



Addendum #1

Request for Proposals for A/E Services

Behavioral Health South County (SoCo) Remodel

Issued: August 21, 2025

This addendum is part of the RFP solicitation documents for the above-named project. The original RFP issued on July 30, 2025 will remain in full force and effect, except as modified by this addendum, which is hereby made part of the RFP documents. Acknowledgement of receipt of this addendum is required as part of your proposal response.

Attachment A – Pre-Proposal Sign-In Roster

1.0 – CLARIFICATIONS

1. RFP Section 3.3 Preliminary Program Elements listed a “Check Out Space” in the table. This space will be used as a “De-escalation Space”, not for client check-in/check-out purposes.

2.0 – QUESTIONS AND ANSWERS

Question #1. What Behavioral Health programs are operated in the facility?

Response #1. Adult Out-Patient and Child and Family Services with a Parent Child Interaction Therapy (PCIT) room.

Question #2. How many Behavioral Health staff work in the building?

Response #2. There are 22 staff assigned to the building; however, not all staff are assigned a workspace and some staff work remotely.

Question #3. Are there any detention areas or secure areas in the project scope?

Response #3. There are no detention areas. Staff areas are secured from the public spaces with access-controlled doors.

Question #4. Does the facility include a crisis room, recovery spaces, or services?

Response #4. No.

Question #5. Will there be a children's area in the program?

Response #5. Only if space allows in the lobby. FF&E will be provided by owner.

Question #6. Are remote counseling services provided at this facility?

Response #6. Yes. Staff provide remote counseling from the therapy rooms.

Question #7. Will the County be providing record drawings from when the building was constructed and/or remodeled?

Response #7. Permit drawings from the original construction are not available. Drawings from remodels are available; however, they are limited and are not fully representative of the current existing conditions. It will be the responsibility of the successful proposer to verify and document as-built conditions.

Question #8. How are water and sewer utilities provided for the building?

Response #8. The building is connected to City of La Pine water and sewer.

Question #9. Please describe the existing mechanical system serving the project area and does the project include upgrades to the mechanical system?

Response #9. The project area is served by the original ground-source heat pump system and newer traditional heat pumps. Major mechanical system upgrades are not anticipated, and the remodel should utilize the existing systems as feasible to provide adequate HVAC to the remodel areas.

Question #10. Will the design team be providing low voltage design services?

Response #10. Yes, the design team should provide low voltage design for data and access control. Audio/Visual systems will be provided by owner utilizing power and data by design team.

Question #11. Is a sound masking system desired? What other acoustic performance measures should be included in the design?

Response #11. A sound masking system may be considered, depending on available budget. Auditory privacy is a major concern and acoustic wall assemblies, door hardware and detailing should be provided by the design team.

Question #12. Will the existing elevator (lift) remain?

Response #12. An accessible route must be maintained between south and north sides of the building. The County would like the successful proposer to investigate potential alternatives to the elevator to maximize space for Behavioral Health. The investigation will also include reviewing the feasibility of lowering the elevation of the break room and adjacent office space so that they are on the same level as the remainder of the Behavioral Health spaces.

Question #13. Are televisions or display monitors needed in the building?

Response #13. Monitors may be included in hallways or the lobby to display information to the public. Monitors are not needed in the treatment rooms.

Question #14. Will the design team be providing interior design services?

Response #14. Yes, the design team shall specify interior finish materials. County standards will be provided to the successful proposer and will be the basis of design.

Question #15. Will intercom or paging systems be included in design services?

Response #15. No.

Question #16. Will the project include a panic system, blue-light system, or other similar alarm/notification system?

Response #16. No. Those systems are provided by owner.

Question #17. What scope or services will be owner-provided?

Response #17. Owner will provide signage (design team to include code-required signage), FF&E, audio/visual, and panic alarm.

Question #18. Does the remodel include the break room?

Response #18. Yes. The break room is used by Behavioral Health staff and is not shared with the Adult Parole and Probation staff in the northern part of the building. Finishes, casework, fixtures, and appliances are intended to be upgraded in this remodel project.

Question #19. The RFP states that the remodel will modernize the behavioral health spaces. What is meant by "modernize"?

Response #19. Basic improvements include lighting upgrades with dimmable lighting, improved conference room technology, and information display on monitors in public spaces. Additionally, the goal of this remodel is for spatial improvements that allow the facility to be in line with current best practices for behavioral health therapy spaces.

Question #20. Was a construction cost estimate used to determine the budget for construction.

Response #20. No, the budget was determined based on available funds. The successful proposer will be responsible for working with the County during the early design phases to align the project scope with the construction budget.

Question #21. Will there be any exterior improvements to the building or site?

Response #21. Exterior building and site improvements are not anticipated, with the exception required ADA barrier removal. Exterior lighting improvements are not anticipated.

END OF ADDENDUM #1



FACILITIES

Deschutes County Behavioral Health South County Remodel

Mandatory Pre-Proposal Meeting
Sign-In Roster

August 13, 2025 at 10 a.m.

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