

REQUEST FOR PROPOSALS

CONSTRUCTION SERVICES

JOHNSON-BETTS MEADOWS

PREFACE

Johnson-Betts Meadows, LP (Hoppe Development, Mesner Development, Topeka Housing Authority) is requesting proposals from interested Construction firms for construction of the Johnson-Betts Meadows project in Topeka, Kansas. The project is a 4% LIHTC affordable rental housing new construction development located at north of SE 31st Street and East of SE Fremont Street. The scope construction of new units, with associated site improvements.

SUMMARY

Johnson-Betts Meadows is a transformative development bringing together local partners SENT and the Topeka Housing Authority along with Mesner-Hoppe JV Development to transform the Hi-Crest Neighborhood. The project consists of 176 total units across 9 buildings. All of the buildings are three-story buildings. Unit mix includes 1-, 2-, and 3-bedroom units. Amenities will include community room, leasing and maintenance office, meeting rooms, onsite playground, walking trail and benches.

SCHEDULE

RFP Released	December 19, 2025
RFI Deadline	January 19, 2025 @ noon CST
Addendum Date	January 26, 2026
Bid Date	January 30, 2026 @ noon CST
GC Selection	February 18, 2026
Permit Submission	January 29, 2026
Finalize AIA A102 with GMP Contract	March 20, 2026
Construction Start	April 1, 2026

SUBMISSION REQUESTS

- Fully filled AIA A305 form.
- Project Budget | Propose all costs and fees. Provide cost breakout to facilitate review of the proposals.
 - Alternate: Substitute plastic laminate countertops with 2CM Quartz. Substitute drop-in kitchen sinks with similar undermount sinks.
 - Alternate: Substitute Commercial Building Wrap Water-Resistive Barrier with Fluid Applied Water-Resistive Barrier.
- Project Schedule | Provide a preliminary project schedule with construction milestones.
- Value Engineering | Propose VE ideas to control project costs and incorporate into the final construction drawings. Further advice may be sought after selection.

Due Date: January 30, 2026 @ Noon CST. Please limit file size or provide a file sharing link.

Responses and questions should be emailed to connor@hoppedevelopment.com.

Foundation design is incomplete as a Geotech Report is still in progress.

CONTRACTING REQUIREMENTS

Form of General Construction Agreement: AIA A102 with GMP and fixed lump sum fee and A201.

Davis-Bacon prevailing wages requirement. Owner preference to use Elations Systems for record keeping.

Section-3 and BABA **do not apply to this project**

2021 International Energy Conservation Code