

**ITEMS REQUIRING BOCC APPROVAL  
2 ITEMS**

**1. BUILDING FOR MAIN TAG OFFICE -- FACILITIES DEPARTMENT  
FUNDING -- FACILITIES DEPARTMENT**

(Request sent to 77 vendors)

RFP #15-0050 Contract

	Coleman North, LLC	McIntire Investments, LLC	Dome Properties, LLC
Main Tag Office Building	New construction at the NE corner of 2nd and St. Francis 10 year lease with option to buy after 10 years, estimated monthly lease rates of \$16,250.00* with negotiated annual increases.	358 N. Main St. 10 year lease with 2-5 year options Years 1-5 \$20,000.00/mo Years 6-10 \$22,250.00/mo Years 11-15 (option) \$28,500.00/mo Years 16-20 (option) \$35,000.00/mo	<b>2525 W. Douglas Ave. \$1,645,000.00 Purchase</b> OR 15 year lease term (3-5 year terms) Years 1-5 \$16,260.83/mo Years 6-10 \$17,886.92/mo Years 11-15 \$19,684.16/mo** with 3-5 year renewal terms at a 10% per term lease increase
No Bid	Crown III Realty, LLC	Builders, Inc.	Coates Field Service, Inc.
	Anderson Management Co., Inc.	Weichert Realtors Compass Point	Equity Commerical Real Estate, LLC
	Keller, Craig & Associates, Inc.	Theurer Auction Realty Wichita, LLC dba United Country Real Estate & Auction	Real Estate Resources
	Universal Field Services	JCG Land Services, Inc.	Realty Executives of Wichita

On the recommendation of Kimberly Evans, on behalf of the Facilities Department, Linda Kizzire moved to **accept the negotiated proposal from Dome Properties, LLC in the amount of \$1,645,000.00.** Jennifer Dombaugh seconded the motion. The motion passed unanimously.

A review committee comprised of Linda Kizzire and Randy Bargdill-Treasurer's Office, Rick Durham-Division of Finance, Steve Claassen-Facilities, Fleet and Parks, Tania Cole-Facility Project Services and Kim Evans-Purchasing reviewed the responses.

The review committee unanimously agreed that the property at 2525 W. Douglas Ave. was best suited for the county's specified needs for a Main Tag Office, including optimum square footage of 20,540 for the building, access to a loading dock and delivery doors, located within a 3-mile radius of Central and Main streets, adequate parking space for customers and employees consisting of 139 parking stalls, single tenant building, availability of approximately 120 days following contract execution and customized renovation plans to meet specific needs of the Tag Office.

The committee thoroughly analyzed the options received for either a lease or purchase of this property and concluded that purchasing the property was more cost effective over the period of time the county expected to occupy the building for tag office operations.

\*Based on \$13.00 per square foot annually and an estimated 15,000 square foot facility.

\*\*Based on \$9.50/\$10.45/\$11.50 per square foot annually and an estimated 20,540 square foot facility.