

Cabarrus County Behavioral Health Facilities

RFQ Addendum # 1

Questions and Answers

Published Monday, April 18, 2022

1. **Must the 20-page limit be followed?**

Yes.

2. **Will the “intensive, multi-partner/provider programming” require any medical/clinical service planning, or will it be limited to space programming?**

Operational requirements are likely to drive the programming and design process. The county intends to have participation from subject matter experts to make sure these considerations are not overlooked.

3. **Will either of the buildings include an outpatient treatment program?**

Specific services are still being contemplated as part of the programming and design phase. However, it is likely that outpatient services will be provided on-site, although a separate entrance for such services would be preferred.

4. **When does Cabarrus County expect to select the medical operator for Building #1?**

Staff will brief the Board in May on a proposed Request for Proposal (RFP) process to select the operator of the Behavioral Health Urgent Care (BHUC) and Adult Facility-Based Crisis Center. Assuming Board approval, we would expect to have an operator selected no later than July.

5. **When does Cabarrus County expect to select the third-party who will own, construct and contract for Building #2?**

The County is working diligently to select the third-party so they can participate in the programming and design efforts resulting from this RFQ.

6. **Will the selected firm contract for all design and construction administration services with Cabarrus County, or will the selected firm be required to contract with the third-party for some services related to Building #2? If the latter, which services?**

The firm awarded under this RFQ will perform programming, schematic design, construction documents and administration on behalf of the county for the Behavioral Health Urgent Care (BHUC) and Adult Facility-Based Crisis Center.

Only programming and schematic design services would be provided for the Child & Adolescent Facility-Based Crisis Center. The third-party owner selected by the County would contract for construction document and administration services independent of the county.

7. **Will the site need to be rezoned?**

If rezoning is required, the County will address after a schematic design is in-hand.

8. **Will there be third-party accreditation for either of the two buildings? (For example, The Joint Commission.)**

The facilities will abide by all state and federal regulations regarding accreditation and licensure.

9. **Will other community partners be involved in the design and/or administer programs in either building?**

The programming and design process will be limited to the County and subject matter experts. Specific services are still being contemplated so it is certainly possible community partners may administer programs in the facilities.

10. **Will these two projects (BHU Care/16-bed Adult Crisis Care Center & 16-bed Child/Adolescent Crisis Center) be issued as two different projects or as one project? Will both buildings proceed with the same schedules and owner representatives?**

No. Since the County will own the Behavioral Health Urgent Care (BHUC) and Adult Facility-Based Crisis Center, we have full control over the project schedule.

The Child and Adolescent FBC would have a separate owner responsible for the project schedule. That owner would be responsible for seeing the schematic design provided by the County through the construction process.

11. **Will the FFE programming include design and/or selection of FFE?**

Both.

12. **Page 1 of RFQ says “A third-party” will construct, own and contract for the operation of the 16-bed Child and Adolescent (ages 4-17) FBC Center” – will the County still act as decision maker or point of contact or will that be transferred to this third-party and if so, can the county expand on this process? Will this transfer affect the schedule? Who will be approving design decisions? (The County or the third party)?**

The county cannot act as the “decision maker” for the Child and Adolescent Facility-Based Crisis Center due to federal regulations. Responsibility for that project would transition to a third-party operator after the initial programming and schematic design is complete. Decisions for that project, including the project schedule and contractor, would be the sole responsibility of the selected third-party after the schematic design is completed.

13. **Page 1 of RFQ hints that work may start immediately with construction proposed in early 2023 – Please define “construction to begin early to mid 2023” – can the County provide a more detailed schedule?**

The ultimate schedule will be determined as part of the programming and design process. The County’s goal is to move as quickly as possible, but there is no hard deadline at this time.

14. **Page 4 of RFQ – item #7 states the SOQ proposal becomes part of the contract and vendor can get penalized for non-performance and failure to meet proposal implementation schedule: What is driving the contract verbiage: “penalties for failure to meet a proposal implementation schedule”? Is it the grant funding schedule requirements, or a history of County built projects, or a bad experience with A/E/C not meeting schedules? If there is a grant funding expiration date for construction or occupancy of the building, can the County provide that information?**

There is not a specific deadline to spend the money awarded by the State. The County’s goal is to move as quickly as possible due to the pressing need in our community.

15. **Has a site survey been performed?**

No. A survey was not available from the previous owner and the County held off to get a list of survey requirements from the selected design team.

16. Is any further delineation of the space program(s) - both buildings available?

Yes, examples were provided in the RFQ document.

17. Has the county developed the budget into additional detail, e.g. equipment, construction, FFE costs?

That is one of the goals of hiring a design team.

18. Is the intent for the selected design firm to contract with the county for both projects or, will there be a separate contract with the third party developing the 16-Bed Child and Adolescent Center?

We are planning one (1) design team for BOTH facilities through the schematic design process.

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Only programming and schematic design services would be provided for the Child & Adolescent Facility-Based Crisis Center. The third-party owner selected by the County would contract for construction document and administration services independent of the county.

19. How was the initial programming determined? Did the County engage a consultant to prepare the initial program scope?

There has been no programming completed.

20. Is future expansion / growth of services to be considered as part of the planning efforts?

We will address growth options during the programming and assess if adjacent property acquisition is required.

21. Is the intent for both projects to be delivered by the same contractor?

In terms of construction, the intent is that both be built by one contractor but funding may dictate otherwise. The county will follow applicable state procurement regulations in the selection of the contractor for the Behavioral Health Urgent Care (BHUC) and Adult Facility-Based Crisis Center. The third-party owner will do the same based on their applicable procurement regulations.

22. What is the grant? Are there any additional requirements/submissions?

The County received a state grant for the construction of the facilities. The county is not aware of any special requirements related to this funding that would impact the design team.

23. Who is contracting with a food service consultant?

The design team but we will understand more after the programming what will be needed at the facilities for that based on the programming with the operator

24. Will we be using a B101 AIA Contract? Who will the contract be held by?

Yes, for the contract with the County, for the facility that will be contracted for design and construction via the other operator that will be their decision.

25. Will the full scope be under one contract?

See #18

26. The RFQ mentions the county, an operator for the adult and an owner/operator for the adolescent facility. Will all meetings run concurrently?

For programming and schematic that is the goal.

27. Are there any owner or design reviews required as part of the overall schedule?

Yes, the owner will ask for design reviews and coordinate the operator being present. We would want a DD and CD review

28. Is re-platting required?

See #7

29. Should we provide Landscape Design?

Yes

30. Who will provide Commissioning?

Design team will carry that once the full blown design is put under contract and we understand the extent of the MEP systems

31. Who provides the site survey?

See #15

32. Does the County have any interest in LEED?

In terms of the systems yes, in terms of the actual certification, no

33. In discussing Qualls with a local Geotech firm, it is our understanding that this scope will be handled by CABCO. Please confirm.

We have some minimal Geotech, for this RFQ submission you can carry one or NO carry one, I think we will have a better understanding as we go through the schematic about how much of a initial Geotech we will need. We plan on carrying the CMT ourselves.