

**SUMMARY OF COMMUNITY-BASED ORGANIZATION AGREEMENTS AND OTHER DIRECT TREATMENT PROVIDERS
REQUEST TO THE HEALTH COMMISSION**

This Agreement is for the provision of direct treatment/services that serves as an extension of DPH's service delivery system.

Vendor:	Modesto Residential Living Center, LLC	Division/Section:	BHS/RSOC (Residential System of Care)	
	_____	Deputy Director:	Maximilian Rocha	
Address:	1932 Evergreen Avenue, Modesto, CA, 95350	DPH Administrator:	Yoonjung Kim	
	_____	Program Administrator:	Armando Vallin	Phone: _____
Contact:	Patricia A. Calla	Contract Analyst:	John Vuong	Phone: _____
	Phone: (209) 604-4421			

Request for approval of a New Professional Services Agreement, with Modesto Residential Living Center, LLC to provide Adult Residential Care Facility (ARF) services. The total proposed agreement amount is \$8,318,991 which includes a 12% contingency for the term of July 1, 2026 through June 30, 2031 (5 years).

- Vendor Type:** For Profit Non-Profit Government Entity
- Is the Vendor a CMD Certified LBE?** Yes No
- Purchasing Authority:** RFP 21A.4 Behavioral Health and Public Residential Care and Treatment Services
- Does DPH have other existing agreements with this Vendor?** Yes No
- If yes, approximately how many years has DPH been doing business with this Vendor? Provide explanation, as needed.** N/A

AGREEMENT INFORMATION

Proposed Transaction

July 1, 2026 to June 30, 2031

FUNDING SOURCES:

General Fund (100%)

Initial Year	All Ongoing Years <i>exclude initial year</i>	Total
\$1,413,091	\$6,014,580	\$7,427,671
		<u>\$7,427,671</u>

TOTAL DPH REVENUES:

12% Contingency Amount

		\$891,320
		<u>\$8,318,991</u>

TOTAL AGREEMENT AMOUNT WITH CONTINGENCY:

ONE-TIME COSTS:

		N/A
		\$1,413,091

ANNUAL AMOUNT WITHOUT CONTINGENCY*:

*Ongoing years excludes one-time costs.

Note: The proposed available funding for this contract is subject to change upon finalization of the City's FY26-27 and FY27-28 Budget and Appropriation Ordinance. The contract includes a potential 2.5% year-over-year rate increase. However, actual rates are typically renegotiated annually, allowing both parties to review and adjust pricing as needed.

**SUMMARY OF COMMUNITY-BASED ORGANIZATION AGREEMENTS AND OTHER DIRECT TREATMENT PROVIDERS
REQUEST TO THE HEALTH COMMISSION**

This Agreement is for the provision of direct treatment/services that serves as an extension of DPH's service delivery system.

PROPOSED UNITS OF SERVICES

Mode(s) of Service & Unit of Service (UOS)/ Number of Contacts (NOC) Definition	Number of Clients <input type="checkbox"/> Duplicated <input checked="" type="checkbox"/> Unduplicated	Number of Units/ NOC	Unit Cost
UOS=Bed Days	47*	40 Beds x 365 Days = 146,00 Bed Days	\$92

* DPH pays for filled beds. For the past year, DPH clients occupied an average of 40 beds. As clients move in and out, we expect to have 47 unduplicated clients at this facility.

Purpose of Agreement:

Located at 1932 Evergreen Ave in Modesto, California, Modesto Residential Living Center is a 96-room senior community. Modesto Residential Living Center offers assisted living. They can care for people who need assistance with routine activities like meal preparation, bathing, and housekeeping, but who are mobile and are somewhat independent.

These services will focus on San Francisco adult residents (18-59) with a diagnosis of an SMI (serious mental illness) stepping down from higher levels of care.

The goal of the program is to provide personal care services including, meal preparation, housekeeping, laundry, medication management, and recreation/social activities:

- a. Observation of client's health status.
- b. Storage, distribution and assistance with taking prescribed and over the counter medications in accordance with physician's instructions.
- c. Arranging transportation to and from medical appointments.
- d. Responding to emergencies and sudden illness including contacting client's personal physician.
- e. Provide recovery and recreations groups several times a week including substance and recovery groups, symptom management, and recreation groups.
- f. The facility maintains the right to contact the resident's physician or, in his or her absence, an alternative physician or the paramedics at the expense of the resident. The resident is responsible for paying for ambulance services.

Please note: This vendor was previously managed under the HR360 check writing contract. To improve contract administration, monitoring, and overall oversight, we are transitioning to a standalone contract directly with the vendor.

Monitoring Report/Program Review & Follow-up:

This Agreement will receive annual monitoring through the DPH Business Office of Contract Compliance (BOCC), including for performance and fiscal stability.

**SUMMARY OF COMMUNITY-BASED ORGANIZATION AGREEMENTS AND OTHER DIRECT TREATMENT PROVIDERS
REQUEST TO THE HEALTH COMMISSION**

This Agreement is for the provision of direct treatment/services that serves as an extension of DPH's service delivery system.

Listing of Executive Director and Board of Directors:

Executive Director: Patricia A. Calla _____

Board of Directors: Dennis A. Monterosso, President _____ Patricia A. Calla, Secretary _____
