

August 5, 2024

City of Mankato EDA
10 Civic Center Plaza
Mankato, MN 56001

**OLESON
+ HOBIE
ARCHITECTS**
330 Stadium Road, Suite 202
Mankato, MN 56001
T 507.385.1158

RE: 919 Mayvis Boulevard Housing Improvements Letter of Recommendation

Dear EDA Members,

On Friday, July 26, 2024, at 10:00 a.m. bids were received and opened for the residential renovations at 919 Mayvis Boulevard in Mankato. There were six (6) contractors submitting bids for the project ranging from \$64,700 to \$157,977. These bids included a number of separate HUD forms and a responsible contractor compliance form. A copy of the bid tabulation form is included with this letter which indicates Land to Home Development, Inc. was the apparent low bidder.

The preliminary construction estimate was \$130,110 so the bid from Land to Home Development, Inc. is well below the initial projected cost for the project. There was concern that the low bidder did not include all the required materials and labor needed to perform the work. Oleson + Hobbie Architects, LLC (OHA) toured the site again with Land to Home Development and they are willing to perform the work of the contract.

As a part of the review of the bids, OHA discussed the work of the project, lead times, and schedule with Land to Home Development, Inc. Land to Home Development was asked to review their bid and the scope of work required. They responded that they believe that they have included everything that was indicated in the construction documents with the exception of dumpster cost and labor for flooring installation. Despite these omissions, they are willing to proceed with the project as it was bid and can comply with the project schedule. Based upon this information, OHA recommends that the City of Mankato EDA accept the total bid from Land to Home Development, Inc. of \$64,700.00 for the residential renovations.

We will prepare a HUD agreement between the Owner and Contractor upon receiving your authorization to proceed.

Thank you for allowing Oleson + Hobbie Architects the opportunity to assist you with your renovation project.

Sincerely,



Tim Auringer
Project Manager
Oleson + Hobbie Architects, LLC

