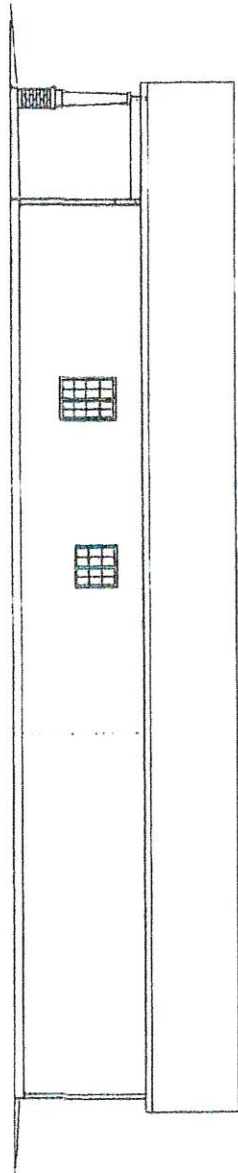
REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

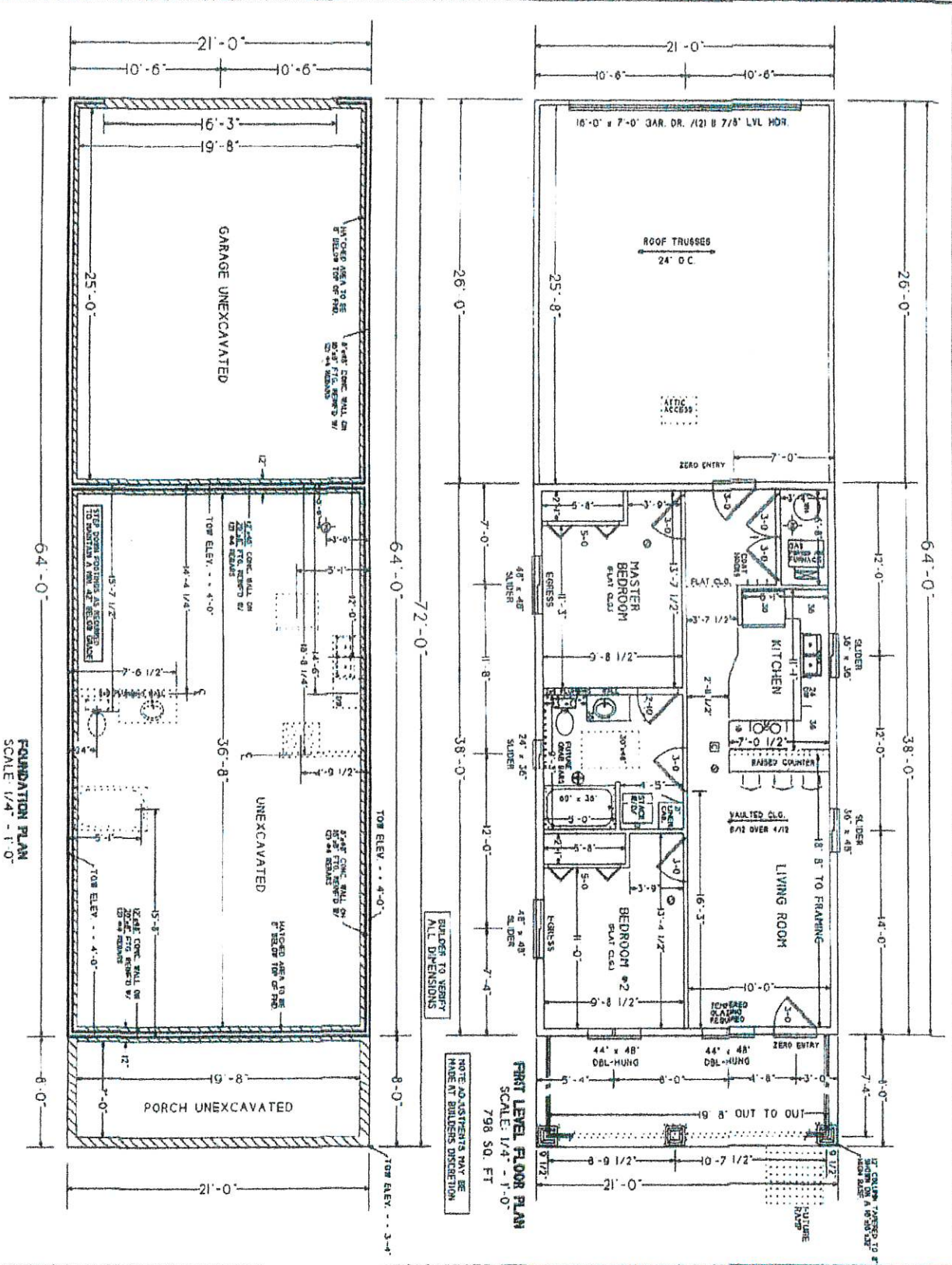


LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

THIS PLAN OR CONTRACT HAS BEEN PREPARED UNDER NO OBLIGATION TO THE REQUIREMENT FOR PROFESSIONAL ARCHITECTURAL SERVICES REGULATED BY THE ARCHITECTS ACT OF 1967. THESE PLANS OR CONTRACTS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SUPERVISION OF A REGISTERED ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ACCIDENTS OR DAMAGES THAT MAY BE INCURRED IN THE CONSTRUCTION OF THE BUILDING OR FOR ANY OTHER REASON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE CONSTRUCTION OF THE BUILDING OR FOR ANY OTHER REASON.

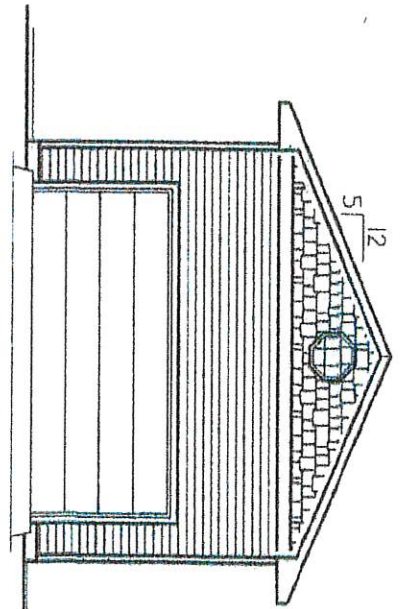


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

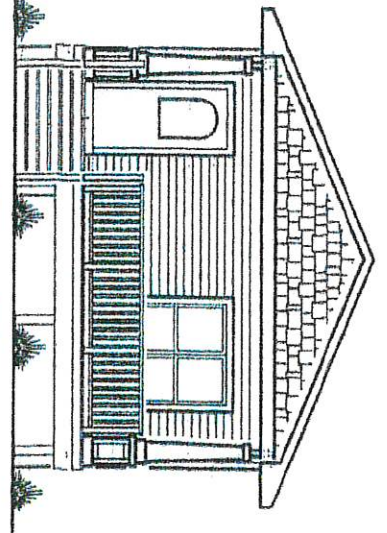
FIRST LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

SLIDERS TO VERIFY ALL DIMENSIONS

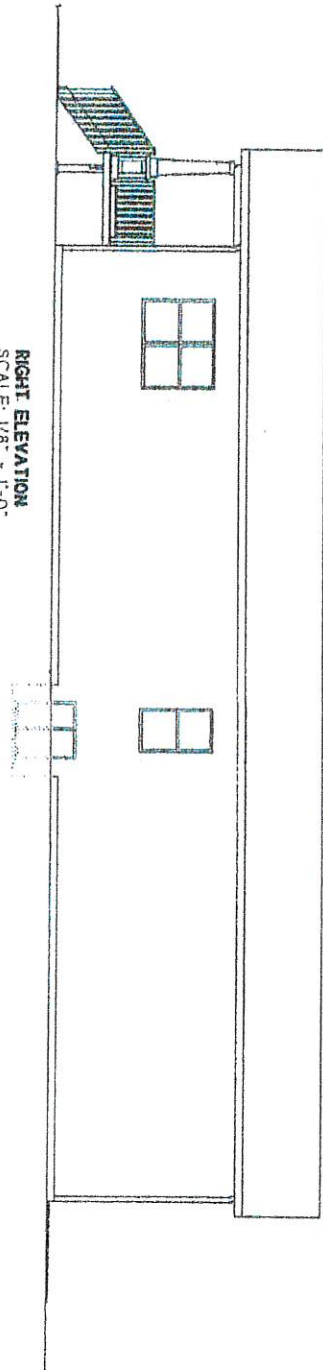
NOTE: ALL DIMENSIONS MAY BE VARY AT BUILDERS DISCRETION



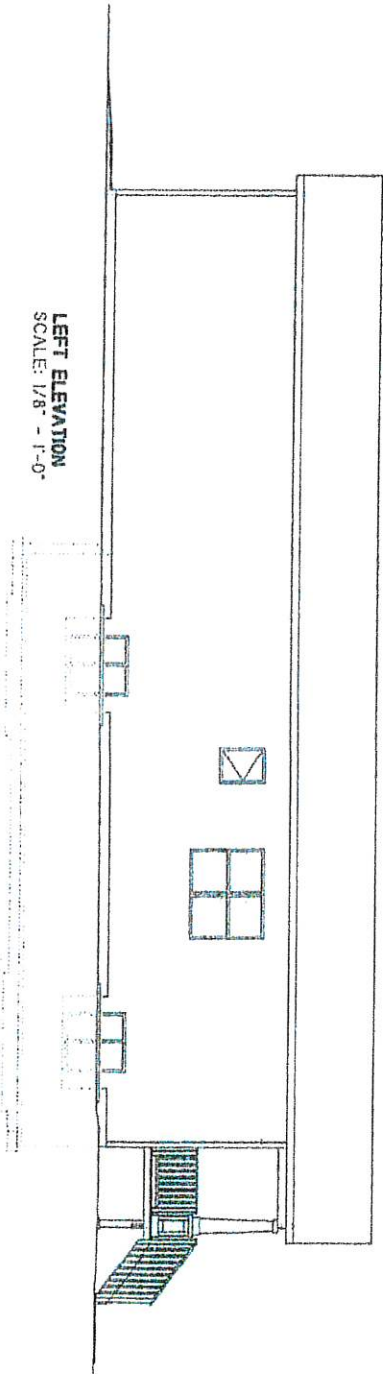
REAR ELEVATION
SCALE: 1/8" - 1'-0"



FRONT ELEVATION
SCALE: 1/4" - 1'-0"

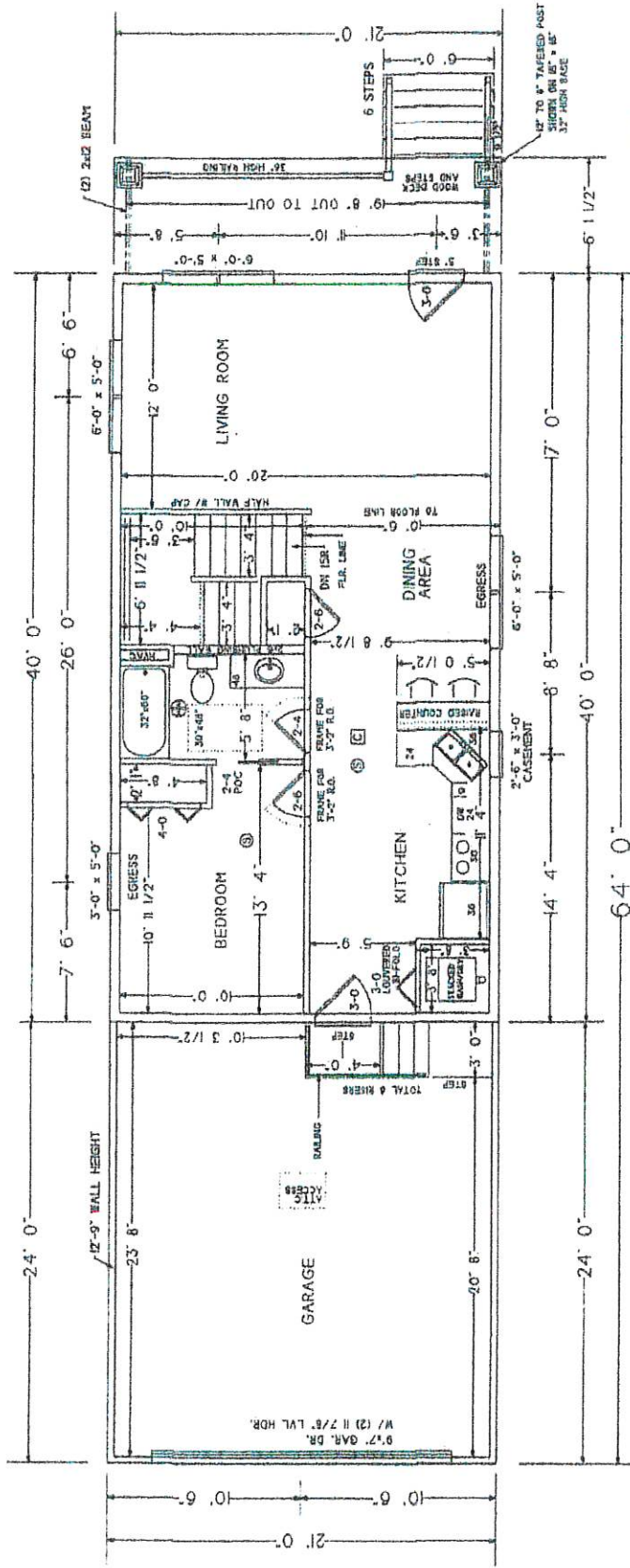


RIGHT ELEVATION
SCALE: 1/8" - 1'-0"



LEFT ELEVATION
SCALE: 1/8" - 1'-0"

THIS DRAWING OR DRAWINGS HAVE BEEN PREPARED UNDER AN AGREEMENT TO THE SERVICES OF A PROFESSIONAL ARCHITECTURAL SERVICE FIRM FOR THE PROJECT SHOWN. THIS PLAN OR DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THESE DRAWINGS OR PLANS SHOULD NOT BE DEPENDENT UPON THE ARCHITECT FOR A PROFESSIONAL OPINION. THE USER OF THESE DRAWINGS OR PLANS MUST CONSULT WITH THE ARCHITECT FOR ALL NECESSARY DETAILS OF THE DRAWINGS AND SPECIFICATIONS IN THE PREPARATION OF THESE DRAWINGS OR PLANS. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THESE DRAWINGS OR PLANS SHOULD NOT BE DEPENDENT UPON THE ARCHITECT FOR A PROFESSIONAL OPINION. THE USER OF THESE DRAWINGS OR PLANS MUST CONSULT WITH THE ARCHITECT FOR ALL NECESSARY DETAILS OF THE DRAWINGS AND SPECIFICATIONS IN THE PREPARATION OF THESE DRAWINGS OR PLANS.



FIRST LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
840 SQ. FT.

BUILDER TO VERIFY ALL DIMENSIONS

NOTE: ADJUSTMENTS MAY BE MADE AT BUILDERS DISCRETION

TRUSS MANUFACTURER TO VERIFY ROOF DESIGN

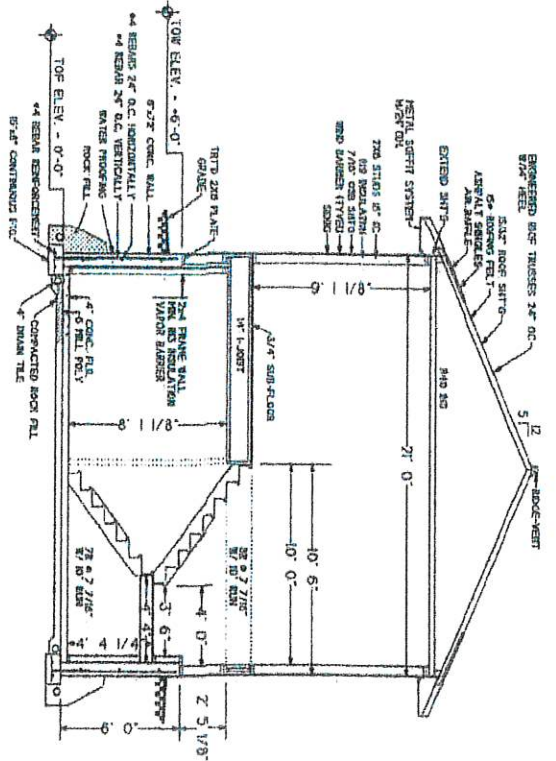
GENERAL NOTES

- FLOOR WALL & FLOYS ENGINEERED TO MEET LOCAL STATE AND NAT. CODES
- ALL WALLS AND ISOLATE EXIST. CONC. WALLS
- 1/2" DIA. ANCHOR BOLTS TO BE EMBEDDED A MIN. 7" INTO EXIST. CONCRETE
- A MIN. 6'-0" ON CENTER
- ALL EXTERIOR FINISHES ARE FROM SHTG TO SHTG.
- EXTERIOR WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD
- EXTERIOR SUE WALL SHTG TO SOUTHERN 1/2" CHORD.
- ROOF DESIGN TO BE VERIFIED BY TRUSS MANUFACTURER.
- UTILITY PLACEMENT MAY VARY.
- 2x4 FLASHING WALLS AS REQUIRED.
- FRAME SOLD IN ACCORD TO FOUNDATION
- FRAME DE SUE IP PROTECTION 24" BEYOND EXIST. WALL
- PROVIDE A MOISTURE BARRIER SYSTEM
- DOOR OPENING SIZES REPRESENTATIVE FOR CURRENT
- BRUSH OPENINGS ARE SUBJECT TO CHANGE W/O NOTICE!
- STAIRS TO WORK AS IS
- STAIR HANDRAIL TO BE INSTALLED BETWEEN 34" AND 38" FROM FACE OF STAIR
- STAIR HANDRAIL TO BE INSTALLED BETWEEN 34" AND 38" FROM FACE OF STAIR
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR

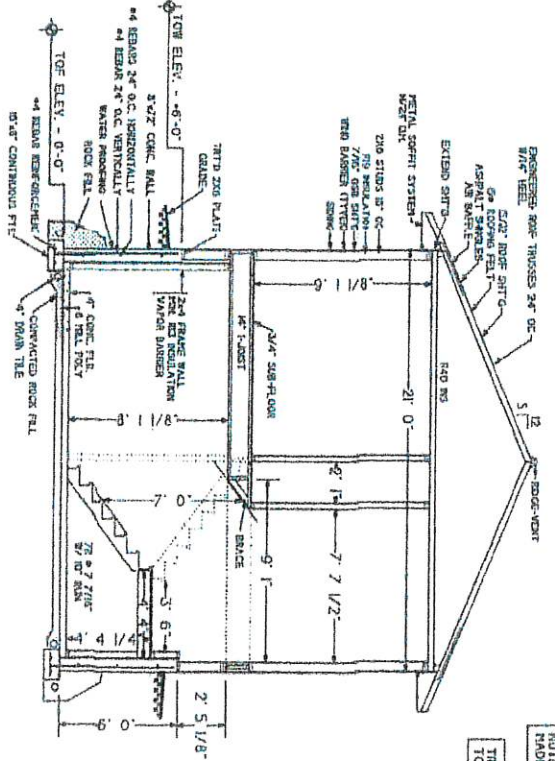
MOBILITY MODIFICATION DESIGN REQUIREMENTS

- ZERO ENTRY PROVIDED ON DESIGN INDICATING HOW IT CAN BE PROVIDED.
- A PORTION OF ONE BEDROOM AND ONE BATHROOM AND ALL OTHER PASSAGE BAYS MUST BE WIDER THAN 36" CLEARANCE.
- BUT A SMALLER DOOR MAY BE INSTALLED.
- WALL, SWITCHES, OUTLETS, AND HEATING CONTROLS MUST BE ACCESSIBLE.
- ELECTRICAL PANEL TO BE BETWEEN 15" FROM FLOOR AND 68" FROM FLOOR.
- AT LEAST ONE BATHROOM ON THE ZERO-ENTRY LEVEL MUST HAVE A ZERO-ENTRY DOOR.
- DOOR SWEPT MAY NOT SWEEP INTO CLEAR SPACE AREA.
- AT STAIRS AND THE WALKWAY THROUGH STAIRS, A CHANGE WHEEL FOR OVERHEAD DOOR OPENERS MUST BE WITHIN 4" OF WALK THROUGH.

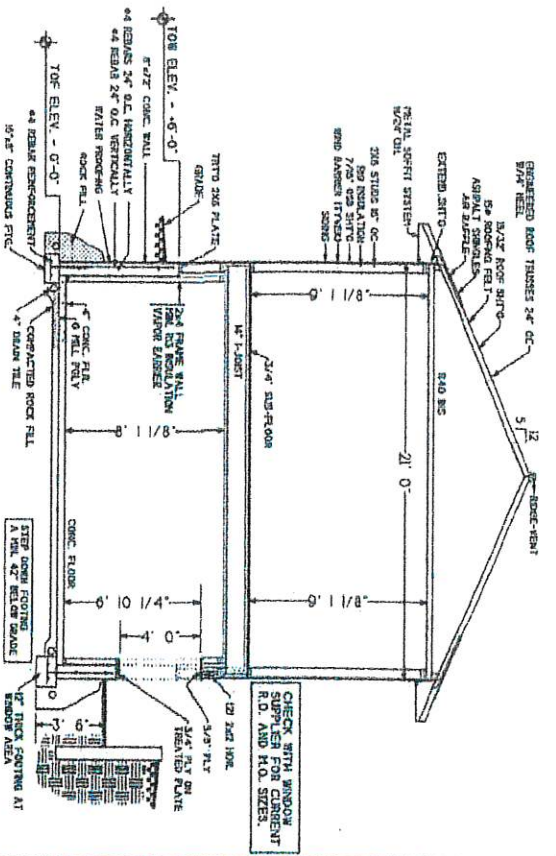
THIS PLAN OR DRAWING HAS BEEN PREPARED UNDER AN AGREEMENT TO THE EFFECT THAT THE ARCHITECT, ENGINEER, SURVEYOR, OR PROFESSIONAL DESIGNER HAS ASSUMED RESPONSIBILITY FOR THE DESIGN OF THE BUILDING OR STRUCTURE AND FOR THE ACCURACY OF THE INFORMATION CONTAINED THEREON. THE ARCHITECT, ENGINEER, SURVEYOR, OR PROFESSIONAL DESIGNER HAS NOT ASSUMED RESPONSIBILITY FOR THE DESIGN OF THE BUILDING OR STRUCTURE OR FOR THE ACCURACY OF THE INFORMATION CONTAINED THEREON. THE ARCHITECT, ENGINEER, SURVEYOR, OR PROFESSIONAL DESIGNER HAS NOT ASSUMED RESPONSIBILITY FOR THE DESIGN OF THE BUILDING OR STRUCTURE OR FOR THE ACCURACY OF THE INFORMATION CONTAINED THEREON.



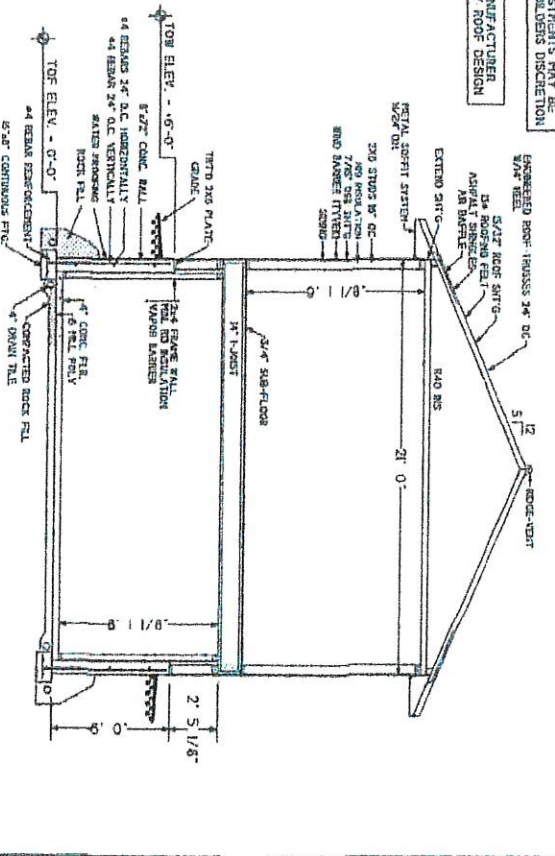
SECTION THROUGH STAIRS
SCALE: 1/4" = 1'-0"



SECTION THROUGH STAIRS
SCALE: 1/4" = 1'-0"



SECTION THROUGH WINDOW
SCALE: 1/4" = 1'-0"

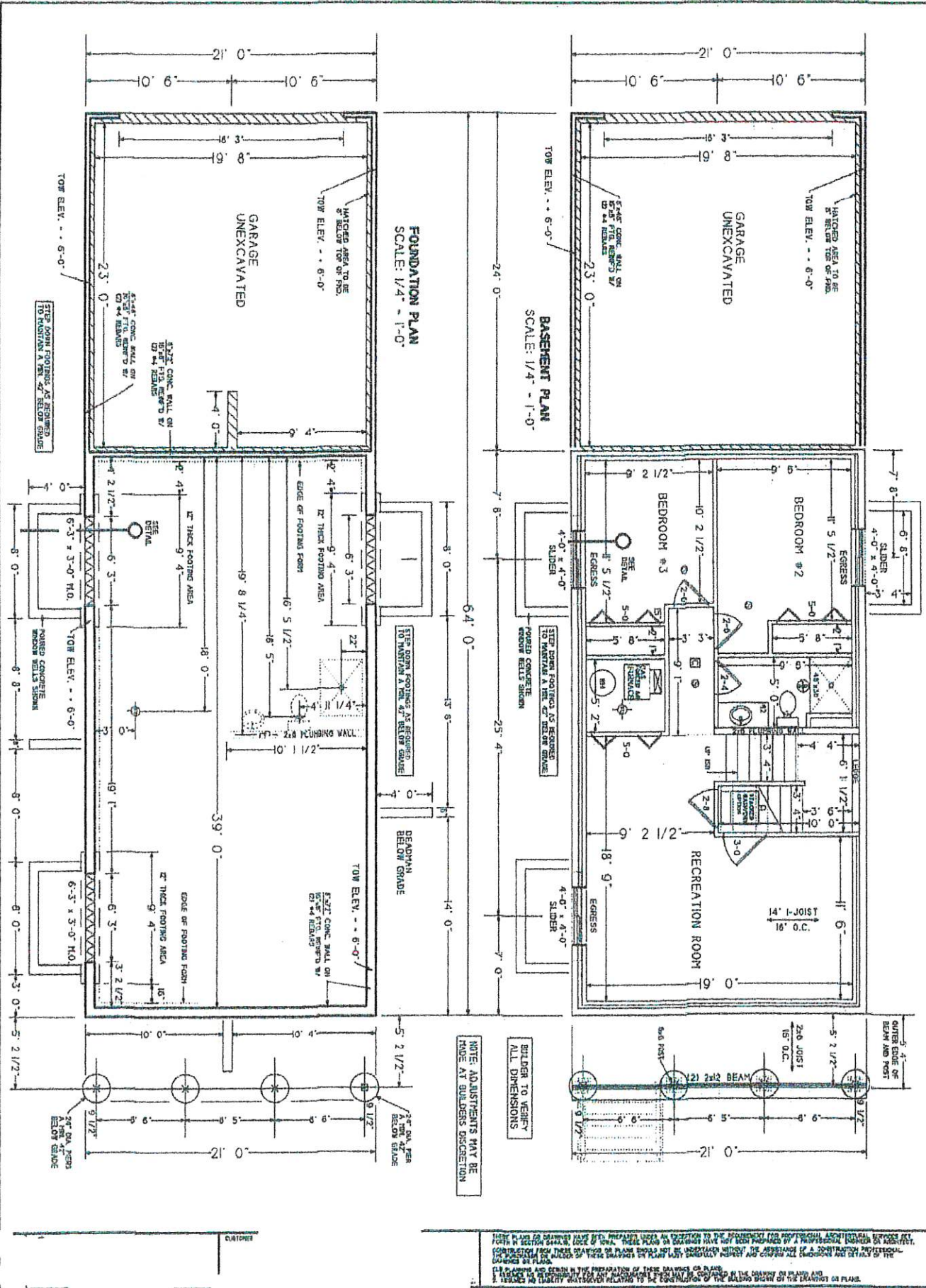


SECTION THROUGH WINDOW
SCALE: 1/4" = 1'-0"

NOTE: ADJUSTMENTS MAY BE MADE AT BUILDERS DISCRETION TO VERIFY ROOF DESIGN

NOTE: ADJUSTMENTS MAY BE MADE AT BUILDERS DISCRETION TO VERIFY WINDOW

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR TRANSMISSION OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OR PLANNING AND PREPARATION OF THESE DRAWINGS OR PLANS AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE BUILDING SHOWN ON THE DRAWINGS OR PLANS.

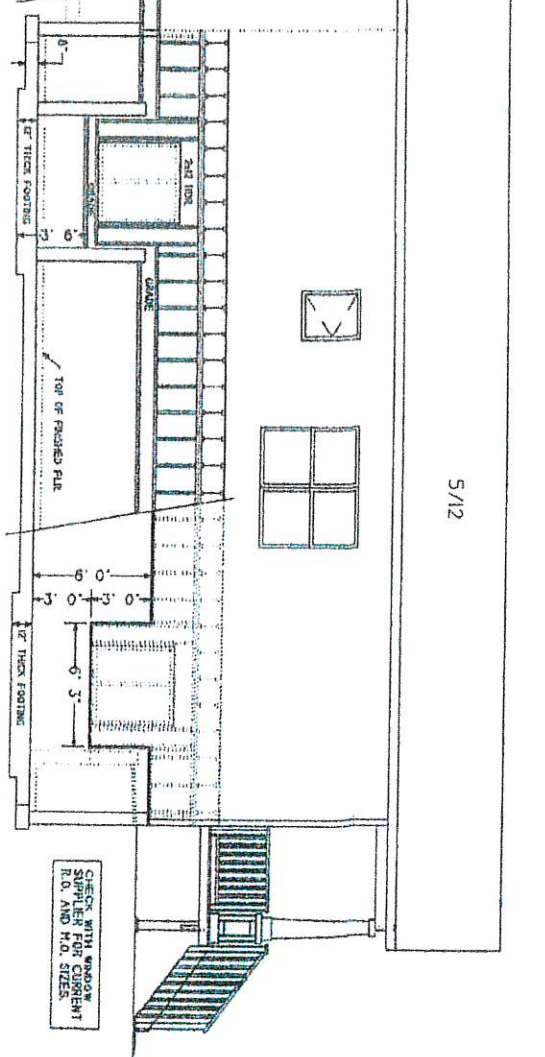
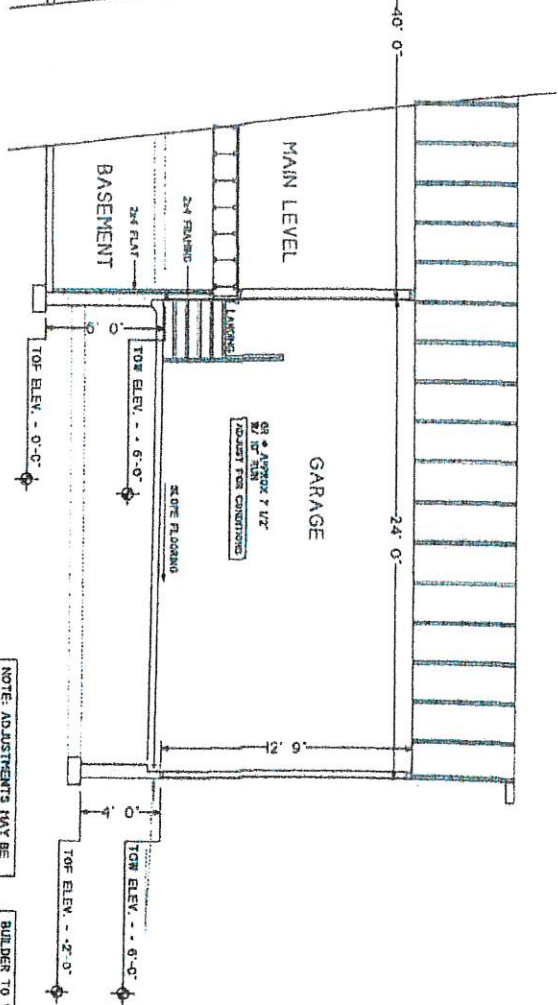
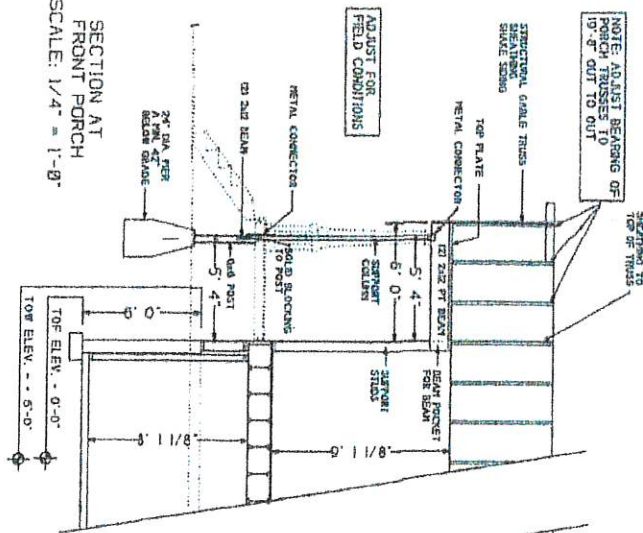
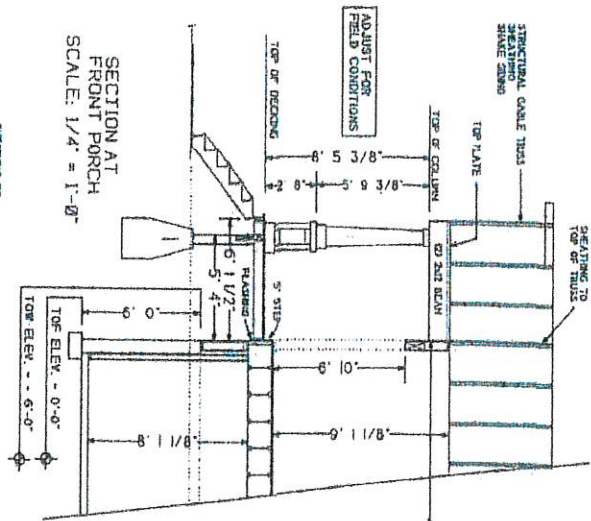


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

BASEMENT PLAN
SCALE: 1/4" = 1'-0"

NOTE: ADJUSTMENTS MAY BE
MADE AT BUILDER'S DISCRETION

THIS PLAN OR DRAWING HAS BEEN PREPARED UNDER AN AGREEMENT TO THE REQUIREMENTS FOR PROFESSIONAL SERVICES ALL
PARTS OF SECTION 5410, CODE OF 1971. THESE PLANS OR DRAWINGS HAVE NOT BEEN PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT.
CONSTRUCTION OF THESE DRAWINGS IS SUBJECT TO THE REQUIREMENTS OF THE AMERICAN SOCIETY OF PROFESSIONAL ENGINEERS AND ARCHITECTS
AS SET FORTH IN THE BY-LAWS OF THAT SOCIETY. THESE PLANS OR DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN
CONSENT OF THE ENGINEER OR ARCHITECT. THE ENGINEER OR ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY
RESULTING FROM THE USE OF THESE PLANS OR DRAWINGS. THE ENGINEER OR ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY
RESULTING FROM THE USE OF THESE PLANS OR DRAWINGS. THE ENGINEER OR ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY
RESULTING FROM THE USE OF THESE PLANS OR DRAWINGS.



THIS SET OF DRAWINGS HAS BEEN PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ARCHITECTURAL ENGINEER AND DOES NOT CONSTITUTE AN OFFICIAL RECORD. THESE PLANS HAVE NOT BEEN PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS AND FOR THE ABSENCE OF ANY CONFLICTS OF INTEREST. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE ABSENCE OF ANY CONFLICTS OF INTEREST. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE ABSENCE OF ANY CONFLICTS OF INTEREST.

Response to Request for Proposals City of Tipton Properties

By signing below, I am stating that I understand the terms of this RFP and agree with its requirements.

Address of the property to which this proposal applies:

54 Walnut Street

Your signature(s): Lawrence Lynch

Printed name(s): Lawrence Lynch

Buyer Name / Business, if applicable: L.A. Real Estate, Lynch Excavating

Address: 1967 Baker Ave West Branch Ia, 52358

Phone #: 319-631-0920 Date: 3-19-25

Email: Lynch EXMC@gmail.com

(Please remember: You must use a separate "Response to Request for Proposals" form for each property that you are interested in.)

Acknowledgements

To proceed with the submittal of a proposal, you must be able to answer “Yes” to each of the acknowledgements listed below, and if so please **initial each line**.

1.) I Acknowledge that the Property is being sold as is, including all personal property and contents located at the property at the time of sale: yes

2.) I Acknowledge that the closing on the transaction will be scheduled to occur within thirty (30) days of the acceptance of the successful proposal: yes

3.) I Acknowledge that the Property must be demolished within sixty (60) days of closing, demolition to include complete demolition of all structures, foundations, driveways, and sidewalks that are outside of the right of way, and removal of all of same from the lot, with any cavity created by the demolition to be completely filled, unless said cavity is to be used shortly thereafter for new construction, in which case it shall be appropriately fenced off to prevent access:

4.) I Acknowledge that the City has not performed any inspections of the Property, including but not limited to inspections for asbestos, lead, or any other potential hazard, and makes no representations regarding the presence or absence of said materials: yes

5.) I Acknowledge that while the City will provide an abstract to the property, that the property will be transferred by the City by Quit Claim Deed: yes

6.) I Acknowledge that the successful bidder will be required to execute a Purchase Agreement with the City within seven (7) days of the Council approval of the sale, and a Right of Reversion Agreement that will provide for the automatic reversion of any property purchased that has not been demolished within the agreed upon sixty (60) day from closing timeline: yes

7.) I Acknowledge that this Proposal is not contingent upon the occurrence of any event or circumstance, such as financing or appraisal: yes

Your Proposal

Using separate pages, please attach your proposal for this property. Try to address all of the requirements throughout this RFP, but, in particular, remember to address all of the requirements of #9 within.

Your proposal can be either typed or handwritten, if legible.

*Respectfully,
City of Tipton*

City of Tipton, Real Estate Sale
General Instructions Re: Response to Request for Proposals
54 Walnut Street, 105 Mulberry Street, 513 W. 9th Street, and/or 801 Locust Street

General Instructions. The following instructions are applicable to all submissions in response to the Request for Proposals associated with the proposed sale of City owned Real Estate located at 54 Walnut Street, 105 Mulberry Street, 513 W. 9th Street, and/or 801 Locust Street. Failure to follow the instructions may, in the sole discretion of the City Council, result in your bid being found to be void. The Council also reserves the right to waive any irregularities in the submission of any proposal.

- 1.) All parties submitting proposals, will be required to initial all acknowledgements attached to and part of the Response to Request for Proposal form
- 2.) All proposals must also include a description of the intended use of the Property, the proposed timeline for the intended use, and any other information deemed appropriate for City Council consideration.
- 3.) The City Council will consider and weigh all provisions and contents of the proposals, and may not choose to sell and transfer the properties to the highest bidder, reserving the right to give value to other terms and provisions of the proposals **and will generally give additional weight to proposals that include the new residential construction on the property.** The City further reserves the right to reject all proposals, waive formalities/informalities, and make a decision that is found to be in the best interest of the City of Tipton. To inspect any of the Properties or to obtain the required RFP Form, please contact City Hall, 407 Lynn St, Tipton, IA, 563-886-6187 or email citymanager@tiptoniowa.org
- 4.) Proposals may not be contingent upon the occurrence of any event or circumstance, such as financing or appraisal, for example.
- 5.) It is strongly urged that anyone assessing whether to respond to this RFP should perform the proper due diligence beforehand. This includes arranging a site visit by using the City's contact information provided herein.
- 6.) Each property will be sold on an "as is" basis with no guarantee or warranty of any kind.
- 7.) The four properties proposed for sale are all zoned R-1, Single Family Residential. Information on each property is provided below.
 - a.) **54 Walnut Street.** Parcel #048011061840040. The lot is 50' X 142'.



b.) **105 Mulberry Street.** Parcel # 048011061790090. The lot is 50' X 142'.



c.) **513 W 9th Street.** Parcel # 048006364790020. The lot is 75' X 142'.



d.) **801 Locust Street.** Parcel # 048006364790090. The lot is 142' X 60'.



8.) More detailed information on each property can be found by using the website listed below then entering the Parcel # of the property that you're interested in. This website includes an aerial photo of each lot. Please note that the lot line locations shown in the aerial photos are not actual surveys, but approximations of the actual lot lines by County mapping/GIS staff.

9.) Proposals may be submitted on one or more of the properties by the same bidder, however, a separate "Response to Request for Proposals" must be submitted for each property.

10.) In responding to this RFP, written proposals should give the City as much detail as possible, but proposals should include at least the following:

- a.) The proposed purchase price.
- b.) The proposed use of the property after demolition.
- c.) When applicable, an itemized project cost estimates related to proposed, post-demolition improvements to the property, including any supporting documentation deemed appropriate.
- d.) The Proposed schedule for proposed post-demolition improvements, if any. When they are proposed to begin and to be completed.
- e.) A description of the bidder's experience with property acquisition, property demolition, and with property improvements as proposed if the bidder plans to perform some or all of said work. If bidder does not plan to perform some or all of that work, a description of how the bidder will see to the completion of said work, a description of contractors or others intended to be used if known, or other applicable information. If the bidder proposes to perform some or all of the work, please provide up to three references who can attest to bidder's experience and qualifications, along with any other information or evidence of the ability to so perform.
- f.) A statement addressing the developer's financial capacity to complete the proposed project. Please note that, upon the acceptance of a proposal, the developer must provide the City with adequate documentation showing the ability to finance the work being proposed. The submittal of a binding letter of credit as part of your response to this RFP is not required but is preferred.

11.) The City Council reserves the right to reject any or all proposals. The City Council also reserves the right to further negotiate the components of any proposal to make it acceptable to the City Council. The City Council also reserves the right to accept the proposal that is, in the City Council's sole discretion, in the best interests of the City of Tipton.

12.) If a proposal is accepted, the developer will be expected to negotiate and enter into a written agreement with the City to complete the project as proposed.

13.) The agreement will include provisions to ensure the developer's compliance to the terms of the agreement. Examples of such provisions will include, but not be limited to the following:

- a.) A description of the proposed project, with enough detail to ensure that both parties have a clear understanding of the project and "expectations." If

the project involves the construction of a replacement structure after demolition, some form of written plans/drawings/specs would be helpful, and to the extent they exist would be appended to the agreement.

b.) A detailed timeline, outlining steps to be taken with proposed/estimated start and completion dates.

c.) Terms defining “compliance” / ”failure to comply/breach” and remedies of the parties in that event.

d.) Terms related to price, closing, possession, taxes and other terms typical or standard regarding the purchase of property.

e.) Itemized list of cost estimates for proposed post-demolition improvements.

14.) Questions about the RFP process can be directed to Brian Wagner, City Manager, at 563-886-6187 or citymanager@tiptoniowa.org

15.) The Response to Request for Proposals to which these instructions are appended, must be completed and submitted for each property a bidder is making a proposal for.



1967 Baker Avenue
West Branch, Iowa 52358
Office (319) 643-7135
Cell (319) 631-0920
Fax (319) 643-7151

RFP RESPONSE – Sale & Future Use of 54 Walnut St.

Proposal good through June 30, 2025

I, Larry Lynch, of Lynch's Excavating, Inc. put forth the following proposal to purchase the 54 Walnut Street property:

A. PROPOSED PURCHASE PRICE –

Purchase Price of \$4000.00

B. PROPOSED COURSE OF ACTION & USE –

- 1) Demolish the complete structures including the home, all foundation areas, (2) outside cisterns, and any trees that are not healthy or in good condition. Additionally, cap the sewer and water off and televise to the City of Tipton specs.
- 2) Import, place, and level topsoil in all disturbed areas. Grade the site for positive drainage.
- 3) Seed all disturbed areas with a lawn mixture, water until established.
- 4) Trim, mow, and maintain lot until a plan is established.

C. ITEMIZED COST ESTIMATES –

Cost Estimate	Line Item
\$4000.00	Purchase price to City of Tipton
\$18400.00	Demolition Costs
\$1310.00	Seed & Establish Lawn
\$2600.00	Cap Utilities
\$3000.00	Survey, Abstract, Etc.
\$29310.00	Total

D. STEPS NEEDED TO ACHIEVE GOAL –

Steps needed to be complete: clear title of property. All demo/restoration of the lot will be complete by May 12, 2025.

E. EXPERIENCE & REFERENCES –

We have extensive experience and reputation in the excavation and demolition business for over 40 years in Eastern Iowa. We have successfully completed numerous projects with the City of Tipton over the years. In addition, we have completed many residential demolition projects.

References –

Barry Frantz, Owner, Frantz Construction, (319) 330-1980

Dave Kruse, Owner, Kruse Construction, (563) 357-2144

Matt Goodale, Public Works Director, City of West Branch, (319) 325-8213

F. FINANCIAL STATEMENT –

Lynch's Excavating is in good standing with Hills Bank and Trust. Any questions can be directed to Dean Stockman, Senior Vice President of Commercial Banking at (319) 358-6161.

G. CITY ASSISTANCE –

None requested.

Response to Request for Proposals City of Tipton Properties

By signing below, I am stating that I understand the terms of this RFP and agree with its requirements.

Address of the property to which this proposal applies:

54 Walnut Street

Your signature(s):

Andrew J. Bockenstedt

Printed name(s):

Andrew J. Bockenstedt

Buyer Name / Business, if applicable:

Bedrock LLC

Address:

3506 Dolphin Drive

Phone #:

319-331-1558

Date:

3/19/2025

Email:

Andy.J.Bock@gmail.com

(Please remember: You must use a separate "Response to Request for Proposals" form for each property that you are interested in.)

Acknowledgements

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Your proposal can be either typed or handwritten, if legible.

*Respectfully,
City of Tipton*

Bedrock LLC

3506 Dolphin Dr SE Iowa City, IA 52240

OVERVIEW

- Demolish 4 single family homes located in Tipton, IA within 60 days of closing.
- Rebuild or sell single family lots ready for new construction homes.
- Potential build of a new single family dwelling within 24 months of being demolished will be based on the real estate market.

Description of bidder

Bedrock LLC- Andy Bockenstedt has been building, excavating, and developing properties in the Iowa City/Johnson county area since 1992. Andy owns Bockenstedt Excavating who will be demolishing the homes in Tipton. Andy's most recent project was Cherry Creek, which is located on the south side of Iowa City. It involved building 66 single family and multi-family dwellings.

Financing

- Financing will be provided through Hills Bank. Loan Officer Brand

References

- Tim Hennes- City of Iowa City
- Luke Newton- MMS Consultants
- Dave Schechinger- Veenstra & Kimm Inc

Proposal for each single single family lot.

\$5.00 (This reflects the cost of demolition and site grading)

