

**BOCC APPROVAL DECEMBER 18, 2024**  
**BOARD OF BIDS AND CONTRACTS DECEMBER 12, 2024**

**6. SOUTH CENTRAL KANSAS REGIONAL PSYCHIATRIC HOSPITAL -- PROJECT SERVICES**  
**FUNDING -- PROJECT SERVICES**

(Request sent to 155 vendors)

RFB #24-0073 Contract

	JE Dunn Construction	Key Construction, Inc.
Volume 1 & 2 Base Bid	\$87,370,535.00	<b>\$78,725,000.00</b>
Fixed Jointly Managed Contingency	\$5,000,000.00	<b>\$5,000,000.00</b>
Total Base Bid Contract Value	\$92,370,535.00	<b>\$83,725,000.00</b>
Add Alternate 1 Volume 3 Total	\$4,911,389.00	<b>\$3,186,000.00</b>
Total Contract Value including Add Alternate 1	\$97,281,924.00	<b>\$86,911,000.00</b>
Bid Bond	Yes	<b>Yes</b>
Acknowledge Addenda	Yes	<b>Yes</b>
No Bid	Acacia Group LLC	ACT
	Commerce Construction Services, Inc.	Conco Construction
	Coonrod & Associates Construction	Encore Construction LLC
	Gerena Construction, LLC	Hutton
	Legacy Building Solutions, LLC	Murray & Sons Construction Co., Inc.
	Snodgrass & Sons Construction Co., Inc.	Temporary Wall Systems of Wichita
		Turner Construction

On the recommendation of Lee Barrier, on behalf of Project Services, Anna Meyerhoff-Cole moved to **accept the low bid from Key Construction, Inc. in the amount of \$86,911,000.00**. Brandi Baily seconded the motion. The motion passed unanimously.

Sedgwick County has partnered with the State of Kansas to construct a 104 bed hospital that will serve adults ordered for involuntary treatment under the state’s Care and Treatment Act. These are adults screened by Community Mental Health Centers as being at risk of harming themselves or others and ordered by a court for treatment. The other half will serve criminal defendants ordered to have their competency to stand trial evaluated or to be restored to competency to complete their criminal process. With 52 beds for acute in-patient care, it is expected to serve about 1,000 patients each year. With 52 beds for competency evaluation or treatment, it is expected to serve about 200 people each year.

A regional mental health hospital fits the state’s strategy to provide care to Kansans closer to home. The state hospitals in Larned and Osawatomie are the only locations providing involuntary treatment for adults with mental illness. Twelve (12) percent of those patients come from Sedgwick County. Sedgwick County has many defendants ordered to Larned State Hospital for competency treatment.

Sedgwick County has acquired a building site at the corner of MacArthur and Meridian in south Wichita to construct the state hospital. Funding for the project comes from federal and state sources. This project received \$25 million in federal recovery funds for construction. The Kansas Department for Aging and Disability Services (KDADS) dedicated \$71.5 million of state funds to construct and operate the hospital. An agreement between KDADS and Sedgwick County outlines the project phases and how the funding can be used to buy property, design the facility, and construct the hospital.

Sedgwick County published an RFB (Request for Bid) for construction of the hospital. The State of Kansas notified their vendors of the RFB and directed them to Sedgwick County for consideration. Prospective bidders must demonstrate the following to the satisfaction of the owner:

1. Proper license under the laws and regulations governing their respective trade(s) in Sedgwick County, Kansas.
2. Capacity to provide performance bond, labor and material payment bond, and insurance in a form acceptable to owner in amounts adequate to bond the work based on the scope indicated in the Advertisement for Qualification.
3. Applicable experience of firm as described in Contractor's Qualification Statement, including the following:
  - a. Experience of Firm: The firm in its current organization must have successfully completed the below minimum project(s) of similar type, quality, and scope. The firm must have a record of project completion, credit record, record of judgment claims, arbitration proceedings, any suits pending or outstanding acceptable to owner. Note that greater qualification weight will be given to firms that exceed these minimum requirements.

- 1) For the purposes of this project, with preference for total number of qualifying projects, the minimums are:
  - a) One (1) project must be Behavioral Health or Judicial/Forensic greater than 70,000 SF, ground up or renovation, in the last five (5) years.
  - b) One (1) healthcare project in the last 10 years.
  - c) Three (3) projects with a state, local, or federal government in the last 10 years.
4. Experience of Firm Officers: The firm officers must have personal record of project completion acceptable to owner.
  - a. Experience of project and field management staff to be committed by the prospective bidder to carry out the work: The assigned project manager and field superintendent must have successfully completed minimum of three (3) projects of similar type, quality, and scope. They must be dedicated to the project for its entirety as long as they are employed with the company.
  - b. For purposes of this submittal, reference to "key individuals," as described in Contractor's Qualification Statement, is to be understood to mean the principal in charge, the project manager(s), and project field superintendent(s) committed by the prospective bidder to carry out the work of this project. By submitting qualifications of key individuals, prospective bidder agrees that owner reserves the right to approve or reject subsequent reassignment of key individuals.
  - c. For purposes of this submittal, "successful completion" is to be understood to mean completion of project within project schedule and budget. Provide additional information indicating reasons why any referenced project did not meet project schedule or project budget.
5. Adequate financial resources, including ability to secure materials and labor necessary for completion of the work and other work in hand, within the anticipated contract times, and reflecting the anticipated retainage from progress payments.
6. Work-in-hand capacity, such that the prospective bidder demonstrates adequate work under contract to continue its business operations at least at their current level, at the same time indicating the capability to carry out owner's proposed work.
7. Adequate organization to complete work of the scope anticipated, including firm management, project management, field superintendence, and field engineering and quality control.
8. Acceptable past performance as indicated by firm's references, including ability to meet contract time and to monitor, manage, and communicate interim scheduling requirements; carry out required quality control activities; properly prepare interim and final payment requests; and successfully complete project closeout requirements.
9. Acceptable documentation to demonstrate firm's commitment to fostering equity by taking affirmative actions to ensure fair inclusion of small businesses, minority businesses, women-owned business enterprises, veteran-owned businesses, and labor surplus area firms per the standards set forth in 2 CFR 200.321. Acceptable documentation of firm's employee screening practices as indicated by affidavit describing background check procedures for firm's employees and requirements for same incorporated in the firm's subcontracts.

Notes:

An evaluation team made up of Sedgwick County – Joe Thomas, Andrew Dilts, and Tania Cole; KDADS – Scott Brunner, Iryna Yeromenko, and John Golightley; Pulse Design Group – Basil Sherman and Luke Abkes reviewed the bids and qualifications of the bids and recommend Key Construction, Inc. for award.

### Questions and Answers

Anna Meyerhoff-Cole: This says alternate one volume three is being added as part of this. Can you give an explanation on that?

Tania Cole: That alternate, I think it's listed alternate three (3). That is the medical equipment and the furniture, fixtures, and equipment that would be part of the project.

Tim Kaufman: Do you have any concerns that you only had two (2) bids?

Tania Cole: I think we were expecting more. We did reach out to one (1) prospective bidder that we thought would be submitting a bid but I think there was another project that was out there that they wouldn't be able to submit for. So I'm not too worried about it. I'm pretty confident in the bids that we received and the bid that we're recommending for award.