

# 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 31<sup>st</sup> 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

<b>RFP Released</b>	<b>December 19, 2025</b>
<b>RFI Deadline</b>	January 19, 2025 @ noon CST
<b>Addendum Date</b>	January 26, 2026
<b>Bid Date</b>	January 30, 2026 @ noon CST
<b>GC Selection</b>	February 18, 2026
<b>Permit Submission</b>	January 29, 2026
<b>Finalize AIA A102 with GMP Contract</b>	March 20, 2026
<b>Construction Start</b>	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@hoppeddevelopment.com](mailto:connor@hoppeddevelopment.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