

MEMORANDUM

May 1, 2014

TO: Health and Human Services Committee

FROM: Vivian Yao, Legislative Analyst *VY*

SUBJECT: **Worksession – Recommended Amendment to the FY15-20 Capital Improvements Program (CIP) and FY15 Capital Budget, Department of Health and Human Services, Avery Road Treatment Center**

The Health and Human Services (HHS) Committee will review the Avery Road Treatment Center project (©1) recommended by the County Executive as an amendment to the FY15-20 Capital Improvements Program (CIP) and FY15 Capital Budget for the Department of Health and Human Services (DHHS).

Representatives from the Department of Health and Human Services (DHHS), the Department of General Services (DGS), and the Office of Management and Budget (OMB) will participate in the worksession.

Background

The HHS Committee met on February 24 to discuss the HHS FY15-20 CIP. The Committee recommended deferring a decision on the Executive's recommended project (©1) to allow time for the proposed Request for Expression of Interest (REOI) for a public private partnership to be finalized and available for Committee review. The Committee indicated that the PDF should reflect updated State funding, the required County match, and description of the plans for pursuing a public private partnership.

Given the poor conditions of the existing facility, the HHS Committee Chair Leventhal requested that the Executive Branch explore the possibility of leasing space for the services currently provided at Avery Road until a new facility can be constructed.

On April 24, the Committee received an update on the REOI process and timeline for exploring a public private partnership. The viability of such a partnership is not known at this time. The Director indicated that the County should know by July if there is private interest in the partnership. If not, the default position for the County CIP would be to fully fund design and construction of the facility. At that point, the Council and Executive could explore the possibility of a CIP amendment and supplemental appropriation.

The Executive transmitted an amended PDF (©2) for the CRC project on April 28, which included an updated State funding amount and required County match funding. The following

table provides the anticipated expenditures for the amended project along with those for the earlier recommended project.

Avery Road Treatment Center (\$000)

(in 000s)	Total	Total 6 years	FY15	FY16	FY17	FY18	FY19	FY20
Amended PDF (©2)	4,800	4,800	250	1,600	2,050	350	0	0
Original FY15-20 Rec. (©1)	100	100	100	0	0	0	0	0

*The recommended funding source is \$4,490 in GO Bonds and \$310,000 in State Aid.
 Requested FY15 appropriation: \$550,000
 Estimated FY16 appropriation: \$250,000*

Project Description: The CIP project provides for the planning of a replacement facility for the existing Avery Road Treatment Center (ARTC). The existing facility is operated through a County contract with Maryland Treatment Centers and provides 20 medical detox and 40 intermediate care beds, forty-nine of which are reserved for low-income County residents. The PDF suggests that the capacity provided by the replacement facility may shift depending on an agreement developed under a public-private partnership.

The existing facility is a pre-fabricated, modular, wood structure on a wooden pile foundation in very poor condition that has had extensive roof leakage, collapsed ceiling panels, deteriorating flooring, problems with mold, and wildlife infestation.

Executive staff estimates that the County will need to stabilize the facility, replace equipment and perform repairs on HVAC and electrical systems, roof, and floors each year the current facility remains in use at an estimated cost of \$400,000-\$500,000 over the next five years.

Project Funding and Schedule: The PDF reflects anticipated State bond funding of \$310,000. Council staff understands that the funding must be used for design costs, and requires matching funds. The Executive has explained that the amount programmed in the PDF is a placeholder amount intended to capture the amount of funding required to meet State match requirements. DHHS has also applied for additional FY16 grant funding from the same DHMH Administration-Sponsored Capital Program.

Community Input: A number of constituents have communicated with Councilmembers about ARTC building conditions and the need to replace the facility. The Alcohol and Other Drug Abuse Advisory Council chair identified the "replacement of the dilapidated Avery Road Treatment Center" as a top priority for the group. In response to AODAAC input, the HHS Committee toured the facility to observe building conditions and hear about the services offered at the facility.

Housing Assessment: Executive staff reports that the 60-bed building would be able to take on the function of transitional housing. There is a halfway house for women and children on the Avery Road campus, and there may be an opportunity to include transitional housing as the Executive works through responses to the REOI.

Request for Expression of Interest (REOI): The County issued an REOI on April 2 to seek a Public-Private Partnership to finance, design, construct, maintain and operate/manage the current

scope or expanded capacity of the ARTC. Excerpts of the REOI are attached at ©4-12. Key provisions of the REOI include the following:

- The contractor must be willing to enter into a P3 with the County and potentially the State of Maryland to build and operate the facility.
- The P3 agreement may include four or more components: General Development Agreement (GDA), Land Lease, Operations and Maintenance, and Program Delivery to Substance Abusing Clients.
- The property is owned by Montgomery County Government with program operations under the oversight of DHHS
- The existing 60-bed facility must be completely replaced with a structure that meets all program areas of a non-hospital detoxification and intermediate care facility;
- The facility as a minimum must provide a combination of 60 residential medical detox and intermediate care residential treatment beds;
- The prospective provider must ensure continuity of operations in partnership with DHHS and DGS through the build process;
- Expressions of Interest are due on June 2, and a short list of qualified offerors by the beginning of August.

Council staff has compiled a list of pros and cons for moving forward with the REOI/RFP process instead of having the County design and build its own facility:

Pros and Cons of Pursuing a Full REOI/RFP Process

Pros

- Potential cost savings from having another entity design and build facility. Council staff questions the likelihood of having an entity structure a deal that does not involve partial County funding. Proposals may seek significant resources.
- State has encouraged County to pursue the P3.
- There may be opportunity for greater State funding of services.

Cons

- Holding and REIO and subsequent RFP process may be time-consuming
- Project delay will require users to continue services in substandard conditions.
- The agreement between the parties in P3 is likely to be complex. Issues of property ownership, tenancy, contract performance/nonperformance will need to be addressed.
- County would have less control over bed use for County residents if State dollars are used to support operations

Council staff comments: The Committee requested that the PDF include a description of the REOI process. Council staff has provided updated language for the PDF at ©3 for the Committee's consideration.

Original CE Recommended FY15-20 PDF 1/15/14

Avery Road Treatment Center (P601502)

Category	Health and Human Services	Date Last Modified	1/6/14
Sub Category	Health and Human Services	Required Adequate Public Facility	No
Administering Agency	General Services (AGE29)	Relocation Impact	None
Planning Area	Rockville	Status	Planning Stage

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	100	0	0	100	100	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	100	0	0	100	100	0	0	0	0	0	0
FUNDING SCHEDULE (\$000s)											
State Aid	100	0	0	100	100	0	0	0	0	0	0
Total	100	0	0	100	100	0	0	0	0	0	0

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation Request	FY 15	100
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditure / Encumbrances		0
Unencumbered Balance		0

Date First Appropriation	
First Cost Estimate	
Current Scope	FY 15 100
Last FY's Cost Estimate	0

Description

This project provides for the planning of a replacement facility for the existing Avery Road Treatment Center (ARTC). The existing facility provides residential substance abuse treatment for low-income County residents. The County is pursuing a public-private partnership with assistance from the State to complete the project.

Location

14703 Avery Road, Rockville, Maryland

Capacity

The existing facility provides 20 medical detox and 40 Intermediate Care Facility beds. Capacity provided by the replacement facility may shift depending on the agreement developed under the public-private partnership.

Justification

The existing ARTC facility was constructed of pre-fabricated modular units in 1991 and needs to be replaced.

Fiscal Note

The County is pursuing additional State and private support for the design and construction of this project. The level of County participation in the capital project costs is yet to be determined. County funding for planning for the project has been budgeted in the Facility Planning: MCG project (P508768).

The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Coordination

- Department of Health and Human Services
- Department of General Services
- County Attorney
- Office of Procurement
- Department of Health and Mental Hygiene
- Private and/or non-profit substance abuse treatment providers
- Private developers



C.E. Recommended Adjustment 9/28/14
 Avery Road Treatment Center (P601502)

Category: Health and Human Services
 Sub Category: Health and Human Services
 Administering Agency: General Services (AAGE29)
 Planning Area: Rockville

Date Last Modified: 4/21/14
 Required Adequate Public Facility: No
 Relocation Impact: None
 Status: Planning Stage

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	0	0	0	0	0	0	0	0	0	0	0
and	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	4,800	0	0	4,800	550	250	1,600	2,050	350	0	0
Total	4,800	0	0	4,800	550	250	1,600	2,050	350	0	0

FUNDING SCHEDULE (\$000s)											
3.C. Bonds	4,490	0	0	4,490	240	250	1,600	2,050	350	0	0
State Aid	310	0	0	310	310	0	0	0	0	0	0
Total	4,800	0	0	4,800	550	250	1,600	2,050	350	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	550
Appropriation Request Est.	FY 16	250
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditure / Encumbrances		0
Unencumbered Balance		0

Date First Appropriation		
First Cost Estimate		
Current Scope	FY 15	4,800
Last FY's Cost Estimate		0

Description

This project provides for the planning, design and construction of a replacement facility for the existing Avery Road Treatment Center (ARTC). The existing facility provides residential substance abuse treatment for low-income County residents. The County is pursuing a public-private partnership with assistance from the State to complete the project; therefore, only a portion of the likely total project costs are reflected here.

Location

14703 Avery Road, Rockville, Maryland

Capacity

The existing facility provides 20 medical detox and 40 Intermediate Care Facility beds. Capacity provided by the replacement facility may shift depending on the agreement developed under the public-private partnership.

Justification

The existing ARTC facility was constructed of pre-fabricated modular units in 1991 and needs to be replaced.

Fiscal Note

The County is pursuing additional State and private support for the design and construction of this project. Project funding and expenditures shown here serve as a placeholder, intended to capture the amount of funding required to meet State match requirements. The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Coordination

Department of Health and Human Services
 Department of General Services
 County Attorney
 Office of Procurement
 Maryland Department of Health and Mental Hygiene
 Private and/or non-profit substance abuse treatment providers
 Private developers

Council Staff proposed PDP 5/2/14
Avery Road Treatment Center (P601502)

Category
Sub Category
Administering Agency
Planning Area

Health and Human Services
Health and Human Services
General Services (AAGE29)
Rockville

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

4/21/14
No
None
Planning Stage

Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
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EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	0	0	0	0	0	0	0	0	0	0
and	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0
Other	4,800	0	0	4,800	550	250	1,600	2,050	350	0
Total	4,800	0	0	4,800	550	250	1,600	2,050	350	0

FUNDING SCHEDULE (\$000s)

S.O. Bonds	4,490	0	0	4,490	240	250	1,600	2,050	350	0
State Aid	310	0	0	310	310	0	0	0	0	0
Total	4,800	0	0	4,800	550	250	1,600	2,050	350	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	550
Appropriation Request Est.	FY 16	250
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditure / Encumbrances		0
Unencumbered Balance		0

Date First Appropriation	
First Cost Estimate	
Current Scope	FY 15 4,800
Last FY's Cost Estimate	0

Description

This project provides for the planning, design and construction of a replacement facility for the existing Avery Road Treatment Center (ARTC). The existing facility provides residential substance abuse treatment for low-income County residents. The County is pursuing a public-private partnership with assistance from the State to complete the project; therefore, only a portion of the likely total project costs are reflected here. *The County has issued a Request for Expression of Interest to gauge potential interest in a public private partnership. Responses from this process will inform how the project moves forward.*

Location

14703 Avery Road, Rockville, Maryland

Capacity

The existing facility provides 20 medical detox and 40 Intermediate Care Facility beds. Capacity provided by the replacement facility may shift depending on the agreement developed under the public-private partnership.

Justification

The existing ARTC facility was constructed of pre-fabricated modular units in 1991 and needs to be replaced.

Fiscal Note

The County is pursuing additional State and private support for the design and construction of this project. Project funding and expenditures shown here serve as a placeholder, intended to capture the amount of funding required to meet State match requirements. The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Coordination

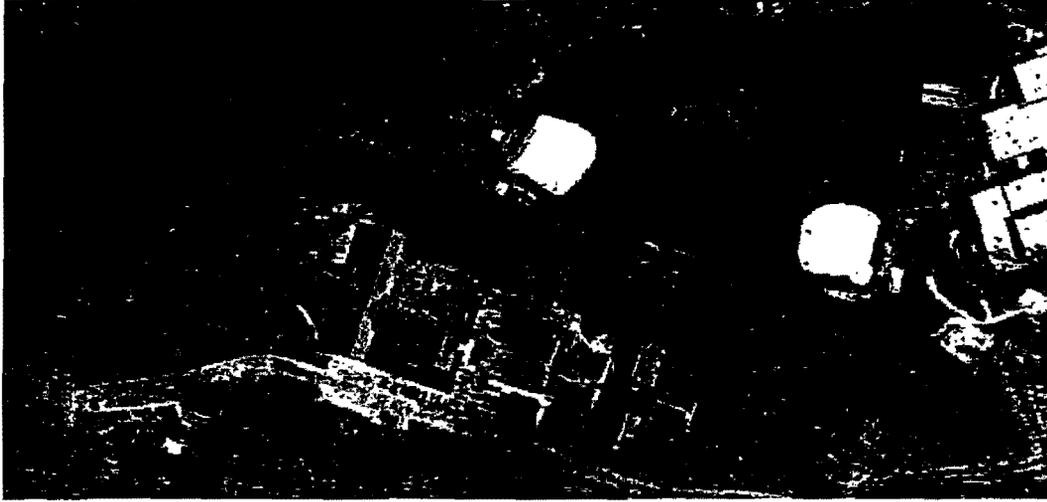
Department of Health and Human Services
Department of General Services
County Attorney
Office of Procurement
Maryland Department of Health and Mental Hygiene
Private and/or non-profit substance abuse treatment providers
Private developers

SECTION 00 2416 – SCOPE OF SERVICES

ARTICLE 1 Background / Intent

- 1.1 The County's ARTC serves adults impaired by substance abuse disorders and co-occurring medical and/or mental health conditions who would otherwise not be able to access services due to lack of knowledge, funds, and/or insurance. Priority is given to women who are pregnant or postpartum, persons who are HIV+ or have AIDS or another chronic illness that poses a public health risk (e.g., Hepatitis C, tuberculosis), IV drug users, persons being released from incarceration or a State mental institution, those who are homeless, and those who are recipients of services from allied public safety and social service agencies such as Child Welfare Services, Income Supports, or the Division of Parole and Probation. While the program primarily serves indigent, uninsured Montgomery County residents, it is accessible to people receiving Medical Assistance as well as non-County residents who meet criteria of medical necessity and priority population (e.g., a pregnant woman who is addicted to opiates, and/or IV drug users). The ARTC facility is currently operated under a contractual agreement with a private provider. ARTC is certified by the Alcohol and Drug Abuse Administration (ADAA) to provide Level III.7.D (Detoxification) and Level III.7 (intermediate care) services. The ARTC program as operated by the current provider is currently accredited by the Joint Commission of Accreditation for Health Care Organizations (JCAHO).
- 1.2 The ARTC program admits persons on the basis of their medical need for residential substance abuse treatment services without regard to race, national origin, color, disability, religion, or ability to pay who meet the eligibility requirements of COMAR 10.47.01.04A. Limitations on admission are that persons must be age 18 or over, must be able to perform activities of daily living (ADL) or provide their own certified nursing assistant (CNA) to perform personal care tasks related to hygiene and bathing, must be ambulatory or able to use an assistance device such as a wheelchair or crutches, and must evidence stability of psychiatric symptoms to fully participate in the individual and group treatment activities of a substance abuse treatment program. Any person potentially limited in access may request review by the ARTC Medical Director and/or Director of Nursing to determine the program's ability to adequately and safely provide care. This is a non-hospital, sub-acute level of care limited in capacity to perform tasks requiring skilled nursing care.
- 1.3 The ARTC facility is a 60 bed facility co-located on a site (parcels P105 and P969) with two other residential substance abuse treatment facilities. Combined, there is service capacity for 90 adults and 10 children, and approximately 40 full- and part-time employees. Over 1200 individuals are served each year on this site.
- 1.4 The three County programs on 14701, 14703, and 14705 Avery Road are located on two County owned parcels, P105 (12.273 acres) and P969 (2.38 acres), in Rockville, Maryland (see attachments #1 and #2). The property is owned by Montgomery County Government with program operations under the oversight of the Montgomery County Department of Health and Human Services. The existing ARTC site area (building and parking), which is part of parcel P105, is the subject of this REOI.

Avery Road Treatment Center Development



- 1.5 The existing facility is a pre-fabricated modular building that does not meet the needs of the current program nor the projected plan for future use. Accordingly, there is need for a complete replacement of the existing 60 bed ARTC facility with a structure that meets all program areas of a non-hospital detoxification and intermediate care facility.
- 1.6 The purpose of this project is to seek a Public-Private Partnership (P3) to finance, design, construct, maintain and operate/manage the current scope or expanded capacity of the ARTC facility. The contractor must be willing to enter into a P3 partnership with the County and potentially the State of Maryland to build and operate the facility. P3 agreement (which will be defined in the RFP) may include four or more components: General Development Agreement (GDA), Land Lease, Operations and Maintenance, and Program Delivery to Substance Abusing Clients.
- 1.7 The private partner is expected to submit a site development plan and a business plan for generating revenue to finance (including any expected funding from the County or State government) the development of the project and maintenance and operation of the facility. The business plan must include a statement of whether the proposed development is contingent on any County or State government action (e.g., regulation changes, public funding-grants, loans, etc.) and a listing of these contingencies.
- 1.8 The County seeks contractors who are qualified and prepared in all respects to undertake the complete development, design and construction, maintenance, and operation of the Avery Road Treatment Center Project at the existing ARTC site. This REOI is the first step of a two-step procurement under the Montgomery County Procurement Regulations. In order to be invited to proceed to the second step of the procurement process, an Offeror must timely respond to this REOI and be selected to be on the shortlist to participate in a Request for Proposal ("RFP") as described herein.
- 1.9 Preliminary Solicitation Schedule: It is the Owner's intent to issue the shortlist of qualified Offerors within 120 days of the issuance of the REOI. The Owner plans to issue the RFP to the shortlisted Offerors within 60 days of the posting of the shortlist and to award a Public-Private Partnership (P3) Contract within 90 days of the issuance of the RFP. These durations are for informational purposes only and the Owner reserves the right to revise any and all of the durations and to terminate and/or to not initiate any and/or all of the solicitation steps.
- 1.10 The Project information provided by the Owner in the following Scope of Services is general and preliminary in nature. While the information is intended to provide an accurate representation of

Avery Road Treatment Center Development

the Project, all Project information in this REOI is preliminary and will be superseded by the RFP, when issued, and the resultant Contract, when executed.

ARTICLE 2 Scope of Services / Work Statement

- 2.1 The Work is generally defined as follows: As a minimum, joint financing, development (planning, design and construction), maintenance, and operation of a new 60-bed residential addictions treatment facility (ARTC Project) at the existing site located at 14703 Avery Road, Rockville, Maryland 20853.
- 2.2 The new ARTC facility as a minimum must provide a combination of 60 residential medical detox and intermediate care residential treatment beds (ASAM levels III.7 and III.7D).
- A. Level III - Medically-Monitored Intensive Inpatient Treatment (III.7) programs must offer a planned regimen of 24-hour professionally directed evaluation, care and treatment for addicted patients in an inpatient setting.
 - B. Level III.7 care must be delivered by an interdisciplinary staff to patients whose sub-acute biomedical and emotional/behavioral problems are sufficiently severe to require inpatient care.
 - C. Level III.7D Medically Monitored Non-Hospital Detoxification program must provide 24-hour medical monitoring for active or pending withdrawal.
 - D. The proposed program must be compliant with all COMAR regulations. The provider must have extensive experience in adult addictions treatment, with specific experience in residential treatment, and evidence capability to obtain licensure from the Maryland State Office of Health Care Quality. History of accreditation in the providers' other addictions programs is desirable but not essential.
 - E. The prospective provider must ensure continuity of operations (in partnership with the County Departments of Health and Human Services and General Services) throughout the build process of the subject project located at 14703 Avery Road. Subject to the County's approval, the prospective provider may temporarily re-locate operations in order to ensure continuity of the ARTC programs.
 - F. The prospective provider must also ensure continued access to the existing facilities located at 14701 and 14705 Avery Road to permit full operations of those facilities during the life of the project.
 - G. The requirements for new design and construction include compliance with current codes and regulations; these will be updated when building permit applications are submitted.

SECTION 00 2800 – METHOD OF EVALUATION

ARTICLE 1 Procedures

- 1.1 Upon receipt of Submissions, the Qualification and Selection Committee (QSC) will review and evaluate all Submissions in accordance with the Written Evaluation Criteria listed in Article 2 of this Section.
- 1.2 Based on its evaluation of the Offerors' Written Submissions, the QSC will identify qualified Offerors to proceed to the next stage of the selection process. An Offeror must obtain a minimum Written Submission score of 700, from the QSC's evaluation, in order to be considered qualified and advance to the next stage.
- 1.3 The QSC may elect to conduct Interviews with all qualified Offerors (as defined in Article 1.2 above). The Interview Evaluation Criteria that will be utilized for any such Interviews are listed in Article 2 of this Section. Written Submission scores will only be used to determine which Offerors will be interviewed. Based on its evaluation of the Offerors' Interviews, the QSC will identify qualified Offerors to be included in the REOI shortlist. The QSC will make its shortlist recommendation of qualified Offerors based on the interview scores only. An Offeror must obtain a minimum Interview score of 700, from the QSC's evaluation of the Offeror's interview, in order to be considered qualified for the Project and to be included in the shortlist.
- 1.4 If the QSC elects not to conduct Interviews, the QSC will make its shortlist recommendation of qualified Offerors based on its evaluation of the Written Submissions only, in accordance with Article 1.2 above.
- 1.5 The Chief, Division of Building Design and Construction, Department of General Services will review and forward the QSC recommendation with concurrence, objection, or amendment to the Director, Department of General Services.
- 1.6 The Director, Department of General Services, will approve, approve with condition, or reject the Chief, Division of Building Design and Construction recommendation.
- 1.7 Upon approval of the recommended award, the Director, Department of General Services, will place the names of the shortlisted Offerors on a public list located in the Office of Procurement.
- 1.8 Subsequent to the posting of the shortlist, the County intends to, but is not required to, issue an RFP for the construction of the Project. In this event, the RFP will be issued only to those Offerors on the shortlist resulting from this REOI. No other Offeror may submit a bid for this Project. Award of the resulting Contract will be based solely on the results of the RFP solicitation. The REOI, Submissions, interviews (if conducted) and scores will not be used after generation of the shortlist.
- 1.9 The County reserves the right to cancel this REOI and reserves the right to cancel, or not issue, the corresponding RFP for this Project.

Avery Road Treatment Center Development

ARTICLE 2 Written Submission and Interview Evaluation Criteria

Note: Where NA appears in a Tab # in Article 2, no points will be assessed and the Offeror is not required to provide, at that applicable evaluation stage, the Submittal Requirements information.

Category	Tab #	Structure of the Submissions	Written Evaluation		Interview Evaluation	
		Submittal Requirements	Criteria	Points	Criteria	Points
1. GENERAL REQUIREMENTS	1.1	A cover letter with a brief description of the Offeror, including the Offeror's legal name, address, telephone number and facsimile number. Provide the name, title, address, telephone number, email address, and facsimile number of the contact person who will be authorized to make representations for the Offeror.	Verify submittal of the cover letter. Failure of an Offeror to submit the cover letter may result in Offeror's submission being rejected as unacceptable.	Required	NA	0
	1.2	Signed Acknowledgement of the Solicitation and any Solicitation Addenda (see Document 1.1, Section 00 4200) must be submitted and signed by a person authorized to submit the Submission.	Verify signed form. Failure of an Offeror to submit the signed acknowledgement will result in Offeror's submission being rejected as unacceptable.	Required	NA	0
	1.3	Provide an organization chart for the Offeror and for the Project and Offeror's staffing plan (including all positions) to be assigned to the Project, and submit a completed Offeror's Organization and Business Structure (see Document 1.5, Section 00 4200). For purposes of this request and this Section 3, if the Offeror is a joint venture, information for each entity should be furnished and how the new ARTC facility Use, Revenue, and Expense will be managed by the venturers.	Demonstrated staffing plan and business and project organization.	Required	Presentation of staffing plan and business and project organization.	0
	1.4	Provide a completely filled out Qualification Questionnaire (see Document 1.2, Section 00 4200).	Qualification of firm based on responses to Questionnaire.	Required	NA	0

Avery Road Treatment Center Development

		Structure of the Submissions	Written Evaluation		Interview Evaluation	
Category	Tab #	Submittal Requirements	Criteria	Points	Criteria	Points
	1.5	Using the Key Personnel Information Form, (see Document 1.3, Section 00 4200), provide information for the Project Executive, Project Manager(s), etc. Staff proposed for assignment to this Project should represent the Offeror, to the extent practicable, in the interview phase.	Demonstrated qualifications of key personnel based on their successful experience in completing projects of similar quality and complexity and demonstrated experience and potential for them working as a team to successfully manage the completion of the Project.	75	Quality of presentation and qualifications of key personnel. The following personnel shall represent the firm and present information during the interview as identified in the Written Submission: Project Executive(s) Project Manager(s) Field Superintendent(s) Quality Control Manager.	75
	1.6	Project Experience: Description of the Offeror's experience at developing, maintaining and operating a residential addictions treatment facility. This information must clearly describe the financial structure, size, location, and acquisition method for any referenced residential addictions treatment facilities. The Proposal must explain the Offeror's compatibility with the community and describe any prior experience partnering/working with local/state/national governmental agencies.	Demonstrated history and experience of Offeror experience in developing and managing a residential addictions treatment facility.	150	Demonstrated history and experience of Offeror experience in developing and managing a residential addictions treatment facility.	150
	1.7	Addictions Treatment Experience: Provide history and experience of Offeror in treating addictions populations including State priority addictions populations, and Transition Aged Youth.	Demonstrated knowledge of priority population, relevant state and Federal regulation governing addictions treatments programs. Knowledge and experience of evidence-based and best practice treatment models including but not limited to Recovery Oriented Systems, medical and Behavioral treatments.	60	Demonstrated knowledge of priority population, relevant state and Federal regulation governing addictions treatments programs. Knowledge and experience of evidence-based and best practice treatment models including but not limited to Recovery Oriented Systems, medical and Behavioral treatments.	60

Avery Road Treatment Center Development

Category	Tab #	Structure of the Submissions	Written Evaluation		Interview Evaluation	
		Submittal Requirements	Criteria	Points	Criteria	Points
	1.8	Provide history and experience of Offeror successfully working in a Public-Private Partnership (P3) to finance, design, construct, maintain and operate/manage a facility similar in type and size to the ARTC.	Demonstrated history and experience of Offeror successfully working in a P3 to finance, design, construct, maintain and operate/manage a facility similar in type and size to the ARTC.	25	Demonstrated history and experience of Offeror successfully working in a P3 to finance, design, construct, maintain and operate/manage a facility similar in type and size to the ARTC.	25
2. SCOPE	2.1	Concept Statement: This section must describe the Offeror's concept for the Project and how this concept meets the County's objectives based on information provided in the REOI. This concept statement must identify the proposed layout, square footage (including a breakdown describing the type and use of space area) and other characteristics of the development of the facility. (see Document 1.4, Section 00 4200).	The QSC will evaluate the quality of the projects and their similarity to this project. The QSC, at its sole option, may make site visits to projects for evaluation purposes. Provide coordinated access into the listed projects.	200	The QSC will evaluate the quality of the projects and their similarity to this project. The QSC, at its sole option, may make site visits to projects for evaluation purposes. Provide coordinated access into the listed projects.	200
	2.2	Provide a description of the site management approach Offeror would take if awarded this Project. This description of how the work will be done should include, but not be limited to, the following items: Trailers, staging, construction entrance, phasing, cranes, delivery of materials, storage of materials, site security, and other related issues.	Quality of Offeror's site management approach. This description of how the work will be done should include, but not be limited to, the following items: Trailers, staging, construction entrance, phasing, cranes, delivery of materials, storage of materials, site security, and other related issues.	50	Quality of Offeror's site management approach. This description of how the work will be done should include, but not be limited to, the following items: Trailers, staging, construction entrance, phasing, cranes, delivery of materials, storage of materials, site security, and other related issues.	50
	2.3	Provide recommendations/comments on constructability issues for this Project based on drawings and other information provided in this REOI. Issues may include site constraints, phasing, and design elements.	Written recommendations/comments are welcome.	0	Discussion of recommendations/comments.	0

Avery Road Treatment Center Development

Category	Tab #	Structure of the Submissions	Written Evaluation		Interview Evaluation	
		Submittal Requirements	Criteria	Points	Criteria	Points
3. SCHEDULE	3.1	Provide a schedule for the proposed planning, design, and construction of the new facility.	Demonstrated quality of the schedule and of response concerning construction time.	30	Demonstrated quality of the schedule and of response concerning construction time.	30
	3.2	Provide written description of experience and methodology for completing development (financing, planning, design, and construction) of similar projects on time.	Demonstrated experience and capability in completing development of similar projects on time.	20	Demonstrated experience and capability in completing development of similar projects on time.	20
4. BUDGET AND FINANCIAL	4.1	Provide audited annual financial statements, or any other financial reports, indicating the Offeror's financial standing for the last three (3) years. Such statements must be current and complete with all referenced documentation and clarification (including footnotes). Also provide unaudited monthly statements from the last annual statement to date. Provide Dun and Bradstreet Rating and Company Profile including corporate family tree if applicable.	Demonstrated financial capability and potential for responsible financial management during this Project. Demonstrated net worth and financial strength. Higher consideration will be given if financial statements have been audited.	75	NA	0
	4.2	Provide a notarized statement from a surety insurer, authorized to issue bonds in the State of Maryland, which states your current available bonding capacity.	Verify signed form and bonding capacity.	Required	NA	0
	4.3	Provide list and written description of experience for completing development (financing, planning, design, and construction) of similar projects within budget.	Demonstrated experience and capability of completing development of similar projects within budget.	25	Demonstrated experience and capability of completing development of similar projects within budget.	50

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Avery Road Treatment Center Development

		Structure of the Submissions	Written Evaluation		Interview Evaluation	
Category	Tab #	Submittal Requirements	Criteria	Points	Criteria	Points
	4.4	<p>Project budget showing funds and funding sources for initial design and construction costs and long-term annual operating costs. The budget must include but not be limited to cost, revenue and inflation assumptions, for:</p> <ul style="list-style-type: none"> ▪ Soft and hard costs to construct the facility; ▪ Maintenance costs; ▪ Equipment costs; and ▪ Revenues sources; ▪ Expenditures, including lease and other operating costs; ▪ Operational costs. 	Budget is detailed and realistic. Financing plan and revenue sources are sound and achievable.	150	Budget is detailed and realistic. Financing plan and revenue sources are sound and achievable.	150
	4.5	A statement of whether the proposed development and operation is contingent on any County or State government action (e.g., regulation changes, public funding-grants, loans, etc.) and a listing of these contingencies.	Level of contingencies.	100	Level of contingencies.	150
5. SAFETY	5.1	Provide Offeror's experience and history with safety programs.	Demonstrated safety program.	50	Demonstrated safety program.	50
Total			Highest possible score for written submission evaluation.	1000	Highest possible score for interview evaluation.	1000

NA = Non Applicable