

BOARD OF BIDS AND CONTRACTS MAY 5, 2016

**5. BUILDING FOR LAW ENFORCEMENT TRAINING CENTER -- FACILITIES DEPARTMENT
FUNDING - FACILITIES DEPARTMENT**

(Request sent to 79 vendors)

RFP #15-0079 Contract

	J P Weigand & Sons, Inc. (6969 E. 21st St. N.)	MWCB, LLC (Wichita State University Innovation Campus)	Webb Business Park, LLC (40th St. N. and Webb Rd.)	Commer Center LLC (9229 E. 37th St. N.)
LETC Building	\$8,650,000.00 purchase price/15 yr lease Yrs. 1-5 \$12.75/sf Yrs. 2-10 \$14.05/sf Yrs. 11-15 \$15.45/sf Double Net Lease with options to extend in 10 year increments after initial term, approx 51,683sf	\$9,542,379.00	\$11,060,254.00	\$6,200,000.00
No Bids	Crotts Commercial Real Estate	Equity Commercial Real Estate, LLC	H.C. Peck & Associates, Inc.	OnPoint Property Group
	Real Estate Resources	Sandlian Realty	Theurer Auction/Realty, LLC	
	Coates Field Service, Inc.		Vantage Point Properties, Inc.	

On the recommendation of Kim Evans, on behalf of the Facilities Department, Sara Jantz moved to **accept the proposal from MWCB, LLC and enter negotiations with intent to execute a contract to purchase a newly constructed building at the Wichita State University Innovation Campus for a total cost of \$9,542,379.00.** David Spears seconded the motion. The motion passed unanimously.

An initial review committee consisting of law enforcement, finance, and facility representatives from Sedgwick County and the City of Wichita convened, reviewed, and evaluated the four RFP responses. Consideration was given to each of the proposals for the configuration and appearance, location, single tenancy, adequate parking, timeline of availability, annual operating cost, owning or leasing the property, overall cost of the project and intangible benefits offered. The committee determined the proposal from MWCB, LLC for a new building at the Wichita State University Innovation Campus best met the needs of the LETC program.

A subsequent second review committee comprised of Sheriff Jeff Easter, Ron Holt – Assistant County Manager, Chris Chronis – CFO, Steve Claassen – Facilities, Fleet, and Parks Director, Tania Cole -Project Services Manager, Tom Stolz – MABCD Director and Kim Evans - Purchasing, convened, reviewed, and evaluated the four RFP responses. This committee also reviewed the process, deliberation, and outcome of the initial review committee and concluded it to be an adequate and appropriate process and recommendation. Also considered, was County Commission feedback and input for facility considerations of the LETC program. This review committee recommends the proposal from MWCB, LLC for a new building at the Wichita State University Innovation Campus to represent the best overall value and facility for the LETC program.

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Q: Linda Kizzire asked if the city would be contributing to the purchase of the building.

A: Steve Claassen answered yes it is the intent to share the cost.

Q: Linda Kizzire asked how the decision was made to purchase a building more expensive than the other options proposed and stated that parking would surely be an issue.

A: Steve responded that parking would not be an issue as controls would be in place to designate parking for LETC staff. He also stated that all proposals were evaluated using the set of criteria as stated in the recommendation and that the building at Wichita State best met the focus of those criteria.