

Poplar Commons Questions + Responses:

- Is there drawings and specs available? **Not at this time**
- Who is responsible for the removal of existing skate park equipment and concrete slab? **The selected GC**
- Are the modulares being provided by the Town? **No, this will be built into the GC cost.**
- Are there specifications on the pre-selected modulares? **Currently: 4-1Br units (29'x 16') 1 story, 4 -2 Br Units (29'x16') 2 story.**
- Is this a lump sum proposal or will the contract be awarded on experience + fees & GC's? **Please refer to the scoring metrics in the RFP**
- Has the design team been selected? **No contract has been executed for a design team yet.**
- Has the modular factory been selected? **No contract has been executed for a modular factory yet, and would like the input of the selected GC.**
- Will there be an owner's rep involved? **Our team including Mary Coddington, Joseph Espinosa, and Tim Reinen will be managing the project on behalf of Hayden Housing Authority.**
- Will the project require a labor, material & performance bond? **Not at this time.**
- What is the financing mechanism? HUD, CHFA, DOLA, Others? **CHFA & Div of Housing**
- RE: Sample AIA Contract. What type of contract are you requiring? 101 Stipulated Sum, 102 GMP, etc... **We would like to hear what AIA contract type you would propose.**
- Will the housing authority provide the modular duplex units, or will that be the contractor's responsibility? If it is our responsibility, do you have a spec package for what you are looking for? **We do not have a spec package, but currently planning for: 4-1Br units (29'x 16') 1 story, 4 -2 Br Units (29'x16') 2 story. This will be the contractor's responsibility and should be included in the budget.**
- Would you accept proposals from a venture between a Construction Manager and GC. **Yes**
- Please confirm if the following items should all be included in the FEE Proposal to be submitted:
 - General Conditions/Supervision Costs **Yes**
 - General Requirements **Yes**
 - Insurance
 - i. If so, please confirm if Contractor should carry standard general liability, CCIP, or Project Specific policy **Yes to GL**
 - ii. Does Owner plan to provide an OCIP on this project? **Not at this time**
 - iii. Please confirm if GC should carry the costs for the Builder's Risk policy **Yes**
 - Fee **Yes**
- Is there a design team contracted? If so, who is the architect? **There is not a design team contracted at this time**

- Is the Town of Hayden already contracted/working with the modular manufacturer? If so, can you disclose who is the modular manufacturer? **There is not a modular manufacturer contracted at this time**
- To help with schedule preparation, can the Hayden Housing Authority provide information on the current status of design progression of the project? **The project is currently in concept/ SD phase**
- For the Fee Proposal, please confirm that only a Pre-construction and Construction Management Fee is required. **HHA requests a turnkey GC scope**
- Do you have an estimated cost of construction? **Not at this time**
- Has a design team been selected? **The design team is not yet under contract**
- Will the contractor maintain the contract with the modular housing manufacturer or will this all be procured directly through the Housing Authority? **The contractor shall carry the modular contract under their scope**
- Are there any MWBE requirements/goals and/or Workforce development requirements? **Not at this time**
- On the proof of insurance do you have any specific insurance coverage's and limits you want this Certificate of Insurance to contain? **This will be confirmed at a later date with the lender.**
- Do you have a specific form for the Fee proposal? **Please provide your own format**
- On the fee proposal do you want any other costs (i.e. insurance rates, bond rates, etc.) to be included or only the base fee as a percentage to complete the project? **Please include your fee, general conditions, and builders risk estimate.**