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July 2009

Kansas Coliseum Complex RFP Process

What is the purpose of the RFP?

Sedgwick County is soliciting Requests For Proposals (RFPs) for the purpose of identifying developers interested in developing a retail and/or entertainment complex (or any other use) of the Kansas Coliseum complex.

What is the “Kansas Coliseum complex”?

Located at 1229 N. 85th North in Valley Center, Sedgwick County owns approximately 200 acres that houses the Britt Brown Arena, 2 pavilions, a horse arena, Weideman Park, a go-cart track and multiple parking lots. The Wichita Greyhound Park property is not included as part of this RFP process.

The Coliseum facilities were constructed in 1977. Recently, renovations and upgrades were made to the pavilions (funded through the Arena Sales Tax). The Britt Brown Arena has significant ADA non-compliance issues and maintenance needs. When Sedgwick County citizens voted to construct the new arena in downtown Wichita, the future use of the Britt Brown Arena was to be determined, but specifically not to compete with the new Arena. The INTRUST Bank Arena will open in January 2010.

What are some of the “usage” requirements of the RFP?

It is Sedgwick County’s preference that RFP responses utilize the Pavilions as the centerpiece of the proposed usage of the complex. Applicants have the flexibility to use the Pavilions, Britt Brown Arena, or the land only, in whole or in part.

However, in addition to facility use, applicants will be responsible for providing notice of any needed renovations or upgrades, and the plan to maintain, operate, manage and promote the facilities.

If applicants propose to utilize Britt Brown Arena, the usage cannot compete with the INTRUST Bank Arena.

How will ADA issues be addressed?

Because there are structural inconsistencies for the Coliseum complex that are not in compliance with ADA standards, applicants will need to specify how they will address existing barriers to ensure that facilities and services are accessible to individuals with disabilities.

Will Sedgwick County maintain ownership of the Coliseum complex?

The selection of a proposal for development for the Coliseum complex does not relinquish ownership rights held by the County. However, Sedgwick County will also consider options for purchase of the property if proposed.

Will Sedgwick County provide any incentives for redevelopment of the Coliseum complex?

Sedgwick County will consider requests for incentives, either one-time or ongoing, when evaluating the proposals received.

What is the Coliseum RFP Timeline?

- **July 29** — Sedgwick County issues RFP
- **August 6** — Questions from potential applicants due to Sedgwick County
- **August 25**— Submissions due to Sedgwick County
- **September/October** — County committee reviews submissions, evaluates background and proposals, and conducts interviews with applicants if needed
- **Late October** — Discussion with County Commissioners regarding options and recommendations

For more information

Visit the Purchasing Department page of the Sedgwick County web site at www.sedgwickcounty.org for “Current RFPs.” A site map of the Coliseum Complex is also available on this site.