



Preproposal Conference Questions

PPEA RFP A250902 – Phase 2 – A Vision of Design & Construction

October 15, 2025; 1:00pm

1. If known, when is this project expected to go to bid for contractors and what is the expected start date for construction?

This Request for Proposals is being issued under the Public-Private Education Facilities and Infrastructure Act (PPEA) and will follow a structure similar to a design/build delivery method. The Selected Offeror will be responsible for determining the overall project structure, including the identification and engagement of all major subcontractors. If the Selected Offeror does not have an in-house construction team, a qualified construction partner must be procured through its subcontractor selection process.

At this time, we expect the interim agreement to be signed in early Q1 of calendar year 2026. A construction timeline has not yet been established; however, our goal is to reach at least 30% design by September 2026 in order to share plans at the opening of the CSW. The earliest possible start of construction would be January 2027, though that will depend on the project budget and funding availability. We anticipate having more clarity on funding in spring 2026.

2. What is the estimated construction/project cost?

CBH is not providing an estimated construction or project cost for this solicitation. While our adopted Capital Improvement Plan (CIP) is publicly available, please note that it reflects a larger square footage than is currently being proposed and may not represent the scope of this procurement. One purpose of this process is to better understand current market conditions.

3. Do you require Union Bids? If so, is this applicable to all projects?

At present, none of our funding sources require the use of union labor. If future funding sources do carry such a requirement, we will notify all bidders accordingly.



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- 4. Could Colonial Behavioral Health clarify whether this PPEA solicitation anticipates a Design–Build–Finance or Design–Build–Finance–Operate/Maintain structure, and what level of private financing participation is expected from the proposer?**

Operation and maintenance of the facility will be the responsibility of Colonial Behavioral Health (CBH) following issuance of the Certificate of Occupancy. Financing risk will be CBH's.

- 5. How does CBH envision risk distribution among the developer, design, and construction partners particularly for financing, permitting, and schedule performance?**

CBH anticipates that permitting and schedule performance responsibilities will rest with the selected contractor, as defined in the negotiated agreement. Financing risk will remain with CBH.

- 6. Will a template or draft prime agreement be issued during the conceptual phase, or should proposers assume their own form for the purpose of the submission?**

The final form of agreement will be mutually developed between CBH and the selected proposer. It will be informed by prior CBH agreements but subject to negotiation and refinement during the PPEA process. The agreement will generally be consistent with industry standards for other Design-Build agreements.

- 7. Please confirm whether the developer or contractor must be licensed and registered to transact business in Virginia at the time of submission or prior to contract execution.**

The contractor must be properly licensed and registered to transact business in the Commonwealth of Virginia at the time of submission.

- 8. Could CBH provide additional detail on the evaluation weighting among design quality, financial feasibility, team qualifications, and proposed delivery approach?**

Evaluation criteria and relative weighting are outlined in the RFP and PPEA guidelines included with the solicitation materials.



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- 9. Will shortlisted teams receive stipends or honoraria for the conceptual design and financial modeling effort, or should all conceptual work be considered at risk?**

CBH will not provide stipends or other compensation for conceptual submissions. No payments will be made prior to execution of the Interim Agreement with the successful proposer.

- 10. Beyond the general description of outpatient behavioral health and integrated care, could CBH share any anticipated service types or acuity levels (for example, crisis stabilization, partial hospitalization, or medication management) that should inform early programming?**

The facility will operate solely as an outpatient behavioral health center. Services will include intensive outpatient (IOP), partial hospitalization (PHP), and medication management programs, among others.

- 11. Are there any sustainability, resilience, or energy-efficiency standards (e.g., LEED, WELL, or state requirements) that CBH expects proposers to address in their conceptual approach?**

CBH intends to comply with all applicable local codes and standards. No additional sustainability or energy-efficiency certifications are required at this stage.

- 12. Could CBH clarify any infrastructure constraints or expectations for connectivity between the Phase 2 Campus and the Center for Support & Wellness currently under development on the site?**

There are no known infrastructure constraints at this time. Connectivity between the Phase 2 campus and the Center for Support & Wellness will be determined as part of the design process.

- 13. Following the conceptual submission due December 15, could CBH outline the anticipated schedule and requirements for the Detailed Phase of the PPEA process, including short-list notification, interviews, and final selection?**

The schedule for the detailed phase of the PPEA process will depend on the number and nature of submissions received. CBH will communicate next steps, including shortlist notifications and interviews, following review of conceptual proposals.



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- 14. Is there an option for the design-build team to provide financing and lease the facility back to CBH, or will CBH be securing its own financing to own the facility outright?**

CBH is currently pursuing its own financing with the intent to own the facility outright. However, CBH remains open to considering proposals that include a lease-back option if such an approach represents the most advantageous use of public funds and adds value to CBH service delivery.