

Request for Qualifications for Behavioral Health Facilities in Cabarrus County, North Carolina

March 31, 2022

Section 1. Project Description.

Cabarrus County (“County”) is soliciting Statements of Qualifications (SOQ) from qualified firms licensed in North Carolina to provide programming and design services for two facilities on +/- 4.5 acres in Kannapolis, NC (see Exhibit A). The County received a state grant of \$30 million for building two facilities (described below) with construction expected to begin in early-to-mid 2023. The two facilities are as follows:

1. **Behavioral Health Urgent Care (age 6+) and 16-bed Adult (18+) Facility-Based Crisis Center**
 - a. Tier IV BHUC operating 24 hours a day, 7 days a week, 365 days a year
 - b. +/- 35,000 to 40,000 square feet
2. **16-bed Child and Adolescent (ages 4-17) Facility-Based Crisis Center**
 - a. 24 hours a day, 7 days a week, 365 days a year
 - b. +/- 12,000 to 15,000 square feet

The County anticipates constructing and owning the Behavioral Health Urgent Care (BHUC) and 16-Bed Adult (18+) Facility-Based Crisis Center (FBC) and entering into an agreement with an operator skilled and capable of being licensed under the laws and regulatory requirements of North Carolina. A third-party will construct, own and contract for the operation of the 16-bed Child and Adolescent (ages 4-17) FBC Center.

Section 2. Required Services.

Services required to be provided by the selected firm include:

- a. Intensive, multi-partner/provider programming
- b. Design services
- c. Construction cost estimating during various phases of design
- d. General site analysis and planning
- e. Geotechnical investigation
- f. Traffic assessments
- g. Utility investigation/analysis
- h. FFE programming, scope design, and cost estimating
- i. Assistance, where necessary, to ensure licensing of the facilities

Section 3. Evaluation Criteria.

Qualifications packages will be evaluated on the firm’s ability to meet the requirements of this RFQ. Special emphasis will be placed on the proposed team’s experience and qualifications with comparable projects. Criteria are as follows:

- a. Firm(s) and individual experience with projects of similar scope in terms of behavioral healthcare, urgent care, and Facility-Based Crisis facilities
- b. Firm(s) experience with local government projects

- c. Qualifications, certifications, abilities, availability, and geographic location of the key individuals
- d. References from past projects including users and facility maintenance and management staff

Section 4. SOQ Requirements.

All questions must be submitted in writing to Kyle Bilafer at kdbilafer@cabarruscounty.us (copy Rodney Harris at rdharris@cabarruscounty.us) **no later than April 15, 2022**. The County will post answers to questions received as an addendum to the RFQ by Wednesday, April 20, 2022.

Firms that are interested in providing the requested services are invited to submit a Statement of Qualifications (SOQ), in electronic format only, to Kyle Bilafer at kdbilafer@cabarruscounty.us.

Each firm is solely responsible for the timely delivery of its SOQ. **All SOQs must be delivered by 3:00 pm local time on Friday, April 29, 2022.** Qualification packages will not be accepted after this deadline. Firms accept all risk of late delivery regardless of fault.

The SOQ package should be no more than **20** pages in length.

Please identify a contact person for questions during the RFQ process and provide contact information including telephone number, email, and postal address.

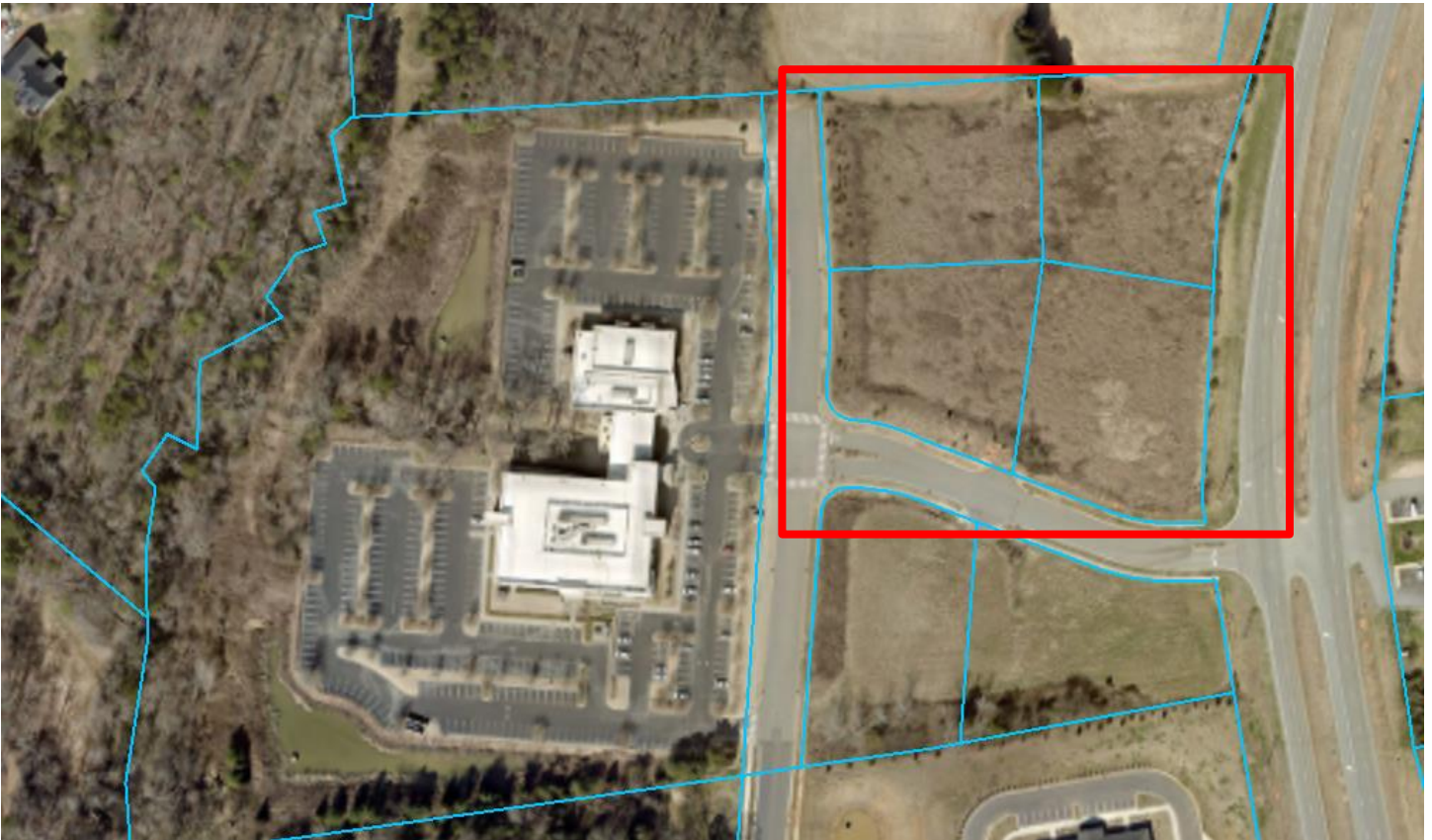
Section 5. Terms and Conditions.

The following terms and conditions apply to this RFQ:

1. All responses shall become the property of the County.
2. Due care and diligence has been exercised in the preparation of this RFQ and all information contained herein is believed to be substantially correct. However, the responsibility for determining the full extent of the services rests solely with those making responses. Neither the County, nor their representatives shall be responsible for any error or omission in this response, nor for the failure on the part of the respondents to determine the full extent of their exposures.
3. The County reserve the right to select the vendor from the responses received; to waive any or all informalities and/or irregularities; to re-advertise with either an identical or revised scope, or to cancel any requirement in its entirety; or to reject any or all proposals received.
4. A response to this RFQ does not constitute a formal bid; therefore, the County retain the right to contact any/all proposing vendors after submittal to obtain supplemental information and/or clarification in either oral or written form. Furthermore, an explicit provision of this RFQ is that any oral communication made is not binding.
5. The County will not be liable for, nor pay for any costs incurred by responding vendors relating to the preparation of any proposal for this RFQ.
6. Acceptance will be defined as the County selecting you as our provider of service for the intent of negotiating a contract for services.

7. It is the intent of the County that after the successful Vendor has been selected, the County and the selected vendor will enter contract negotiations containing all terms and conditions of the proposed service. Any acceptance of a proposal is contingent upon the execution of a written contract and the County shall not be contractually bound to any bidder prior to the execution of such written contractual agreement. The contents of the bid submitted shall become part of the contractual obligation and incorporated by reference into the ensuing contract. The contract with a successful vendor may include penalties for non-performance and failure to meet the proposal implementation schedule. Any vendor agreeing to do business with the County must complete the required vendor registration process.

EXHIBIT A – SITE LOCATION
Corner of Kannapolis Pkwy and Solutions St in Kannapolis, NC



Parcels:

5603142882
5603145847
5603142682
5603144597