

ITEMS REQUIRING BOCC APPROVAL
February 1, 2024
(5 Items)

1. ARCHITECTURAL AND ENGINEERING SERVICES FOR COMCARE CRISIS CENTER -- PROJECT SERVICES

FUNDING -- PROJECT SERVICES

(Request sent to 202 vendors)

RFP #23-0067 Contract

	Alloy Architecture	GLMV Architecture, Inc.	Hanney & Associates Architects
Architectural and Engineering Services for COMCARE Crisis Center	Phase 1 - 16 weeks	<i>New Construction</i>	<i>New Construction Only</i>
	Remodel: Hourly rate, not to exceed \$29,000.00	Phase 1: \$68,861.00	Phase 1: \$15,000.00
	New: Hourly rate, not to exceed \$21,000.00	Phase 2: \$1,035,965.00	Phase 2: \$560,826.00
	Phase 2 - 24 weeks	Project Design Fee: \$1,160,000.00	A&E Fees for Phases 1 and 2: \$575,826.00
	Remodel: Hourly rate, no to exceed \$755,000.00	<i>Renovation</i>	Special Inspections (required by building code): \$12,000.00
	New: Hourly rate, not to exceed \$648,000.00	Phase 1: \$58,861.00	Phase 2 - Timeline
	Phase 2 reimbursable expenses for travel, printing, and postage are additional, and limited to \$800.00	Phase 2: \$647,129.00	Design Development - 6 weeks
	Project Design Fee: \$892,223.00	Construction Documents - 16 weeks	
		Bidding/Negotiation - 3 weeks	
		Construction Observation - 14 months	
	Helix Architecture & Design, LLC dba Helix Architecture + Design	HFG Architecture dba Health Facilities Group, LLC	Schaefer Architecture, Inc.
Architectural and Engineering Services for COMCARE Crisis Center	<i>Renovation</i>	<i>Renovation</i>	<i>Remodel - 45,000 sq ft - 10.2M Budget</i>
	Phase One - \$166,200.00*	Phase One: \$125,000.00	Phase 1: \$99,500.00
	Reimbursables for Phase One: \$5,000.00*	Phase Two: \$513,000.00	Phase 2: \$565,000.00
	Phase One Design Fee: \$171,200.00*	Project Design Fee: \$637,500.00	Total: \$664,500.00
	Phase Two: \$714,800.00*	<i>New Construction</i>	<i>New Construction - 29,000 sq ft - \$10.2M Budget</i>
	Reimbursables for Phase Two: \$35,000.00*	Phase One: \$125,000.00	Phase 1: \$100,000.00
	Phase Two Design Fee: \$749,800.00*	Phase Two: \$563,000.00	Phase 2: \$605,000.00
	<i>New Construction</i>	Project Design Fee: \$687,500.00	Total: \$705,000.00
	Phase One - \$189,200.00	Phase One: 75 calendar days	<i>New Construction - 45,000 sq ft - \$16M Budget</i>
	Reimbursables for Phase One: \$25,000.00	Phase Two: 135 calendar days	Phase 1: \$110,000.00
	Phase One Design Fee: \$214,200.00	Total duration: 210 calendar days	Phase 2: \$812,000.00
	Phase Two: \$782,400.00		Total: \$922,000.00
	Reimbursables for Phase Two: \$45,000.00		Remodel/Addition: 24 weeks
	Phase Two Design Fee: \$827,400.00		All New Construction: +6 weeks
Phase One - 4 months			
Phase Two (New Construction) - 25-27 months			
	Spangenberg Phillips Tice, LLC dba SPT Architecture		
	<i>Renovation Only</i>		
	\$698,482.00*		
	Phase One: 60 calendar days		
	Phase Two: 130 calendar days		
No Submission	Allied Environmental Consultants, Inc.	Central Consolidate, Inc.	Clarkitecture LLC
	Cornerstone Data, Inc.	Design & Build Engineering, LLC	Evans Building Co., Inc.
	Giant Communications	GyanSys, Inc.	HMN Architects, Inc.
	Incite Design Studio	Kirkham, Michael & Associates, Inc.	Krehbiel Architecture
	MKEC Engineering, Inc.	Moody Nolan, Inc.	P/Strada, LLC
	Schultz Squared Architects LLC	Shelden Architecture, Inc.	Synergetic Consulting
	TriCom Technical Services, LLC	Twotrees Technologies, Inc.	Utility Help Net
	WDM Architects PS	Wildecat Construction Co., Inc.	Yeager Architecture, Inc.

On the recommendation of Joe Thomas, on behalf of Project Services, Anna Meyerhoff-Cole moved to **accept the proposal for architectural and engineering services from Helix Architecture & Design, LLC dba Helix Architecture + Design (Helix Architecture + Design)**. Brandi Baily seconded the motion. The motion passed unanimously.

A committee comprised of Tania Cole and Tim Kaufman - County Manager's Office; Andrew Dilts - Facilities Project Services; and Joe Thomas - Purchasing evaluated the proposal responses based on the criteria set forth in the RFP. The evaluation committee shortlisted two (2) proposers, Helix Architecture + Design and SPT Architecture. The committee unanimously agreed to accept the proposal from Helix Architecture + Design.

Sedgwick County desires to select an architectural and engineering firm to provide professional design services required to construct a facility for COMCARE Crisis. In 2020, programming and schematic design was completed for COMCARE Crisis. At the conclusion of the pandemic, the COMCARE Crisis operation changed and requires new programming and schematic design. The awarded vendor will complete programming and schematic design, then continue to create construction documents for bidding and provide construction oversight as required.

Notes:

*The figures shown are the Best and Final Offers from the two shortlisted proposers (Helix Architecture + Design and SPT Architecture).

I would like to start with saying this is a proposal, not a bid. Proposals are scored based on criteria set forth in the RFP. There are five (5) components to this RFP.

Component	Points
a. Ability to meet or exceed all Request for Proposal conditions and instructions as outlined herein.	20
b. Competence to perform the specified and mandatory services as reflected by technical training and education, experience in providing required services, and the qualifications and competence of persons who would be assigned to perform the services. Prior work experience, job sizes and history of proven performance.	20
c. Capacity to perform the services in the required time as reflected by workload, availability of adequate personnel, equipment, and facilities. The ability to manage projects simultaneously and expeditiously, approach to problem/task resolution, methodology/data gathering techniques and procedures and teamwork.	20
d. Past performance with respect to cost control, quality of work, value engineering and ability to meet deadlines. This shall be determined in part by a check of references for similar projects and/or services provided for governmental entities or organizations of similar size and scope.	20
e. Proposing the services described herein with the most advantageous and prudent methodology and costs to the county.	20
Total Points	100

Questions and Answers

Brandi Baily: Looking at this, there are all kinds of numbers. It looks like there were other vendors that were much cheaper and can do it in a shorter period of time. I get this is a proposal versus a bid but can you explain a little bit why they weren't selected?

Tania Cole: As Joe stated, this is a proposal so it is based on the criteria that Joe mentioned below and the points that were given and how that was rated was between the team and the highest number of points went to Helix & CO Architects based on the components below.

Brandi Baily: So even though the dollars are much higher and a longer period of time, those components are outweighing the other vendors?

Tania Cole: So let me speak to that. First of all when we put out the proposal, we asked for new construction and we asked for renovation. We specifically stated it was going to be downtown near the Biomed campus because the Community Crisis Center is going to integrate with the Biomed campus. The overall goal for the Community Crisis Center is that the students of the Biomed campus will collaborate and work with the patients at the Community Crisis Center. Later we were able to put a contract on the building that is on the same lot as the Biomed campus. So we had graded all of the proposals on here and we had two (2) shortlisted as mentioned. We went back to the two (2) shortlisted proposers and stated that we have a building and asked them to consider this was going to be a renovation project and this is the particular building and to please give us your best and final offer.

I understand that when you look at the proposal, you see a higher cost. The architect that we are proposing is a team so it's Helix & CO Architects. They are also the same architectural firm that is doing the Biomed campus and they made that very clear in their RFP. So while you see a higher cost from Helix & CO, I think it's important to understand that they are the same architects doing the Biomed campus and we are literally on the same lot. When I say the same lot, this is the exact same lot Biomed campus is L shaped and we are the other piece in that L shape. We are wanting to collaborate students and clients with Biomed campus and Community Crisis Center.

While you see a higher cost on the front end, I think you are going to see savings on the back end. Part of that is in the aesthetic piece of working with the same architectural firm. I think you are going to see savings on the back end working with those same engineering trades, same mechanical engineering firm, same civil engineering firm, and you are going to see savings because you are on that same lot working together with utilities. We never want to go in, us and the team, with higher costs because we always want to save the taxpayers. I feel very strongly and I have reached out to enough people to say please help me understand if we use the same architectural firm that we're trying to collaborate and coordinate and maybe have some space we're trying to do some collaboration with the Biomed campus, will we see savings on the back end. I have been told absolutely. I understand you see higher cost there but I can confirm we will see savings on the back end if that makes sense.

Brandi Baily: I appreciate that explanation. That makes sense.

Joni Wilson: Is the Biomed building under Sedgwick County also?

Tania Cole: It is not. That is Wichita State.

Joni Wilson: We're able to share the land with them?

Tania Cole: We will have our own land. It's kind of a square rectangular shape. We are literally on the same lot and the Biomed campus will take up kind of an L shape. We are the other piece or leg of that. If you look at the one (1) block in its entirety, COMCARE Crisis will be part of that. The intention there is the students going to the Biomed campus will collaborate with COMCARE and be working with the clients that come to COMCARE. That's been the intention from day one. I think the hope is that being in such close vicinity that there is some kind of space sharing inbetween Biomed campus and Community Crisis Center. If you ever have a chance to go over there and take a look, you will see just how close we are to the Biomed campus.

Russell Leeds: The evaluation team applied the components and determined this was the best value selection based on how they met the criteria and the overall project within that one (1) block area including the Biomed and COMCARE is how you arrived at that?

Tania Cole: That's correct. As I stated, there were seven (7) total and two (2) of those architectural firms were shortlisted. Based on that shortlist, we went back to those firms and stated we have a building, it's going to be a renovation only project. Based on that can you give us some additional information in what's the best and final offer? Then we went back through that criteria and rated those. Helix and CO Architects was the highest rated between those two (2) architectural firms.

Joni Wilson: Have we used Helix before?

Tania Cole: We have not. Helix is out of Kansas City and CO Architects are out of California. They will have an on-site presence because of their work with the Biomed campus. I know it states some of their fees are reimbursables but they will have on-site presence. I think some of those costs will be reduced because of that.