

Questions and Answers

The delivery must be at your Kansas City office? Is regular mail usually good, to your office?

Delivery must be to the Kansas City office. Any method of delivery is fine provided that it meets with the guidelines outlined in the RFP and that it is received by the deadline.

The "Per Inspection Basis" for our Team/Office, per my suggestion, would be within a 30/40 mile radius of St. Louis. What would be a suggestion from MHDC on how to respond to this question; we could add a mileage factor outside of this range.

This RFP extends only to single family home construction in the Joplin area. It does not extend to any other part of the state or any other projects.

Typically RFP response submissions are in a sealed envelope with a designated title defined – should that process be followed for this RFP? Will the proposal responses be read aloud or reviewed privately?

A sealed envelope is not necessary. Proposals will not be read aloud. Proposals will be reviewed by MHDC staff members. All proposals are subject to disclosure to the public pursuant to Sunshine law upon conclusion of the process.

Are all of the inspection services associated with the developments located in the Joplin area?

Yes.

Is the development effort in one location or various locations – what is the area involved in development(s)?

The construction will likely be in scattered locations throughout Joplin and surrounding areas within Newton and Jasper counties.

The purpose of this inquiry is to determine if the MHDC representative inspector is anticipated to inspecting the development(s) daily during the work week. Will the work week include Saturday or Sunday inspections?

It is not anticipated that daily inspections will be required, nor is it anticipated that inspections will be required on Saturday and Sunday, although that is possible.

Are more than one developer engaged for housing developments?

Yes.

If more than one developer is engaged will the developments occur concurrently?

Yes.

How are the development payment applications structured – meaning does each individual residence have an associated payment application or will a multi-house development be submitted as one application for payment?

It is likely that each developer will construct multiple houses simultaneously. It is anticipated that one payment request could be submitted for multiple houses during the construction process.

Is the MHDC Construction Manager based in the KCMO office and will monthly draw requests be typically reviewed in person and the office of the MHDC Construction Manager?

Yes, the MHDC Construction Manager is in the Kansas City office. The draw requests will be prepared by the developer and submitted to MHDC. The draw requests will then be independently reviewed by MHDC staff members or MHDC's appointed disbursing agent.

Footing/Slab inspections could include density testing for the soil bearing capability, reinforcing placement (correct size, number and bends), and verification of concrete placement (correct type of concrete, slump and strength testing). Is the MHDC representative inspector to engage a certified testing agency to perform such testing?

The engagement of a certified testing agency by the inspector is not required.

Is the inspector to be present for all concrete pours?

No.

What type of testing is required of the developer?

The developers will be performing testing as is necessary for the usual and customary course of business to ensure proper quality in construction.

Will the MHDC representative inspector be responsible for monitoring of any testing lab reports including those associated with soils, reinforcing or concrete?

No.

Is the MHDC representative inspector performing the inspections of the footing in lieu of Joplin or other governing authorities?

No work on behalf of MHDC replaces work required by Joplin governing authorities.

Is each residence to have a footing and slab inspection?

No.

One open-wall inspection – Is the inspection to address placement of MEP in-wall rough in?

Yes.

Is the verification to examine dimensional wood support placement?

Yes.

Will the type and performance specifications of insulation be verified during the one-open wall inspection?

Yes.

Is each residence to have a open wall inspection?

No.

Is a particular wall (interior exterior, etc.) desired for the inspection?

Exterior.

Is it reasonable to assume that the draw request could be modified for recommendation in lieu of outright rejection?

Yes. It is intended that all parties will work together toward reasonable and timely reconciliation of issues.

It is further reasonable to assume that change order analysis will be required regarding review of submitted change orders. Typically change order issues are to be brought to the attention of the MHDC Construction Manager prior to any work being performed. Will MHDC's representative inspector be called upon to offer opinions of the validity of the change order requests and outline recommendations for cost containment prior to the work being performed?

Yes.

OSHA Violations - will the construction inspector be required to have OSHA 10 & 30 hour certifications to perform safety inspections?

MHDC does not require an inspector to have OSHA 10 and OSHA 30 certifications.

Undocumented workers - does the agreement between MHDC & the Developer(s) identify review of worker credentials as the responsibility of the Construction Inspector and advise of the right of the Inspector to request documentation at any time during work performance on the MHDC development jobsite?

The responsibility of the inspector is to report any known violations to MHDC. The inspector is not required to check documentation of individual workers on site.

Quality – Will the Construction inspector be requested to review the submittals provided by the Developer to become familiar with the approved products to be incorporated into the residential construction. It is assumed that it is the Developer's expense to supply a copy of the submittals to the Construction Inspector.

The inspector will not be required to inspect each material used in the construction process. In the event the inspector is requested to verify that a particular product is used, any necessary or required documentation will be supplied to the inspector.

Deviations – It appears that the Construction Inspector will be copied on all Requests for Information (RFI's) and Construction Change Directives (CCD's) so that agreed upon changes to the construction documents. It is assumed that it is the Developer's expense to supply a copy of the approved changes to the Construction Inspector.

Any documentation concerning change orders would be supplied to the inspector.

Fee Schedule: Information regarding the magnitude of the number of houses and the timeframe for construction, number of developer(s), area of the construction and the frequency for non-monthly inspections such as footing, slab and one side walls will assist in preparing a fee response. It would also be helpful for more guideline regarding the fee schedule could be issued.

The exact number of houses to be built has not yet been established. It is anticipated that the number will be around 200 homes, but that is only an estimate. The total timeframe for construction is one to two years. It is anticipated that there will be three developers. All construction will take place in Joplin and the surrounding area within Newton and Jasper counties. Non-monthly inspections such as footing/slab and open wall inspections will be performed on a sample of the housing which will likely amount to 20% of the houses. The fees associated with the inspections will be awarded on a competitive basis and proposals should include complete remuneration requested including any fees, travel, or other expenses.

Inclusion of minority & woman-owned firms: Advise as to what certifications designate MBE & WBE firms. Is certification by KCMO or the state of Missouri required for a firm to be considered a MBE or WBE firm? If so are certifications of the M/WBE partners to be submitted as part of the proposal response? Is the percentage of participation of a M/WBE to be identified in the proposal response?

If the respondent is a certified M/WBE, then proof of such documentation should be submitted. If the respondent is not a certified M/WBE but partners or employees who

will actually be performing the services associated with the RFP are women or minorities, information regarding those individuals and/or the percentage of the partners or workforce should be submitted.