

Memo



Date February 2, 2026

To: Contractors

From: Rosemann & Associates

Re: Johnson Betts Meadows – Bid RFI Response

ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

Please see below for responses to RFIs.

- The floors for these buildings are call out to be 22" deep @ 24" on center. That does not work due to the only bearing wall is the shear wall in the middle of the building. The options that will work for a 31' span 22" or 24" deep @ 12" on center. Can we add bearing walls to achieve the called out floor trusses?
 - **Structural Response: Bearing walls can not be added. The truss spacing and individual truss designs shall be adjusted to accommodate design criteria.**
- Is a performance and payment bond going to be required as listed in the specifications?
 - **Owner Response: Confirmed with lender that 100% P&P bond coverage for the full contract price will be required.**
- Will a contractor bond be required overall or for any portions of the work?
 - **Owner Response: 100% P&P bond coverage for the full contract price will be required.**
- The RFP references an April 1st start. Do yall have a deadline to complete?
 - **Owner Response: It absolutely needs to be completed by end of 2028 for tax credit purposes, but we'd expect around an 18 month build time give or take.**
- Will the payment terms be NET30? Will a 3rd party certify payroll and send or will it be Topeka Housing Authority?
 - **Owner Response: I will verify with accounting, but I believe yes to Net30 and no to 3rd party we handle it inhouse.**
- Would personal guarantees from the GC on the construction loan eliminate or lessen the need for a bond?
 - **Owner Response: The lender on the project requires 100% of the GC Contract amount Payment and Performance bonds. Unfortunately, they do not have flexibility to accept personal guarantees from the GCs, a partial or reduced bond, nor a combination of smaller bonds that will fall off as trades complete their work. A line of credit in lieu of payment and performance bonds will not be acceptable either.**
- Would a line of credit be of any value? If so, what amount?



- **Owner Response: No, see above response.**
- Is there a chance that the bond requirement is removed down the road to help reduce overall cost?
 - **Owner Response: No, see above response.**
- Is there a way to contract the project in a manner that it breaks it into smaller bonded sections? Where we bond for work as it starts and then the bond falls off upon completion and turnover of that building or phase?
 - **Owner Response: No, see above response.**
- Is there a combination of any of the above that would be potentially feasible?
 - **Owner Response: No, see above response.**
- I'm working on the bid for this project and came across this firestopping spec. Can you confirm if this is really going to be required? We came across this spec on another project in Topeka recently and did a pricing exercise and it's very costly. Not sure if this is a Topeka AHJ thing or what is driving it but it's something we haven't encountered before now. Let us know if you can provide any insight on this please.
 - **PKMR Response: That section is from the Product Data section and not the Execution section of the spec. Apologies as it's not super-clear, but that specific product is actually primarily for use in concrete floors, where you have to sleeve the penetration prior to the concrete pour. The execution section specifically notes that permanent sleeves are not required. The through penetrations details sheet on the drawings has an example of through penetrants for metallic pipe without a sleeve. If it's non-metallic pipe, it does require a steel collar or sleeve.**
- What kind of king size brick do they want for this one? The plans and specs don't have much other than it says king size on the plans.
 - **Architectural Response: Manufacturer per GC; GC to submit selections to owner and architect for review and approval.**
- Also, in the plans there are 2 different pages that show a trash enclosure. Are we going with the one on AS101 that has brick? Also can you confirm how many dumpster enclosures there are? The plans are not very clear. Looks like 4? One in each corner of the property.
 - **Architectural Response: Yes. There are 2 dumpster enclosures.**
- I also do not see on any civil sheets where the monument sign or signs are? On MEP101 it shows one in the southeast and northwest corners of the property but says "civil plans for location". Can you confirm there will be 2 monument signs?
 - **Civil Response: Yes.**
- Door comments read, "bottom rail to be minimum 10" to allow for 10" kickplate" Door schedule shows a 6-panel door slab, very expensive. Do they want 6 panel slabs? Do we not have to comply to 10" bottom rail?
 - **Architectural Response: Yes 10" bottom rail is required per G-300.**
- I will need spot grades so I can figure out where the footing steps and slab steps go as well as how much will be exposed per detail E4 on Sheet S-500. The civil drawings it says to refer to doesn't add much grade wise for what i'm looking for.
 - **Structural Response: All grading information shall be provided by Civil.**



- Detail D3 on sheet S-500 shows the footing to be poured monolithically with the floor slab. We will pour the footing separately then put an 8" turn down on the slab edge. It will still have the L bar tying the slab to the footing.
 - **Structural Response: This is acceptable.**
- On detail C4 it also shows the footing being poured monolithically with the floor. We will pour the footing separately there as well and include additional bar that will tie the footing and slab together. We have worked with Roseman & Associates in the past dealing with the same issues and they have approved this change.
 - **Structural Response: This is acceptable.**
- The plans don't show the door stoop footings. I'm going to base my takeoff with single doors as 5' x 5' door stoops and double doors as 5' x 6' stoops, both with 1'6" footings.
 - **Structural Response: This is acceptable.**
- How are you wanting the rigid insulation? Detail A2 on sheet S-500 shows it on the inside of the footing and I'm assuming 24" under the slab edge where all other details show 2" rigid at the outside of the footing and nothing under the slab edge.
 - **Structural Response: All foundation insulation shall be per Architectural details.**
- Are you just wanting a thickened slab there or a footing per detail C4 on S-500 at the clouded area? The plans have a footing schedule, but I'm not seeing where they reference any of them on the plans besides on building C.
 - **Structural Response: Footing schedule is drafting template. If footing tags are not found on plan, then isolated footings are not required.**
- Will all of the other shear wall hold downs be in the footings and thickened slab areas or will they need footings based on the footing schedule?
 - **Structural Response: All * marked on foundation plan indicate shear wall holddowns. If holddown occurs not at perimeter footing then spot footing is required.**
- I have attached Sheet S-500, detail E4 says to reference A2 for the footing. One shows it to be 2'6" wide and the other shows 3' wide. If you could clarify the correct dimension of the footing I would appreciate it.
 - **Structural Response: 3'-0" width to be used for all bidding. Geotech Report is still in process, and foundations may be revised once report is completed.**
- For the residential units, it only mentions toilet paper holders, towel bars, towel rings, and shower rods. At the moment, these are the only toilet accessories we are bidding for the residential units. Can you confirm we don't need to provide grab bars and shower seats for the ADA units?
 - **Architectural Response: Grab bars and shower seats are required at Type A units, per A-400s. Blocking is required at all units.**
- I noticed the FECs at each floor of all the buildings, but I didn't see any Fire Extinguishers called out for the individual units. Can you confirm that we do not need to provide them?
 - **Architectural Response: Fire Extinguishers only required at breezeways per code plan, unless ownership requests in-unit FE.**



- I did not see any elevations for the laundry rooms and unit bedrooms. Can you confirm that there is no wire shelving required in the laundry room? How many rows of shelving are there in each units bedroom closets?
 - **Architectural Response: Shelving to be provided in laundry rooms per unit plans. One row of shelving in bedroom closets.**
- At Building A South Elevation A200 Shows brick around windows. Between window shows fiber cement paneling. If I check the floor plan for building a south side on A101 a cross section is provided showing a detail for A1-a300. Elevations show brick and fiber paneling and the detail shows stone and siding. Would you please clarify what the architect is wanting.
 - **Architectural Response: Section marker on A-101 relocated to match A-200 and A-300.**
- No specifications for the brick. Confirm the size will be King Size - Is there a brick allowance that should be used?
 - **Architectural Response: Manufacturer per GC; GC to submit selections to owner and architect for review and approval.**
- No specifications for the cultured stone?
 - **Architectural Response: Manufacturer per GC; GC to submit selections to owner and architect for review and approval.**
- Spec Section 012900 Payment Procedures - Once an application is submitted by the 15th of the month, what is the turnaround for payment to the contractor, from the owner?
 - **Owner Response: An application for payment submitted by the 15th of the month shall be paid by the 15th of the following month, meaning it will be post marked by the title company by the 15th of the following month.**
- Spec Section 015000 Temp Facilities - Will the architect allow the permanent HVAC units to be used for temporary heating?
 - **Architectural Response: Per owner and city approval.**
- Specify if stair system is to be wood framed or a steel system. Architectural sheets and structural sheet details are conflicting.
 - **Architectural Response: Stairs to be steel framed with concrete treads.**
- No specifications for the aluminum doors.
 - **Architectural Response: Door specifications will be included in Addendum 1.**
- Specify Base Trim locations. Finish schedules call for a painted base where elevations show vinyl base in many locations.
 - **Architectural Response: Wood base typical, except Vinyl base locations per A-700s, at wet locations.**
- Is US Stone approved as a supplier for thin veneer and cut stone elements? Proposing Cottonwood Limestone as an alternative to the specified manufactured product.
 - **Architectural Response: Manufacturer per GC, please confirm matches performance spec; GC to submit selections to owner and architect for review and approval.**
- Will Quartz Alternates be considered in Lieu or both Solid Surface / Cultured Marble?



- **Owner Response: At bathroom vanities, quartz alternates will only be considered if they include an integral bowl. At kitchen counters, standard 2cm or 3cm quartz alternates will be considered.**
- Should the entrances be concrete on this project? It looks like the site plans call for an asphalt entrance, however there are several concrete entrance details on the detail pages.
 - **Civil Response: The entrances shall be 8" Concrete Pavement extending to the end of the curb return.**
- The Structurals have a Footing table, but the only reference on the plans is to Ftg 3.1 on building C.
 - **Structural Response: Footing schedule is drafting template. If footing tags are not found on plan, then isolated footings are not required.**
- S-502 detail D3 calls for 1/2" expansion joint at breezeway slab where A1 on sheet A-301 shows 2" rigid insulation. Which is the correct detail? Thanks
 - **Structural Response: Reference Architectural details.**
- Cast-in-place concrete specs 1.05 warranty C. call for termite-resistant vapor barrier. Are we to use this or the regular 15 mil vapor barrier?
 - **Architectural Response: Please provide termite-resistant vapor barrier.**
- For the trash enclosures, what detail are we to use? There is one on sheet 64 of 87 and it calls for 12" x 2'6" footings and a 4" slab, on sheet 43 of 87 it calls for a 6" slab and then on sheet AS-101 it calls for a 1'6" x 2'6" footing and doesn't specify slab thickness but shows an apron in front? If you could clarify what we are needing to put together for the trash enclosures that would be great.
 - **Civil Response: Refer to AS101 for the Trash Enclosure Details. The trash enclosure slab will be 6" reinforced concrete pavement and the trash enclosure apron will be a 16'x8' 8" Reinforced Concrete Pavement.**
- We're working on our estimate for Johnson-Betts and it doesn't look like there are any specific manufacturers listed for the face brick, stone, or fiber-cement. We assume James Hardie for the fiber-cement since they're pretty universal, but as far as the face brick and stone do you have any manufacturer or allowance in mind?
 - **Architectural Response:**
- Do all of the sidewalk ramps get ADA panels or just the ones at the 2 city approaches?
 - **Civil Response: Only the sidewalk ramps at the driveways intersecting public streets will require ADA detection panels.**