AHCCCS
Arizona Health Care Cost Containment System

SOLICITATION AMENDMENT #1		
YH22-0055 Bridge Housing Services at Bower Park RFP	Solicitation Due Date: **January 5, 2022** **3:00 pm Arizona Time**	Procurement Officer: Toni Cota Email: procurement@azahcccs.gov

A signed copy of this amendment must be submitted with your solicitation response.

This Solicitation is amended as follows:

A. A second round of questions will be accepted. Questions are due by December 9, 2021 by 5:00pm Arizona time.

B. The attached Answers to Questions are incorporated as part of this solicitation amendment.

OFFEROR HEREBY ACKNOWLEDGES RECEIPT AND UNDERSTANDING OF THIS SOLICITATION AMENDMENT.	**THIS SOLICITATION AMENDMENT IS HEREBY EXECUTED ON THIS DAY, IN PHOENIX, AZ.**
SIGNATURE OF AUTHORIZED INDIVIDUAL:	SIGNATURE: **SIGNATURE ON FILE**
TYPED NAME: Shar Najafi-Piper, PhD	TYPED NAME: Meggan LaPorte, CPPO, MSW
TITLE: CEO	TITLE: Chief Procurement Officer
DATE: 12.27.2021	DATE:

ATTACHMENT C -QUESTIONS AND ANSWERS FORM

BRIDGE HOUSING SERVICES at BOWER PARK

YH22-0055

Questions shall be submitted electronically on this form to Procurement@azahcccs.gov no later than

Monday November 22, 2021 by 5:00 PM, Arizona Time

Question #	VENDOR NAME	Paragraph # orTitle	Page #	Vendor Question	AHCCCS Response
1.	Copa Health	5.5.6 5.4.1 And numerous other locations	10 7	"The shelter shall coordinate with the Maricopa Regional Continuum of Care and Coordinated entry system for accepting referrals to the Shelter program." In this item and in several other throughout the document the facility is identified as a Shelter. (ex. Under no circumstances shall the Transitional Shelter (5.4.1). There is distinct difference in the purpose and the operations of a Shelter and a Transitional Housing program. We understand that the transitional housing program will provide shelter (lower case) but since the service array and purpose of this facility is to provide a steppingstone to permanent supportive housing, we do not believe that it should be referred to as a Transitional Shelter program. Could access please clarify their expectations?	AHCCCS agrees with not using the term "Transitional Shelter" as it is not specifically referring to any HUD defined Transitional Shelter standards. AHCCCS prefers to the term "Bridge Facility" or "Bridge Shelter." The Bridge Facility will shelter and provide appropriate supportive services to assist persons with an SMI designation to transition from homelessness to permanent supportive or other appropriate housing/and service settings based on each member's needs. Shelter describes a housing setting since it will be a dormitory/congregate or shared living setting and not private/individual units or leases.
2.	Copa Health	5.2.2.3	6	"The provider may not utilize or contract with ASH, ASH SCOPE OF WORK Page 7 of 52staff and programs, facilities, or contracted services (e.g., food services, security, maintenance) to support the operation or programs of the Project or programs	Neither the Operator, nor their affiliates, will be permitted to contract with any entity providing services to ASH, including the hospital's food service vendor.

				proposed here." Does this provision prohibit an affiliate of the provider fromindependently contracting with the ASH Food Service provider?	
3.	Copa Health	5.2.2.1	6	"ASH will be the owner of the Bridge Facility located on the ASH property". We assumethat since ASH is the owner of the property that the lease would not expect the renter to be required to complete repairs and some aspect of the maintenance of theproperty. Could AHCCCS please clarify if this expectation is correct?	The RFP is clear with regard to this. The lease will be 'triple net' and the operator will be responsible for all maintenance and upkeep of the facility. Offeror should include projected maintenance or replacement reserve in its budget project.
4.	Copa Health	5.4.9.12	10	"The Bridge Facility shall not charge residents any fees for services related to use of theshelter or supportive services offered on the site." We believe that this provision will create a disincentive for the person to pursue independent housing options. Since there are no fees to live in this location for housing, food, laundry, etc. what is the incentive to pursue options that will eventually involve their financial participation? In addition, for those individuals who receive SSI, SSDI or other benefits, it cannot be assumed that they will use these funds to build equity for their eventual move to their own home. In fact, we believe that it is likely that these funds will be used for other purposes some of which will be counter therapeutic. We agree that no funds should ever be required for living in a Shelter and no fee should be required to receive services in a Shelter or Transitional Housing program; however, we believe that a Transitional Housing Program should require financial participation for living in that location. Would AHCCCS consider changing this provision so that individuals would need to contribute the standard HUD and Supported Housing provision of a 30% of income?	No. The goal of the Bridge Facility is to provide low barrier support and services to AHCCCS members with an SMI designation. Therefore, the Contractor shall not institute financial obligations for members to maintain their housing. If the Offeror is interested in helping members reach specific financial goals please describe other ways that could be achieved in your application.

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Question#	VENDOR NAME	Paragraph # or Title	Page #	Vendor Question	AHCCCS Response
5.	Copa Health	5.5.4	10	"The Contractor may have a voluntary chore or volunteer program to allow residents toassist in Bridge Facility operations." In any housing facility the individual is responsible for the order and cleanliness of their personal space. We assume that this isn't considered a "chore" to assist the operations of the facility. Is this a correct interpretation?	For health and safety purposes, the Contractor may establish rules and minimum standards for members' maintenance of their personal living or bed area, but the intent is to have a low barrier environment/facility. Volunteer opportunities may be made available for residents to assist or participate in the operation or maintenance of the facility or common space but failure to participate in volunteer program or maintenance efforts should not result in termination, shelter access, or program participation.
6.	Copa Health	Project or Service Overview	4	Will the separate construction contract also include furniture (eg, bedroom, group rooms, activity rooms, dining area), kitchen equipment (refrigerators, warmers for food brought in), washer/dryers, security equipment (like camerasand sensors), wiring for data/internet or is such capital investment the responsibility of the Bridge Housing and Clinic Contractor(s)?	The construction contract will include major fixtures as well as internet wiring and cabling. The Contractor will be responsible for all moveable furnishing, fixtures and equipment as well as any add on systems (i.e., security cameras).
7.	Central Arizona Shelter Services	Proposed Program Model – Bridge Facility		Can you further define "low barrier" facility and what safety measures will benecessary? Example of animals, storage, layout of beds.	By "low barrier" it is AHCCCS' intent that the Bridge Facility will have minimal pre-qualifications, rules, or requirements that would deter program participation by persons experiencing homelessness with behavioral health needs. Any qualifications, rules or requirements should be minimal and primarily be related to the health and safety of residents and

					staff. AHCCCS asks that Offerors describe how this low barrier status will be achieved including potential staffing levels or skills, rules, or other strategies.
8.	Central Arizona Shelter Services	Proposed Program Model – Bridge Facility		What kind of general safety or security plan is envisioned?	The Bridge Facility should provide a safe environment for residents and staff and support program goals. Offerors should describe staffing levels, staff training or skill sets, policies or other strategies to provide a safe setting. Any costs related to the safety or security plan should be included in the proposed budget.
9.	Central Arizona Shelter Services	5.4.3	8	One mention of time was 120 days but then also up to two years? What will bethe definition of "working towards housing" if a person is allowed to stay 2 years?	The maximum stay is up to 2 years but the expectation is to help members transition to housing in the shortest time possible and reduce reliance on the shelter. Services for residents should be individualized to each member's needs and circumstances, therefore, the definition and time frame for "working toward housing" will vary by member.
10.	Central Arizona Shelter Services	5.4.5	8	Please clarify what "reasonable personal storage" means. Is it a backpack, ashopping cart or luggage?	Based on experience and expertise of the Offeror, the goal of providing low barrier setting and to maintain health and safety, AHCCCS seeks the Offeror's recommendation on this topic. If selected, the Offeror will have the opportunity to work with AHCCCS and ADOA on designing the facility to support the Offeror's recommendation.

Question#	VENDOR NAME	Paragraph # or Title	Page #	Vendor Question	AHCCCS Response
11.	Central Arizona Shelter Services	5.4.6	8	If there is 24-hour access and day stay opportunities, can the contractor makerules to have cleaning hours?	Residents should have 24/7 voluntary access to the facility. Cleaning, maintenance, programming, or operations should allow for 24/7 facility access and avoid member removal from or lack of access to the facility.
12.	Central Arizona Shelter Services	Proposed Program Model – Bridge Facility	2	Are all pets allowed in congregate area or will there be separate kennel location?	Current plans do not account for a dedicated kennel area. AHCCCS seeks the Offeror's recommendations on how to address this issue. If selected, the Offeror will have the opportunity to work with AHCCCS and ADOA on implementing potential solutions in design or construction of the facility. Describe recommendations or proposals in the Offeror's application.
13.	Central Arizona Shelter Services	5.4.9.6	9	Explain the expectations for community meetings -- neighborhoods, businessinvolvement?	AHCCCS seeks the Offeror's recommendations on how to address this issue. At minimum, AHCCCS would expect that AHCCCS, ASH, neighborhood, and community partners would be notified of major operational or program changes or decisions that could impact stakeholders including residents and that other stakeholders could have appropriate participation in any such decisions. Please describe in your application.
14.	Central Arizona Shelter Services	5.4.5	8	Will bathrooms and sleeping for transgender individuals be part of the generalcongregate setting? How does that fit into trauma informed situations for mental health?	AHCCCS seeks the Offeror's recommendations on how to address these needs. If selected, the Offeror will have the opportunity to work with AHCCCS and ADOA on implementing potential

					solutions in design or construction of the facility. Please describe recommendations or proposals in your application.
15.	Central Arizona Shelter Services	8.2	18	Please clarify the AHCCCS staff reimbursement model.	AHCCCS will be providing the identified funds in a 1/12 increment each month once operations commence as described in the RFP. Staff reimbursement including pay levels and related expenses will be at the discretion of the Offeror and compliance with existing laws. AHCCCS operating funds and amounts are described in the RFP.
16.	Central Arizona Shelter Service s	5.4.4	8	Meals served during specific hours or with individually wrapped meals?	AHCCCS seeks the Offeror's recommendations on how to address this issue. If selected, the Offeror will have the opportunity to work with AHCCCS and ADOA on implementing potential solutions in design or construction of the facility. Please describe recommendations or proposals in your application.
17.	Central Arizona Shelter Services	Project or Service Overview/Backg round	4	Will the state be covering any costs above the $4 million to build the facility, as we thinkit could be higher?	No. At this point, AHCCCS does not have additional funding for construction or operations beyond what has been identified in the RFP. The Offeror may identify additional expenses or revenues in their budget proposal.

Question#	VENDOR NAME	Paragraph # or Title	Page #	Vendor Question	Leave Blank forResponse
18.	Central Arizona Shelter Services	5.4.5	8	We think an outdoor recreation area is important too in the design, and is the stateopen to that?	AHCCCS seeks the Offeror's recommendations on how to address this issue subject to budget and space constraints. If selected, the Offeror will have the opportunity to work with AHCCCS and ADOA on implementing potential solutions in design or construction of the facility. Please describe recommendations or proposals in your application. AHCCCS is open to an outdoor recreation area if space is available. An outdoor space shall not interfere with the local community.
19.	Central Arizona Shelter Services	Financial Commitment	17	Will the operations funding for the facility definitely be covered for the two years (especially if it goes over $2 million)?	As noted above, AHCCCS' contributions are limited to amounts documented in RFP. The Offeror's budget may include estimates including any projected funding in excess of the AHCCCS contribution/award. Funds in excess of the AHCCCS award would be the responsibility of the Offeror/Contractor.
20.	Central Arizona Shelter Services	1.8	1	Will the providers be provided additional funding for safety and securitymeasures related to low barrier, 24/7, open access status?	The Offeror's budget should include all projected costs they feel are necessary, including security, for operation of the Project based on the RFP identified activities and standards. There are no designated or additional funds for security.
21.	Central Arizona Shelter Services	Insurance requirement	48	Will ADOH or AHCCCS consider the contract providers be indemnified from anyliability related to no barrier access?	No, the Contractor shall be responsible for the costs related to their operation.

22.	Central Arizona Shelter Services	Project or Service Overview/Back ground	4	Does the statement "accommodations for persons experiencing homelessness"also potentially include those not designated SMI initially?	Eligibility for the Bridge Facility is for persons experiencing homelessness and with an SMI designation per AHCCCS' processes. Members with an SMI designation may include other sub-populations or presenting issues (i.e., SMI with Substance Use Disorder).
23.	CBI	5.3.1.1 & 5.4.5.	7 &8	The square footage of 5,300, or 2,800 for the "up to 70 beds" Bridge Shelter may not be feasible based on existing congregate shelter projects by the provider. From our experience to have 40 beds with communal/recreational space, dining area, storage for member belongings, showers and restroom ADA compliant, staff work station, housekeeping storage, member medicine locker and fridges (5.5.5),and laundry requires over 5,000 square feet. • Is there the possibility of using some of the Licensed clinic as shelter spaceto have more beds and dining and communal space? • Will dimensioned floor plans be available to space plan the number of bedsso that we can project the staffing model on ratio of beds to staff. • Will dimensioned site plan be available to understand the building andparking lot capacity and relationships?	Correction: The total proposed square footage of the total Project is 10,000 square feet so additional space may be available for the Bridge Facility. The Contractor will have an opportunity after award to have input on the final floor plan. The Offeror may include specific recommendations in their response on space needs based on their experience or expertise. AHCCCS is open to the Offeror's input on these issues and if selected, the Offeror will have the opportunity to work with ADOA and the construction contractor to provide input on space and site design and utilization including review and feedback on design documents prior to and during construction.

24.	CBI	5.3.3. & 5.3.1.1.	7	Please clarify that at the Bridge Shelter we are able to serve person in "othersubpopulations or with other presenting needs (e.g., person with SUD). 5.3.1.1. states that the Bridge Shelter only serves SMI designation or presumed tomeet the criteria to receive an SMI designation, but 5.3.3. says other subpopulations allowed. Please clarify.	As noted, all residents must meet the target population identified in the RFP of SMI designated or presumed to meet the SMI criteria. Eligible members with an SMI designation can have other presenting issues or represent other sub-populations including those with substance use disorder, those who are elderly, have physical health issues, disabilities, or co-morbidities.
25.	CBI	5.3.1.1.	7	If a member at entry is presumed to meet criteria to receive an SMI Designationand homelessness, and does not receive the SMI designation from the clinician – will they be allowed to remain at the Bridge Shelter?	Per the RFP (5.9.1), the Contractor will establish a policy/process for connection of non-eligible residents to appropriate alternative housing or services. The Offeror may describe their proposed policy/process in their RFP response.
26.	CBI	Budget (Overall)		Could more information please be offered about the start-up costs between the shelter and Licensed Clinic. Could more info be clarified about what start-up costsare contractor vs. construction contractor. A few clarifying questions: • Who purchases the hard furnishings such as bathroom shower heads, ADAshower seats, sinks? • Who is purchasing things furniture and equipment such as the shelter beds,shelving for belongings, lockers, laundry machines? • Who is installing things furniture and equipment such as the shelter beds, shelving for belongings, lockers, laundry machines? If this is the	As noted in the response to Question #6 above, the construction contract will cover the facility, major infrastructure and fixtures including standard shower heads. All additional movable furnishing, fixtures and equipment, including any specialized equipment will be the responsibility of the Contractor. As noted in the RFP, the Contractor may utilize award start up funding for these purposes. The Contractor will also be able to work with the construction contractor, AHCCCS and ADOA on design and site plan including specific requests or considerations related to ADA or other necessary accommodations for the target population that need to be incorporated into the design and construction.

				"Contractors" responsibility, then do the installation costs come out of the $300,000 start-up budget. • What hard furnishings and equipment will be included in the Licensed clinicfrom the ADOA Construction Contractor? • Is part of the Start-Up budget for the contractor supposed to be used forthe furniture and installations in the Licensed Clinical facility? • Is the ADOA Construction contractor or shelter "contractor" responsible forthe purchase and install of the security camera system? Overall, just seeking clarity on how to budget for the $300,000 start-up budget.	
27.	CBI	Budget		Can the 24 months of operating expenses be used towards the operating expensesof rent and utilities at the Licensed Clinic?	No, AHCCCS operational funding is intended to support operations of the Bridge Facility only.
28.	CBI	5.2.2.2	6	For the budget projections will the following information be available: • How will the "reasonable rent" be determined by ASH? • When will the reasonable rent estimated amount be available to add to ourprojected budgets over 24 months? What date does project rent begin? Need to account for rent starting on that date.	Per ASH, an independent land survey was conducted in November 2017 for various buildings and parcels of land on the ASH Campus. This assessment placed an annual rental value on Bower Park of $43,200 per acre per year. The plot of land under consideration measures approximately one (1) acre. The survey will need to be updated to reflect proposed changes to the land's use and the overall increased property values in Maricopa County

29.	CBI	5.2.2.2 & 5.2.2.3	6	Questions about the Lease: • Will the lease draft be made available for review in November or earlyDecember? • The RFP suggests that ASH will have no maintenance responsibility, does this also include major items such as HVAC, foundation, roofing?	It is AHCCCS understanding that ASH will finalize the lease with the selected Contractor after award and the document will not be available prior to the award. See response to Question #3 above regarding Contractor and ASH obligations under the lease.
30.	CBI	5. Contents of Proposal B3 & Attachment A, Page 6	30	Questions about the RFP: • Assumptions required B3. Could this please be explained what the expectation is for "assumptions?"	In responding to B3, the Offeror should include any assumptions, estimates, program data, or other experience used to respond to or determine program design, budgetary information, or operational descriptions of the Offeror's RFP materials.
31.	CBI	Overall Question		Might AHCCCS consider adding a second deadline for questions due around December 15, 2021? We have tried to make sure to ask all our questions by 11/22 due date but once we get into the responses, we may need further clarification.	AHCCCS will allow a second round of questions. The due date for the submission of a second round of questions will be one week from the publication of these answers.
32.	CBI	5.5.3.	10	Based on 5.5.3., if the overall plan to have separate spaces for female, male, and non-binary, how feasible is the square footage accounted for at 2,800 square feetfor the shelter space to include the need for female, male and non-binary bathroom and sleeping spaces?	See #14 above. AHCCCS seeks the Offeror's recommendations on how to address this issue. If selected, Offeror will have the opportunity to work with AHCCCS and ADOA on implementing potential solutions in design or construction of the facility. Please describe recommendations or proposals in your application.
33.	CBI	5.5.9	10	Regarding Animals: • Does the space plan include cages for service animals, companion animalsand pets? • Will the outside have green space for dogs to utilize as bathroom?	See #12 above. Current plans do not account for a dedicated kennel area or outdoor area. AHCCCS seeks the Offeror's recommendations on how to address this issue. If selected, the Offeror will have the opportunity to work with AHCCCS and

				• Are there any limitations to type of pets are allowed?	ADOA on implementing potential solutions in design or construction of the facility. Please describe recommendations or proposals in the Offeror's application.

AHCCCS
Arizona Health Care Cost Containment System

SOLICITATION AMENDMENT #2		
YH22-0055 Bridge Housing Services at Bower Park RFP	Solicitation Due Date: **January 5, 2022** **3:00 pm Arizona Time**	Procurement Officer: Toni Cota Email: procurement@azahcccs.gov

A signed copy of this amendment must be submitted with your solicitation response.

This Solicitation is amended as follows:

A. The attached Answers to the second round of Questions are incorporated as part of this solicitation amendment #2.

B. The following change is made to Attachment A, Narrative Proposal Submission Questionnaire:

Amendment
4.3.2 Shall read as: The AHCCCS award includes funding for startup and the first two operational years of the project. Please see Scope of Work sections 2, 5, 7, and 8 for details on funding. Describe how the Offeror will identify and secure ongoing funding for the program operation after this time. Describe in detail the process to be implemented should the operator be incapable of administering the program or experience a disruption to the continuity of operations. Neither AHCCCS nor ASH, shall be liable for operating the Bridge Facility. How will the Operator ensure participants are appropriately transitioned to another facility or program?

C. The following changes are made to the answers given to the first round of questions for #3, #28 and #29 in Solicitation Amendment #1:

Question #	Page #	Amendment to Answers
#3 "ASH will be the owner of the Bridge Facility located on the ASH property". We assume that since ASH is the owner of the property that the lease would not expect the renter to be required to complete repairs and some aspect of the maintenance of the property. Could	5.2.2.1	As noted in question #28, the state may negotiate a third party maintenance and services contract as part of the lease.

AHCCCS please clarify if this expectation is correct?		
#28 For the budget projections will the following information be available: • How will the "reasonable rent" be determined by ASH? • When will the reasonable rent estimated amount be available to add to our projected budgets over 24 months? What date does project rent begin? Need to account for rent starting on that date	5.2.2.2	Per ADOA and evaluations of surveys, the anticipated rent for the property would be $15 per sq ft or $150,000 per year. The state may also negotiate a third party maintenance and services contract as part of the lease, estimated at approximately $80,000 per year. These issues will be negotiated as part of the Contractor's lease.
#29 Questions about the Lease: • Will the lease draft be made available for review in November or early December? • The RFP suggests that ASH will have no maintenance responsibility, does this also include major items such as HVAC, foundation, roofing?	5.2.2.2 & 5.2.2.3	It is AHCCCS understanding that ASH will finalize the lease with the selected Contractor after award and the document will not be available prior to the award. Refer to question #28.

OFFEROR HEREBY ACKNOWLEDGES RECEIPT AND UNDERSTANDING OF THIS SOLICITATION AMENDMENT.	**THIS SOLICITATION AMENDMENT IS HEREBY EXECUTED ON THIS DAY, IN PHOENIX, AZ.**
SIGNATURE OF AUTHORIZED INDIVIDUAL:	SIGNATURE: **SIGNATURE ON FILE**
TYPED NAME: Dr. Shar Najafi-Piper	TYPED NAME: Meggan LaPorte, CPPO, MSW
TITLE: Chief Executive Officer	TITLE: Chief Procurement Officer
DATE: 12.27.2021	DATE:

SOLICITATION AMENDMENT #2

Question#	Vendor Name	Paragraph # or Title	Page #	Vendor Question	AHCCCS Response
1.	CBI	Budget		Can we use the $300,000 start-up funds to cover the Licensed Clinic start up needs (e.g., furnishings, furniture and equipment)?	Yes. For details please see Solicitation Amendment # 1, Question #6.
2.	CBI	Budget	18	Can we add indirect and admin cost to both the startup fund and operating funds? a. Start Up Budget Template States: "Total Overhead Costs (not to exceed 15% of AHCCCS Award)" b. RFP States: 5.13.2.3: "may not exceed 15% of the total AHCCCS **operation funding**"	Yes, indirect and admin can be added to the start up fund as long as it doesn't exceed 15% of the start up funding.
3.	CBI		5	RFP states: Page 5 "Number 3 Purpose of the RFP": "The contract term includes an optional eighteen (18) month extension period from October 1, 2025 through March 31, 2027 for a maximum term of five (5) years, to operate both the Bridge Facility and Licensed Clinic elements." Does this pertain to only the lease with ASH or will there be additional funds to be requested for this optional 18-month extension period?	We do not anticipate any additional state funds but per Scope of Work 7.1.2.2. AHCCCS will work with the Contractor to secure mainstream governmental programs, grants, and private or charitable sources of funds for ongoing operational support for the Bridge Facility.
4.	CBI	Q & A follow-up		From answer 12 on the Q and A it states: "Current plans do not account for a dedicated kennel area. AHCCCS seeks the Offeror's recommendations on how to address this issue. If selected, the Offeror will have the opportunity to work with AHCCCS and ADOA on implementing potential solutions in design or construction of the facility." Can the cost associated with the kennel area be included in the construction cost fund and not the start up fund?	AHCCCS does not have any requirements related to a kennel in the RFP. The current design does not include specific pet facilities. However, the Offeror should include their operational and facility strategy for pets in their narrative. The Contractor will have an opportunity to participate in the design of the facility with ADOA if a pet facility is desired.