

Project Parameters

Overall Project Guidelines

1. **Speed of Execution** – Colonial Behavioral Health (CBH) would like to get to at least 30% design by the time its Center for Support and Wellness (currently under construction) opens in the fall of 2026.

2. **Project/Construction Costs** – CBH seeks the best facility for the best value, understanding that this is a long-term facility that must serve CBH for years to come, and therefore long-term value, ease of maintenance, and reliability are just as important as initial cost.

Offerors should provide cost breakdown for the project described herein, by Construction Specification Institution (CSI) standards, and further organized as per below:

- a. Cost of work - building
 - b. Cost of work –sitework
 - c. General conditions/requirements
 - d. Design
 - e. Insurance
 - f. Design contingency/contractor construction contingency (if needed, please specify proposed purpose and usage)
 - g. Overhead and Profit Fee
 - h. Bonds
3. **Efficiency & Flexibility** – CBH seeks to construct a campus and facility that is functionally efficient, while also providing the flexibility to adapt to future needs as they arise. It is equally important to CBH that respondents to this solicitation pay close attention to detail—the factors that distinguish a facility that functions exceptionally well from one that is merely acceptable.
 4. **Coordination with the CBH** – CBH seeks a high level of cooperation, communication, and coordination with the Offeror throughout the project to ensure smooth execution. CBH

will be providing certain equipment, systems, components, and elements of the work, and will need to know when these items are required to avoid impacting the project schedule. Coordination will also be required during design and construction to ensure these items are smoothly integrated with the Offeror's work.

5. **Project Design** – The Offeror will be responsible for the design of the project. The Offeror will also be responsible for obtaining approval of the design by CBH and approval of the building and site design by the local authority having jurisdiction, and all work required to satisfy the requirements of local and state authorities.

Project Sequence Guidelines

1. CBH will remain in existing facilities until project completion and will relocate to the new outpatient / administrative building when the project is ready for occupancy.
2. The Offeror will coordinate with CBH to allow installation of furniture, fixtures, and equipment during the final stages of the project, ensuring completion without the need for a separate post-construction phase.

CBH Responsibilities

1. CBH will provide a Project Manager who will be the official point of contact, and CBH personnel will be readily available for consultation during the course of design and construction.
2. CBH has provided its vision and guidance of the facility so that offerors have an opportunity to understand CBH's preferences. See Attachment D.

Campus Master Plan and Future Growth Considerations

Bidders are asked to approach Phase 2 design-build services with the full campus master plan in mind, ensuring that all design and construction decisions support not only the current project scope but also future growth of the agency.

CBH is also exploring potential opportunities to use a portion of the parcel along Ironbound Road to generate revenue through a land lease for commercial use. Any such use would need to be:

- Consistent with the agency's mission and values (e.g., no tobacco, alcohol, gambling, or similar industries).

- Compatible with James City County zoning regulations. The parcel is currently zoned Public Land but is under review for rezoning to Mixed Use.
- Designed in a way that complements the overall campus and does not detract from CBH's core operations.

Bidders are encouraged to consider how their design approach to Phase 2 may anticipate, accommodate, or integrate these potential future uses while prioritizing CBH's long-term mission and service delivery.

Cost Allocation and Financing Considerations

CBH is committed to delivering a comprehensive, integrated care model that combines behavioral health, primary care, dental, and pharmacy services to improve overall community health outcomes. While all components are important to achieving best practices in whole-person care, CBH recognizes the need for transparency in understanding the costs associated with each program area.

1. Program Component Costs

Offerors are asked to provide a clear breakout of costs for the following program components:

- Behavioral health and administrative functions
- Primary care
- Dental services
- Pharmacy services

This cost allocation will support planning, funding alignment, and long-term sustainability of the project. The request for separated costs is for informational and budgeting purposes only and should not be interpreted as prioritization of one service over another. All proposed components remain integral to the vision of a consolidated campus that meets the diverse needs of the community.

2. Financing Considerations

CBH is currently working with a financial planner to structure the project's capital stack and will consider all responsible financing options, including, but not limited to, the potential use of excess acreage. Offerors may propose financing partners, such as Community Development Financial Institutions (CDFIs), community banks, and/or

developers, as part of their submission.

Standards for Licensure, Accreditation, and Code Compliance

All program spaces provided under this RFP must be designed, constructed, and finished in full compliance with all applicable federal, state, and local codes, as well as the requirements of relevant licensing and accrediting bodies.

Specifically:

- **State Licensure:** All program spaces must meet or exceed current state licensure requirements for the services to be provided.
- **Primary Care:** Spaces designated for primary care must comply with Patient-Centered Medical Home (PCMH) standards and Joint Commission requirements.
- **Intensive Outpatient Program (IOP):** Spaces designated for the IOP must comply with CARF (Commission on Accreditation of Rehabilitation Facilities) standards.

The awarded Bidder will be responsible for ensuring that the facility design, layout, systems, and finishes accommodating all applicable regulations, licenses, and accreditations, and for coordinating with the Owner to verify compliance throughout the project.

Design Considerations

1. Refer to the overall project guidelines above and the program requirements in Attachment A for Phase 2. Some flexibility is allowed in programmed space sizes, provided that all program requirements are met and provisions are made for future growth.
2. It is essential that the building be designed to comply with all regulatory requirements for a facility of this type.
3. External and internal materials must be specified to reduce the risk of tampering and minimize opportunities for self-harm or harm to others. For example, materials such as vinyl siding that can be easily detached from the building should be avoided, as they could be repurposed in a hazardous manner.
4. The design must prioritize efficiency in water and energy use and incorporate strategies to ensure a high level of indoor air quality, including the use of advanced air filtration systems capable of reducing contaminants. Proposers should consider separate HVAC zoning for

- clinical and administration areas, negative pressure for isolation and triage rooms, and adequate exhaust for sterilization, lab, and compressor spaces.
5. CBH desires the incorporation of abundant natural light through the use of materials and systems that ensure safety and durability.
 6. Provide emergency generator capacity sufficient to maintain, at minimum, life-safety systems, vaccine/medication refrigeration with alarms, electronic medical records and IT/network equipment, critical medical/laboratory equipment, isolation/triage HVAC, and security/access systems. Provide cabling infrastructure for low-voltage telecommunications and A/V, integrated door access control systems with card readers, and CCTV surveillance system.
 7. Toilet and lavatory plumbing fixtures must be equipped with motion-sensor operation. Hand sinks should be provided for exam and dental rooms.
 8. All consumer care spaces must incorporate acoustic isolation to provide appropriate privacy for behavioral health services.
 9. Finishes should include durable, low-maintenance hard surface flooring in all areas, except for administrative spaces, which may incorporate high-quality carpet tile.
 10. Lighting should be designed to minimize glare, an important consideration, given the medications some consumers take, and should provide, at a minimum, dimming capability.
 11. Counters throughout the facility should be constructed of either quartz or solid surface materials, selected for durability and ease of maintenance. Clinical spaces (exam rooms, operatories, radiology, labs, med rooms, sterilization, and soiled utility) shall utilize seamless, resilient sheet flooring (vinyl or equivalent) with heat-welded seams and integral cove base. Walls and ceilings should be washable and moisture-resistant where appropriate.
 12. For medical and dental spaces proposers should consider the appropriate control and flow of clean supplies and waste materials.
 13. For medical and dental spaces proposers should consider the appropriate radiation protection at radiology areas.
 14. The design should incorporate toe pulls on doors to facilitate ease of use and comply with accessibility and operational requirements.

15. Provide design and construction of all site features necessary to obtain Site Plan approval, including, but not limited to: demolition; erosion and sedimentation control; grading; paving; hardscape improvements; landscaping; site lighting; utility connections for power and water from the building to existing lines; sanitary service connections from the building to existing lines; storm drainage and connections to existing lines, including compliance with stormwater quality and quantity treatment requirements; and coordination and accommodation of franchise utilities, telecommunications, gas, and power within the building.
16. There should be a place for people to spend time outside, whether that is eating, or going for a walk. It will be a smoke-free campus.
17. The building should be situated in a way that minimizes site lines/connectivity to Eastern State Hospital.
18. The building should have a dedicated public entrance, a delivery entrance, and a staff entrance.

Noise Mitigation Considerations

The new CBH campus will be located adjacent to a veterinary clinic and dog boarding facility. At times, noise levels from the facility—such as barking—can be significant. This may present challenges for individuals served by CBH, as elevated noise can be disruptive or triggering for those experiencing behavioral health conditions.

Offerors are requested to propose design, construction, and/or site planning strategies to mitigate noise impacts and support a calming environment for clients, staff, and visitors.

Suggested considerations may include, but are not limited to:

- Sound attenuation through building orientation, materials, and construction methods
- Landscaping or site design features that buffer sound
- Acoustic treatments for indoor and outdoor spaces
- Innovative technologies or design approaches to reduce auditory disruptions

Offerors should describe their recommended mitigation strategies, including evidence of effectiveness, anticipated cost implications, and how solutions will enhance the therapeutic environment of the campus.

Evaluation Criteria: Team Certification and Experience

1. Proposals will be evaluated based on the qualifications and experience of the proposed team. Specifically:
 - **Design-Build Teaming Experience:** Additional consideration will be given to teams with a documented record of successful collaboration on prior Design-Build projects. Proposals should identify at least two (2) such projects, including project scope, contract value, delivery method, and references.
2. Scoring will consider both the strength of individual firm qualifications and the demonstrated capacity of the team as a whole to deliver PPEA projects effectively and collaboratively.