

**BOCC APPROVAL DECEMBER 20, 2023
BOARD OF BIDS AND CONTRACTS DECEMBER 14, 2023**

**2. ARCHITECTURAL AND ENGINEERING SERVICES FOR THE MENTAL HEALTH HOSPITAL -- PROJECT SERVICES
FUNDING -- STATE OF KANSAS - ARPA SLFRF
(Request sent to 201 vendors)**

RFP #23-0077 Contract

	Alloy Architecture	E4H-Environments for Health, LLC	Health Facilities Group, LLC dba HFG Architecture
Architectural and Engineering Services for the Mental Health Hospital	Remodel: Hourly rate, not to exceed \$49,000.00 New: Hourly rate, not to exceed \$37,000.00 Phase 1 - 16 weeks	Option 1 Scope: 104 beds, 11 acre site Option 1 Fee: \$2,235,480.00 Option 2 Scope: 50 beds with support space for additional 54 beds, 11 acre site Option 2 Fee: \$1,624,593.00	Renovation: \$250,000.00 New Construction: \$250,000.00 Phase 1 - 90 calendar days
	Remodel: Hourly rate, not to exceed \$1,413,409.00 New: Hourly rate, not to exceed \$1,144,177.00 Phase 2 - 24 weeks	Option 3 Scope: 50 beds, 9 acre site Option 3 Fee: \$1,561,870.00	Renovation: \$1,715,000.00 New Construction: \$1,550,000.00 Phase 2 - 180 calendar days
		Each option will have additional project expenses of \$120,000.00 Phase 1 - 45 days Phase 2 - 610 days	
	Hellmuth Obata & Kassabaum, Inc., dba HOK	LK Architecture, Inc.	Pulse Design Group
Architectural and Engineering Services for the Mental Health Hospital	\$1,709,894.13 Notice to proceed to completion of construction documents: 395 days	Phase 1 Fee: \$157,997.00 Phase 1 - 2 months	Ground-Up Facility \$1,574,902.00
		Phase 2 Fee: \$1,894,613.00 Phase 2 - 14 months	50/50 Existing Building Renovation and Addition \$1,631,149.00
			Existing Building Renovation \$1,687,395.00
			Notice to proceed to construction completion: 175 working days
No Submission	Allied Environmental Consultants, Inc.	Clarkitecture, LLC	Convergeone (CI)
	Cybertron	Evans Building Co., Inc.	Folger & Associates, Inc.
	Giant Communications	GyanSys, Inc.	Hastings + Chivetta Architects
	Helix Architecture & Design	Humanscale	Icon Structures, Inc.
	Imagemakers, Inc.	Incite Design Studio, LLC	Kirkham, Michael & Associates, Inc.
	Krehbiel Architecture	Landmark Architects	LDB Landscape Architecture & Engineering
	MKEC Engineering, Inc.	Oxen Technology	Pileus Technologies
	Pinnacle Construction, Inc.	Randal Steiner Architect, P.A.	Roth Environmental Consultants, Inc.
	Schwab-Eaton, P.A.	Shelden Architecture, Inc.	Transource Computers
	Transystems Corporation	Tri-State Engineering	Twotrees Technologies, LLC
	Treanor Architects	Utility Helpnet, Inc.	WDM Architects, P.A.
	Wildcat Construction Co., Inc.		Worksafe Physical Therapy, 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 Pulse Design Group**. 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; Scott Brunner, Iryna Yeromenko, John Golightley, and Melinda Gaul - Kansas Department for Aging and Disability Services (KDADS); Bryan Falk - Falk Architects, Inc.; and Joe Thomas - Purchasing evaluated the proposal responses based on the criteria set forth in the RFP. The committee unanimously agreed to accept the proposal from Pulse Design Group.

Sedgwick County in collaboration with the State of Kansas and other local stakeholders is requiring the services of an architectural & engineering firm to provide professional design services required to construct a facility for behavior health patients in the South Central region. The hospital will have 50 beds in an approximate 76,231 square foot facility with the ability to increase to 100-104 bed capacity (111,424 square ft.). Support areas (e.g., laundry, kitchen, etc.) shall be sized for up to 104 beds.

The county is actively searching for vacant land (7-11 acres) or an existing building (75,000 - 112,000+ square feet) either as a single or multi-story facility. Depending on space availability and funding, a slightly larger facility may be selected. This awarded vendor will assist with determining if the existing building will be remodeled or razed and a new facility built in its place. Architectural & engineering coordination is expected through all phases of the project.

Notes:

Funding for this project is a combination of State of Kansas and Federal American Rescue Plan Act State and Local Fiscal Recovery Fund (ARPA SLFRF) dollars.

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

Joni Wilson: The location has not been determined yet, correct?

Joe Thomas: Correct.

Joni Wilson: If they are selected, do they assist with choosing the location or will they just be brought in after?

Tania Cole: The timing that we have right now, we just had a Town Hall on Tuesday and disclosed the four (4) short listed properties. So, we are right now, in kind of a listening and engagement process with the public and we are also hearing from the Governor's Committee on what their recommendation is on the properties with the timing of when we are awarding this and then also trying to get to a location. We are hoping that it all kind of works together but I don't know how they may work out. We are going to have a BoCC meeting on the 20th and hope to have a recommendation on a location on the 20th. That is the same time we will be recommending to the Commission on the particular item. We are hoping that this all comes together at the same time. I hope that answers your question.

Joni Wilson: It does and it leads me to the other one which is how difficult is it to base a price on the unknown going in. I would imagine that each facility or each new building would require different needs. I know they kind of have it broken down with a remodel or a new build. That is an hourly rate or is it going to be a flat rate no matter what location we choose?

Tania Cole: I believe the submitted rates for remodel construction, new building construction, and they've also provided hourly rates on their fees.

Joe Thomas: Joni, that is why we put the base amounts here but we said that we would accept the proposal because it carries more detailed information.

Brandi Baily: Has Pulse Design Group done work for the county before?

Tania Cole: They have. They teamed up with GLMV and did our schematic design as well as our programming on the first portion of the Mental Health Hospital.

Russell Leeds: They have done some work on this project already?

Tania Cole: They have. Pulse Design Group is also the on-call architect for KDADS.