



Civil Engineering RFP
The Poplar – 2615 Eagle Avenue
Addendum #1: Questions & Answers

Below is the complete list of answers for questions received by May 10, 2024.

1. Question: What is the current status of the project? Is there a project timeline you can share?

Answer: AHA acquired the property in March 2022 with the intent to remediate the site, demolish the existing buildings, and develop affordable housing for family households. We plan to onboard the design team and submit the project drawings for entitlements by the end of the year.

2. Question: How do you want the required Attachments filled out? Do you want us to fill out the Attachments as a form or create our own? For example, Attachment B Form of Proposal includes a table. Should we fill that out?

Answer: AHA will accept either format as long as it includes the information we are seeking. The sample budget table in Attachment B is provided for reference. We expect the proposals to reflect the Scope of Services listed in Exhibit D.

3. Question: Exhibit D Scope of Services includes an existing conditions survey and as-built ALTA survey which I assume refers to a post-construction ALTA survey. The RFP includes a fairly recent existing conditions ALTA survey. Do you expect to go back to the original surveyor for any ALTA survey updates needed or are you looking for a new ALTA survey?

Answer: The project will require an as-is ALTA survey that meets the future lenders and investor's ALTA survey requirements for construction loan closing purposes and an as-built ALTA survey once construction is completed. Please assume new surveys will be required.

4. Question: Does AHA allow deviations from the Sample Services Agreement, specifically the insurance requirements?

Answer: The sample contract is approved by our Board of Commissioners. Deviations will be considered, but it will require additional review from our legal counsel and insurance agent. Please provide any comments to AHA's standard contract form in writing with your proposal submittal. Any comments received after the deadline will not be considered. See Section 2.5 and 7.2 of the RFP for more information.

