



# CITY OF CEDAR RAPIDS

## ROOTs Program

### *Builder Application*

**INSTRUCTIONS:** Complete all information requested on this application and include all necessary supporting documentation requested in the application. The deadline for submitting the Builder Application is 11:00AM, Wednesday, April 1, 2015. Applications can be submitted to:

**Housing Services**  
 RE: ROOTs Builder Application  
 101 First Street SE  
 Cedar Rapids, Iowa 5240 1

Staff Contacts:

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Laura Shaw  
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 (319) 286-5893

## SECTION 1

## BUILDER INFORMATION

Company Name		Business Type
ABC Construction Company, Inc.		<input checked="" type="checkbox"/> For Profit <input type="checkbox"/> Non-Profit
Address, City, State Zip		
123 1st Street SE, Cedar Rapids, Iowa 52401		
Main Contact, Title	Phone	E-mail
John Doe, President	(123) 456-7890	john@abc.com
Alternate Contact, Title	Phone	E-mail
Jane Doe, Vice-President	(123) 456-7890	jane@abc.com



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**SECTION 2****ORGANIZATIONAL EXPERIENCE AND CAPACITY**

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In the space below provide a brief history and description of your business, particularly your experience with similar types of housing development. Include experience of the key members of the project team.

ABC Construction Company, Inc. has been in business for 10 years constructing over 200 single family homes in the Cedar Rapids Metro Area. We have built units ranging from \$120,000 starter homes to \$500,000 custom built homes. A majority of the homes that we construct are entry level affordable homes under \$150,000. We are certified Green Builders and all of our homes are Energy Star qualified.

How many years has your business been in operation? 10

Approximately how many similar projects does your business complete annually? 20

What is the total gross annual value of your projects? \$4,500,000

Describe your company's marketing plan for the proposed project and if available attach a list of potential buyers.

Part of our development team includes ABC Realty Company who has over 10 years experience in marketing and sales of homes in the area. Our company utilizes internet marketing as a key strategy and our website has generated 30,000 unique visitors in a 3 month period of time. We are currently working with 3 families that are interested in constructing a home with our company who would qualify for the program.

Describe and list the members of the project team or partner agencies. Include such participants as architect, general contractor, sub contractors, marketing consultants, etc.

The following list is our development team of professionals who have been assembled to meet the challenging demands of infill development. Our development company has built a partnership with these companies over the last 10 years while building homes throughout the area.

Project Member	Organization	Role
Ron Doe	ABC Construction Inc.	General Contractor
Andy Doe	ABC Architects	Architect/design
Sandy Doe	ABC Heating and Cooling	HVAC
Randy Doe	ABC Electric	Electrician
Mandy Doe	ABC Realty	Marketing/Sales
Candy Doe	ABC Energy	Energy Rater
Bob Doe	ABC Plumbing	Plumbing

### SECTION 3

### FINANCIAL CAPACITY

Identify your financial institution for construction financing, and **attach commitment letter from a financial institution** indicating a dollar amount and number of units approved for construction financing.

**Lending Institution** Super Big Money & Trust  
**Address** 123 ABC Street  
**City, State, Zip** Walla Walla Washington 55555  
**Contact Person** Donald Duck  
**E-mail** Don@superbigmoney.com  
**Phone** (555) 123-4211  
**Approved financing amount** \$ 1,000,000.00  
**# of units approved for financing** \$ 10

**SECTION 4****COMPATIBILITY WITH EXISTING NEIGHBORHOOD**

Describe how the design elements of the project will ensure that the mass and scale of structures are compatible with the existing neighborhood character.

Our design guidelines will take into consideration the surrounding neighborhoods. The typical structures in the disaster impacted neighborhoods include tradition designs such as 1.5 Story Open Gabled Cottages with a front porch that extends across the front facade, 2 Story American Foursquare Homes from the early 1900's and Cape Cod and post-war housing styles from the 1930's and 1940's.

The homes that we have designed have incorporated elements to emulate some of the architectural design of the existing neighborhoods. Our designs have implemented the use of front porches which are consistent in most neighborhoods. We have designed several 2-story models that fit into the neighborhoods that have a prevalence of larger 1.5 - 2 story homes. In addition, our designs incorporate the use of rectilinear roof forms that incorporate front and side dormers that are consistent with traditional designs. The interior of each home has a modern open floor plan to meet demands of the consumers.

**SECTION 5****UNIT SALES PRICE**

# of Units	Floor Plan	BR	Bath	Ft <sup>2</sup>	Construction Cost	Developer's Fee	Sales Price	Subsidy (25%)	Sales Price with Subsidy
1	Infill spec #1	3	2	1200	\$ 100,000	\$ 15,000	\$ 115,000	\$ 28,750	\$ 86,250.00
2	Infill Spec #2	4	2	1250	\$ 110,000	\$ 16,500	\$ 126,500	\$ 31,625	\$ 94,875
1	Infill Spec #3	3	1	1000	\$ 90,000	\$ 13,500	\$ 103,500	\$ 25,875	\$ 77,625
1	Infill Spec #4	2	2	900	\$ 80,000	\$ 12,000	\$ 92,000	\$ 23,000	\$ 69,000

**SECTION 6**

**PREFERRED DEVELOPMENT SITES**

Identify the addresses in order of highest preference of the preferred properties your company would be interested in building on. Please note that as you list properties of preference you are expressing your willingness to construct a home on these particular sites. Keep in mind that the awarding of lots not currently owned by the City which are participating in the Voluntary Property Acquisition Program is contingent upon the parcel being acquired. Homeowners can rescind their participation in the program at any time.

#	PROPERTY ADDRESS	PROPOSED FLOOR PLAN/MODEL
1	1234 Infill Street	Infill Spec #3
2	2234 Infill Street	Infill Spec #1, Infill Spec #2
3	ABC Ave SW	Infill Spec #4
4	BBC Street NW	Infill Spec #2, Infill Spec #4
5	112 Ave SW	Infill Spec #1
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**SECTION 7****APPLICATION CHECKLIST**

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- Completed Application
- Construction Financing Letter (including financing amount and number of units)
- Building Elevations (for each floor plan)
- List of potential buyers (as applicable)
- Attachment A: Project Costs (for each floor plan)
- Attachment B: Green Building Checklist

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**SECTION 6****ACKNOWLEDGEMENT AND CERTIFICATION**

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The undersigned, a duly authorized representative of the Applicant, hereby certifies that the foregoing information is true, correct and complete as of the date hereof and any error, misstatement, or misrepresentation of fact either with or without intention shall constitute sufficient grounds for denial of program participation.

ABC Construction Company, Inc.

Organization

\_\_\_\_\_  
Authorized Signature

John Doe, President

\_\_\_\_\_  
Printed Name, Title

11/15/2013

\_\_\_\_\_  
Date