

**COUNTY OF FAIRFAX, VIRGINIA  
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY  
NOTICE OF RECEIPT OF AN UNSOLICITED PROPOSAL FOR A PUBLIC-PRIVATE  
PARTNERSHIP TO DEVELOP AFFORDABLE SENIOR HOUSING ON THE SITE KNOWN AS  
OAKWOOD**

**DEPARTMENT OF PROCUREMENT & MATERIAL MANAGEMENT**  
12000 GOVERNMENT CENTER PARKWAY, SUITE 427  
FAIRFAX, VIRGINIA 22035-0013

The County of Fairfax has received and accepted an unsolicited proposal under the provisions of the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) for a public-private partnership to develop affordable senior housing on the site owned by the County of Fairfax and known as Oakwood. The 6.2-acre site is located at the intersection of South Van Dorn Street and Oakwood Road, in the Lee Magisterial District. The County intends to evaluate this unsolicited proposal for further conceptual-phase consideration and may negotiate a comprehensive agreement with the proposer based on the proposal.

In accordance with the procedures adopted by Fairfax County and the provisions of the PPEA, other interested firms or other private entities are invited to submit competing unsolicited proposal for this project for simultaneous consideration in accordance with this document by delivering one (1) original (duly marked) and ten (10) complete copies, together with the required initial review fee of \$5,000 to the Director, Department of Procurement & Material Management, 12000 Government Center Parkway, Suite 427, Fairfax, Virginia 22035-0013. Proposals must be clearly identified as a "PPEA Proposal" and received by the Fairfax County Department of Procurement & Material Management, at the above address, no later than 2:00 P.M., local prevailing time, on August 1, 2018. Proposals received in the Office of the County Purchasing Agent after the date and time prescribed shall not be considered and shall be returned to the offeror.

**Fairfax County's Critical Challenge - Affordable Housing**

To provide strategic direction for the community to address the lack of affordable housing, the Fairfax County Board of Supervisors has adopted the Housing Blueprint, reflecting the Board's philosophy that housing should be affordable to a range of income earners. For more information, the Housing Blueprint can be found at:

<https://www.fairfaxcounty.gov/housing/data/housing-blueprint>

The County's vision and criteria for the development of the Oakwood site includes the following:

1. **Affordability:** Create additional affordable senior housing consistent with the Housing Blueprint and the Fairfax County Redevelopment and Housing Authority's mission of creating affordable housing.
2. **Financial Viability:** Maximize benefits to the County through long term ground leases and presume no fund from the County.
3. **Development Team Experience:** Development team with extensive experience on similar developments.

4. Project Design: Provide design solutions that accommodate the vision requirements including innovation, esthetics, functionality, and compliance with federal, state, and local design requirements.
5. Community Outreach: Implementation of a comprehensive community outreach strategy that includes adjacent communities and local advisory groups, associations and other communities.

The above criteria will be used as basis of evaluation of the submitted proposals.

Questions regarding this document should be submitted to the attention of Casey Sheehan, CPPB, Contract & Procurement Coordinator, Fairfax County Department of Housing & Community Development, at the following e-mail address:

[Kevin.sheehan@fairfaxcounty.gov](mailto:Kevin.sheehan@fairfaxcounty.gov)

Copy of the unsolicited proposal, subject to the provisions of the Virginia Freedom of Information Act and section 56-575.4G of the PPEA are posted with this document.

Unsolicited proposals submitted pursuant to this notice hereby incorporates the procedures outlined in the "Fairfax County Procedures Regarding Requests Made Pursuant to the Public-Private Education Facilities and Infrastructure Act of 2002" dated March 30, 2009 and Article 3 of the "Fairfax County Purchasing Resolution" entitled "Bidder/Contractor Remedies" dated July 1, 2017. Copies of these documents may be accessed by going to the Department of Procurement & Material Management's Web site at:

<http://www.fairfaxcounty.gov/dpmm/regs.htm> or by calling (703) 324-3201.

Attachments:

- a- Geotechnical Report
- b- Storm water study
- c- Entrance study
- d- Zoning Determination Letter.