



SEDGWICK COUNTY, KANSAS
DIVISION OF FINANCE

Purchasing Department

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<http://sedgwickcounty.org/finance/purchasing.asp>

ADDENDUM 1

RFP 23-0077

**ARCHITECTURAL AND ENGINEERING SERVICES
FOR THE MENTAL HEALTH HOSPITAL**

November 14, 2023

The following is to ensure that vendors have complete information prior to submitting a *proposal*. Here are some clarifications regarding the proposal for *Architectural and Engineering Services for the Mental Health Hospital*.

Questions and/or statements of clarification are in **bold** font, and answers to specific questions are *italicized*.

1. Is this a new build, if not, has a comprehensive asbestos, and lead-based paint inspection been completed?

Answer: There is currently a separate RFP to purchase land or an existing building for this project. The County will not know if it is new construction or a remodel until final award, projected towards the end of 2023.

2. Are there any stipulations of the American Recovery Act, as they apply to encumbering the funds?

Answer: For more information regarding the ARPA requirements, please see the following link, also included in the RFP: <https://www.sedgwickcounty.org/finance/state-mental-health-hospital/prospective-bidder-faqs/>

3. Is FFE supposed to be included in Architectural Base Contract / Base Fee? Or is it an additional service?

Answer: FFE will not be paid for by the awarded A&E firm. However, A&E should incorporate FFE into the design and assist with the process of securing FFE for the project.

4. Can we propose team members/firms for Commissioning and/or Testing, Adjusting, and Balancing (TAB) services? Would these be basic or additional services?

Answer: Commissioning/TAB services will be handled separate from this RFP.

5. Can Security and Food Service be listed under the HSP and count towards the required percentages?

Answer: The federal requirement for the prime contractor, when utilizing subcontractors for this project, is not driven by a set-aside percentage of the contract. If your firm intends to utilize subcontracting firms to complete the scope of work, then you are required to take the affirmative steps to ensure that S/M/WBE subcontracting firms are afforded the opportunity to compete for the subcontracted work you intend to assign. It would be to your firm's discretion as to how to best utilize subcontracting firms to achieve the project scope.

- 6. What patient acuties will be served as a function of this project, as defined by ‘Acute Unit’? Will there by any subset of the population that is pediatric/adolescent, medically complex, or IDD in nature?**

Answer: An acute unit in the proposed state hospital will treat patients with severe and persistent mental illness. The idea is to treat them with a high level of care and treatment that a state hospital offers and then make arrangements for how they will receive services in their communities upon discharge. The psychiatric state hospitals in Kansas serve only adults and this proposed hospital will serve just adults, as well. The hospital is less likely to serve medically complex individuals, especially as there is a wider hospital network in the Sedgwick County area that would be more appropriate to treat patients with complex medical histories. Dually diagnosed patients needing shorter-term care could be court ordered to and treated at this proposed hospital but may be more appropriate to be treated at the state’s hospitals more focused on longer-term I/DD care and treatment.

- 7. What are the preferred measures to incorporate sustainable design? To what equivalent degree of LEED?**

Answer: This has not been identified.

- 8. Is it Sedgwick County’s preference for the design team to include medical equipment planning and/or procurement under the FFE umbrella scope of work?**

Answer: Yes, medical equipment planning shall be included as part of the design bid. Procurement will be handled by Sedgwick County and the design team shall be available to assist throughout the process.

- 9. What are the measures to incorporate sustainable design elements?**

Answer: This has not been identified.

- 10. Per item B.22, Minimum Firm Qualifications, is there a target percentage for minority and small business involvement?**

Answer: No

- 11. The reference drawings and programs in the RFP provide 3 options for different sizes and scope of proposed building configurations for between 50 and 104 patient beds. Should respondents provide three separate fee and schedule proposals to address each of the differing options? Please clarify.**

Answer: Multiple proposals may be submitted. It is not known if a remodel or new construction will occur. The current design is for a 50 bed hospital with the support areas (HVAC, electrical service, kitchen/laundry, etc.) designed as a 100-104 bed for future expansion. This will allow a future expansion of beds without having to remodel internal areas for the additional square feet & staff/patients.

- 12. Is there an estimated construction budget for this project?**

Answer: Answered in another response.

13. Will there be a security consultant on this project? If so, will that consultant be engaged directly with Sedgwick County or will their scope and fee be under the A/E proposal?

Answer: The awarded A&E vendor is expected to provide the necessary security measures for the project. If a security consultant is used, the fee shall be part of the awarded A&E vendors proposal and under the A&E scope. Sedgwick County does not intend to use a security consultant outside of the awarded A&E vendor.

14. Should we submit separate pricing for a remodel project versus new construction project?

Answer: Multiple proposals may be submitted.

15. What A/E firms were invited to participate in this RFP?

Answer: This was sent to all A&E registered bidders with Sedgwick County. See below.

16. Will interviews be part of the selection process?

Answer: Interviews are not planned at this time, however, the County may determine to conduct interviews depending on the proposals received.

17. Should we anticipate designing any hardened spaces (storm/tornado shelter)?

Answer: Please list this as an alternate on your proposal if it is not included in the base fee.

18. Will there be any emergency power systems required by the county (beyond code minimum)?

Answer: No additional power needs are anticipated at this time, however, please list additional costs as an alternate if this need is identified at a later date. For any items (including those items outside of the referenced power question) that may come at an extra cost, these must be identified in the proposal submitted to Sedgwick County. The County may determine to award part of a proposal and not include all of the items submitted. Pricing and scope of work must be itemized.

19. What low voltage “special systems” are anticipated and does the A/E team need to provide full design services for any of these (e.g., access control, security cameras & video surveillance, intrusion detection, detention control system, distributed PA, intercom, nurse call, clocks, metal detection, AV systems, etc.)

Answer: Typical low voltage systems required for secure mental health hospital operations shall be included in the design fee or listed as an alternate.

Firms interested in submitting a *proposal*, must respond with complete information and **deliver on or before 1:45 pm CST, November 21, 2023**. Late *proposals* will not be accepted and will not receive consideration for final award.

“PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE *PROPOSAL* RESPONSE PAGE.”



Tammy Culley
Purchasing Agent

RFP 23-0077

Architectural and Engineering Services
Bidder List

3TEN ARCHITECTURE
ACCEL CONSTRUCTION LLC
ACRO SERVICE CORPORATION
ADIL BUSINESS SYSTEMS, INC
ALLIED ENVIRONMENTAL CONSULTANTS IN
ALLOY ARCHITECTURE
APPLIANZ TECHNOLOGIES
ARAMBULA CONSTRUCTION CO., INC.
ARCHITECTURAL DEVELOPMENT SERVICES
ASGINC
ASKESIS DEVELOPMENT GROUP
BASIS CONSULTING ENGINEERS
BAUGHMAN CO. PA
BLUE SCOPE CONSTRUCTION
BRAINTREE SOLUTION CONSULTING
BRECKO CONSTRUCTION
BUCHANAN TECHNOLOGIES INC.
BURCHELL PROFESSIONAL GROUP
CABER ASSOCIATES ARCHITECTS
CABER CONSTRUCTION
CALL I.T.
CATHCART ARCHITECTS LLC
CENTRAL CONSOLIDATED, INC.
CERTIFIED ENGINEERING DESIGN PA
CJ CONSTRUCTION CO
CLARKITECTURE LLC
COMMERCE CONSTRUCTION SERVICES, INC
COMMUNICATIONS TECHNOLOGY ASSOC INC
COMPTON ASSOCIATES ARCHITECTURE
COMPUTER WORKS
CONCO CONSTRUCTION
CONVERGEONE (CI)
COONROD & ASSOCIATES CONSTRUCTION
CORNERSTONE DATA, INC.
CROSWELL-SCHULTE IT CONSULTANTS
CYBERTRON
CYNET SYSTEMS INC.
DAVIDSON ARCHITECTURE & ENGINEERING
DAYMARK SOLUTIONS INC
DAZEE INTEGRATIONS
DESIGN & BUILD ENGINEERING LLC
DIGITAL OFFICE SYSTEMS
DLR GROUP
DRAW ARCHITECTURE+ URBAN DESIGN
DSIGLOBAL
DUBOIS CONSULTANTS, INC.

DUDLEY WILLIAM & ASSOCIATES
EIGHTY GRIT
ELEGANT ENTERPRISE-WIDE SOLUTIONS I
EMO
ENVIRONMENTAL ADVISORS & ENGINEERS
EVANS BUILDING CO INC
EXPRESS EMPLOYMENT PROFESSIONALS
FIRST WIRELESS, INC.
FLINT HILLS GROUP, INC.
FLUKE NETWORKS
FLYSOFTINC
FOLGER & ASSOCIATES, INC.
FSC, INC
GALLOWAY & COMPANY
GARVER
GIANT COMMUNICATIONS
GIBSON MANCINI CARMICHAEL & NELSON
GLMV ARCHITECTURE, INC.
GOVCONNECTION INC
ORAVITY WORKS ARCHITECTURE, P.A.
ORAYCON BUILDING GROUP, INC.
GYANSYSINC
HANNEY & ASSOCIATES ARCHITECTS
HASTINGS+CHIVETTA ARCHITECTS
HCH ENTERPRISES, LLC
HELIX ARCHITECTURE + DESIGN
HENDERSON ENGINEERS INC
HENTZEN CONTRACTORS INC.
HFG ARCHITECTURE
HIGH TOUCH TECHNOLOGIES
HMN ARCHITECTS, INC.
HOEFER WYSOCKI ARCHITECTS, LLC
HOK
HUMANSCALE
ICON STRUCTURES, INC
IMAGEMAKERS, INC.
INCITE DESIGN STUDIO LLC
INNOVASAFE TECHNOLOGY ESCROW SERVIC
INTEGRATED CONSULTING ENGINEERS INC
ISi ENVIRONMENTAL
JLD CONSTRUCTION SERVICES
JMA INFORMATION TECHNOLOGY
K.E. MILLER ENGINEERING PA
KAW VALLEY ENGINEERING, INC.
KCIINC
KEY CONSTRUCTION, INC.
KIRKHAM, MICHAEL & ASSOCIATES, INC.
KRAYBILL ASSOCIATES
KREHBIEL ARCHITECTURE
KWIKOM COMMUNICATIONS
LANDMARK ARCHITECTS
LATTATECH
LAW KINGDON, INC.

LDB LANDSCAPE ARCHITECTURE & ENGINE
LEO A DALY
LEVERAGE INFORMATION SYSTEMS
LIGHTHOUSE COMPUTER SERVICES INC
LISALA COMPUTER SYSTEMS
LK ARCHITECTURE, INC.
LOWE-NORTH CONSTRUCTION INC
MARVEL TECHNOLOGIES INC
MAULER ENGINEERING, LLC
MCAFEE 3 ARCHITECTS
MCPHERSON CONTRACTORS, INC.
MERRICK&COMPANY
MIDWEST ENGINEERING, INC.
MILLICARE
MILLIG DESIGN BUILD
MJC ARCHITECTURE
MKEC ENGINEERING, INC
MOODY NOLAN, INC
NET-ABILITY LLC
NETAPP
NETSYSTEMS LLC
NETWORK CONSULTANTS LLC
ONESOURCE TECHNOLOGY INC.
OXEN TECHNOLOGY
P/STRADA, LLC-LENEXA, KS
PI SERVICE, LLC
PBA ARCHITECTS
PEN PUBLISHING INTERACTIVE INC
PERFORMA, INC.
PETERS & AS SOCIA TES ARCHITECTS, PC
PHY-CY.X SECURITY GROUP, LLC
PILEUS TECHNOLOGIES
PINNACLE CONSTRUCTION INC
PLANETSCOTT CONSULTING, INC
PLATT, ADAMS, BRADLEY & ASSOCIATES
POE AND ASSOCIATES INC
POMEROY IT SOLUTIONS
PROFESSIONAL ENGINEERING CONSUL TANT
PROFESSIONAL SYSTEMS ENGINEERING LL
PROPER TECHNOLOGY SOLUTIONS
PULSE DESIGN GROUP
R. MESSNER CONSTRUCTION CO., INC.
R.A.M. COMPUTER
RANDAL STEINER ARCHITECT, P.A.
REDHA WK IT SOLUTIONS
RICHARD B. KRA YBILL ARCHITECT
ROBERT D BOHi
ROTH ENVIRONMENTAL CONSULTANTS, INC
RIM ENGINEERING CONSULTANTS
SAICON CONSULTANTS
SATCHELL ENGINEERING & AS SOCIA TES,
SCHULTZ SQUARED ARCHITECTS LLC
SCHWAB EATON PA

SFS ARCHITECTURE, INC.
SHAWNEE STEEL & WELDING INC.
SHELDEN ARCHITECTURE, INC
SHEN MILSOM & WILKE
SHI INTERNATIONAL CORP
SIMPSON CONSTRUCTION SERVICES
SJCF ARCHITECTURE
SKINNER DESIGN STUDIOS
SOFTWARE AG USA INC
SPANGENBERG PHILLIPS TICE ARCHITECT
SPECTRUM, INC
SPT ARCHITECTURE
STRATEGIC DATA STORAGE INC
STUDIUM ARCHITECTURE
SYNERGETIC CONSUL TING
SYS-TEKPA
TEAM ARCHITECTURE LLC
TEC SYSTEMS GROUP
TELECOM DESIGN
TERRACON CONSULTANTS
THE HUMAN SOLUTION
THE KORTE COMPANY
THE LAW COMPANY, INC.
THE LOUIS BERGER GROUP
THE TECHNOLOGY SPECIALIST INC
TKFASTINC
TOMPKINS ARCHITECTS
TOP GUN TECHNOLOGY INC.
TRANSOURCE COMPUTERS
TRANSYSTEMS CORPORATION - WICHITA
TREANOR ARCHITECTS - HEADQUARTERS
TRICOM TECHNICAL SERVICES LLC
TRI-STATE ENGINEERING
TWO TREES TECHNOLOGIES, LLC
UTILITY HELPNET INC
VENTURE ARCHITECTS
VIREO
WANTMAN GROUP, INC.
WARING ENTERPRISES LLC
WATERHOLE SOFTWARE
WDM ARCHITECTS P.A.
WILDCAT CONSTRUCTION CO., INC.
WILLIAM MORRIS ASSOCIATES ARCHITECT
WILSON & COMP ANY, INC. ENG & ARCHI
WOHLER CUSTOM WOODS, LLC
WOOLPERT, INC.
WORK.SAFE PHYSICAL THERAPY, INC
WSP USA, INC. PARSONS BRINCKERHOFF
YEAGER ARCHITECTURE, INC.
YOUNG & ASSOCIATES, PA