

2. SOUTH CENTRAL REGIONAL MENTAL HEALTH HOSPITAL BUILDING COMMISSIONING -- PROJECT SERVICES

FUNDING -- PROJECT SERVICES

(Request sent to 225 vendors)

RFP #25-0016 Contract

	Cator, Ruma & Associates, Co.	EXP US Services, Inc.	Henderson Building Solutions
South Central Regional Mental Health Hospital Building Commissioning	\$435,870.00 \$16,000.00 Each Month of Additional Weekly Cx Site Visits	\$424,500.00 Additional Site Visits - Per Trip \$1,200.00 - \$2,000.00 Additional Bldg Commissioning Site Visits - Per Trip \$5,050.00 Plus Contracted Hourly Rates as needed	\$528,200.00 Plus Contracted Hourly Rates as needed
	Midwest Engineering, Inc.	NV5 Consultants, Inc.	U.S. Engineering Service dba U.S. Engineering Holdings
South Central Regional Mental Health Hospital Building Commissioning	\$310,000.00 Plus Contracted Hourly Rates as needed 10% Markup Fee on Subconsultants	\$433,500.00 Plus Contracted Hourly Rates as needed	\$687,100.00 \$24,000.00 Each Month Additional Cost for Extended Testing Plus Contracted Hourly Rates as needed Plus Other Direct Charges
No Submission	Alloy Architecture	B & C Heating Air Conditioning & Electric	Brungardt Honomichl and Company, PA
	Cathcart Architects LLC	Central Consolidated, Inc.	Clarkitecture LLC
	CM3, Inc.	Daymark Solutions Inc.	Draw Architecture + Urban Design
	Dudley William & Associates	Environments for Health, LLC	Express Employment Professions
	Five Star Mechanical, Inc.	Folger & Associates, Inc.	Garver
	Gyansys Inc.	Hentzen Contractors Inc.	HFG Architecture
	HOK	Icon Structures, Inc.	Imagemakers, Inc.
	Incite Design Studio LLC	K.E. Miller Engineering, P.A.	Kirkham, Michael & Associates, Inc.
	Kraybill Associates	Landmark Architects	LDB Landscape Architecture & Engineering
	MEP Commissioning, Inc.	Moody Nolan, Inc.	Netsystems LLC
	OneSource Technology, Inc.	Oxen Technology	Pulse Design Group
	Randal Steiner Architect, P.A.	RBL Heating & Air Conditioning	Reddi HVAC
	Schwab Eaton PA	Select Mechanical, LLC	Shelden Architecture, Inc.
	South Central Commercial Mechanical	TEC Systems Group	TESSERE Inc.
	The Law Company, Inc.	TK Investments LLC	Total Filtration Service
	Treanorhl, Inc.	Tri-State Engineering	Twotrees Technologies, LLC
	Utility Helpnet Inc.	WDM Architects P.A.	Wichita Heating and Air
	Wildcat Construction Co., Inc.	Worksafe Physical Therapy, Inc.	

On the recommendation of Joe Thomas, on behalf of Project Services, Anna Meyerhoff-Cole moved to **accept the proposal from Cator, Ruma & Associates, Co. in the amount of \$435,870.00 and establish contract pricing as detailed in the proposal.** Brandi Baily seconded the motion. The motion passed unanimously.

A committee comprised of Iryna Yeromenko, John Golightley, and Adam Crocker - Kansas Department for Aging and Disability Services (KDADS); Peter Gierer - Falk Architects, Inc.; Luke Abkes - Pulse Design Group; Tania Cole - Assistant County Manager; Andrew Dilts - Director of Facilities; and Joe Thomas - Purchasing evaluated the proposal responses based on the criteria set forth in the RFP. The committee unanimously agreed to accept the proposal from Cator, Ruma & Associates, Co.

Sedgwick County in partnership with Kansas Department for Aging and Disability Services (KDADS) is building a mental health hospital. The awarded commissioning agent will be responsible for making sure all the building's systems - e.g., heating, cooling, ventilation, lighting, and security are properly planned, installed, and tested. The awarded firm will develop a detailed plan, review all design documents, and set up specific checklists and tests to ensure everything meets quality standards. During construction, this firm will coordinate closely with the builder, visit the site regularly, oversee the equipment start-up, and perform tests to verify that each system works correctly, all while keeping detailed records. Finally, after construction, this firm will perform seasonal checks, address any issues, provide a final report, and train the building staff on how to operate and maintain the systems.

Notes:

EXP US Services, Inc. - Building envelope is not included, added hourly rates on pg. 40 but no monthly rates.

Henderson Building Solutions - Did not provide monthly rates, not everything is included. Not included in the scope for this proposal: 1a) fire suppression, 1b) technology, 2) indoor air quality testing, 3) scope of services necessary to achieve LEED certification, 4) evaluation of substitutions proposed by the Owner's consultants or the project contractors and making subsequent revisions to the instruments of service resulting from the evaluations, and 5) providing professional services made necessary by the default of the contractor or by major defects in the work of the contractor in the performance of the construction contract.

Midwest Engineering, Inc. - Didn't provide monthly costs.

Notes:

This is a proposal and not a bid. Proposals are based on criteria set forth in the RFP. There are three (3) components to this RFP.

Component	Description	Points
A. Project Approach	Evaluate the firm's project approach and understanding of the scope of services required in the RFP as evidenced by its proposal.	40
B. Commissioning Team	Consider the experience and background of the personnel that shall be assigned to the project and the involvement of those persons as a team.	30
C. Cost*		30
Total Points		100

Questions and Answers

Russell Leeds: Andrew or Tania do you want to just kind of briefly explain that this is an industry best practice on a facility this size and the technical nature of the facility and being that it's a state project on top of that?

Andrew Dilts: Correct. This building commissioning is a very standard practice in regards to when you're building a facility of this scale and with the hospital and jail-type environment, when all these systems are put in by a contractor, they're designed by an architectural and engineering firm, and then they're all put in by a contractor, and then this commissioning agent comes behind them and verifies everything was installed and operates as it was designed. So that includes security systems. It includes the HVAC, plumbing systems, electrical distribution systems, just about everything possible that you flip a switch and something's supposed to happen on the other end, this contractor is verifying it was installed correctly and it performs the way it was designed.

Russell Leeds: Then it also talks about that after the fact, they're going to come in and train facility maintenance staff on how all these systems function so that everybody's on the same page.

Andrew Dilts: Correct. So they'll be there for the startup of the large equipment. They will also train the state on how to operate the facility. They'll also come back seasonally, so as the temperature changes outside, weather conditions change, the facility will react differently to that, and the commissioning agent will come back and verify that it's performing the way it was designed.

Russell Leeds: Is that for one (1) seasonal cycle?

Andrew Dilts: Correct. It will be for one (1) year after construction is complete.

Philip Davolt: Is this in addition to a general contractor (GC) or do they double as a general contractor?

Andrew Dilts: This is in addition to and they are completely separate, so you don't have conflict of interest with a GC, hiring somebody or them reporting or being part of the same firm with the GC.