

## Delaware County Mental Health Facility

### Construction Questions

May 31, 2022

The RFP mentions renovation of existing improvements, can you provide as built plans of the area to be renovated? If a full set of plans is available, it would be helpful to understand how systems tie together and design assumptions for the larger facility.

**RESPONSE: THE AREA TO BE RENOVATED IS PART OF AN OVERALL JUSTICE CENTER AND JAIL AREA. THE COUNTY CAN TRY AND LOCATE PLANS FOR THE RENOVATED AREA.**

Please provide a current site plan that shows any improvements, to be used in locating exterior recreation space. How many patients would be allowed to use the recreational facilities at any given time?

**THE COMPLEX IS LOCATED AT 3100 S. TILLOTSON AVE. AND IS AVAILABLE ON THE COUNTY'S WEBSITE. THE AREA IS AS FOLLOWS:**



The RFP requires 15 male and 15 female beds. We understand these rooms are not private, can you provide the number of 6+ bedrooms, 5, 4, 3, 2 and single bedrooms? Will 15 male and 15 female beds be enough to sustain an operational program?

**RESPONSE: WE HAVE CONSULTED WITH SOME CONSULTANTS AND BASED UPON THEIR ANALYSIS THE NUMBER OF BEDS IS THE QUANTITY IS WHAT THE COUNTY'S CONSULTANTS BELIEVE WILL BE APPROVED BY THE STATE OF INDIANA AT THIS TIME. However, it might be reasonable to provide rooms at 5, 4, 3, two in one single room. The reason behind this is a graduated system based on accomplishments**

as those that continue in the program are rewarded with improved space in their bedroom. This would make 15 for males and 15 for female spots, for a total of five rooms for males and five rooms for females. The other option could be 3 rooms of four, one room of two and a single room. This counts 5 rooms. Size of the rooms should be consistent with the number of people in them. Bunk beds could be utilized.

- If 15 male and 15 female beds is all the program requires, will you consider a 1 story building that does not have the capability to be expanded?

• RESPONSE: YES This will be dependent on the needs and capabilities of the service provider as well as the approval of the State.

- Please confirm that the rooms do not require an in-suite patient toilet area and shower?  
How many dedicated medical isolation rooms are required? We understand no secure rooms/cells are required.

• RESPONSE: THE ROOMS SHOULD BE PRIVATE, BUT NOT REQUIRING AN INDIVIDUAL TOILET OR SHOWER AREA WHICH WILL BE COMMUNAL. A single bedroom could be considered to be a medical isolation area as well.

- Do medical isolation rooms have any special HVAC requirements?

- How will this facility be licensed, as correctional, inpatient psychiatric acute setting, inpatient rehabilitation therapy or other?

• RESPONSE: NO SPECIAL HVAC REQUIREMENTS ARE UNDERSTOOD BY THE COUNTY, BUT THERE COULD BE DEPENDING ON THE FACILITY OPERATOR'S NEEDS. The question more relates to high flow ventilation filtration for airborne pathogens for isolation rooms. This for that a significant cost. If someone was in a single room requiring high flow ventilation filtration systems they may require a transfer to a facility outside this unit. It would be a consideration to place this high flow system with filtration is a separate cost but unlikely to be needed. This will not be an inpatient psychiatric or acute care setting under any circumstances.

- Is there an expectation to follow FGI Guidelines for the use answered above?
- How many group therapy rooms are required? Or follow FGI guidelines.

• RESPONSE: FOLLOW FGI GUIDELINES 2 group therapy rooms could be here and used for other purposes as well. At least one could be shared between males and females. If two were available that could be utilized for group therapy, visitation room, eating area or other possible uses.

- How many exam/consult rooms are required? Or follow FGI guidelines

• RESPONSE: FOLLOW FGI GUIDELINES One exam slash medical consultation room would be required, and include examination table with hey office slash consultation area. This would also be available for intake evaluations investments if no other space is available. Drug testing could be performed out of this area although is that necessary to have a full exam room for this obviously. It would be more accessible if a bathroom was available in this area. This bathroom should be large enough to have witness sample collection.

How many visitation rooms are required? How many people could be in each room? Or follow FGI guidelines.

**RESPONSE: FOLLOW FGI GUIDELINES** Ideally visitation rooms could include a table with four to five chairs in otherwise comfortable seating or a couch. These could also be utilized for casual consultation rooms or small group discussions.

Will seclusion rooms be required, if so, how many? Or follow FGI guidelines

**RESPONSE: FOLLOW FGI GUIDELINES**

How many patients should be accommodated in the group dining facility at any given time?

**THE GROUP DINING AREA SHOULD ACCOMMODATE ALL PATIENTS AND 3 STAFF MEMBERS**

Will male and female recreation spaces be separated?

**RESPONSE: YES**

Section II C 4 discusses operation of the facility, who will hire the staff and how are wages reimbursed? This section also mentions a police station. What are the requirements for coordination with the police station?

**RESPONSE: THE FACILITY OPERATOR HAS NOT YET BEEN DETERMINED. THERE IS A SEPARATE PROCESS TO SELECT THE OPERATOR. THEY WILL COORDINATE WITH THE DEVELOPER.**

Section II C 6 requires the developer to provide FF&E for the Project as set forth in the Project Criteria however there is no information about the specific FF&E in Appendix A. Can you provide more detail?

**RESPONSE: THIS WILL BE COORDINATED WITH THE OPERATOR AS PART OF THE DEVELOPMENT PROCESS**

Are all operating expenses, utilities, maintenance costs, janitorial to be included in the Maximum Project Cost? If so for how long?

**RESPONSE: YES, PLEASE LIST THEM.**

Section II B states the County will lease the facilities and property owned by the county for a predetermined period, what is the time period of the lease and is there any costs associated with the lease?

**RESPONSE: THE PERIOD OF TIME IS NOT YET DETERMINED AND WILL BE PART OF THE NEGOTIATION.**

The RFP state in Section V, # 5. (page 11) a total project budget cost of \$42,000,000. How was this number arrived at, and are there a list of assumptions/programming/scope definition that can be provided?

**RESPONSE: THE TOTAL PROJECT COST FOR THIS PROJECT IS ANTICIPATED TO BE \$1.5 MILLION. THE \$42 MILLION WAS A CARRY OVER FROM THE ORIGINAL JUSTICE CENTER/JAIL RENOVATION PROJECT.**

- Will funds from the American Rescue Plan be available to draw upon during the construction period or upon the transfer? Will these funds be set aside as a part of the BOT agreement?  
**RESPONSE: YES**
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- What portion of the \$42M would be American Rescue Plan funds and what portion would be bonds or other funds? Please indicate the list of all sources.  
**RESPONSE: THIS PROJECT IS ESTIMATED TO BE \$1.5 MILLION.**
- Are the ARP funds available in year 1?  
**RESPONSE: YES**
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- Section III D discusses a transfer 1 year after construction commences, Section 2 III C discusses a transfer after 18 months. Please clarify which should be expected.  
**RESPONSE: THIS WILL BE PART OF THE NEGOTIATIONS.**
- Will the Offeror fund the periodic draws until the County purchases the facility or will the County fund the draws?  
**RESPONSE: THERE WILL BE DRAWS FUNDED BY THE COUNTY.**  
Will the county be funding the development/construction draws monthly or advancing funds on predetermined monthly draw schedule?  
**RESPONSE: THAT WILL BE DETERMINED AS PART OF NEGOTIATIONS.**
- Is lender a party to the BOT agreement, how is the lenders interest secured?  
**RESPONSE: THERE IS NO LENDER.**
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- What is the term of the operating period?  
**RESPONSE: THE OPERATING PERIOD IS SUBJECT TO NEGOTIATION.**
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- Kitchen questions o Please confirm if the existing kitchen will be used?  
**RESPONSE: THE JAIL KITCHEN WILL BE USED.**
- Laundry questions o Please confirm if the existing laundry will be used?  
**RESPONSE: THE EXISTING LAUNDRY FACILITY WILL BE USED.**
- Special Systems, are these systems tied to the existing systems or stand alone?
  - o Access control
  - o CCTV
  - o Nurse Call
  - o Security

Data, drops per  
outlet o Wireless?

**RESPONSE: THE EXISTING FACILITIES WILL BE USED.**

Will the county provide a sales tax exemption certificate?

**RESPONSE: IS THIS FOR THE PURCHASE OF SUPPLIES OR MATERIALS?**

Would the County consider a freestanding building on the existing campus?

**RESPONSE: NO**

What is the expected maximum length of stay for patients?

**RESPONSE: APPROXIMATELY 30 DAYS**

Has the stone in the pool been compacted? Please provide compaction tests.

**RESPONSE: AT THIS TIME THAT IS UNKNOWN. THE COUNTY WILL HAVE TO GATHER THIS INFORMATION.**

Will water gas and electricity be separately metered new service or do the existing services have capacity for the proposed uses?

**RESPONSE: THE UTILITIES WILL BE PART OF THE FACILITIES UTILITIES.**

Does the existing generator have capacity to service the proposed uses?

**RESPONSE: AS FAR AS THE COUNTY KNOWS THE CAPACITY IS SUFFICIENT, BUT THE CONTRACTOR WILL HAVE TO MAKE THAT DETERMINATION.**

Will there be a single point of contact with Delaware County for questions, scope definition/clarifications/project and FF&E selections? If so, can you please identify and provide contact information and availability?

**RESPONSE: THE COUNTY WILL WORK ON THIS RESPONSE AND PROVIDE THE POINT OF CONTACT.**