

Request for Statements of Qualifications

Gateway Community Service Board (dba Gateway Behavioral Health Services) (Gateway), a public, community-based organization serving eight Georgia Counties under the direction of the Department of Behavioral Health and Developmental Disabilities (DBHDD) wishes to engage a Developer for the purpose of financing, building, maintaining, and leasing to Gateway a new 20,000 (±) square foot facility on land located in Chatham County, Georgia and provided to the developer by Gateway. The facility will be designed to accommodate short-term residential stays for individuals seeking crisis services for mental health and substance use disorders.

Gateway currently operates several facilities providing an array of services within its service region.

DBHDD and the Chatham County Board of Commissioners have committed funding for a new Behavioral Health Crisis Center (BHCC) that will have an annual operating budget between \$6.5 and \$7 million. The BHCC service is a high priority service for DBHDD and the State because it diverts patients from State Hospitals and Emergency Rooms and it diverts low level offenders from county jails while providing a drop off location for law enforcement.

The Developer will lease the facility, including building interior and exterior maintenance, to Gateway for a term of not less than fifteen (15) years. Gateway is funded by DBHDD through annual contracts contingent on General Assembly Appropriations, thus, the long term lease must contain a fixed rental amount and a "funding-out" clause. However, as stated above, the BHCC service is a high priority service and should be funded annually as Crisis Stabilization Units (CSU's) have been funded consistently for twenty or more years in Georgia.

Gateway seeks to receive Statements of Qualifications **by November 28, 2018** to identify Developers that may be interested in the project. When construction documents are complete, Gateway will provide a complete pricing package to qualified Developers for use in developing proposed lease terms.

Gateway anticipates the selection of a Developer and a construction start date by the beginning of the second quarter of 2018 with building occupancy to follow within 9 to 12 months.

The complete "Request for Statements of Qualifications" document may be obtained by interested Developers by contacting Studio8 Design at:

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