



ADMINISTRATION FOR  
**CHILDREN & FAMILIES**

Office of Refugee Resettlement | 330 C Street, S.W., Washington, DC 20201  
[www.acf.hhs.gov/programs/orr](http://www.acf.hhs.gov/programs/orr)

**THIS IS A REQUEST FOR INFORMATION (RFI) FOR MARKET RESEARCH ONLY  
NO AWARD WILL BE MADE FROM THIS RFI**

**Description**

This Request for Information (RFI) is issued in accordance with the Federal Acquisition Regulation (FAR) clause 52.215-3 - Request for Information or Solicitation for Planning Purposes - Oct 1997 and is being published to obtain information for use by the Department of Health and Human Services (HHS), Administration for Children and Families (ACF), Government Contracting Services (GCS), on behalf of the Office of Refugee Resettlement (ORR), for market research and planning purposes only and does not constitute a solicitation. Responses to this notice are not offers and cannot be accepted by the Government to form a binding contract. All responses will be used by the Government to make appropriate acquisition decisions.

The NAICS codes are 531190 - Land Rental and Leasing nationwide, 532000 - Rental and Leasing Services and 332311 - Prefabricated Metal Building and Component Manufacturing. The Product Service Codes are X1PC - Lease/Rental of Unimproved Real Property (Land), X1AB - Lease/Rental of Conference Space and Facilities, and 5410 - Prefabricated and Portable Buildings.

In anticipation of Title 42 (the law that grants federal authorities the power to deny entry to people and products into the country to limit the spread of a communicable disease) being lifted, and to support government operations dealing with the influx of unaccompanied children entering the United States, ACF is issuing this RFI with three distinct requirements: (1) turnkey facility; (2) land available for lease with an option to purchase; and (3) modular construction buildings. It is the Government's intention to lease land if the modular construction solution is operationalized. Interested vendors may respond to any of the requirement areas where their capabilities align (i.e., one, some, or all).

For the purpose of this RFI, rapid deployment capability is defined as the ability to stand up a fully operational facility within 30 to 45 days. Please see details below.

*Turnkey Facility - traditional construction definition:* Offered facility must be fully operational with facility related services and rapid deployment capabilities. This solution would not include services directly provided to the unaccompanied children, i.e., case management, legal, education, etc.

Note: residential space square footage requirement is 60 square feet per child. The Government is seeking solutions for 500 to 5,000 capacity.

*Land lease with Purchase Option:*

ACF wants to identify potential property, specifically land, across the United States available for lease, with turnkey capability and available to include a purchase option. ACF anticipates entering at a minimum a 10-year firm term ground lease with equal renewal options up to a total of 50 years, with the Government retaining early termination rights. The Government does not anticipate getting into a land lease beyond 50 years.



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**Additional Requirements:**

- Land size should be approximately 50 to 100 acres;
- Must be located in the Continental United States;
- Must be located within 20 miles and not more than 30 minutes of a medical facility;
- Must be located within 60 miles and/or not more than 60 minutes of an international airport;
- Must have unrestricted access to public roadway;
- Must be turnkey ready, specifically no major grading, grubbing, and clearing or other work required with utility access and availability for occupation within 15 days of award.

**Modular Construction:**

ACF seeks vendors who can rapidly deploy a modular construction solution to be fully operational within 14-30 calendar days from contract award or notice to proceed. The required set up will be campus like, including indoor and outdoor recreational, office space for legal and case management services and educational facilities for children up to 17 years old. The facility should be built to comply with all local, state, federal building codes and regulations. It should also be flexible to set up and self-sustaining in use, with a stand-up range possibility for 500 to 5,000 capacity in increments of 500.

**RFI Responses**

**Notices**

Turnkey Facility: facility must be within respondents' control at time of response by way of lease or ownership.

Land Lease: Interested respondents for the land lease may include landowners and representatives with the exclusive right to represent landowners. Representatives of landowners must include the exclusivity granting the exclusive right to represent the landowner with their response to this notice. Respondents must be willing to provide a fully serviced property to include real estate taxes, owner's title and liability insurance, electricity or electrical connection, and water and sewer connections.

Interested modular building vendors must indicate if they can operate in multiple States and provide a listing of the States.

The Government is interested in industry's input on the following:

**Modular Vendor Specific Information:**

1. What type of contract vehicle would be advisable for this requirement?
2. Is the rapid deployment timeline of 30 to 45 days feasible and realistic? If not, please provide reason(s).
3. What type of special considerations should the Government consider?
4. What is the max capacity that can be accommodated (modular and facility)?
5. What types of considerations are there for a contract with surge requirements?
6. Can a custom design be built if the Government requires it?
7. Can a custom plan be created for the Government, if needed?
8. Are there available innovative solutions and/or approaches in the marketplace that will meet the Government's intent with the requirements of this RFI?



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9. Are there any specific local or state restrictions the Government should be aware of?
10. Please provide specific capacity for facility or modular construction.
11. Please provide a narrative of prior experience with rapid deployment.

**Property and Owner Specific Information:**

1. Abstract of Title or Certification of Good Title
  2. Certificate of Incorporation and Bylaws
  3. Land size offered & expansion capability
  4. Conditions, covenant, and restrictions
  5. Provide HOA Regulations if on an HOA
  6. Zoning Certification
  7. Evidence of Insurability
  8. Deed or Incorporation Information
- If a term longer than a 50-year ground lease is required, please indicate so, and explain the rationale.
  - Please provide monthly and annual estimated base rent with turkey capability
  - Please explain and advise ACF of any requirements or pending disputes, liens, encumbrances, easements, litigation current or pending, and any other pertinent information that may be helpful to the government.

All responses should include the following information:

Information Request	Vendor Response
Company, Corporation, or Individual(s) Name:	
Company, Corporation, or Individual(s) Address:	
Unique Entity Identifier (UEI) No.	
Authorize signatory:	
Email and Phone#:	
Small Business? Y/N	
List All Qualifying Socioeconomic Categories:	
GSA Schedule Contract Information	
Other GWAC Contract	

**RFI Submission Instructions**

Questions to this RFI must be submitted via email to [FMCcontracts@acf.hhs.gov](mailto:FMCcontracts@acf.hhs.gov) with “ACFGCS23001 – Rapid Deployment RFI” in the subject line of the email.

All questions must be submitted no later than 5:00 PM EST on March 10, 2023

Responses to all questions received will be posted at [www.sam.gov](http://www.sam.gov) no later 4:00 PM EST on March 17, 2023.



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The deadline for all responses is no later than Friday, March 31, 2023, at 2:00 pm EST. All responses should be submitted to [FMCcontracts@acf.hhs.gov](mailto:FMCcontracts@acf.hhs.gov). The points of contact are Asya McClelland and Juebiline Mbandi.

**Disclaimer:** This notice does not obligate the Government to award a contract or otherwise pay for the information provided in response. The Government reserves the right to use information provided by respondents for any purpose deemed necessary and legally appropriate. Any organization responding to this notice should ensure that its response is complete and sufficiently detailed. Information provided will be used to assess tradeoffs and alternatives available for the potential requirement and may lead to the development of a solicitation. Respondents are advised that the Government is under no obligation to acknowledge receipt of the information received or provide feedback to respondents with respect to any information submitted.

**Confidentiality:** The Government will not directly disclose or distribute information received in response to this RFI. However, the Government reserves the right to use information provided to develop the requirements and acquisition strategy process which will be publicly released. Any such information used in this manner will be publicly disclosed. No proprietary, classified, confidential, or sensitive information should be included in your response. The Government reserves the right to use any non-proprietary technical information in any resultant solicitation(s). The government will not use information provided in this response for evaluation purposes.