

## Questions and Responses to the Harriman Hill Homes RFQ for Civil Engineering Services

- Q. Has survey been completed for this phase of the project, including updated wetlands if any?
- A. A survey was completed several years ago by Norway Plains, but we need an existing conditions plan, including updating the wetlands mapping needs to be completed.
- Q. How would you like to receive the Qualifications packages? Would you prefer that we email you the Statement of Qualifications or would you prefer hard copies? If you would like paper copies, how many copies would you like?
- A. Please submit qualifications packages via email
- Q. What is the project timeline for permitting? We suspect that you may be seeking NHHFA funding for the project, but it is unclear if you would be trying to meet the 2019 funding cycle. If there are design and permitting milestone dates that you are trying to achieve we would appreciate knowing what these dates are.
- A. This is not a NHHFA project. We would like to move the permitting forward ASAP and have an 18-month deadline regarding construction of the road and utility infrastructure related to Northern Borders Fund funding
- Q. Do you have a current schematic layout of the desired development? Even something hand sketched would be helpful in understanding the design objective. I got impression that this next phase may have been previously designed with a different product in mind and a new design and associated permits is required to advance the current vision for the site. If previous engineering was performed, being able to see this past work would be helpful in comprehending what would be involved with your current design objectives. Are there any plans available for review?
- A. We have a layout that was previously approved, but which is being amended to meet the needs of the project. We can provide what we have.

Q. Given the fact that this project is part of a phased development which has had prior work performed on it, there are a number of related questions that come to mind:

- a. Has the area slated for this phase of development been surveyed, wetland mapped, soil mapped? If so who is the surveyor, wetland scientist, and soil scientist of record?
- b. Will previously designed improvements for the site be available in digital format. Preferably AutoCAD (.DWG) format, but even PDFs would be helpful.

A. **There has been a great deal of work done by Nobis Engineering. The wetlands mapping needs to be updated. We will provide as much as we can to the firm that is selected.**

Q. Will an architect be involved in the proposed residences? It is unclear if you will be looking to just sell building sites to potential home owners or plan to build the homes providing buyers with completed ready to be occupied residences.

A. **There is no architect. We plan to contract with a modular builder to build the 20 units for sale.**

Q. The 5th paragraph of the RFQ states that "The Town will evaluate responses to this RFQ and will then select one qualified firm to work with on the project development". This makes us think that the project is a partnership with the Town of Wolfeboro. Is this an accurate deduction?

A. **Sorry - that was a typo. LRCD will evaluate the responses and select the firm to work with.**

Q. The RFQ asks for a "Sample agreement with terms and conditions (excluding final purchase price)". Is LRCD looking for the scope of work to be defined in detail in this sample agreement? If so getting answers to questions 1-4 above and obtaining a more comprehensive understanding of the available data and project history would be desirable to be able to offer a detailed scope of work anticipated.

A. **We are basically looking for any terms and conditions that would impact the working relationship. As much scope as you can provide would be helpful, but we understand that the final scope would be based on an interview and better understanding of the project, and that will determine the price.**