

REQUEST FOR INFORMATION
PUBLIC NOTICE
STATE OF OREGON
Department of Administrative Services
Date: February 29, 2024

The State of Oregon’s Department of Administrative Services (DAS) on behalf of Oregon Department of Human Services (DHS), Office of Developmental Disabilities Services (ODDS), is looking for an individual developer with experience in home and community-based services who will eventually purchase land, build homes or renovate any existing homes to our specifications, and remain the owner of the homes with DHS-ODDS leasing on a long-term basis. Preference will be given to one developer for all locations, but consideration will be given to multiple developers. The requirement, when produced, will be for a build-to-suit or a renovation.

The Stabilization and Crisis Unit (SACU) is a 24-hour crisis residential program that serves individuals with intellectual and developmental disabilities, often with co-occurring mental health issues. These homes are staffed with 24-hour direct care workers with training in medical, behavioral, and day-to-day support needs of individuals served. The homes will be trauma-informed and offer safe spaces for individuals to de-escalate during crisis which will require creative solutions not to make homes feel commercial or institutional. SACU operates these homes along the I-5 corridor from Portland to Eugene. Currently there are a total of approximately 20 locations of these homes within the State of Oregon. Each home offers varying levels of environmental supports and modifications to provide services that range from intense crisis-level medical or behavioral support needs to lower levels of care that more closely match what is available from community providers. All homes must be ADA adaptable with commercial grade products. These are residential homes and should function like any other home with ADA adaptability. Each location will have a high-volume parking requirement.

Please note: This Request for Information (RFI) is not a procurement process and DAS Real Estate Services is not bound to public contracting codes. This RFI process is not a scoring process, rather, is part of a negotiation process. The choice made is not based on scores.

DEVELOPER EXPERIENCE:

Preferred Developer will have a minimum of five (5) years of experience with universal design and trauma-informed design principles in a residential environment and person centered design.

PROPOSAL:

Preferred Developer will submit a proposal based on the following criteria:

1. Provide a copy of your portfolio showing your experience in development of these types of homes.
2. Provide details of the funding source for this and any future home opportunities.
3. Demonstrate the familiarity with Olmstead and ensuring these locations are a home and not an institutional facility.
4. Show research done to combine the medical and behavioral needs of a trauma-informed residence with the residential community-based housing requirements.
5. Show research into Smart Home technology that provides both independence and safety to residents while respecting privacy.
6. Demonstrate how you would incorporate a large parking field (up to 20 spaces) within a residential environment.
7. Ability to perform in multiple cities throughout the State.

This RFI is seeking preliminary information on a preferred developer for multiple building opportunities. Properties and land locations are not being reviewed or considered at this time, just the developer or developers.

Submit by 12:00 p.m. Friday April 29, 2024 to:

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