

Request for Information (RFI)

Issued by

the Ohio Department of Mental Health and Addiction Services (OhioMHAS)

and

the Ohio Department of Developmental Disabilities (DODD)

Release Date: 05/12/2016

Inquiries End Date: 06/16/2016; 2:00 PM

Response Due Date: 06/23/2016; 2:00 PM

I. Purpose

Ohio Department of Mental Health and Addiction Services (OhioMHAS) and the Ohio Department of Developmental Disabilities (DODD), are issuing this Request for Information (RFI) to obtain information about potential new uses for four buildings, currently vacant and not needed for operations on the campus of the Gallipolis Developmental Center (GDC), in Gallipolis, Gallia County, Ohio. The state departments recognize the acute need for additional mental health and addiction services and supports in the region and seek input from community addiction and mental health services providers about ideas for using these buildings to house new or expanding behavioral health services and supports that will address existing gaps in the continuum of care and that will be sustainable over time.

Information is sought for the purpose of determining the provider community's interest in using these buildings, and the feasibility of using these buildings, to introduce or expand sustainable behavioral health service or support offerings. This is a solicitation for voluntary submission of information, not a procurement process, but may lead to development of a formal procurement process after the state departments' evaluation of the information received.

II. Background

With placement of increasing numbers of persons with developmental disabilities in community settings, the number of residents in Ohio's developmental centers has decreased substantially, leaving significant excess building capacity on some developmental center campuses. Gallipolis Developmental Center (GDC) is located at 2500 Ohio Avenue, Gallipolis, OH 45631, which is about one mile from downtown Gallipolis. There is no bus service available. At GDC, there are four unused residential buildings that are located on the far west side of the campus, and across a street from the remaining campus. Each building consists of approximately 6,700 square feet, configured as an L-shaped sixteen bed (eight double bedrooms) cottage, and including a nursing station, kitchen, dining room, day rooms, staff break room, laundry room, and outdoor patio. More detail on the infrastructure and condition of the buildings is presented in Exhibit #1. A map of the campus is provided in Exhibit #2. In order to schedule a tour of the buildings, please contact Margaret Mossbarger, GDC Superintendent, at (740) 446-1642.

The city of Gallipolis is located on the Ohio River in Gallia County, 40 miles upriver from Huntington West Virginia, 58 miles northwest of Charleston, West Virginia, 50 miles west of Marietta, Ohio and 109 miles southeast of Columbus, Ohio. The population of Gallipolis is approximately 3,600 people with 1,800 households (2010 Census). GDC is approximately one mile from downtown Gallipolis. Bus service is not available in the area.

In 2005-2009, for the employed population 16 years and older, the leading industries in Gallipolis were Manufacturing, 21 percent, and Educational services, health care, and social assistance, 19 percent. Occupations and Type of Employer: Among the most common occupations were: Management, professional, and related occupations, 26 percent; Production, transportation, and material moving occupations, 25 percent; Sales and office occupations, 21 percent; Service occupations, 18 percent; and Construction, extraction, maintenance, and repair occupations, 10 Percent. Eighty percent of people employed were Federal, State, and local government workers; and 2 percent were self-employed.

Major area businesses include American Electric Power Gavin Plant, Holzer Health Care System, The Ohio Valley Bank, and Ohio Valley Electric Corporation. Gallia County has no personal property tax, no inventory tax and no state corporate income tax.

Recognizing a growth in the need for mental health and addiction services and supports in this region of the state, as well as an opportunity to repurpose these buildings in a manner that appropriately complements ongoing operations at GDC, the state departments seek suggestions for sustainable new uses for these buildings from community addiction and mental health services providers.

III. Responses

Respondents are requested to address the questions or elements outlined below, including any additional information, suggestions, or concerns as is deemed appropriate. The information offered pursuant to this RFI process is for the purpose of evaluating potential use options and planning only and will not be construed as binding for purposes of any subsequent procurement process. The state departments may request clarifications or additional information from one or more respondents for purposes of this analysis.

- A. Please identify new or additional behavioral health services and supports needed in this area. Please address in context of the existing array of services and supports, pre-existing gaps in the continuum of care, and recent local developments or pressures that have shaped the identified need(s).
- B. How might these buildings be used to support introduction or expansion of one or more of these identified behavioral health services or supports? Proposed uses may involve one, multiple, or all four of the buildings, and may involve a single operator, multiple operators, or a partnership among operators to provide the suggested programming.
- C. Identify any general renovation or retrofitting of the buildings that would be necessary to make them usable and appropriate for the suggested programming.

What is the estimated cost for those renovations, and how might those costs be covered?

- D. What degree of independent control of the buildings would be necessary for successful implementation and sustained operation of the suggested programs? (e.g. short term lease, long term lease, sale/transfer)
- E. Identify any assistance, concessions, or maintenance support that might be requested from the State in conjunction with implementing and operating the suggested programming in these buildings. For what period of time is it expected that such assistance, concessions, or support would be necessary? Please specifically address issues relating to separation of utilities from the GDC campus operations.
- F. Discuss general cost and revenue projections for the suggested programming, and whether projected revenues can sustain program operations. Identify any perceived obstacles to maximizing billing revenue, e.g. IMD exclusion.
- G. Discuss any issues or observations relating to program staffing, client access to the site, or security for the program and for the remainder of the GDC campus.
- H. Provide a projected time line for renovation of facilities and implementation of suggested programs should a subsequent procurement process determine a move forward with this type of program.
- I. Please identify any critical success factors or perceived obstacles to implementing and operating the suggested program in the buildings at this site.

IV. Inquiries

Questions regarding this process should be directed to GDRCRFI@mha.ohio.gov. Include "RFI Inquiry - Gallipolis Developmental Center" in the subject line of the email inquiry, and identify agency contact and phone number in the body of the email.

The deadline for submission of inquiries is June 16, 2016 at 2:00 PM. Inquiries and responses will not be posted.

V. Submission of Responses

Please submit responses by email to: GDRCRFI@mha.ohio.gov. Include "RFI Response - Gallipolis Developmental Center" in the subject line of the submission, and identify the submitting entity, including agency contact and phone number in the body of the email. The deadline for submission of responses is June 23, 2016 at 2:00 PM.

Materials submitted in response to this RFI may be publicly disclosed. Please do not include and confidential or proprietary information in your response. The state departments are not responsible for any costs incurred by respondents in responding to this RFI, whether or not a formal procurement process follows.

VI. Key Action Dates

RFI Release Date: May 12, 2016

End of Inquiry Period: June 16, 2016 at 2:00 PM

Response Due Date: June 23, 2016 at 2:00 PM