



**Tri-County Foundation and Tri-County Mental Health Services, Inc.**  
**Request for Proposal**  
**Building Revitalization Project**  
**Date of Release: December 9, 2022**

**Introduction**

Tri-County Foundation and Tri-County Mental Health Services, collectively referred to as TCMHS, are accepting proposals from local construction firms to provide renovation and remodeling services for building located at 3100 NE 83<sup>rd</sup> St, Kansas City, MO 64119. Your firm is invited to submit a proposal in accordance with the specifications outlined herein. The objective of this RFP is to identify the firm which can offer TCMHS the highest quality services at a reasonable fee.

**General Information**

Proposals must be received **by 5:00 pm on December 30, 2022 via email submission**. Proposals may be submitted electronically by the closing submission date noted above to the following e-mail address: [michellen@tri-countymhs.org](mailto:michellen@tri-countymhs.org).

All inquiries for information should be directed to:

Michelle Naus, CFO  
[michellen@tri-countymhs.org](mailto:michellen@tri-countymhs.org)  
3100 NE 83<sup>rd</sup> St, Suite 1001  
Kansas City, MO 64119  
(816) 468-0400

It is the responsibility of the Offeror to ensure that the proposal is received by the date and time specified above. **Late proposals will not be considered.** TCMHS Services reserves the right to reject any and all proposals received in response to this RFP. A contract for the accepted proposal will be based upon the factors described in this RFP.

**Current Project Partners & Contacts**

Project Contracting Contact	Michelle Naus, CFO
Project On-Site Lead Contact	Bill Welch, Facilities Manager
Architect	Richard Hu, HJM Architects

**Timeline**

Every reasonable attempt should be made to adhere to this timeline, with the understanding that unforeseen circumstances may prevail, causing changes.

**Timeline for RFP Process**

RFP issued	December 9, 2022
Proposals Due	December 30, 2022
Interviews	January 2023
Award	January 31, 2023

**Proposed Timeline for Project**

Construction Kickoff	Spring 2023
Construction Complete	December 2023



### **Overview of TCMHS Services, Inc.**

TCMHS is a private, nonprofit corporation and has been determined to be exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. It is governed by a volunteer board of directors. Administrative offices and all records are located at 3100 NE 83<sup>rd</sup> St, Suite 1001, Kansas City, MO 64119. Other offices are located throughout the North Kansas City metropolitan area.

Tri-County Mental Health Services began in 1990, to provide safety-net services to Clay, Platte and Ray Counties in Missouri in the areas of mental and behavioral health, and substance use disorders. As the Northland region has grown, so has Tri-County. To serve a diverse clientele in urban, suburban and rural settings, Tri-County has developed a unique provider network allowing the agency to deliver convenient, cost-effective services to over 8,000 people each year.

On July 1, 2017, TCMHS became a Certified Community Behavioral Health Clinic (CCBHC) as part of a federal demonstration program based on the Excellence in Mental Health Act. TCMHS provides \$29 million of behavioral health services and has grown over the years to meet the region's increasing mental health needs, especially surrounding the opioid crisis. With funding coming in from a county mental health levy, state funding, Medicaid and other insurers as well as grants, Tri-County's back office is required to manage highly complex financial processes. TCMHS has approximately 175 employees and 130 independent contractors that provide services throughout the year.

Tri-County Foundation is a fully controlled 501c3 that owns and operates the building to be renovated. Partial funding for the renovations is from **federal funds** passed through the State of Missouri. Davis-Bacon does not apply.

### **Scope of Services**

Your proposal is expected to cover the following services:

- 1) Completion of the renovation project as designed. Please note the flooring has been changed from Durastone Durabella terrazzo in the lobby and restrooms to LVP and Tile.
- 2) Cost broken out by project. Please note that this project may be done in phases over time.

### **Revitalization Project**

Each price breakout is considered a stand alone price as all areas may not be done as one project depending on funding.

#### **Restroom space - \$**

- Demo of existing restroom plumbing fixtures, light fixtures, partitions, countertops, accessories and floor/wall tile
- Install new plumbing fixtures, LED lighting, solid surface countertops, accessories, mirrors, baby changing stations and phenolic partitions
- Sheetrock, finish and paint walls and install ceramic wall tile on wet walls in restrooms
- Install new doors/frames/hardware at restrooms



#### **Lobby - \$**

- Demo of rubber treads/risers and ceramic floor tile throughout lobby
- Paint all walls and soffits in lobby
- Install LVT flooring throughout lobby
- Install new LED lighting throughout Lobby space
- Replace damaged ceiling tiles to match existing

#### **Mail Room & Storage - \$**

- Demo walls, ceilings and flooring at mailroom area
- Build new walls for mailroom and storage
- Finish and paint walls
- Install LVT flooring
- Install new ceilings in mailroom and storage
- Doors/frames/hardware for new rooms
- Relocate radiator heaters
- Install USPS mailboxes
- Replace damaged ceiling tiles to match existing

#### **Retail Kiosk space - \$**

- Build new walls for retail kiosk
- Finish and paint walls
- Install new ceilings in retail kiosk
- Install millwork and manual operated steel coiling door at retail kiosk
- Install blinds and security film at retail kiosk
- Replace damaged ceiling tiles to match existing

#### **Conference Room - \$**

- Demo existing millwork, sink, flooring and lighting
- Install carpet tiles
- Install new 2x2 LED lights and LED can lights
- Install new millwork and sink with quartz top
- Install new TV and markerboards
- Replace damaged ceiling tiles to match existing



**Vestibule doors - \$ \_\_\_\_\_**

- Supply and install three (3) 6'x7' aluminum and glass doors/frames and hardware at the Lobby entrances

**Exterior Bollard Lights - \$ \_\_\_\_\_**

- Supply and install ten (10) new bollard lights in existing locations

**TOTAL PROJECT PRICE = \$ \_\_\_\_\_**

**Firm Qualifications**

1. Provide information on your firm's background, size, structure, and qualifications
2. Brief description of your firm.
3. Briefly describe not more than three projects similar in size and scope managed or monitored by your firm including client, references, and contact information.
4. Team identification and qualifications

**Proposal Evaluation**

**A. Submission of Proposals**

All proposals shall include firm qualifications, pricing information, completion timeline, and applicable terms and conditions. These documents will become part of the contract and should be received electronic.

**B. Nonresponsive Proposals**

Proposals may be judged nonresponsive and removed from further consideration if any of the following occur:

1. The proposal is not received in a timely manner in accordance with the terms of this RFP.
2. The proposal is incomplete.

**C. Proposal Evaluation**

Evaluation of each proposal will be reviewed and scored based on prior experience, understanding of the work to be performed, cost, and ability to meet our timelines.

**D. Review Process**

TCMHS Services may, at its discretion, request presentations by or meetings with any or all Offerors to clarify or negotiate modifications to the Offerors' proposals.



However, TCMHS Services reserves the right to make an award without further discussion of the proposals submitted. Therefore, proposals should be submitted initially on the most favorable terms, from both technical and price standpoints, that the Offeror can propose.