



SEDGWICK COUNTY, KANSAS
DIVISION OF FINANCE
PURCHASING DEPARTMENT

525 N. Main, Suite 823 ~ Wichita, KS 67203
Phone: 316 660-7255 Fax: 316 383-7055

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

REQUEST FOR PROPOSAL
#16-0019
JUDGE RIDDEL BOYS RANCH PROPERTY LEASE OR SALE
Addendum #1

March 15, 2016

The following is to ensure that vendors have complete information prior to submitting a proposal. Here are some clarifications regarding the proposal for Judge Riddel Boys Ranch Property Lease or Sale.

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

1. What provision is the County willing to make for a purchaser's long-term access to the property given that the only current entry to JRBR is through a County park?

Answer: While acknowledging this as an important issue, the County has deliberately not committed to any specific approach to property access believing that this will be a matter of subsequent negotiation if the general nature of the proposal is attractive.

2. What were the utility costs for the last 12 months when the facility was occupied by juvenile offenders?

Answer: Please see attached Excel file.

3. Would the County object to the raising of horses, cattle or other livestock on the main 24 acre campus (Parcel A) or the three adjacent parcels? The use restrictions listed in the RFP currently prohibit "animal raising or boarding."

Answer: It is possible that the prohibition could be modified to restrict the number of animals and the nature of a boarding operation. Include with the proposal a detailed description of your proposed use.

4. Will the County confirm that all the furnishings, equipment, supplies and other content present in the various buildings on March 8, 2016 are being included in the sale of the property? If not, what specific items are being excluded?

Answer: Confirmed.

5. Are there any pending suits, violations, legal actions or disputes in which the County's ownership of JRBR is named or included?

Answer: None that we are aware of.

6. Does the County have a current Certificate of Operation for the wastewater treatment facility (lagoons)? If so, when does it expire?

Answer: Please find attached the lagoon permit for JRBR which expires August of 2018.

Firms interested in submitting a proposal, must respond with complete information and **deliver on or before 1:45 p.m. CDT, Tuesday, March 29, 2016**. 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



Joe Thomas, CPSM, C.P.M.
Purchasing Director