



County of Fairfax, Virginia

ADDENDUM

October 25, 2024

ADDENDUM NO. 1

TO: ALL PROSPECTIVE OFFERORS

REFERENCE: RFP2000004044

TITLE: Adolescent Detox & Crisis Residential

DUE DATE/TIME: Originally, November 15, 2024, 2:00 p.m., Eastern Time, ***now updated to December 31, 2024, 2:00 p.m., Eastern Time***

The referenced Request for Proposal is amended as follows:

1. Refer to ATTACHMENT 1 of this Addendum for the answers to questions received prior to and at the pre-proposal conference held on 10/18/2024.
2. Refer to ATTACHMENT 2 of this Addendum for the Site Plan for Cornerstones location (Attachment J of the solicitation).

All other terms and conditions remain the same.

Flor Morrobel

Flor Morrobel
Contract Specialist II

THIS ADDENDUM IS ACKNOWLEDGED AND IS CONSIDERED A PART OF THE SUBJECT REQUEST FOR PROPOSAL:

Name of Firm

(Signature)

(Date)

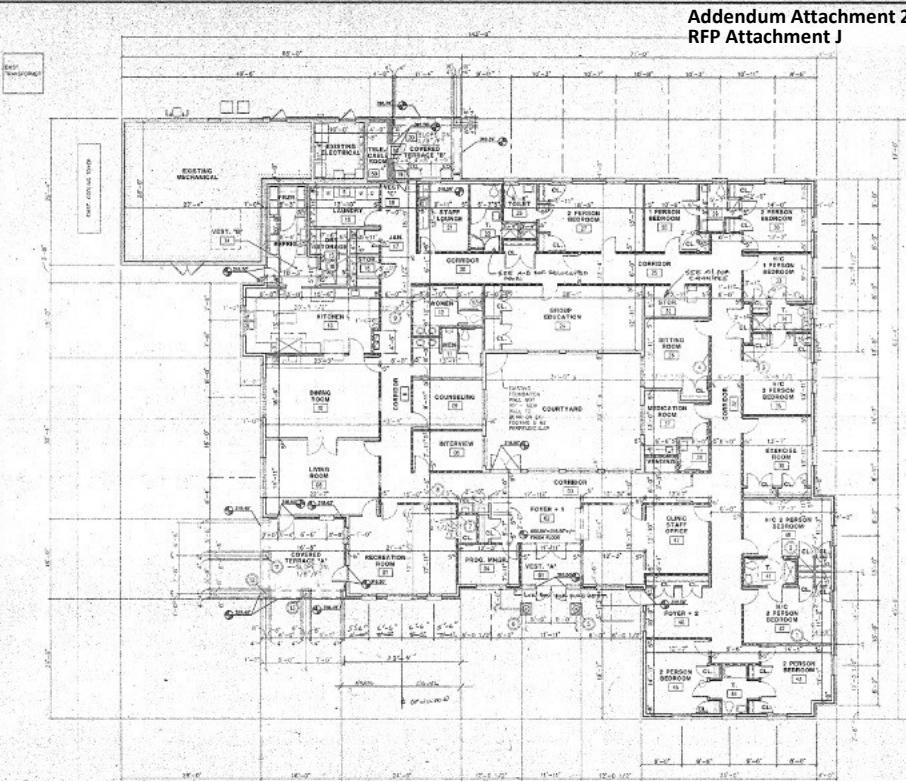
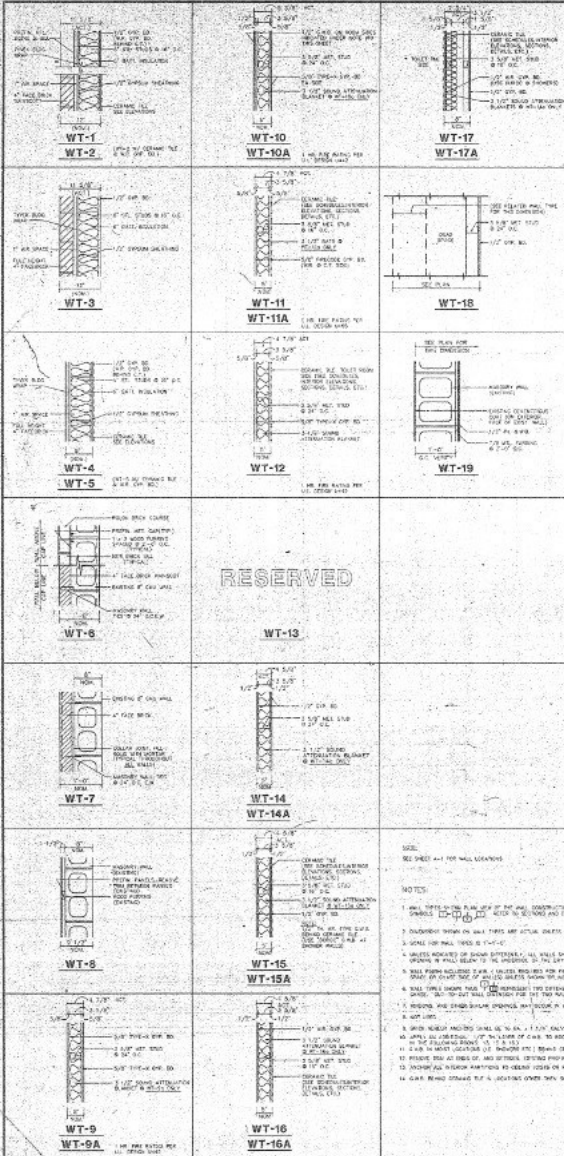
A SIGNED COPY OF THIS ADDENDUM SHOULD BE INCLUDED IN THE TECHNICAL PROPOSAL OR RETURNED PRIOR TO THE DATE/TIME OF CLOSING.

SIGNATURE ON THIS ADDENDUM DOES NOT SUBSTITUTE FOR YOUR SIGNATURE ON THE ORIGINAL PROPOSAL DOCUMENT. THE ORIGINAL PROPOSAL DOCUMENT SHOULD BE SIGNED.

Department of Procurement and Material Management
12000 Government Center Parkway, Suite 427, Fairfax, VA 22035-0013
Website: <http://www.fairfaxcounty.gov/procurement>
Phone 703-324-3201, TTY: 711, Fax: 703-324-3228

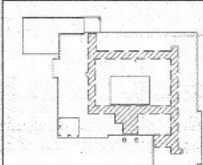
1. Are you aware of any licensure restrictions around separating crisis, inpatient and crisis populations in one building without separating the populations?
 - a. We are not aware of any licensing restrictions disallowing co-locating these services. Our goal is to support the provider in ensuring success; should any barriers be identified; the Region would support through advocacy with regulatory bodies or other means necessary.
2. We remain very interested in this RFP. Though our team who specializes in this area is currently working through an abundance of items at this time, is it possible to request an extension to the end of the year to get this back to you?
 - a. The submission deadline is extended to December 31, 2024 @ 2:00pm EST.
3. What is the history of the design of the project with the 3 service levels under one roof?
 - a. The Region has no local resources for detoxing youth and must send our local youth far away for detox services. There are some local inpatient psychiatric hospitals who will provide detox, but only if individuals meet criteria for inpatient hospitalization. Further, our region does not have anything less restrictive than inpatient hospitalization for youth who are in crisis. The Region very much wanted to develop this level of service as a resource for youth who present in crisis – either a primary SUD crisis, or a primary behavioral health crisis, and not be turned away based on not meeting very narrowly defined criteria.
4. Do you know of any licensure requirements around having 3 service levels under one roof?
 - a. The Region's understanding is that the provider would need to be licensed in all levels of care that are being offered but are not aware of any restrictions in co-locating these levels of care. Whether an individual presents as primary SUD or primary BH crisis would indicate what level of service they receive, and what type of billing would be appropriate.
5. Budget: Do you have preferences of how we show the 3 services versus how we show the future possible expansion of 23-hour chairs?
 - a. The Region has asked for a Year One Budget, to include all items that would be a one-time expense (such as furniture, vehicles, technology equipment, linens, etc.), as well as operational expenses, and then a Year Two and Beyond Budget for all ongoing expenses. These budgets would be for the initial 3 levels of service, and not need to include the 23-hour chair expansion. The 23-hour chair expansion costs would be negotiated as a separate budget when provider is able to implement or as a contract amendment at a later date.
6. For the existing space provided, will the provider or County be responsible for operating housekeeping, maintenance, utilities, etc. In other words, do you want the provider to include the operations into the year 1-2 budget.
 - a. If the provider will be utilizing the existing offered facility the County would cover the physical building repair maintenance and utilities. Housekeeping or janitorial services would be in the provider's operations and can be included in both year 1 and year 2 and beyond budgets for the operation of a 24/7 facility. Should a provider choose to obtain their own facility for this service, the costs of maintenance, lease, utilities, etc. would also be added to the year 1 and year 2 and beyond budgets.
7. Will the awarded agency pay for a monthly lease? If yes, do you have an amount we can add into the budget?
 - a. No, the provider will have a No Cost Space Agreement with the County to utilize the building.
8. Do you have any historical expense information on the building?
 - a. The building is maintained by the County and will continue to be maintained by the County at no expense to the Provider.

9. Year building opened?
 - a. 1993-1994
10. Has it operated as a clinical site in the past?
 - a. It is currently in use as a 16-bed SUD/BH residential program for adults.
11. Utilities costs monthly, etc.?
 - a. Utilities will be paid by the County Facilities Management Division. If the Provider requires additional telecom services, those costs would be incurred by the Provider.
12. Do they have a current maintenance log for the building?
 - a. Yes, there is an existing log of work orders submitted for the County's Facility Management Division to address; the Provider will have access to submit work orders to be addressed in the same manner.
13. What is the current heating and cooling system?
 - a. The County utilizes a contracted vendor to maintain all County facilities' HVAC needs, to include routine maintenance. In the event of HVAC issues, the Provider would be able to report the issue to request HVAC technician deployment.
14. Is there a current camera and access control system? If so, could we utilize it?
 - a. There is currently a camera system in the building. Provider can request access for use.
15. Is there existing furniture and will it stay? Or will we need to budget for interior furniture?
 - a. There is existing furniture. The County could arrange for a visit to the facility for a Provider to determine whether the existing furniture is sufficient or would need replacing. Any needs identified post-contract award could be addressed through a Contract Amendment should additional funds be determined to properly furnish the space.
16. Will we be able to make modifications to the space? New paint, fixtures, flooring?
 - a. No building modifications can be made by the Provider, but any desired modifications can be submitted to the County's Facilities Management for consideration and execution.
17. What is the current life safety systems? Sprinkled etc.?
 - a. The Building currently meets all County Codes and Licensure Requirements for a Residential Facility. This includes access to Fire Suppression systems and Alarm systems.
18. Can we have a copy of the site plan? We do have the floor plan copy.
 - a. Site Plan is attached.
19. How many parking spaces are on premises?
 - a. There are 80 total parking spaces on the campus; 20 to the North of the building, 23 to the South of the building, and 37 to the East of the building. Note that the building is located on a shared campus that has additional SUD residential services in a separate building, both owned by the County. While the Provider will have access to all parking spaces, the 20 to the North of the building would be the Primary parking.



DIMENSION PLAN
NORTH

KEY PLAN



NOTE: DIMENSIONS ARE APPROXIMATE. SEE ATTACHED SCHEDULE FOR DIMENSIONS OF WALL TYPES. SEE ALSO THE WALL TYPE SECTION FOR WALL TYPES.

KEY PLAN SYMBOLS



- NOTE:
SEE SHEET A-1 FOR WALL LOCATIONS
- NOTES
1. WALL TYPES IN THIS PLAN ARE OF THE FOLLOWING CONSTRUCTION:
WALLS: 12" CMU, 8" CMU, 6" CMU, 4" CMU, 3" CMU, 2" CMU, 1" CMU, 1/2" CMU, 1/4" CMU, 1/8" CMU, 1/16" CMU, 1/32" CMU, 1/64" CMU, 1/128" CMU, 1/256" CMU, 1/512" CMU, 1/1024" CMU, 1/2048" CMU, 1/4096" CMU, 1/8192" CMU, 1/16384" CMU, 1/32768" CMU, 1/65536" CMU, 1/131072" CMU, 1/262144" CMU, 1/524288" CMU, 1/1048576" CMU, 1/2097152" CMU, 1/4194304" CMU, 1/8388608" CMU, 1/16777216" CMU, 1/33554432" CMU, 1/67108864" CMU, 1/134217728" CMU, 1/268435456" CMU, 1/536870912" CMU, 1/1073741824" CMU, 1/2147483648" CMU, 1/4294967296" CMU, 1/8589934592" CMU, 1/17179869184" CMU, 1/34359738368" CMU, 1/68719476736" CMU, 1/137438953472" CMU, 1/274877906944" CMU, 1/549755813888" CMU, 1/1099511627776" CMU, 1/2199023255552" CMU, 1/4398046511104" CMU, 1/8796093022208" CMU, 1/17592186044416" CMU, 1/35184372088832" CMU, 1/70368744177664" CMU, 1/140737488355328" CMU, 1/281474976710656" CMU, 1/562949953421312" CMU, 1/1125899906842624" CMU, 1/2251799813685248" CMU, 1/4503599627370496" CMU, 1/9007199254740992" CMU, 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