

**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:	Skypark Manor LLC	Division/Section:	BHS/RSOC (Residential System of Care)	
		Deputy Director:	Maximilian Rocha	
Address:	5510 Sky Parkway, Sacramento, 95823	DPH Administrator:	Yoonjung Kim	
		Program Administrator:	Armando Vallin	Phone: _____
Contact:	Sherry Richardson	Phone:	916-752-3979	Contract Analyst:
				John Vuong
				Phone: _____

Request for approval of a New Professional Services Agreement, with Skypark Manor LLC to provide Adult Residential Care Facility (ARF) services. The total proposed agreement amount is \$6,245,411 which includes a 12% contingency for the term of July 1, 2026 through June 30, 2031 (5 years).

Mark only one for each question below:

- 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 Health 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
\$1,060,866	\$4,515,394	\$5,576,260
<u>TOTAL DPH REVENUES:</u>		\$5,576,260

12% Contingency Amount

		\$669,151
<u>TOTAL AGREEMENT AMOUNT WITH CONTINGENCY:</u>		\$6,245,411

ONE-TIME COSTS:

		N/A
<u>ANNUAL AMOUNT WITHOUT CONTINGENCY*:</u>		\$1,060,866

*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.

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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	Unit Cost **
UOS=Bed Days	34*	29 Beds x 365 Days = 10,585 Bed Days	\$87 x 28 (Level 1) \$131 x 1 (Level 2)

* DPH pays for filled beds. For the past year, DPH clients occupied an average of 29 beds. As clients move in and out, we expect to have 34 unduplicated clients at this facility.

**This facility has a Tier System of care; Currently 28 clients are in the lowest level of care (\$87) and 1 client is in the higher-level tier (\$131) due to medical complexity.

Purpose of Agreement:

Skypark Manor Assisted Living in Sacramento is designed for seniors who need support but value their independence. Services include help with everyday activities, access to common areas, and availability of professionally trained staff. Skypark Manor Memory Care delivers specialized attention and expert dementia care. Individualized care approaches, a secure setting, and cognitive exercises form the core of this community.

These services support San Francisco residents sixty and over (60+), including clients with a diagnosis of dementia or i need of hospice care. The program goal is to provide the personal care services including meal preparation, housekeeping, laundry, bathing assistance, medication management, and recreation/social activities:

- a. Assistance with ADL's include bathing, grooming and dressing. (NOTE: The contractor will not use a mechanical lift.)
- b. Observation of client's health status.
- c. Storage, distribution and assistance with taking prescribed and over the counter medications in accordance with physician's instructions.
- d. Arranging transportation to and from medical appointments.
- e. Responding to emergencies and sudden illness including contacting client's personal physician.

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.

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Listing of Executive Director and Board of Directors:

Executive Director: Sherry Richardson _____

Board of Directors: N/A _____
