

RFP #23-0077
A/E Services for
Mental Health Hospital
Sedgwick County, Kansas

NOVEMBER 21, 2023





November 21, 2023

Mr. Joe Thomas
Sedgwick County Purchasing Department
100 N. Broadway, Suite 610
Wichita, Kansas 67202

Re: Architectural and Engineering Services
New Mental Health Hospital
Sedgwick County, Kansas

Dear Mr. Thomas and Review Committee,

LK Architecture is pleased to submit this proposal for architectural and engineering services, responding to the requirements specified in the Request for Proposal (#23-0077) for the new mental health hospital in Sedgwick County. We are eager to bring our expertise and commitment to excellence to this project, recognizing its vital role within our local community.

Having successfully collaborated with Sedgwick County on multiple projects, including the Adult Detention Facility, we understand the specific challenges and opportunities in designing projects that will serve our community for years to come.

We have partnered with KMD Architects, a recognized and highly regarded firm for their behavioral health facility designs in locations across the country. We believe LK Architecture and KMD Architects form a team that is uniquely qualified to serve Sedgwick County in designing this facility.

Specifically, our LK + KMD Team will assist Sedgwick County to develop a state-of-the-art facility for treating individuals with serious mental health disorders and wards of the legal system. Our combined team will ensure an environment created to be therapeutic, normative and appropriate for behavioral health patients, as well as secure and safe for all staff, inpatients and visitors served.

LK + KMD is your best choice to plan and design your new Mental Health facility by combining LK's extensive local, relevant experience and history with the County augmented by KMD's premier national behavioral healthcare design expertise necessary for your very special project. KMD has previous experience partnering with local firms delivering four successful secure facilities in Kansas.

Architecture Engineering Interiors Landscape Architecture

345 Riverview, Suite 200, Wichita, KS 67203 316.268.0230 LK-ARCHITECTURE.COM

Our team members are known for our dedication to our clients and commitment to successful projects through listening, engaging all stakeholders, and collaboration throughout the process. We pride ourselves on being available to provide prompt, knowledgeable services during the design and construction phases of our projects. LK + KMD is committed to meet, and exceed, your project requirements while providing safe, unique, innovative, and sustainable design solutions for Sedgwick County. We believe the greatest challenges and opportunities for your project align with the skills of our team:

- Create a non-institutional, normative, safe, and secure environment for inpatients, staff, and visitors, with as much natural illumination as access to exterior spaces as possible.
- Ensure that all correct interrelationships and flows of patients and staff occur along the most convenient, efficient, and safe circulation paths possible.
- Maximize ease of travel and security between the Intake/Admissions Process and transfers to Inpatient Care Units, especially during periods of minimal facility staffing.
- Avoid duplication of spaces that may be shared by staff and patients within various services and/or inpatient care units.
- Sharing of spaces provides connectivity allowing staff within one unit to assist staff within an adjacent unit during emergencies.
- Ensure staff safety at nurse stations and along restricted paths of staff circulation to shared support spaces.
- Apply our knowledge and understanding with all current/compliant standards, and manufacturers for ligature resistant hardware and accessories to minimize danger to inpatients.

From this partial list of considerations, it is clear that Behavioral Health Projects are complex, with many nuances, that require extensive discussion with facility operators and your design team. Over many years of successful and award-winning projects, our firms have developed processes for close collaboration and communication that will ensure for Sedgwick County a strong and cohesive design team. LK + KMD is eager to be selected for this significant project. Consequently, we are committing our very best experts to your project, from beginning to end.

We have enclosed our proposal response for your review. Please contact me at (316) 391-9906 or pfolger@lk-architecture.com if you have any questions about our proposal. We welcome the opportunity to interview for this project and look forward to continuing our working relationship with Sedgwick County.

Sincerely,
LK Architecture

A handwritten signature in black ink, appearing to read 'P. Folger', with a stylized flourish at the end.

Paul Folger, AIA, NCARB
Director of Healthcare
Associate Vice President

IX. Response Form

REQUEST FOR PROPOSAL
RFP #23-0077

ARCHITECTURAL AND ENGINEERING SERVICES FOR THE MENTAL HEALTH HOSPITAL

The undersigned, on behalf of the proposer, certifies that: (1) this offer is made without previous understanding, agreement or connection with any person, firm, or corporation submitting a proposal on the same project; (2) is in all respects fair and without collusion or fraud; (3) the person whose signature appears below is legally empowered to bind the firm in whose name the proposer is entered; (4) they have read the complete Request for Proposal and understands all provisions; (5) if accepted by the county, this proposal is guaranteed as written and amended and will be implemented as stated; and (6) mistakes in writing of the submitted proposal will be their responsibility.

NAME LK Architecture, Inc.

DBA/SAME _____

CONTACT Paul Folger, AIA

ADDRESS 345 Riverview, Suite 200 CITY/STATE Wichita, Kansas ZIP 67203

PHONE 316.268.0230 FAX 316.268.0205 HOURS M-F 8 a.m.-5 p.m.

STATE OF INCORPORATION or ORGANIZATION Kansas

COMPANY WEBSITE ADDRESS www.lk-architecture.com EMAIL pfolger@lk-architecture.com

NUMBER OF LOCATIONS 1 NUMBER OF PERSONS EMPLOYED 114

TYPE OF ORGANIZATION: Public Corporation _____ Private Corporation X Sole Proprietorship _____

Partnership _____ Other (Describe): _____

BUSINESS MODEL: Small Business X Manufacturer _____ Distributor _____ Retail _____

Dealer _____ Other (Describe): _____

Not a Minority-Owned Business: X Minority-Owned Business: _____ (Specify Below)

_____ African American (05) _____ Asian Pacific (10) _____ Subcontinent Asian (15) _____ Hispanic (20)

_____ Native American (25) _____ Other (30) - Please specify _____

Not a Woman-Owned Business: X Woman-Owned Business: _____ (Specify Below)

_____ Not Minority -Woman Owned (50) _____ African American-Woman Owned (55) _____ Asian Pacific-Woman Owned (60)

_____ Subcontinent Asian-Woman Owned (65) _____ Hispanic Woman Owned (70) _____ Native American-Woman Owned (75)

_____ Other – Woman Owned (80) – Please specify _____

ARE YOU REGISTERED TO DO BUSINESS IN THE STATE OF KS: X Yes _____ No

UEI (UNIQUE ENTITY IDENTIFIER) NO. _____

INSURANCE REGISTERED IN THE STATE OF KS WITH MINIMUM BEST RATING OF A-VIII: X Yes _____ No

ACKNOWLEDGE RECEIPT OF ADDENDA: All addendum(s) are posted to our RFB/RFP web page and it is the vendor's responsibility to check and confirm all addendum(s) related to this document by going to

www.sedgwickcounty.org/finance/purchasing.asp .

NO. 1, DATED 11/14/23 ; NO. 2, DATED 11/15/23 ; NO. _____, DATED _____

In submitting a proposal, vendor acknowledges all requirements, terms, conditions, and sections of this document. Proposal submission format should be by order in which sections are listed throughout the document. All minimum and general requirements should be specifically addressed and detailed in the proposer's response. **Exceptions to any part of this document should be clearly delineated and detailed.**

Signature  Title Assoc. Vice President / Director of Healthcare

Print Name Paul Folger, AIA Dated November 21, 2023



PAUL FOLGER

AIA, NCARB

ASSOC. VICE PRESIDENT,
DIRECTOR OF HEALTHCARE

E pfolger@lk-architecture.com

P 316.391.9906

345 Riverview, Suite 200
Wichita, KS 67203

LK-ARCHITECTURE.COM

Table of Contents

- 1 Project Approach
- 2 Firm Profile
- 3 Proposed Schedule + Fee
- 4 Project Team + Resumes
- 5 Similar Project Experience
- 6 References
- 7 Financial Disclosure + County Assistance
- 8 Proof of Insurance
- 9 Subcontractors

1 Project Approach





Project Approach

In specific response to Section I, page 3, “About the Document”, within the Sedgwick County Request for Proposal, our LK + KMD Team wishes to comply fully with the following text relevant to “Evaluation Criteria” and a “Vendor’s Approach to meet the desired requirements and needs of the county.”

“The proposal evaluation criteria should be viewed as standards that measure how well a vendor’s approach meets the desired requirements and needs of the county. Criteria that will be used and considered in evaluation for award are set forth in this document”

Twenty First Century Secure Behavioral Health Facilities are extremely complex and require great experience from project planners and architects. KMD offers decades of experience in planning trends and ideas to allow for innovative secure environments while taking into account changes in sustainable and modular concepts, where appropriate. Our LK + KMD Team presents the following list of important issues, as well as examples of methods to maximize the participation of County Staff and Project Operators during the process of planning, design, documentation and construction administration.

Understanding Key Project Elements + Goals

The LK + KMD Team offers a keen and comprehensive understanding of your key project elements and goals, based upon our years of experience with behavioral and justice facility planning and design, as well as the recently completed Forensic Facility at the Hawaii State Hospital by KMD. We understand the nuances of balancing a facility’s need to look and feel like a treatment facility while maintaining the safety and security of a correctional facility.

Our team has developed proprietary, interactive “Ways of Working” to collaborate closely with your Project Manager and the User Agency. Together we shall expand upon the Preliminary Building Program outlined within the RFP, as well as respond to the specific, detailed requirements and goals expressed by key staff members of the User Agency who may be selected to participate in programming, planning and design meetings.

The following important planning, design, and operational observations and/or issues are but a few key areas indicative as to our Team’s understanding of your project goals and interrelationships. These initial ideas and more shall be presented for your consideration by the LK + KMD Team to ensure that your new facility operates securely, smoothly, and efficiently, ensures a therapeutic environment, and meets all applicable code requirements and established programmatic goals:

PLANNING, DESIGN AND OPERATIONAL OBSERVATIONS / ISSUES

Our Project Approach shall present the following tenets and planning approaches to create a successful behavioral care environment.

- Above all, create a non-institutional, normative, safe, and secure environment for Inpatients, staff and visitors, with as much natural illumination as possible.
- Eliminate duplication of spaces or functions to minimize first cost investment.
- Envision a building organization that will improve staff utilization to reduce long term operational costs.
- Ensure that all correct interrelationships and flows of patients and staff occur along the most convenient, efficient, and safe circulation paths possible.
- Maximize ease of travel and security between the Intake/Admissions Process and transfers to Inpa-



Project Approach

- tient Care Units, especially during periods of minimal facility staffing.
- Ensure staff safety at Nurse Stations and along restricted paths of staff circulation to shared support spaces within each Unit, or pairs of contiguous Units.
 - Consider sharing nursing and staff support areas between paired units to minimize duplication, improve efficiency and facilitate immediate mutual support during times of patient crises and/or emergencies.
 - Strive for balance between on-unit programs and/or central/shared spaces, to reduce duplication where appropriate.
 - Study inclusion of a circulation spine or “mall” to link housing units, with shared functions accessible to patients, as medically appropriate. Creating it as a place, as part of each patient’s daily journey; lighter and wider, in lieu of a narrow corridor.
 - Consider centralized administrative and office functions to service several Inpatient Care Units.
 - Ensure visitor and staff safety by creating distinct and secure paths of travel from building entrances to visiting areas, staff facilities and all support spaces.
 - Determine the preferred character, locations, and supervision for Family Visiting Areas; either centrally or distributed among paired Inpatient Care Units.
 - Ensure appropriate observation from Nurse Stations to all Inpatient Activity Areas, as well as down corridors to individual patient room doorways and Unit emergency exits.
 - Maximize staff visibility and control of outdoor courtyards and recreation areas.
 - Contemplate right-sizing dedicated outdoor recreation areas on each unit and creating larger shared/scheduled recreation areas.
 - Create security doors to separate designated small groups of Inpatients (by age, sex, or other behavioral criteria) from the general population of each Unit, for personal safety and well-being.
 - Introduce additional security doors to allow housing units to expand and contract depending on time of day, activities, and times of reduced staffing.
 - Limit number of entrances so that a minimal number of security personnel are necessary to oversee a main entrance, a sallyport for patient transfers and a consolidated service entrance.

Myriad additional, equally important programming, planning and design considerations will be proposed and presented to Sedgwick County Leadership and Clinical Staff for input, consideration and decision-making during conceptual planning and design User Meetings.

Element of Successful Partnership - The Integrated Design Process

We understand that the planning process may require interfaces with many agencies and departments as well as the users involved in programming and design. It is imperative that all voices are heard, all concerns are considered, and all decisions are made collaboratively in an open forum for communication.

Our team actively engages all stakeholders through an Integrated Design Process (IDP). We use this process to determine and adhere to goals for cost savings, life-cycle costs, maintenance requirements, occupant comfort, safety and functionality. Working together, we create high-performing sustainable buildings. This ability to seek interrelationships between the users, the owner/client and all technical disciplines is key to lower project construction costs and provide high quality design and long-term value.



Project Approach

INTEGRATED WORKSHOPS SHALL BE SCHEDULED TO:

- Establish multi-disciplinary team to set common project goals.
- Define roles + responsibilities for each discipline.
- Develop early consensus of program + design priorities.
- Generate expectations for energy + environmental performance.
- Provide early understanding of impact of design strategies.
- Identify project strategies for associated costs, time constraints and to eliminate costly surprises.
- Set a schedule & budget all team members feel comfortable following and committed to meet.

OWNERS, STAFF AND STAKEHOLDERS SHALL PARTICIPATE IN PLANNING AND DESIGN:

We never go into a project with preconceptions. However, we will broker the needs of the various stakeholders alongside the financial constraints. We will meet with the various departments/stakeholders to obtain their perspective. We will sit with them, get to know them, and pick their brains about what they like, what they need, and what will work best.

CODE INTERPRETATION; CONSULTATION WITH AGENCIES HAVING JURISDICTION

We are firm believers in meeting with code officials early in the design process. Input from code officials, state/city/county officials is invaluable. Meeting in person and reaching a consensus on codes is very important as interpretations of requirements can vary greatly depending on perspective.

Such conversation is much easier accomplished during design rather than later during construction. The technical complexity, existing conditions, and framework for your project only further the value of such coordination effort. Conducting walk-throughs with the officials also furthers consensus building as design parameters are worked through.

Our Project Approach to your Sedgwick County Mental Health Project

LK + KMD will develop and maintain, a detailed Process Map or graphic workplan of anticipated rounds of meetings to engage the Sedgwick County Team, agencies, pre-construction contractors & others. The Process Map identifies pre-meeting activities, documents to be presented/used in meetings, meeting agendas and desired outcomes. Post-meeting sessions with the Sedgwick County Team will be mandatory to confirm understandings, align direction and priorities, and agree on next steps. The Process Map also illustrates necessary tracks and integration sessions for parallel activities of programming, planning and design, infrastructure, entitlements, and administrative review, as well as indicating overall schedule milestones.

- LK + KMD team will strive to work in a collaborative fashion, integrating Client Project Management, users, consultants and sub-consultants for their input into the Process Map.
- Where appropriate, contractors and representatives of agencies having jurisdiction also contribute to planning.
- While our team offers a rich source of ideas, we listen to others, discuss various scenarios with the project leadership team and explore and test ideas for their impacts on project goals.
- We are also comfortable respectfully challenging assumptions or conclusions that seem at odds with what we have gleaned from our experience and putting forward our thoughts about how the work of others might be refined to improve the process of Project Implementation.



Project Approach

The following partial list of Project Phases, Major Tasks, Deliverables and Approaches shall be undertaken by our LK + KMD Team to ensure a successful “Project Process”, design, construction & occupancy, as applicable to your envisioned facility.

- **EXISTING FACILITY AND SITE TOUR:** A comprehensive and detailed visit to acquaint Design Team with current operational organization and pressing facility deficiencies. (as appropriate)
- **PLAN THE PLAN:** Establish project goals, preliminary schedule, deliverables, meetings as well as personal commitments and responsibilities for all participants, to be included in Process Map.
- **FAMILIARIZE USER GROUPS** with contemporary planning and design concepts for similar facilities recently completed in Western States.
- **DETERMINE SCHEDULE FOR SITE VISITS** to exemplary and relevant facilities. (if applicable)
- **BUDGET RECONCILIATION:** Refine Preliminary Project Budget to reflect and reconfirm Proposed Budget in accordance with anticipated escalation, availability and interest among prospective qualified bidders, shortages of qualified labor and “supply train” delays creating shortages of materials, difficulty in finding and securing alternative suppliers and materials, and electronic “chip” shortages for security systems.
- **SITE ANALYSIS:** Identify and analyze alternative building sites to accommodate conceptual diagrammatic plans; considering supporting roadways, parking, service docks, patient recreation areas and security precautions.
- **PROGRAMMING METHODOLOGY:** Employ KMD’s proprietary and state-of-the-art methodologies to enhance User Group participation in developing project goals, facility concepts, operational flows, projected staffing, security systems and detailed lists and descriptions of individual rooms, spaces and building systems.
- **PLANNING PHASE:** Develop alternative approaches to site utilization, floor plans, departmental interrelationships, patient/visitor/staff flows, required observation of patient activities, security features and systems, as well as consideration of ligature resistant hardware and details to minimize the danger to patients.
- **DESIGN PHASE:** Develop alternative expressions and details of construction for the Architectural Design for energy efficient building exteriors, interior design concepts, specifications, and landscaping. Integrate input of consulting engineers and security systems specialists to further refine building and interior design concepts.
- **PHASES FOR DESIGN DOCUMENTS, CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, BIDDING AND PROJECT AWARD, CONSTRUCTION ADMINISTRATION, MOVE-IN AND POST-OCCUPANCY EVALUATION:**
for Our Project Team shall fully comply with the detailed processes, requirements and deliverables described throughout pages 3-8 of Sedgwick County, Kansas Request for Proposal (RFP #23-0077) for Architecture and Engineering Services for the Mental Health Hospital. Our Project Team will be under the leadership and management of LK Architecture, duly licensed architects in Kansas, which has proven ability to meet State and Local practice requirements and procedures, as well as strict adherence to the AIA Kansas By Laws and the AIA Code of Ethics and Professional Conduct.

2 Firm Profile



Firm Profile

Traditional Services

LK Architecture is proud of our 55+ year reputation for providing superior design services in architecture, land planning, landscape architecture, interiors, mechanical, plumbing and electrical engineering. Being able to offer this comprehensive scope of services, all in-house, at one location, we provide our clients enhanced quality control, schedule adherence and much better inter-discipline coordination through the entire design and construction process: From due diligence, programming, preliminary design, construction documentation preparation, construction administration, to project close-out and facility management.

Specialized Services

In addition to the principal design services, LK Architecture provides a broad range of specialized services which integrate and support our Principal services. We offer Project Programming, Energy Usage Analysis and Sustainable Design, Lighting Design and Analysis and ADA Compliance Reviews. Our Planning Services include Master Planning, Community Planning, Neighborhood Planning, Site Selection and Feasibility Analysis. Our professionals also provide other services including Site Lighting Design, Waterfront Design, Water Feature Design, Interior Land Landscaping and Space Planning.

Founded in 1967

345 Riverview, Suit 200
Wichita, KS 67203

316.028.0230

lk-architecture.com

Senior Officers

Steve E. Berry, PE
President + CEO

Dennis D. Smith, AIA, NCARB
President Emeritus + CBDO

Roger L. Brown, AIA, NCARB
Sr. Vice President

Edward J. Wilson, AIA, NCARB
Sr. Vice President

Lisa A. Haude, ASID, RID, NCIDQ,
IIDA, NEWH
Sr. Vice President

Personnel

Architectural	74
Design/Interiors	14
MEP Engineering	19
Landscape Architecture	1
<u>Administrative/Other</u>	<u>15</u>
TOTAL	123

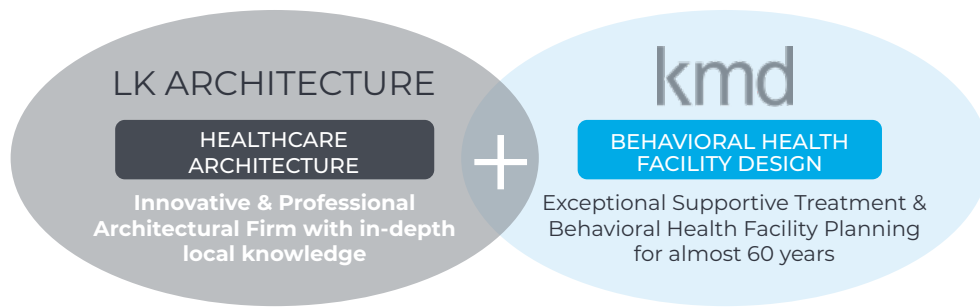
STEVE E. BERRY, PE

PRESIDENT + CEO

E sberry@lk-architecture.com

P 316.268.0230





KMD: Leaders in Mental Health Facility Design

Firm Profile

Since its founding in 1963 to write the book on “Programming, Planning and Designing the Community Mental Health Center”, as an adjunct to the Mental Health Act of the Kennedy Administration, KMD Architects has been a leader in Facility Design for Mental Health Care. Over the ensuing decades KMD has designed many psychiatric campuses and began its specialization in secure behavioral health facilities in a wide variety of settings; from juvenile detention centers and county jails to long term facilities for both sentenced and unsentenced patients, as well as secure psychiatric units within medical environments. The firm’s national reach has been due to a collaborative and inclusive approach to projects, partnering with firms local to a project to better serve our clients.

KMD’s campuses and facilities for secure behavioral health treatment have received many design awards and appeared in prestigious professional journals. KMD’s latest completed project, the Hawaii State Hospital Forensic Facility, has achieved LEED Gold certification and is designed to ease overcrowding, as well as to better separate higher-risk behavioral health patients from the general population. Another recent project in San Diego County, the Las Colinas Women’s Detention and Re-entry Facility, has received many awards and mention in journals dedicated to innovations which re-imagine secure facilities. Las Colinas creates a normative campus environment for women, including those with mental health disorders.

FIRM PHILOSOPHY

KMD contributes to the LK-KMD Team its unique firm philosophy and history of having designed behavioral health facilities within environments ranging from sunny California to rainy Seattle, and from the tropical Hawaii to the arid desert and Islamic culture of the United Arab Emirates. Every KMD project successfully embodies the diverse culture, variable climate, and unique functional requirements at each locality. Since its founding, KMD has secured its position as an internationally prominent, planning and design firm with award winning projects sensitive to many cultures and environments on four continents, as well as in Kansas for planning and design of the Larned State Hospital.

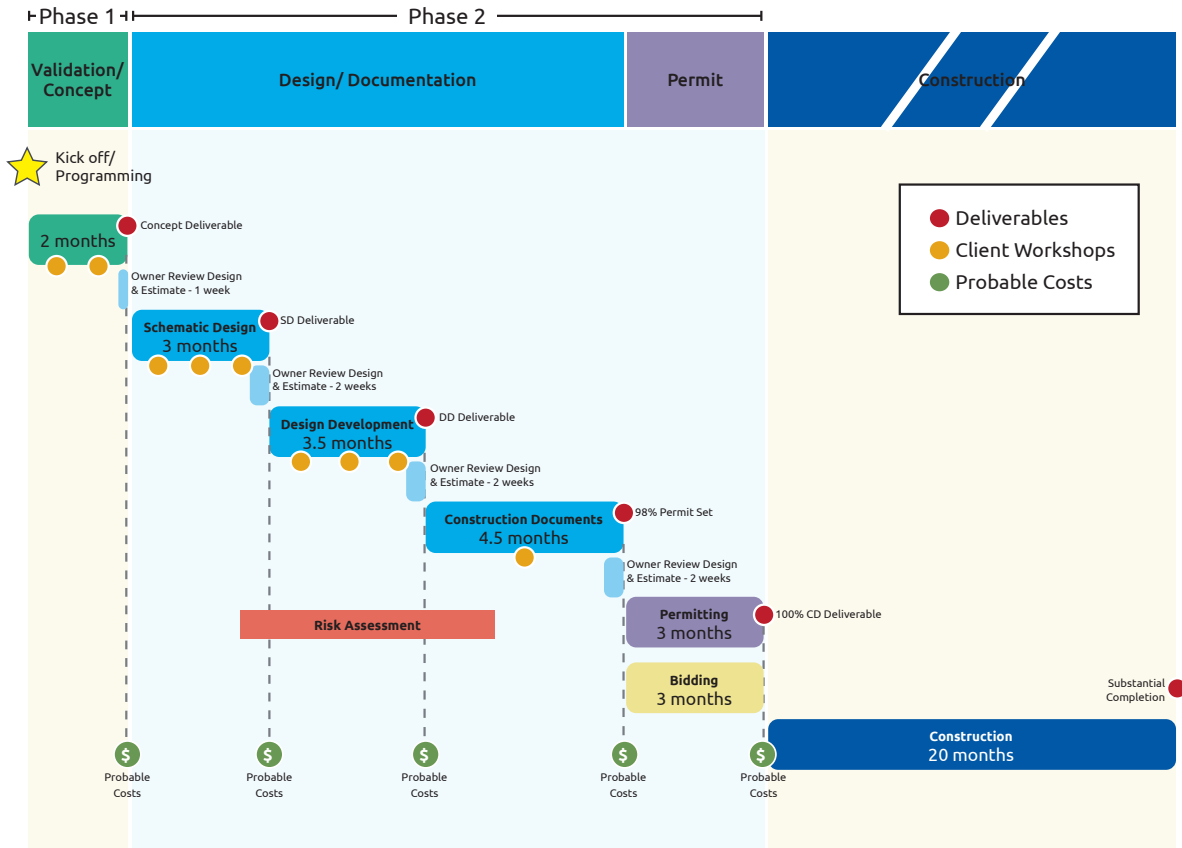
The LK-KMD Team is confident we will deliver a highly successful, new behavioral health environment responsive to the needs of patients and staff in Sedgwick County.

3 Proposed Schedule + Proposed Fee



Proposed Schedule

Per the RFQ, the following schedule is established based on task DURATION, not dates as the date for the Notice to Proceed (N.T.P.) can not be established at this time. Time periods listed do not imply that work in a particular category will be on-going for the entire duration. Certain tasks must start, pause to obtain input from other sources or tasks and then finally completed.



Proposed Fee

Project Description:

We based this proposal on the information given in RFP #23-0077 issued by Sedgwick County. The fees listed below are based on a new building with 50 patient beds of approximately 70,000-76,000 square feet. If the program for the building changes, we would be happy to submit a new fee proposal for a different scope of work.

We propose to perform basic A/E services for a stipulated sum in the amount of **Two million fifty-two thousand six hundred ten and No/100 dollars (\$2,052,610.00).**

Provide design services and planning of the project and fees as follows:

Phase 1

Phase 1 Fee	\$ 157,997.00
--------------------	----------------------

Phase 2

Phase 2 Schematic design	\$ 373,228.00
Phase 2 Design development	\$ 428,933.00
Phase 2 Construction document	\$ 609,637.00
Phase 2 Permitting and bidding	\$ 68,815.00
Phase 2 Construction administration	\$ 414,000.00
Phase 2 Fee	\$ 1,894,613.00

Total Phase 1 and Phase 2 Fees	\$ 2,052,610.00
---------------------------------------	------------------------

Payment is to be monthly per the above schedule of values and payment will be made within 30 days of invoice.

Reimbursable expenses for transportation and travel are included in the fees listed above.

See hourly rate schedule for additional services.

Fees are good for 45 days of document date.

Not Included in Basic Services:

1. Entitlement/Zoning and Feasibility Studies.
2. Environmental Impact Studies or similar reports that may be required by jurisdictional authorities.
3. Platting or re-platting of property.
4. Vacation of existing easements and/or dedication of new easements.
5. Arranging for testing services or the testing of any construction materials and/or any research and investigations related thereto.
6. Tree Survey.
7. Drainage modeling and/or report.
8. Floodplain permitting with state or federal jurisdictions (KDHE, USACE, etc.).
9. Off-site roadway or utility improvements.
10. Design and engineering of site retaining walls.
11. Exterior building stud wall engineering (this would be a delegated design).



Proposed Fee

12. Redesign for value engineering.
13. Design and engineering of a basement.
14. Fire Protection Engineering and Design. LK Architecture will provide a performance specification for a Design/Build Fire Protection System as part of Basic Services.
15. Fire Alarm Engineering and Design. LK Architecture will provide a performance specification for a Design/Build Fire Alarm System as part of Basic Services.
16. Early release of a structural engineering foundation package.
17. Full design of low-voltage systems (LK Architecture will coordinate with the owner and the system installers for rough-in locations for Voice, Data, Security, Access Control, PA system, and Nurse Call if required).
18. Design of smoke evacuation systems.
19. Signage and Graphic design.
20. "As Built" Drawings
21. Miscellaneous Fees (i.e.: Utility, permit, plan review, legal, etc.)
22. Special inspections
23. Temporary shoring design.
24. LEED Building Design, Consultant, Submission, Certification, and Commissioning
25. Mechanical Commissioning
26. FF&E Selection and Specification
27. FF&E Procurement
28. DAS System (Fire Department Radio Repeaters/Boosters)
29. Kitchen/Laundry Design Consultant
30. Printing, plotting, and reproduction for bid documents.
31. Asbestos studies and/or reports
32. Specialized consultants not identified or known at this time.
 - a. Acoustical
 - b. Building Maintenance System or OPOS
 - c. Envelope/waterproofing

LK Architecture, Inc. will provide additional services when directed and requested by the owner in writing. Additional services will be provided in accordance with the attached hourly rate schedule or at a mutually agreed upon lump sum basis. A letter outlining the scope of additional services with the proposed lump sum fee will be sent to the owner for signature and approval prior to beginning the additional services work.

Sedgwick County Hourly Rates:

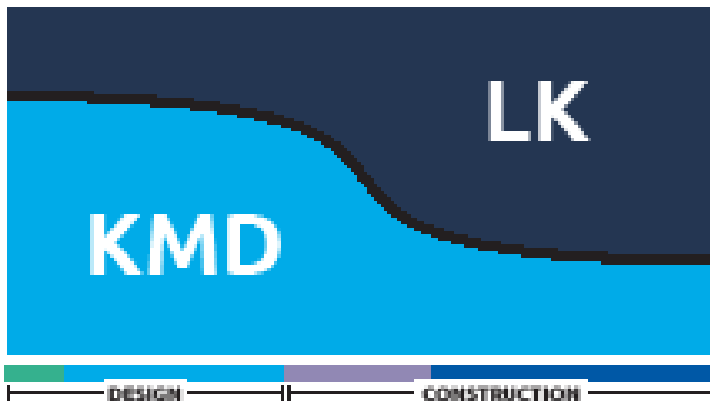
Project Architect:	\$ 140
Project Manager:	\$ 175
Interior Design:	\$ 100
Landscape Design:	\$ 175
Electrical Engineer:	\$ 115
Mechanical Engineer:	\$ 115
Structural Engineer:	\$ 95
Civil Engineer	\$ 120

4 Project Team + Resumes



LK Architecture in collaboration with KMD Architects

Together, LK + KMD will work as an integrated project team to tackle specific project challenges with a personable and committed approach, to ensure a successful project. Beyond our extensive qualifications and experience, both firms are driven to satisfy client needs, provide a more personal approach and listen to client concerns and preferences. Both firms have had great success in seamless, collaborative partnering on projects with many national specialty firms. KMD has substantial experience partnering successfully with many local firms as a healthcare/behavioral healthcare specialist. LK + KMD look forward to our first opportunity to bring our complementary expertise together.




We know how to work successfully with collaborating firms. Our strategy consists of an integrated team with equal participation by each firm. The project will be led, managed & implemented by LK, with Planning and Design responsibilities undertaken by KMD. LK + KMD is uniquely experienced and knowledgeable in establishing and maintaining the vital collaborative relationships necessary for project design excellence. We believe that

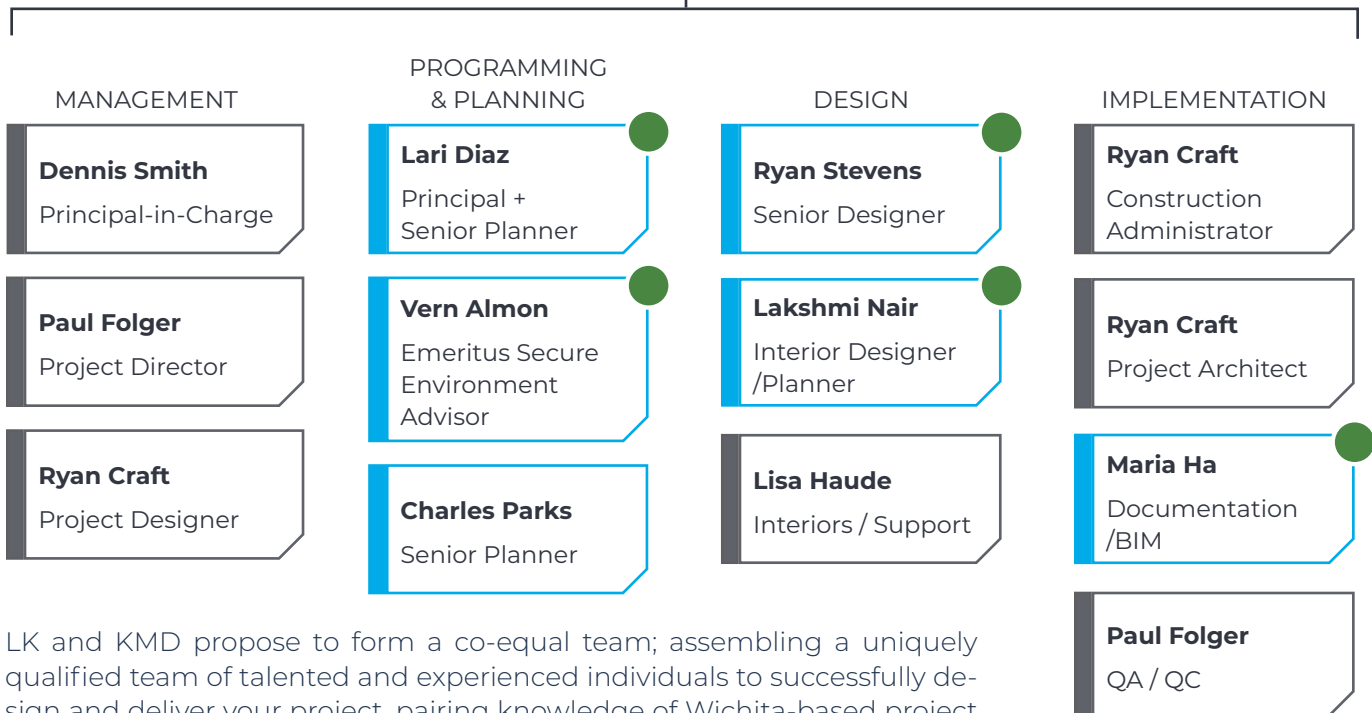
LOCAL DELIVERY - NATIONAL EXPERTISE

- Driven to Satisfy Specific Sedgwick County Needs through our Personal Approach
- Unique and Complimentary Skill-sets
- Similar and Compatible Missions, Experience and Qualities
- We are accustomed and successful to working with collaborative partner firms



 **LK Architecture**
Paul Folger, Project Director


 **KMD Architects**
Lari Diaz, Principal

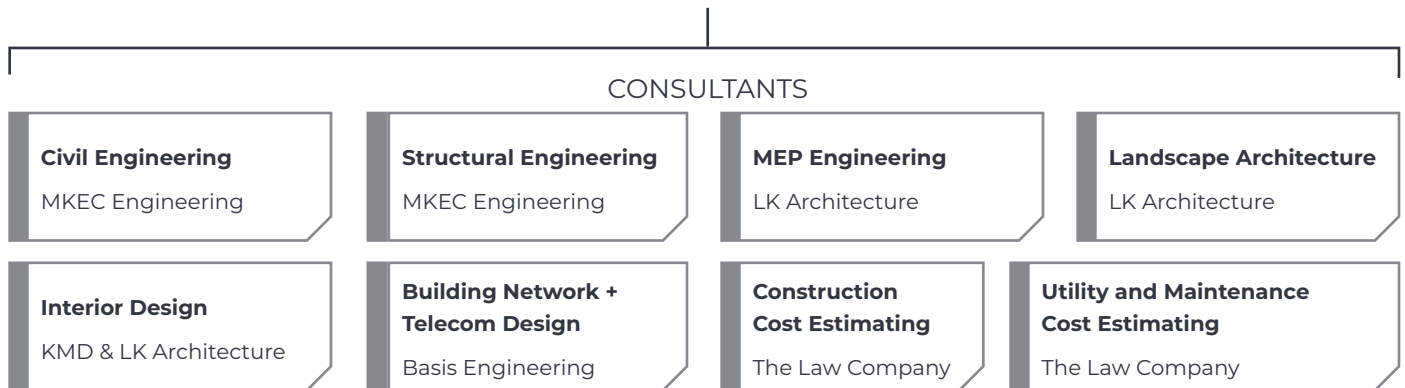


LK and KMD propose to form a co-equal team; assembling a uniquely qualified team of talented and experienced individuals to successfully design and deliver your project, pairing knowledge of Wichita-based project delivery with national behavioral health expertise in San Francisco.

Our strategy consists of forming an integrated team with equal participation by each firm. The project will be led, managed, and implemented by LK; with Planning and Design responsibilities undertaken by KMD.

Many of KMD's team members have recently delivered the Hawaii State Hospital project which shares Sedgwick County's goals for a safe and secure therapeutic environment. Lessons learned from the recently completed project will inform our process and benefit your project.

 Delivered the Hawaii State Hospital Forensic Building





Education

*Kansas State University -
Bachelor of Architecture*

Registrations

*Architect - AL, AR, AZ, CA, CO,
CT, DE, FL, GA, ID, IN, KS, KY,
LA, MA, MI, MO, MS, MT, NC,
ND, NE, NH, NM, NJ, NV, NY,
OH, OK, PA, SC, SD, TN, TX, UT,
VA, VT, WA, WI, WV, WY*

Affiliations

AIA, NCARB, ICSC

DENNIS SMITH AIA, NCARB

PRINCIPAL-IN-CHARGE

Dennis has been with LK Architecture for 50 years, having held positions from apprentice Architect to President to his current position of President Emeritus and Chief Business Development Officer. His experiences and responsibilities have spanned the gamut of architectural practice with a firm that has a national client base specializing in many different project types.

Relevant Project Experience

- **Sedgwick County EMS Post #3, Wichita, KS**
- **Sedgwick County EMS Post #10, Wichita, KS**
- **Sedgwick County Courtroom Remodel, Wichita, KS**
- **Sedgwick County Extension Education Center, Wichita, KS**
- **Sedgwick County On-Call Projects, Wichita, KS**
- **Sedgwick County Historic Courthouse Renovations, Wichita, KS**
- **Sumner County Law Enforcement Detention Center, Wellington, KS**
- **Marion County Law Enforcement Detention Center, Marion, KS**



Education

*Kansas State University -
Master of Architecture*

Registrations

*Architect - CO, CT, DE, DC, FL,
IL, IN, KS, KY, ME, MD, MA, MI,
MN, NH, NJ, NY, OH, OK, OR,
PA, RI, TX, VA, WV*

Affiliations

*American Institute of Archi-
tects (AIA)*

*National Council of Archi-
tectural Registration Board
(NCARB)*

PAUL FOLGER AIA, NCARB

PROJECT DIRECTOR

Paul has extensive experience over the past two decades designing senior living and senior care projects nationwide. From site planning and programming to overseeing design and construction administration, Paul will be there to help you solve the specific challenges of your project.

Relevant Project Experience

- **Artis Senior Living, Nationwide**
- **Legend Senior Living, Nationwide**
- **Oxford Villa Independent Living, Wichita, KS**
- **Stonerise, Summersville, WV**





Education

Kansas State University
Bachelor of Architecture

Registrations

Architect - KS

Affiliations

American Institute of Architects (AIA)

National Council of Architectural Registration Board (NCARB)

RYAN CRAFT AIA, NCARB

PROJECT DESIGNER

Ryan has been with LK since 2017 and has a proven expertise in project management and design, from the initial programming stages through construction administration. His programming and design methods have proven to be very successful with having a great understanding of healthcare and incorporating the owner and end-users as a key part of the design team.

Relevant Project Experience (LK Architecture & Previous)

- **Kiowa Wellness & Behavioral Health Addition, Kiowa, KS**
- **South Central Kansas Medical Center, Arkansas City, KS**
- **Reeds Cover & Rehab, Wichita, KS**
- **Greenwood Rehab, Olathe, KS**
- **Southwest Medical Center, Liberal, KS**



Education

Kansas State University -
Bachelor of Science
Architectural Engineering

Registrations

Professional Engineer - KS,
plus 22 additional states

Affiliations

LEED Professional (AP)
National Council of Examiners for Engineering and Surveying (NCEES)

BRYAN WARD PE, LEED AP

MECHANICAL + PLUMBING ENGINEER

Bryan has a wide range of experience in the design and construction of mechanical, plumbing and electrical (MEP) systems. With over 30 years of experience, he has designed and managed MEP projects for a multitude of facility types. He is well versed in systems design, construction documentation, construction observation, estimating, energy/operational cost analysis and feasibility studies.

Relevant Project Experience (LK Architecture & Previous)

- **Kiowa Wellness & Behavioral Health Addition, Kiowa, KS**
- **Sumner Co. Hospital, Caldwell, KS**
- **Kingman Co. Hospital Remodel, Kingman, KS**
- **Sedgwick County Juvenile Detention Facility, Wichita, KS**
- **Sedgwick County Juvenile Court/DA Facility, Wichita, KS**
- **Sedgwick County Juvenile Courts Addition, Wichita, KS**





Education

*Kansas State University -
Bachelor of Science,
Arch. Engineering, 2001*

Registrations

*Professional Engineer - KS
LEED Accredited Professional
(LEED AP)*

Affiliations

*Illuminating Engineering
Society (IES)*

COURTNEY WASSOM PE, LEED AP

ELECTRICAL ENGINEER

Courtney has more than 16 years of experience as a lead electrical design engineer. She has experience with lighting and electrical device layouts and final circuiting as well as performing lighting calculations for a wide variety of projects.

Relevant Project Experience (LK Architecture & Previous)

- **Kiowa Wellness & Behavioral Health Addition, Kiowa, KS**
- **Stonerise, Summersville, WV**
- **Senior Services of Wichita, Wichita, KS**
- **Deer Creek Surgery Center, Overland Park, KS**
- **Sedgwick Co. On-Call, Wichita, KS**
-



Education

*Baylor University -
Bachelor of Science
Interior Design*

Registrations

*Interior Designer - TX, LA, FL,
TN*

Affiliations

*National Council for Interior
Design Qualifications (NCIDQ)
ASID, NEWH, RID*

LISA HAUDE

ASID, RID, NCIDQ, IIDA, NEWH

INTERIOR DESIGNER

Lisa has 25 years of experience providing interior design services in the industry. For your project, she will be responsible for project management, space planning, interior design including lighting design, furniture design, interior finish selections, development of FF&E budgets, FF&E specifications, and bid documents.

Relevant Project Experience (LK Architecture & Previous)

- **Museum of Art + Light, Manhattan, KS**
- **Wichita Country Club Remodel, Wichita, KS**
- **Archer Hotel, Austin, TX**
- **Renaissance Esmeralda Resort & Spa, Indian Wells, CA**
- **The Roosevelt (Waldorf Astoria), New Orleans, LA**
- **AC Hotel (Downtown), Washington D.C.**
- **DoubleTree by Hilton, Erbil, Iraq**
- **Marriott in Downtown Waterfront, Portland, OR**





Education

Iowa State University - Bachelor of Landscape Architecture

Registrations

Landscape Architect - KS, AR, AZ, CO, IA, IL, MO, NE, OK, TX, VA, UT

Affiliations

American Society of Landscape Architects (ASLA)

Council of Landscape Architecture Registration Boards (CLARB)

JEFF BEST PLA

LANDSCAPE ARCHITECT

Jeff joined LK Architecture in 2001. His diverse range of experience spans from intimate, human-scale environments to large-scale master planning. He has been involved with many of these projects from inception through the implementation of construction. This ongoing involvement has created a cohesiveness as projects are phased over time.

Relevant Project Experience

- **Sedgwick County Campus Master Plan, Wichita, KS**
- **Sedgwick County On-Call, Wichita, KS**
- **The Vista at Snake River Landing Master Plan, Idaho Falls, ID**
- **Kingman County Law Enforcement Detention Center, Kingman, KS**
- **Sumner County Law Enforcement Detention Center, Wellington, KS**
- **Mid-Continent Airport Campus Landscape & Pedestrian Master Plan, Wichita, KS**
-



THE LAW COMPANY INC.



Education

Kansas State University - Bachelor of Science Construction Science & Management

Affiliations

LEED Green Associate

DEREK DAHM

CONSTRUCTION COST ESTIMATING + UTILITY & MAINTENANCE COST ESTIMATING

Derek has gained significant experience during his career in the construction industry on a wide variety of building projects. As Chief Estimator, his project responsibilities include creating a pre-construction schedule, participating in design meetings, performing constructability reviews, ensuring the design intent and program requirements are illustrated in the documents, providing schematic and design development estimates.

Relevant Project Experience

- **6 Projects Nation-Wide 2022 Total: \$44,194,089**
- **34 Projects Nation-Wide 2019 Total: \$111,551,933**
- **38 Projects Nation-Wide 2018 Total: \$62,117,184**
- **21 Projects Nation-Wide 2017 Total: \$70,716,269**
- **17 Projects Nation-Wide 2016 Total: \$89,842,385**
- **25 Projects Nation-Wide 2015 Total: \$103,272,775**
- **19 Projects Nation-Wide 2014 Total: \$63,041,781**
- **7 Projects Nation-Wide 2013 Total: \$ 25,856,55**



Education

*University of Pennsylvania -
Master of Architecture*

*University of Oregon -
Bachelor of Architecture*

Registrations

Architecture: CA #C26537

*LEED Accredited Professional
EDAC*

Affiliations

*AIA Academy for Healthcare
Architecture*

*American Institute of
Architects, Calif. Chapter*

LARI MARÍA DÍAZ AIA, LEED AP, EDAC

PRINCIPAL & SENIOR PLANNER

Lari served as KMD's Project Leader and Behavioral Health Planner for the new Hawaii State Hospital Forensic Facility, completed in 2021 and the new University of California at San Francisco LPPH relocation, completed in August 2023. As a "hands-on" Planning Principal with over 30 years of experience with KMD, her diverse background, passion for problem solving, ability to streamline project communications and complete project goals ensure quality results for her clients. Lari has extensive experience in developing and implementing functional space programs in complex facilities and campuses. Her strength as a planner and designer lies in her strong communication skills and team building spirit.

Relevant Project Experience

- **Hawaii State Hospital Forensic Facility, Kaneohe, HI**

Healthcare Principal and Senior Medical Planner. New therapeutic, highly secure inpatient treatment program within a four-story building on a five acre campus with an additional 265 parking spaces. All patients admitted are classified as having psychiatric disorders, and are wards of the court system; either awaiting trial or unable to stand trial. 189,403 SF, 144 Beds. LEED Gold.

- **University of California at San Francisco, Langley Porter Psychiatric Hospital & Clinics (LPPHC) Inpatient Relocation, San Francisco, CA**

Project Principal. Programming, planning & architectural services for relocation of the Intensive Outpatient Program (IOP) and the Partial Hospitalization Day Program (PHP) at UCSF. Scope includes site evaluations and full architectural services. 27,000 SF, 30 Beds.

- **Al Amal Psychiatric Hospital, Dubai, UAE**

New 272-bed, 540,000 SF facility on 24 acre site for all levels of psychiatric care—includes 26-Bed Forensic Unit— as well as a large community health clinic. This is the first such facility in the UAE, and the first new psychiatric facility to be built in the past 35 years. Winner of Best Hospital of the Future Award in the Middle East.

- **Maui Memorial Medical Center Psychiatric Pavilion, Kahului, HI**

Principal-in-Charge / Medical Planner. KMD prepared detailed programming and planning for a three-story, two-unit pavilion on the campus' upper terrace. A secure staff corridor includes a secondary entry point for intake of new patients and one-on-one counseling/exam areas. 49,550 SF, \$27M est.

- **Los Angeles County Consolidated Correctional Treatment Facility, Los Angeles, CA**

Design-Build competition. 3,885 Beds. Multiple Towers Treatment Centered Housing with 160 Bed Medical Unit and 420 Behavioral Health Beds

- **John Muir Health Behavioral Health Consolidation, Concord, CA**

Senior Planner for relocation of 22,000 SF of administration, counseling and rehabilitation spaces for behavioral health and substance abuse services. Full Design Services.



Education

University of Oregon -
Bachelor of Architecture

Registrations

Architecture: CA #C35084
LEED Accredited Professional

Affiliations

American Institute of Architects (AIA)
American Correctional Association
American Jail Association
National Council for Juvenile Courts
Oregon State Sheriff's Association

Awards

Las Colinas Detention and Reentry Facility, Santee, Calif.
– Marvin M. Black Award for Excellence in Partnering, 2016
– CMAA 2015 Project Achievement Award
– Design-Build Institute of America Design Excellence Award, 2015; Merit Award, 2013
– AIA San Diego Merit Award-Interiors, 2014

VERN ALMON

EMERITUS SECURE ENVIRONMENT ADVISOR

Since 1983, Vern has worked on over 100 juvenile, adult detention and correctional facilities, as well as numerous facilities for law enforcement, courts, government and healthcare, all of which include significant behavior health components. As a person with such a long tenure working on justice projects at KMD, Vern is our go-to person for anything justice-related and has a passion for creating program intensive facilities to proactively reduce recidivism. He has successfully delivered numerous projects within the State of Kansas as noted below.

Relevant Project Experience

- Hawaii State Hospital Forensic Facility, Kaneohe, HI**
189,403 SF | 144 Beds. New therapeutic, highly secure inpatient treatment program within a four-story building on a five acre campus with an additional 265 parking spaces. All patients admitted are classified as having psychiatric disorders, and are wards of the court system; either awaiting trial or unable to stand trial. LEED Gold.
- West County Reentry, Treatment & Housing Facility (WRTH), Richmond, CA | Under Construction**
New 106,000 SF, 288-bed high-security housing with 96 beds dedicated to Behavioral Health treatment. Includes analysis of existing site and facility conditions, population needs and programs. The housing units will be in a podular configuration centered on a corridor and central control
- Las Colinas Women's Detention & Reentry Facility, Santee, CA**
KMD led architectural planning and design services as Architect of Record with the Design-Build team of contractor Balfour Beatty and local architect HMC for this new 26 building LCDRF campus on 45 acres. Includes 28-Bed Psychiatric Services Unit. 475,788 SF | 1,216 Beds | 17 Awards won | Therapeutic Design | LEED Gold.
- 250-Bed State Security Hospital at Larned State Hospital, Larned, Kansas**
\$43 million, 146,842 SF, 250-bed security hospital. Provided program verification, planning and design of a new state security hospital facility housing treatment units, programs, and Kansas Department of Corrections 90-bed addition.
- Substance Abuse Treatment Program and Special Behavior Unit at Larned Juvenile Correctional Facility, Topeka, Kansas**
Programming services for a new State minimum/medium security juvenile correctional facility. 120 beds consisting of a 90-bed Substance Abuse Treatment Program and a 30-bed Special Behavior Unit. 145,000 SF. (in association with HTK Architects)
- Kansas 225-bed Combined Maximum Security/Classification Facility, Larned, Kansas**
A new State juvenile correctional facility consisting of 60-bed Diagnostics and Classification Center, 150-bed maximum security housing component, 15-bed infirmary. (in association with HTK Architects).
- Sedgwick County Juvenile Detention Facility, Wichita, Kansas**
80,510 SF, 108 beds. Provided security and design planning and design for new and existing detention facility and expansion/remodel of court building.



RYAN STEVENS

SENIOR DESIGNER

As a Principal and Director of Design at KMD, Ryan Stevens provides design leadership for the firm in the wide variety of building types that KMD services, including Healthcare, Correctional, Civic, Commercial, and Residential. He developed the design concept for the new Hawaii State Hospital Forensic Facility. In his 42 years of practice, Ryan has been responsible for the formulation of concepts and the completion of design for numerous public and private sector projects throughout North America, Europe, and Asia.

Relevant Project Experience

- **Hawaii State Hospital Forensic Facility, Kaneohe, HI**

189,403 SF | 144 Beds. New therapeutic, highly secure inpatient treatment program within a four-story building on a five acre campus with an additional 265 parking spaces. All patients admitted are classified as having psychiatric disorders, and are wards of the court system; either awaiting trial or unable to stand trial. LEED Gold.

- **Wellfound Behavioral Health Hospital, Tacoma, WA**

\$34M | 90,000 SF | 120 beds. New Design-Build inpatient behavioral health facility incorporating comprehensive outpatient programs and a large crisis stabilization unit designed to observe patients up to 72 hours.

- **Al Amal Psychiatric Hospital, Dubai, UAE**

New 272-bed, 540,000 SF facility on 24 acre site for all levels of psychiatric care—includes 26-Bed Forensic Unit— as well as a large community health clinic. This is the first such facility in the UAE, and the first new psychiatric facility to be built in the past 35 years. Winner of Best Hospital of the Future Award in the Middle East.

- **West County Reentry, Treatment & Housing Facility (WRTH), Richmond, CA | Under Construction**

New 106,000 SF, 288-bed high-security housing with 96 beds dedicated to Behavioral Health treatment. Includes analysis of existing site and facility conditions, population needs and programs. The housing units will be in a podular configuration centered on a corridor and central control

- **Las Colinas Women's Detention & Reentry Facility, Santee, CA**

KMD led architectural planning and design services as Architect of Record with the Design-Build team of contractor Balfour Beatty and local architect HMC for this new 26 building LCDRF campus on 45 acres. Includes 28-Bed Psychiatric Services Unit. 475,788 SF | 1,216 Beds | 17 Awards won | Therapeutic Design | LEED Gold.

- **Native American Behavioral Health Center Prototype, Various Locations | Current Project**

60, 90 & 120 Beds | \$22M–\$35M est. Facilities site adapted to address the needs for Tribal substance use disorder treatment.

- **Snohomish County North Sound Behavioral Health Facility, Everett, WA**

20,403 SF | \$16.6M. Conversion and expansion of County Juvenile Justice Center into 32-Bed Adult Behavioral Health Treatment Facilities to treat chemical dependency.





Education

Clemson University -
Master of Architecture

Clemson University -
Bachelor of Science in Design,
School of Architecture

CHARLES PARKS

SENIOR PLANNER

Charles has been with KMD since 2001 and is a Senior Medical Planner and Programmer with a strong healthcare focused architecture, design and technical background. His passion is in the creation of highly efficient patient-centered healing environments. He was our Lead Planner for the recently completed UCSF's Langley Porter Psychiatric Hospital & Clinics relocation project.

Relevant Project Experience

- University of California San Francisco, Langley Porter Psychiatric Hospital & Clinics (LPPHC) Inpatient Relocation, San Francisco, CA**
 Lead Planner. Programming and planning for relocation of LPPHC and outpatient services and 30 inpatient beds from UCSF Parnassus campus to Mt. Zion Campus. Scope includes architectural, structural, mechanical, electrical, plumbing (MEP), and fire and life safety and security upgrades. \$30M, 27,000 SF.
- Seton Medical Center Gero-Psychiatric Unit/ 8th Floor Remodel, San Francisco, CA**
 Lead Medical Planner. Conversion of 13,500 SF of existing shelled inpatient space to skilled nursing unit with 20 beds. Work efforts included initial programming, code analysis, planning and documentation efforts through Schematic Design, Design Development, Construction Documents, and Code Approval packages.
- El Camino Hospital, Mountain View, CA**
 Space Programmer. Master Plan and new 480,000 SF, \$320M, state-of-the-art replacement hospital and 105,000 SF renovation. Includes 28-bed acute psychiatric care unit for adolescents, surgical, inpatient nursing and support services.
- University Medical Center Modernization Project, El Paso, TX**
 Lead Medical Planner for \$17M renovation project including ambulatory surgical, endoscopy, and 2 floors of inpatient nursing space.
- University Medical Center Masterplan Implementation Project, El Paso, TX**
 Lead Medical Planner for master plan implementation project for surgery, emergency services, imaging services, oncology, pediatrics, nursing units, and hospital support spaces. 231,769 SF New, 106,00 SF Renovation
- St. Jude Medical Center, Fullerton, CA**
 Senior Medical Planner. Master plan for 120,000 SF addition for Cath Labs, Emergency Department, LDR and Post Partum units, NICU and adult critical care units, a new main lobby, and site reconfiguration.
- Ministry of Interior Security Forces Women and Children's Hospital, Riyadh, KSA**
 Senior Medical Planner. A 22,500 m² addition to the Security Forces Hospital will provide for the replacement of women's and children's services with 132 inpatient beds, with full birthing, emergency, clinic and surgical facilities.
- Dallah 300-Bed General Hospital, Namar, Riyadh, KSA**
 Senior Medical Planner. New 90,200 m², private 300-bed hospital with outpatient clinics, emergency, surgery, imaging, pediatrics, birthing, imaging, testing and in-patient services.



Education

University of Oregon -
Master of Interior Architecture

Madras, India, School of
Architecture and Planning -
Bachelor of Architecture

Affiliations

Completed Lean VIP (Value
Integration Process) Training
Certification, Herrero Builders

LAKSHMI NAIR

INTERIOR DESIGNER/PLANNER

Lakshmi will contribute her 24 years of project experience on a broad range of relevant projects. She brings a fresh perspective to the latest trends impacting healthcare and her careful attention to fostering her clients vision is demonstrated in the environments she brings to life. Lakshmi has a background focused on both architecture and interiors, which is reflected in her holistic design approach. She is dedicated to the craft of architecture and raising awareness of the impact that design has on health and the human experience. Lakshmi brings a deep knowledge of ligature resistant products, accessories and hardware.

Relevant Project Experience (KMD & Previous)

- **San Francisco Juvenile Probation Dept., Alternative Juvenile Residential Facility Design Concept Study, San Francisco, CA | Current Project**

Interior Designer and Planner. Architectural planning study to develop high-level conceptual design options and preliminary budget projections for a new juvenile residential facility that addresses security and program requirements for detention and long-term commitment youth.

- **Hawaii State Hospital Forensic Facility, Kaneohe, HI**

Interior Designer. 189,403 SF | 144 Beds. New therapeutic, highly secure inpatient treatment program within a four-story building on a five acre campus with an additional 265 parking spaces. All patients admitted are classified as having psychiatric disorders, and are wards of the court system; either awaiting trial or unable to stand trial. LEED Gold.

- **University of California at San Francisco, Langley Porter Psychiatric Hospital & Clinics (LPPHC) Inpatient Relocation, San Francisco, CA**

Interior Designer & Planner. 27,000 SF | 30 Beds. Programming, planning & architectural services for relocation of the Intensive Outpatient Program (IOP) and the Partial Hospitalization Day Program (PHP) at UCSF. Scope includes site evaluations.

- **VA Palo Alto Health Care System, Mental Health Center*, Palo Alto, CA**

Project Designer. This new facility includes four inpatient psychiatric acute-care nursing units surrounding outdoor enclosed gardens, a two-story outpatient clinic and administrative offices. The new design maximizes patient choices and safety and creates an environment that has become the basis of the VA's new design standard for mental health facilities.

- **Stanford Health Care Hollis Medical Offices Expansion, Emeryville, CA | Current Project**

Interior Designer & Planner. 31,700 SF | Renovation of leased space in a 1920s building for primary care, internal medicine, and imaging services.

- **Kaiser Permanente Berkeley Medical Office Building, Berkeley, CA**

Interior Designer. Tenant Improvements and interior architecture for 62,000 SF developer built cold-shell building. Services to include outpatient Behavioral Health, Primary Care clinics, Radiology, Pharmacy, Laboratory.

*Prior to KMD



Education

*San Jose State University -
Bachelor of Science
Architectural Interior Design*

Affiliations

NCARB

*LEED Accredited Professional
BD+C*

MARIA HA LEED AP BD+C

DOCUMENTATION/BIM

Maria has been with KMD for over 20 years; her design contributions in healthcare facilities span from Schematic Design through Design Development and the Construction Document Phase. Her planning knowledge is bolstered by her experience with technical and management issues tested in Construction Contract Administration. Maria collaborates well with planning and interior design teams including the implementing finishes and detailing. She has had a pivotal role on her two most recent projects, and both have been secure behavioral health projects.

Relevant Project Experience

- Hawaii State Hospital Forensic Facility, Kaneohe, HI**
 189,403 SF | 144 Beds. New therapeutic, highly secure inpatient treatment program within a four-story building on a five acre campus with an additional 265 parking spaces. All patients admitted are classified as having psychiatric disorders, and are wards of the court system; either awaiting trial or unable to stand trial. LEED Gold.
- University of California at San Francisco, Langlely Porter Psychiatric Hospital & Clinics (LPPHC) Inpatient Relocation, San Francisco, CA**
 27,000 SF | 30 Beds. Programming, planning & architectural services for relocation of the Intensive Outpatient Program (IOP) and the Partial Hospitalization Day Program (PHP) at UCSF. Scope includes site evaluations and full architectural services.
- El Camino Hospital, Mountain View, CA**
 Interior technical architect. SB1953 driven Master Plan and new 480,000 SF state-of-the-art replacement hospital and 105,000 SF renovation. Includes an Acute Psychiatric Inpatient Care Unit.
- St. Jude Medical Center, Fullerton, CA**
 Master plan for 120,000 SF addition for Cath Labs, Emergency Department, LDR and Post Partum units, NICU and adult critical care units, a new main lobby, site reconfiguration and central plant.
- San Mateo County Youth Services Center, San Mateo, CA**
 Technical architect. 180-bed secure youth campus, 30-bed girl's camp, 32-bed dual diagnosis cluster, behavioral health center, assessment center, juvenile courts, probation and administration building.
- Washington Statewide Juvenile Rehabilitation Facilities Capacity Study, Multiple Sites, WA**
 Pre-design Study and tour of potential facilities throughout Washington to accommodate juvenile offenders in response to a legislative change.
- Salinas Valley Memorial Hospital, Salinas, CA**
 Medical Planner. \$400M Replacement Hospital Project including a replacement critical care hospital, campus reconfiguration, and backfill renovations designed following the Green Guide for Healthcare.
- Hollywood Presbyterian Medical Center - Acute Care Services Tower, Los Angeles, CA | Under Construction**
 Medical Planner and Interior Designer. KMD led the design of the new five-story addition to the existing acute care patient tower. Maria is an integral part of the planning and interior design team doing planning,



Education

*Kansas State University -
Bachelor of Science,
Architectural Engineering*

Registrations

Professional Engineer - KS, NE

Affiliations

Structural Engineers Association of Kansas & Missouri

NEIL SATROM PE, SE

STRUCTURAL ENGINEER

Neil is a structural engineer with experience in the design, construction and modification of commercial structures. He is responsible for client relations, design development, analysis and design, supervision of engineering and construction document preparation, quality control and construction administration. Neil has worked on projects involving municipal/city facilities, schools, churches, medical buildings and governmental facilities.

Relevant Project Experience

- **Clara Barton Hospital Addition, Hoisington, KS**
- **Wake County VA Outpatient Clinic, Garner, NC**
- **Rock Hill VA Outpatient Clinic, Rock Hill, SC**
- **Clara Barton Medical Clinic, Great Bend, KS**
- **Wichita Urology Group - Ambulatory Surgery Center, Wichita, KS**
- **Mid-Kansas Ear, Nose & Throat Building, Wichita, KS**
- **All Smiles Dental Building Remodel, Minneapolis, KS**



Education

*University of Texas -
Bachelor of Science
Civil Engineering*

Registrations

Professional Engineer - KS, TX

KEVIN GRAHAM PE

CIVIL ENGINEER

Kevin is a civil engineer with extensive experience managing and leading the civil engineering design for land development projects including paving, grading, drainage/detention, and utilities. His project experience includes warehouse/industrial, multi-family residential, single-family residential, commercial, and mixed-use developments. He also has experience with modeling and designing public drainage and water/wastewater infrastructure.

Relevant Project Experience

- **The Heritage, Andover, KS**
- **The Heritage - Residential Developments, Andover, KS**
- **Amber Waves, Wichita, KS**
- **Autumn Glen Phase 3, Newton, KS**
- **Buffalo Grove, Wichita, KS**
- **Courtyards at Cornerstone, Andover, KS**
- **VSE Aviation Expansion, Independence, KS**
- **Porchlights at Auburn Hills, Wichita, KS**
- **REPCO Facility Expansion, Salina, KS**
- **Corterra Behavioral Health, Wichita, KS**
- **Summer Crossing Phase 3, Newton, KS**





Education

Wichita State University -
Bachelor of Science,
Electrical Engineering

Registrations

Professional Engineer - KS,
AL, AR, AZ, CA, CO, DE, GA, IA,
IL, IN, KY, LA, MA, MD, MI, MN,
MO, NE, NM, NV, OH, OK, OR,
SC, TN, TX, UT

Affiliations

IESNA, NSPE, NCEES,
IAEI, ASHE

SCOTT MUELLER PE

NETWORK + TELECOMMUNICATIONS DESIGNER

Scott has 30+ years of experience in the building design industry; with expertise in designing electrical power, lighting, life safety & communications systems for new and existing facilities. Scott provides a hands-on approach to project management, staying connected to the project from beginning to end.

Relevant Project Experience

- **Sedgwick Co. - Community Crisis Center Remodel, Wichita, KS**
- **Sedgwick Co. - Work Release Renovations, Wichita, KS**
- **Robert J. Dole VA Medical Center, Wichita, KS**
 - B59 Behavioral Health**
- **Robert J. Dole VA Medical Center, Wichita, KS**
 - Substance Abuse**
 - Residential Recovery**
- **DCCA Behavioral Health, Wichita, KS**
 - Rehabilitation**
- **Via Christi - Good Shepard (Charter Hospital), Wichita, KS**
 - Behavioral Health Center**



5 Similar Project Experience



Similar Project Experience

Projects included within this section illustrate the extensive experience and capabilities of our proposed LK + KMD Design Team.



The pictorial histogram above, summarizes KMD experience for behavioral health projects beginning between 1963 and 1968; with emphasis upon subsequent representative projects from 2001 through anticipated occupancy in 2025, which have been published in professional journals and/or received awards for their innovative planning, breadth of scope or design excellence. A large percentage of the projects shown represent the evolution of KMD design for Secure Behavioral Health Facilities during the first two decades of the twenty first Century.

Behavioral Health Experience

Local Government Facilities:

- Al Amal Psychiatric Hospital, Dubai, UAE
- Anoka Metropolitan Regional Treatment Center, Anoka, MN
- California Veterans Home, Fresno, CA
- Kern County Mental Health Center, Bakersfield, CA
- Marin General Hospital Mental Health Center, Greenbrae, CA
- New York Psychiatric Research Institute, New York, NY
- North Sound Treatment Center, Everett, WA
- Oregon State Hospital Master Plan, Salem, OR
- Sacramento County Mental Health Center, Sacramento, CA
- San Diego County Mental Health Services Complex, San Diego, CA
- Snohomish County Evaluation & Treatment Facility, Mukilteo, WA [current project](#)
- Valley Medical Center, Psychiatric Wing, Renton, WA

Hospital Based Facilities:

- Contra Costa County Regional Medical Center Psychiatric Pavilion, Martinez, CA
- Duke University Medical Center, Durham, NC
- El Camino Hospital-28 Bed Inpatient Acute Psychiatric Unit, Mountain View, CA
- Grady Memorial Hospital Mental Health Services Unit, Atlanta, GA
- Harborview Medical Center Psychiatric Voluntary/Invol. Emergency Units, Seattle, WA
- John Muir Health Concord Behavioral Health Center, Concord, CA
- Kaiser Permanente Behavioral Health, Daly City, CA
- San Francisco General Hospital-Mental Health SNF, San Francisco, CA
- Seton Hospital Center Gero-Psychiatric Skilled Nursing Unit/8th Floor Remodel, Daly City, CA
- 60, 90, & 120-Bed Behavioral Health prototype facilities for Shufeldt Consulting, Arcata, CA (+ multiple national sites)
- UCSF Langley Porter Psychiatric Hospital & Clinics (LPPHC), San Francisco, CA
- UW Medical Center Northwest Behavioral Health, Seattle, WA [current project](#)
- Wellfound Behavioral Health Hospital, Tacoma, WA

Secure Facilities:

- Hawaii State Hospital New Forensic Facility, Kaneohe, HI
- State Security Hospital at Larned State Hospital, Larned, KS
- Atascadero State Hospital 250-Bed Addition, DMH, Atascadero, CA
- Coalinga State Hospital Coalinga, CA
- 50-Bed Intensive Treatment Program, CYA, Southern Reception Center & Clinic, Norwalk, CA
- Western State Hospital, Legal Offenders Unit, Steilacoom, WA
- Richland Behavioral Disorders Treatment Facility, Columbia, SC
- Special Treatment Unit at the Adult Diagnostic Treatment Center, Trenton, NJ
- Correctional Care Medical Facility at Denver Health Medical Center, CO
- Las Colinas Women's Detention Facility Psychiatric Services Unit (PSU), Santee, CA
- Multnomah County New Correctional Facility, Drug & Alcohol Treatment Facility, Portland, OR
- 120-Bed Special Programs Facility at Larned Juvenile Correctional Facility, Larned, KS

Hawaii State Hospital New Forensic Facility

Kaneohe, Hawaii

Project awarded to team of Hensel Phelps/KMD/G70 through a Design Build Competition among four competing teams. KMD Architects leading the planning and design, and locally based, G70 is the Architect of Record. The winning design consisted of a detailed Concept Design based on pre-design materials (program, functional program & room data sheets) prepared by a previous firm. KMD re-imagined the facility, based on stated desired outcomes. Project goals centered around a therapeutic atmosphere, secure environment and Hawaiian lifestyle.

Project Description

Hawaii's State Hospital is the only publicly-funded, adult state psychiatric hospital dedicated solely to serving patients with serious mental illness. By law, the hospital must accept forensic patients from all islands, ordered to the hospital for evaluations, care, and custody by the judiciary system.

This new building design is predicated on three tenets:

1. A Therapeutic Behavioral Health Environment,
2. A Secure Facility designed to Correctional Standards,
3. Emphasize the "Hawaiian Culture" and Lifestyle.

PROJECT INFORMATION

Features

144 Beds (24 high risk, 24 admissions, 96 acute care)

Therapy & Treatment Mall

Secure Intake Unit

Outdoor access for all units

Completed

2021

Area

189,403 SF

Contact

Hawaii Department of Health (DOH), Department of Accounting and General Services (DAGS)

Brad Leveen, Project Management, Project Design Manager

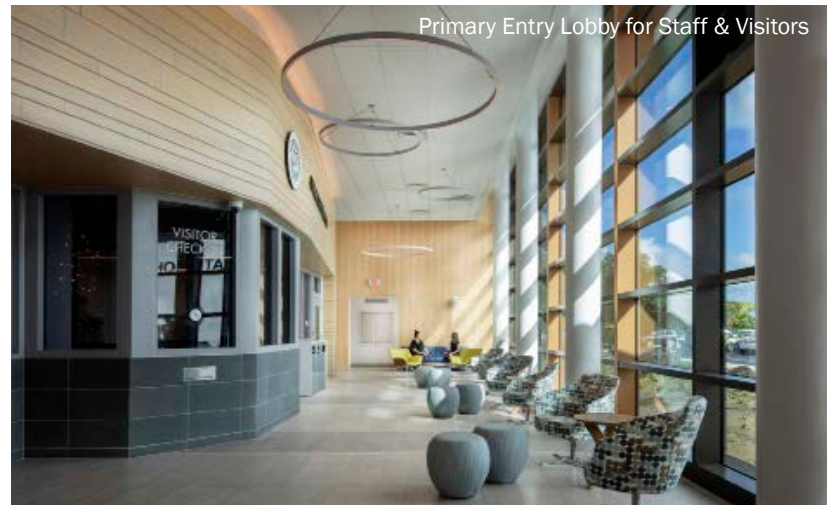
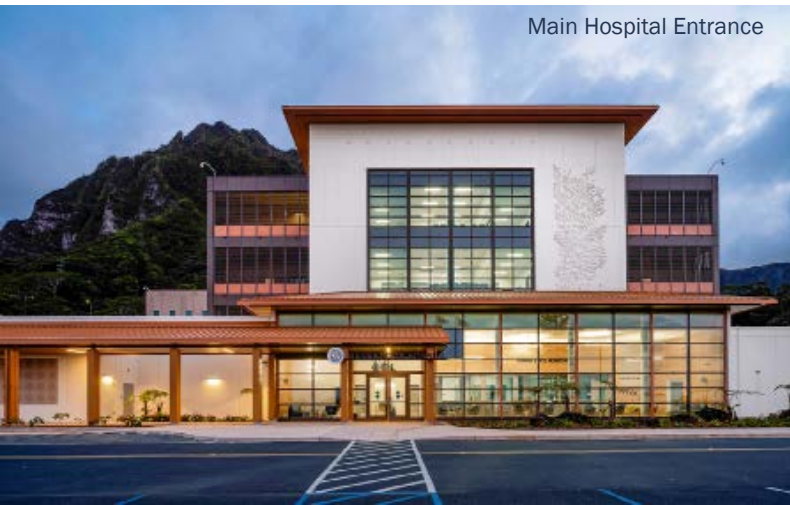
808.586.0473 | brad.leeven@hawaii.gov

Due to limited site availability, the new building includes four levels, (G,1,2,3), with each of three upper floors consisting of two, paired 24-bed housing units. The first inpatient floor houses a dedicated 24 bed Admissions Unit for assessment of new patients and a 24-bed High-Risk Unit for patients requiring specialized care, increased supervision or separation from the general population. Both require that patients remain within these units at all times; supported by dedicated program spaces, including a mini-mall for group therapy and several communicating, passive and active outdoor recreation. The four upper housing units are for routine or acute care. The treatment areas offer a therapeutic environment, individual specialized areas for activities, and a secure outdoor yard area for fresh air, recreation, walking and exercise.

For security concerns, the building is organized vertically to take advantage of its sloping site and fantastic views for all patients and staff. Three stacked floors of housing units are superimposed upon a ground level, consisting of building support, secure entry system, a medical treatment unit, gym, chapel and a unique Therapeutic Patient Mall. Patients housed in the four upper units receiving routine care are permitted to leave their housing units. They are escorted to a Therapeutic Mall which offers day long occupational, recreational and rehabilitation therapy to assist patient recovery. Treatment areas offer a therapeutic environment with secured outdoor activity courtyards.

The facility includes a secure entry/exit system to screen for contraband, highly secure outdoor activities yards with “no-climb” fencing, and clear lines of sight from the security and nurse observation areas. Secured and separate spaces for staff, enhance the safety of patients, employees, visitors, and the community. Building access is limited to three locations; the Entry Lobby for all staff and visitors, the service entry from a secure service yard, and finally an Intake Unit accessed from a secure yard for police and ambulance vehicles. Each entry includes a sallyport vestibule with access monitored and controlled by the Central Control.

Security design is crucial to the containment of patients is achieved through buffer zones between secure “no-climb” perimeter fencing and patient occupied, outdoor activity areas. Such fencing was limited to the rear of the facility, and insured perimeter security at the front of the hospital using the height and mass of the gymnasium as well as landscaped solid walls to normalize public perception.



While planning patient housing units, KMD maximized efficiencies between paired units by creating common support functions. Mirrored units share a seclusion suite, a service core with clinical support rooms and a service elevator. Nurse stations have direct sight lines to all patient circulation and are back to back for improved staff support and coverage. A public visitation suite is served by a secure elevator, bringing family members directly into the suite. Double-ended visiting rooms allow patients to enter from one side and family the other. KMD's "on-stage/off-stage" approach carries over to contiguous staff office suites, with direct access into each housing unit.

The vertically of building organization creates challenges for moving patients from upper residential units to the Rehabilitation Mall at ground level. KMD solved this dilemma by designing a custom elevator having two compartments, for patients and supervisory staff. In addition, a wide, skylit patient stair with continuous security netting encourages patients to walk between floors, under direct supervision by staff.



High Risk Unit Secure Courtyard



Dayroom/Patient Activities Area



Secure Courtyard



Patient Dining Room

UCSF Langley Porter Psychiatric Hospital & Clinics Inpatient Relocation

San Francisco, California

KMD has re-imagined a new psychiatric environment to better support the excellent care provided by UCSF-LPPH clinicians. The acclaimed Langley Porter Psychiatric Hospital has relocated and consolidated its 30-bed secure Inpatient Care Unit, Partial Hospitalization (PHP) and Intensive Outpatient Programs (IOP) within the 27,000 SF top floor of the older, mid-city UCSF Mt. Zion Medical Center.

In collocating the three programs, LPPH desired to create an environment to support its established approach for comprehensive and compassionate patient care. To accomplish such a complete model of care, all key program components (Medical, Nursing, Rehabilitative and Pharmacy) are accommodated on one floor.

At the outset, KMD was retained to evaluate three candidate sites within San Francisco; ultimately selecting the Mt. Zion location. Initial studies concluded that the 27,000 SF floorplate was of sufficient size, but of an extremely challenging floor configuration; two connected bar-shaped buildings to accommodate the three major LPPH programs. Construction was completed by late summer of 2023, with the new facility paying homage to its original name, the Langley Porter Psychiatric Hospital (LPPH).

PROJECT INFORMATION

Features

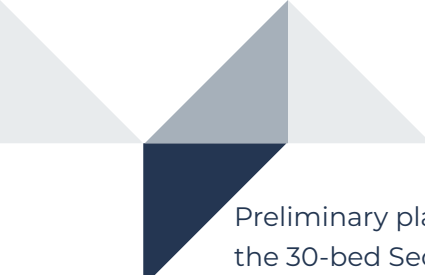
30 Inpatient Beds
Sweeping Views from every patient space
Full Continuum of Care

Size

27,000 SF

Contact

UCSF Design & Construction, Project Management Services
Scott Sypult, Project Manager, Consultant
415.353.4088 | Scott.sypult@ucsf.edu

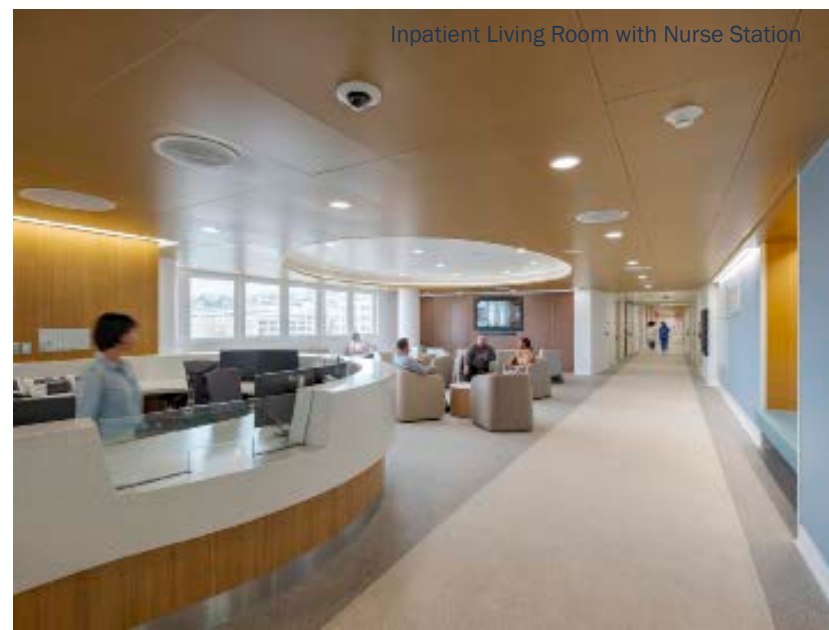


Preliminary planning studies concluded it most advantageous to locate the bedrooms of the 30-bed Secure Inpatient Unit across the South Wing of the 7th Floor, within 18 single care rooms and 6 double occupancy rooms. The Inpatient Unit is organized around a central nurse station and 'Living Room', as well as distributed Clinical Support Functions and a Seclusion Suite. The program for Daily Activities including therapy and dining spaces for Inpatients is located along the eastern face of the long, North Wing. The latter may be closed at night for security, but Inpatients are able to move freely between the two zones during the day, under close supervision and control from the central nurse station.

Family, visitors and PHP/IOP patients enter directly into a shared reception area along the western face of the North Wing. This public entry serves the two ambulatory programs, as well as visitors to the Inpatient Care Unit, who are escorted through a controlled vestibule, with a metal detector at the security perimeter. The general parti for all three services was deemed feasible and accepted by staff.

The difficult issue of providing an outdoor recreation area for Inpatients was accomplished through the creation of a 'Porch', a large waterproofed space, outfitted with open-air safety screens at former large window openings. For patient comfort this outdoor amenity is located along the east face of the building, protected from the strong west winds.

Nearly every room enjoys a sweeping view of San Francisco. KMD's design goal to create a healing patient environment is achieved through bright, inviting and open interiors, softened by warm accents in wood. Collectively, they reinforce LPPH's three compassionate behavioral healthcare programs. Extensive consideration during the planning process ensures a ligature-resistant facility; safe and secure for patients, visitors and staff. This state-of-the-art space expands from 22 beds in the current hospital to 30 in the new LPPH, allowing the hospital to serve 40% more patients, overall.





Inpatient Hallway



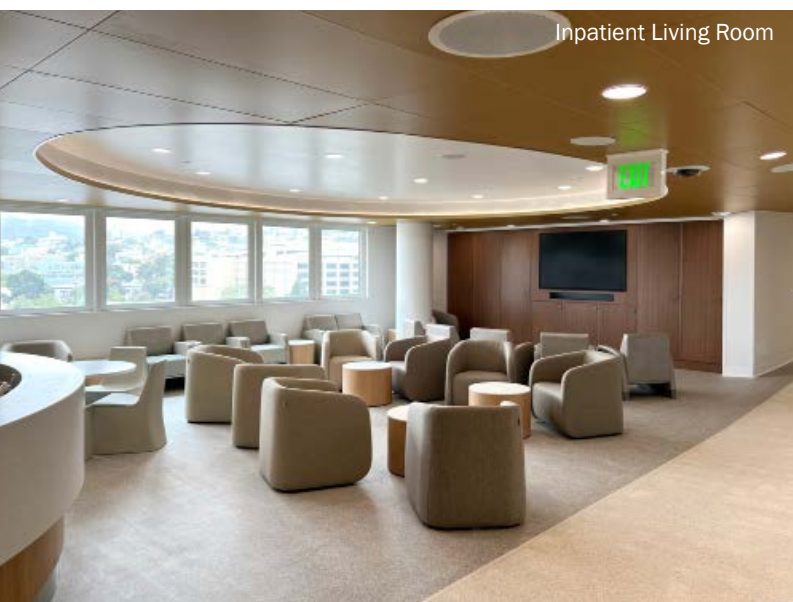
Therapy Hallway



Inpatient Outdoor Activity Area/ "Porch"



Group Therapy Room



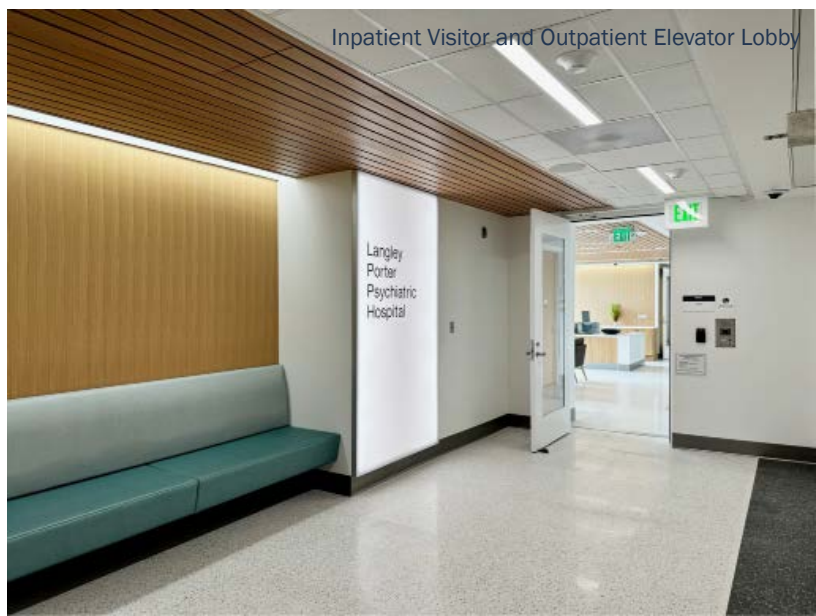
Inpatient Living Room



Outpatient Lounge for Group Therapy Patients



Double Bedroom



Inpatient Visitor and Outpatient Elevator Lobby

Wellfound Behavioral Health Hospital

Tacoma, Washington

KMD is the Design-Build Architect for this new 120-bed inpatient behavioral health facility. Placed within the existing MultiCare Allenmore Hospital Campus, Wellfound is a referral point for nine hospitals in the South Puget Sound Region incorporating comprehensive inpatient and outpatient programs and a large crisis stabilization unit designed to observe patients up to 72 hours. Wellfound Behavioral Health Hospital features 24 private rooms and 96 semi-private rooms in bed wings ranging from 12 to 24 beds. The facility is complemented with medical services provided by MultiCare on the Allenmore campus.

Our team was retained to design the new Wellfound Behavioral Health Hospital after another architect-contractor team was unsuccessful in achieving a design which fit within the project's budget constraints. With the client running behind the original project schedule when brought on board, KMD conducted a series of programming and design workshops to rapidly test the cost and feasibility of various design options. The client user-representatives were reluctant to abandon an all-private patient design which could not be supported by the project cost model. We developed a series of metrics to illustrate the impact of various design decisions including the following:

- Overall building size
- Travel distance for staff
- Corridor length
- Unit size
- Percentage of area increase
- Construction cost

Providing the appropriate level of ligature resistance is a complex issue which is unique to each project. It requires a detailed review since the decisions made can result in significant cost impacts. We have developed a Ligature-Resistant Feature Matrix to support this decision-making to determine which ligature-resistant items to provide. Using our client's Risk Assessment, every room in the project is first categorized by level of risk, and is then reviewed to determine which ligature resistant items are appropriate for that space.

PROJECT INFORMATION

Features

120 Beds

Decentralized dining spaces to reduce risks associated with patient movement

Back-to-back staff work and support zones for efficiency and safety

Completed

2019

Area

67,500 SF

Contact

BNBuilders

Mike Herzog

T 206.382.3443 | M 206.718.0783

Mike.Herzog@bnbuilders.com



Similar Project Experience

Healthcare Design

Within the dynamic healthcare environment, we partner with organizations to deliver the best patient outcomes. As such, healthcare has become a major constituent in the LK Architecture portfolio of work.

From assisted living to skilled nursing facilities to specialty hospitals and acute care, our team has successfully completed more than 350 healthcare architecture projects over the last 25 years.

Working with Government Agencies + Municipalities

Municipal Architecture is the design of buildings that fill a key public need and that represent our most important institutions to our community and to the world. We understand the scheduling and budgeting concern of capital projects administered by cities and counties. Within the State of Kansas, we've worked with a great number of municipalities throughout the years including:

- Sedgwick County, Kansas
- Sumner County, Kansas
- Marion County, Kansas
- Kingman County, Kansas
- State of Kansas
- City of Wichita, Kansas
- City of Haysville, Kansas
- City of Greensburg, Kansas
- City of Colby, Kansas
- City of Mulvane, Kansas
- City of Newton, Kansas
- City of Valley Center, Kansas
- City of Bel Aire, Kansas
- City of Arkansas City, Kansas
- City of Maize, Kansas
- City of Derby, Kansas

Behavioral Health + Mental Health Experience

State of Kansas

Your Project Designer, Ryan Craft of our LK Architecture healthcare studio, has previous work experience with a number of behavioral health and mental health facilities throughout the state. Below lists the projects of significance.

KIOWA WELLNESS & BEHAVIORAL HEALTH ADDITION – Kiowa, KS

- New construction / addition to the current Hospital

SOUTH CENTRAL KANSAS MEDICAL CENTER – Arkansas City, KS

- Psych unit conversion

REEDS COVER AND REHAB. – Wichita, KS

- Geriatric psych unit

GREENWOOD REHAB. – Olathe, KS

- Geriatric psych unit
- Out-patient psych unit

SOUTHWEST MEDICAL CENTER - Liberal, KS

- Geriatric psych unit
- Out-patient psych unit



Kiowa Hospital Addition

Kiowa, Kansas

Kiowa Hospital completed a 6,500 square foot addition that included 12 segments of physical therapy, three segments of behavioral health, diagnostic testing and therapeutic services. The facility also includes two on-call sleep rooms and exam rooms shared with the County Health Department.

PROJECT INFORMATION

Features

Physical Therapy

- Occupational therapy
- Speech therapy
- Pre/Post-operative rehabilitation
- Sports rehabilitation
- Orthopedics
- Balance and gait impairments
- Chronic and acute pain management
- Manual therapy
- Neurological impairments
- Pediatrics and geriatrics
- Worker's compensation
- Motor vehicle injury

Behavioral Health

- Group psychotherapy
- Individual therapy
- Family therapy sessions

Respiratory Therapy

DIAGNOSTIC TESTING:

- Pulmonary function testing
- Arterial blood gas studies
- Oximetry studies

THERAPEUTIC SERVICES:

- Oxygen therapy
- Mechanical ventilation
- Chest physical therapy
- Aerosol therapy
- Cardio-Pulmonary resuscitation

Two on-call sleep rooms

Overnight sleep room for traveling and on-call physicians

Exam rooms shared with the County Health Department

Exam rooms shared with the Health Department that can be protective environment rooms, that are also used for pandemic exam and testing

Contact

Kiowa District Hospital
 Kiowa, KS
 Janelle Goodno
 620.825.4131

Area

6,500 SF addition



Sumner Co. Hospital District 1

Caldwell, Kansas

The hospital has been designed to minimize square footage while maximizing the efficiency for the hospital staff and promote healing for in-patients, out-patients, and visitor to the clinic. The plan efficiencies lie in the department adjacencies, reduced circulation, and shared functions between departments.

PROJECT INFORMATION

Hospital Services

- 16 licensed Patient beds (facility holds 25 bed licenses)
- Minor procedures/endoscopy pain management
- 24-hour emergency department (3 beds)
- Laboratory
- X-ray
- CT scanner
- MRI
- DEXA
- Sonogram
- Physical therapy
- Occupational therapy
- Speech therapy
- Minor wound care
- Telemedicine & specialty clinic services
- Infusion therapy
- Food services
- Rural clinic

Contact

Sumner Co. Hospital District 1
 Caldwell, KS
 Brooke Bollman
 620.844.6492



Colby Event Center

Colby, Kansas

The Colby Event Center is located on a new site between the Colby Community College and the Colby High School. The facility consists of a sunken main gymnasium with seating for 1967; a secondary gymnasium on the entry level with seating for approximately 700; on the main floor it will also include the public area consisting of the main concourse leading to the gymnasium which includes a concession area on one side and public restrooms and a children's play/activity area on the other side; moving to your right upon entering the main front doors the public can access the meeting space which has video presentation capabilities and consists of four meeting rooms that can be open to a single large space or multiple and varying sized smaller spaces; this area will also include the operations offices and a preparation kitchen for serving community centered meals as well as the activities of the meeting spaces.

PROJECT INFORMATION

Features

- Concourse w/concession area
- Flexible seating configurations
- Bleachers 1960+ in main gymnasium
- 675+ in secondary gymnasium
- 800+ seating on the floor
- Four team locker rooms and referee locker rooms
- Children's play area

Walking track around main floor of main gymnasium

Ample public restrooms

Parking 229 w/expansion capabilities up to 390 in additional overflow areas

Bus parking behind the facility with team access from that location

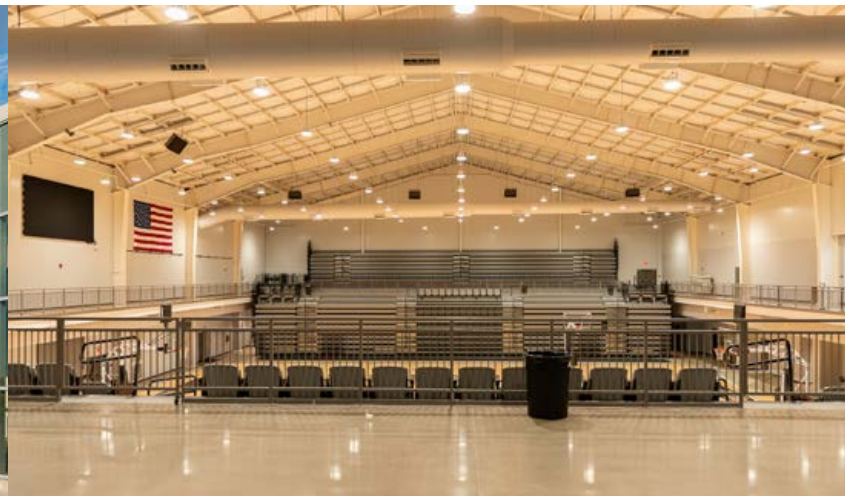
Area

76,263 SF

Contact

City of Colby
Colby, KS

Tyson McGreer
785.460.4400



6 References



References

JANELLE GOODNO - CEO

KIOWA DISTRICT HEALTHCARE
1002 S. 4th St.
Kiowa, KS 67070
620.825.4131 Ext. 1001
jgoodno@k-d-h.com

BROOKE BOLLMAN - CEO

SUMNER CO. HOSPITAL DISTRICT 1
761 W. 175th St. S
Caldwell, KS 67022
620.845.6492

BRUCE GOODWIN - Facilities Construction Planning + Program Manager

CITY OF WICHITA
455 N. Main, 7th Floor
Wichita, KS 67203
316.268.4119
bgoodwin@wichita.gov

TYSON MCGREER - City Manager

CITY OF COLBY
585 N. Franklin
Colby, KS 67701
785.460.4400
manager@cityofcolby.com

7 Financial Disclosure + County Assistance



Financial Disclosure + County Assistance

Financial Disclosure

LK Architecture does not have any personal or financial interest in any Sedgwick County properties, or any real or potential conflicts of interest with members of the Sedgwick County Board of County Commissioners or County staff.

County Assistance

LK Architecture will require the assistance of the County as outlined in Section VI on page six of the RFP. Moreover, LK Architecture anticipates that Sedgwick County will be responsible for procuring design services on specific projects which are not insurable under LK Architecture's liability insurance coverage.



8 Proof of Insurance



Proof of Insurance

LK Architecture's liability insurance coverage meets and exceeds the minimum insurance requirements designated by Sedgwick County. We have attached a sample certificate of liability insurance identifying our standard coverage. We will provide a specific certificate of liability insurance to cover the Sedgwick County on-call services contract prior to award of the contract.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/7/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER IMA, Inc. - Wichita Division PO Box 2992 Wichita KS 67201-2992	CONTACT NAME: IMA Wichita Team PHONE (A/C No., Ext): 316-267-9221 E-MAIL ADDRESS: cerfs@imacorp.com	FAX (A/C No.):
	INSURER(S) AFFORDING COVERAGE	
INSURED LK Architecture, Inc. 345 N Riverview St Ste 200 Wichita KS 67203-4263	INSURER A: Travelers Casualty and Surety Company of America NAIC # 31194	
	INSURER B: The Cincinnati Insurance Company 10677	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

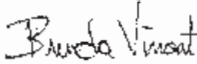
COVERAGES **CERTIFICATE NUMBER:** 1020017368 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:			ECP0660220	7/23/2023	7/23/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			ECP0660220	7/23/2023	7/23/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			ECP0660220	7/23/2023	7/23/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N	EWC0660222	7/23/2023	7/23/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Architects Professional Liability			105312161	7/23/2023	7/23/2024	Per Claim \$1,000,000 Aggregate \$1,000,000 Deductible Per Claim \$150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER **CANCELLATION**

*SAMPLE	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

© 1988-2015 ACORD CORPORATION. All rights reserved.

9 Subcontractors



Subcontractors

THE LAW COMPANY

CONSTRUCTION COST ESTIMATING +
UTILITY & MAINTENANCE COST ESTIMATING



THE LAW COMPANY INC.

MKEC ENGINEERING

STRUCTURAL ENGINEER

CIVIL ENGINEER



BASIS CONSULTING ENGINEERS

NETWORK & TELECOMMUNICATIONS DESIGNER





THE LAW COMPANY INC.

CONTRACTORS | CONSTRUCTION MANAGERS

Firm Profile

THE LAW COMPANY, INC. (Founded 1959)

345 Riverview, Suite 300
Wichita, Kansas 67203

Dennis W. Kerschen, President

Office: 316-268-0200
Fax: 316-268-0210
Email: dkerschen@law-co.com
Website: www.law-co.com

A Commitment to Service

From our first contract in 1959 (a \$9,000 machine shop), The Law Company has grown to become what one of our clients call “a world class construction company.” Any successful construction project is a complex composition of planning, positioning, and execution. We have earned national prominence by fine tuning these individual elements into a harmony of efficiency in the construction of diversified projects.

The essence of success in any industry is how well the customer is served. Our success has been built on a commitment to service that is uncompromising. We strive from the start to recognize the owner’s needs and desires and then we make every effort possible to be responsive to them. As a result, a major portion of The Law Company’s work is with repeat clients, an achievement of which we are particularly proud.

Markets Served

Hundreds of major companies have depended upon us to be their general contractor because of our on-time, on-budget philosophy. The diversity of The Law Company is most unique to the construction industry in the specialized markets below:

- ◆ Education
- ◆ Government
- ◆ Healthcare
- ◆ Hospitality
- ◆ Lodging
- ◆ Manufacturing
- ◆ Office
- ◆ Recreation
- ◆ Retail
- ◆ Worship



Pre-Construction Services

The Law Company’s approach to pre-construction is based on early and clear communication of options with defined values and impact to schedule as well as budget. We organize and provide information in review meetings showing options and cost strategies so complete budget impacts are immediately known based on each decision. During this time we will look for innovative methods and materials that will enhance constructability, minimize construction durations and improve lifecycle costs and impact. Early identification of complex challenges that may arise is key to solving problems that could impact both costs and schedule.

True Build Construction

The Law Company has been trusted within the industry as a true builder with the ability to provide construction manager, traditional build, design-bid-build and negotiated delivery methods. Our team also knows how to clearly and effectively communicate throughout the process and ensure the safety of all involved. Our experienced and innovative builders have completed thousands of high-quality projects throughout Kansas and the United States.

Personnel

The Law Company has a staff of 55 full-time personnel which includes 25 office staff and 30 field staff. Our employees are our most valued asset and we strive to protect them as they work to complete projects for our customers. We work both union and non-union. The Law Company is a privately held employee owned company (E.S.O.P. Company). As such, our employees are all owners and stakeholders in our drive to achieve owner satisfaction.



FIRM PROFILE

Founded on Principle, Sustained by Excellence

We founded MKEC in 1982 on the principle of providing superior engineering consulting services that are responsive to our clients' needs. Since then we have grown steadily in both number of clients served and services offered. Our large and talented team of engineers, planners, landscape architects, and surveyors deliver an impressive breadth of project experience and a commitment to uncompromising quality in our work, timely completion of projects and fairness in our fees. That's why so many of our customers come back again and again when new needs arise. Our 200+ associates are ready to help you.

We've solved problems and delivered creative solutions throughout the United States and Canada. We're ready to help you succeed — wherever you may be.

If it requires engineering, we probably do it.

- Industrial/Energy
- Land Development
- Transportation
- Architectural Engineering
- Public Works
- Electric Utility Design



Broad Range of Expertise, Deep Experience

We are a full-service engineering and land-planning firm that offers a broad range of consulting services. We provide engineering feasibility and design services to both private and public sectors. Our customers include industry, developers, city, county, state and federal governments, architects, other engineering groups, institutions and individuals.

Office Locations

- Wichita - 316.684.9600
- Kansas City - 913.317.9390
- Oklahoma City - 405.842.8558

BASIS CONSULTING ENGINEERS

800 E. First Street - Suite 401
Wichita, KS 67202
(316) 941-5533
www.basisengineers.com

Basis Consulting Engineers has evolved into a leading engineering service provider because of its people and their commitment to client satisfaction. We believe there are no substitutes for careful planning & transparent communication when it comes to making partnerships succeed. Great people & personal connections allow us to build career lasting relationships based on trust. We are a firm of dedicated professionals specializing in MEP building systems and are recognized for bringing valued design of HVAC, building controls, lighting, power, communications, plumbing, commissioning and life safety to the construction industry.

Construction efficiencies & processes are tracked more than ever; our team delivers solutions by looking from different perspectives and implementing sustainable design strategies that are fundamental to a building's operational success. Basis Consulting Engineers has proven experience and technical knowledge for serving healthcare, educational, industrial, civic/government, religious and commercial markets. We consistently seek to improve quality and refine client satisfaction through use of state-of-the-art technologies, 3D BIM software, in-house quality control technical reviews and continuous professional development for our people.

Today's buildings are expected to offer technology, comfort, safety, security and be a place that fosters occupant wellness. We engineer building systems with all this in mind and understand buildings not only must meet the needs of today, they must be adaptive for the future. We enjoy bringing buildings to life.



PROJECT EXPERIENCE

Via Christi Behavioral Health
St. Joeseph Hospital
Wichita, Kansas

Children's Advocacy Center
Wichita, Kansas

Wichita Children's Home
Campus
Dorms/Apts./Admin./Gym Bldg.
Wichita, Kansas

SG County - Courthouse
Cooling Tower Replacement
Wichita, Kansas

SG County - Jail Annex
Renovations
Wichita, Kansas

DCCCA Behavioral Rehabilitation
Wichita, Kansas

Wichita Family Crisis Center
Wichita, Kansas

HumanKind 316 Studios / Apts.
Wichita, Kansas

HumanKind Campus-wide
Facilities Studies
Wichita, Kansas

Inter-Faith Ministries
Warming Souls Winter Shelter
Wichita, Kansas

SG County - Community Crisis
Center Remodel
Wichita, Kansas

VA Medical Center - Robert Dole
Substance Abuse
Residential Recovery

VA Medical Center - Robert Dole
B59 Behavioral Health
Wichita, Kansas

Logan County Intergenerational
Assisted Living / Memory Care
Logan, Kansas



BASIS
consulting engineers



LK ARCHITECTURE

345 RIVERVIEW, SUITE 200

WICHITA, KS 67203

316 268 0230

LK-ARCHITECTURE.COM

