



I. Overview and Summary

Sedgwick County is working with the State of Kansas to construct a state psychiatric hospital in the County. This project will be funded through a combination of State and Federal funding. It is the policy of the County to procure equipment, supplies and services in accordance with all applicable laws and in a method that provides for full and open competition. Consistent with these practices, all information on the procurement of goods or services related to the construction project can be found in the following:

[Frequently Asked Question:](#)

<https://www.sedgwickcounty.org/finance/state-mental-health-hospital/prospective-bidder-faqs/>

or through the County's:

[Purchasing Department:](#)

<https://www.sedgwickcounty.org/finance/purchasing/>

II. Valuation Criteria

The selection process will be based on the responses to this RFP. Sedgwick County (County) and the Kansas Department for Aging and Disability Services (KDADS) will evaluate each response as determined by the scoring criteria below with input from the South Central Regional Psychiatric Hospital Advisory Panel and surrounding communities. ReeceNichols South Central Kansas and Sedgwick County Purchasing staff are not a part of the evaluation committee. The shortlisted finalists will continue to phase II. Final award will occur at the completion of phase II. If for any reason, closing does not occur on the awarded property, the County and KDADS reserve the right to award to the next finalist and so on until closing occurs.

Any final negotiations for services, terms and conditions will be based, in part, on the firm's method of providing the service and the fee schedule achieved through discussions and agreement with the review committee. The county is under no obligation to accept the lowest priced proposal and reserves the right to further negotiate services and costs that are proposed. The county also reserves the sole right to recommend for award the proposal and plan that it deems to be in its best interest.



Evaluation Criteria

Evaluation Criteria	
Phase I	
Land Submittals	
Component	Points
a. Ability to meet or exceed all Request for Proposal conditions and instructions as outlined herein.	20
b. Capacity to deliver the property in the required time.	20
c. Proximity to highway/road access and utilities	20
d. Compatibility with neighboring area	20
e. Market analysis comparing current listings to recently sold listings of similar criteria	20
Total Points	100

Building Submittals	
Component	Points
a. Ability to meet or exceed all Request for Proposal conditions and instructions as outlined herein.	12.5
b. Capacity to deliver the property in the required time.	12.5
c. Proximity to highway/road access and utilities	12.5
d. Compatibility with neighboring area	12.5
e. Ease of access throughout facility, i.e. single story or multistory, etc.	12.5
f. Age of existing infrastructure and condition of building	12.5
g. Floorplan alignment	12.5
h. Market analysis comparing current listings compared to recently sold listings of similar criteria	12.5
Total Points	100

Phase II	
Shortlisted finalists from phase I continue to a combined phase II	
Component	Points
a. Overall cost with purchasing property and estimated construction	50
b. Best solution for community, staffing and patient needs	50
Total Points	100

The county reserves the right to reject all proposals. All proposals, including supporting documentation shall become the property of Sedgwick County. All costs incurred in the preparation of this proposal shall be the responsibility of the firm making the proposals. Sedgwick County reserves the right to select, and subsequently recommend for award, the proposed service which best meets its required needs, quality levels and budget constraints.

III. Valuation Confirmation

Properties that are submitted will be compared to similar properties to adjust based on value-add items or items that reduce the value of the property to determine a market price. Tools like sales comparison and income based approaches will be used to determine a reasonable price range for either building or land or both.