



**SEDGWICK COUNTY, KANSAS  
FINANCE DEPARTMENT  
DIVISION OF PURCHASING**

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

**REQUEST FOR PROPOSAL  
JUDGE RIDDEL BOYS RANCH PROPERTY LEASE OR SALE  
#16-0074  
Addendum #1**

August 22, 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. Who worked on your fire system and who was your contact for the generator?**

*Answer: For Fire Alarm system repair: Sandifer Engineering & Controls or Simplex, if proprietary program access needed. For Fire Alarm system annual inspections and testing: last done in January 2014 by Absolute Protection. For Fire Sprinkler system repairs and inspections: last done in July 2014 by Heritage Fire Sprinkler. The Generator service and testing: Mid America Power Systems and previously Cummins Central Power.*

**2. Does everything seen on the tour remain with the building?**

*Answer: Yes.*

**3. When was the last time the boiler was fired?**

*Answer: In 2014.*

**4. Have you ever considered something other than diesel to run the boiler room?**

*Answer: Natural gas is not available. Electricity would be more costly or a very large capital cost to switch to.*

**5. Who do you contact to get more information on the boiler?**

*Answer: Darrell or Jason at Wichita Burner.*

**6. What has been the issue with the lines feeding the lagoons?**

*Answer: The sewer lines to the lagoons remain primarily the original clay tile installed when the building was constructed. They do work but frequently were plagued with clogs primarily exacerbated by tree roots.*

**7. Please provide the decommissioning report or the sequence of steps taken by the County as the facility was shut down.**

*Answer: In regards to decommissioning, the following occurred:*

- *Power shut off with exception to parking lot lights dusk to dawn.*
- *Drained domestic hot/cold water supply.*
- *Drained boiler and heating loop. Water lines were disconnected, fuel lines were disconnected, boiler drains opened. Fuel recovered by Murphy Oil, including fuel for generator.*
- *Antifreeze in drain lines.*
- *Pool has been drained.*
- *Domestic water was shut off at main meter.*
- *Fire system deactivated. Sprinkler system drained and heads pulled.*

**8. Please provide a list of the main contractors and service providers used by the County when the facility was housing residents. This would include plumbing contractor, electric company, fire system servicing, boiler maintenance, etc. Of special concern is the name of the company used by the County for the electrical generator.**

*Answer:*

- *HVAC – PMC (also depended on County contractor)*
- *Plumbing – The Butler (also depended on County contractor)*
- *Electrical – Shelley Electric (also depended on County contractor)*
- *Boiler – Wichita Burner*
- *Fuel – Murphy Oil*
- *Generator – Cummins (Mid America Power Systems)*
- *Reddi Rooter for grease trap maintenance in the kitchen.*

**9. How many days each year is the access road around the west side of the lake closed to vehicles?**

*Answer: The west side road is shut down two days for go cart races. Judge Riddel Boys Ranch remains accessible via the east road.*

**10. What assurance is the County prepared to provide that personnel, clients and visitors will have unfettered access to Parcel A?**

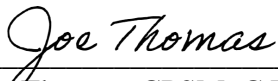
*Answer: As stated in Section 5.5 – Selection Criteria, the County requests that RFP (Request for Proposal) responses include proposals that address the issue of property access.*

**11. Since Parcels B, C and D have been excluded from this RFP, what plan does the County have for the use and/or development of these adjacent properties?**

*Answer: The County has no plan for the future use of adjacent properties other than insuring that any use of those properties not be a distraction or pose a problem with the mission of Lake Afton Park.*

Firms interested in submitting a proposal, must respond with complete information and **deliver on or before 1:45 p.m. CDT, Tuesday, September 27, 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**



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

**PRE-BID/PROPOSAL MEETING  
RFB/RFP #16-0074**

**PROJECT:** Judge Riddell Boys Ranch Property Lease or Sale

**LOCATION:** 25331 West 39<sup>th</sup> Street South, Goddard KS

**DATE:** 8/4/2016 **TIME:** 3:30 PM CDT

**\*\*\*VENDORS NEED TO PRINT CLEARLY SHOULD WE NEED TO CONTACT YOU AT A LATER DATE\*\*\***

<u>COMPANY NAME (PLEASE PRINT LEGIBLY)</u>	<u>CONTACT PERSON (PLEASE PRINT LEGIBLY)</u>	<u>E-MAIL ADDRESS (PLEASE PRINT LEGIBLY)</u>	<u>PHONE NUMBER (PLEASE PRINT LEGIBLY)</u>	<u>FAX NUMBER (PLEASE PRINT LEGIBLY)</u>
Sedg Co.	Hengshu			
Youth Horizon	Jared Holcomb	jared@youthhorizon.net		
Youth Horizons	Josh Furthmeyer	josh@youthhorizons.net		
<del>LARRY FRIEND</del> UNION RESCUE	LARRY FRIEND	LARRYFRND@GMAIL.COM		
<del>ROBERT SEACAT</del> UNION RESCUE MISSION	ROBERT SEACAT	SEACAT286@MSN.COM		
Upton RESCUE MISSION	DENNY BENDER	DENNY@UPTONMICHITA.ORG		
Sedg Co.	Steve Claassen	steve.claassen@sedgwick.gov	316-660- <del>7265</del> <sup>7080</sup>	
✓	Joe Thomas	joseph.thomas@sedgwick.gov	316-660-7265	316-383-7055