

**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:	Antioch Management LLC dba Country Place ALF	Division/Section:	BHS/RSOC
Address:	1715 Olive Lane, Antioch, CA 94509	Deputy Director:	Maximilian Rocha
Contact:	Sherry Richardson	DPH Administrator:	Yoonjung Kim
	Phone: 916-752-3979	Program Administrator:	Armando Vallin Phone:
		Contract Analyst:	John Vuong Phone:

Request for approval of a New Professional Services Agreement, with Antioch Management LLC dba Country Place ALF to provide Adult Residential Care Facility (ARF) services. The total proposed agreement amount is \$7,452,553 which includes a 12% contingency for the term of July 1, 2026 through June 30, 2029 (3 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, 2029

FUNDING SOURCES:

General Fund (100%)

Initial Year	All Ongoing Years <i>exclude initial year</i>	Total
\$2,163,484	\$4,490,581	\$6,654,065
<u>TOTAL DPH REVENUES:</u>		\$6,654,065

12% Contingency Amount

		\$798,488
<u>TOTAL AGREEMENT AMOUNT WITH CONTINGENCY:</u>		\$7,452,553

ONE-TIME COSTS:

ANNUAL AMOUNT WITHOUT CONTINGENCY*:

		N/A
		\$2,163,484

**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	51	46 Beds x 365 Days = 16,790 Total Bed Days	\$121 x 44 (Level 1) \$182 x 2 (Level 2)

*DPH pays only for filled beds. For the past year, DPH clients occupied an average of 46 beds. As clients move in and out, we expect to have 51 unduplicated clients at this facility.

**This facility has a Tier System of care; Currently 44 clients are in the lowest level of care (\$121) and 2 clients in the higher-level tier (\$182) due to medical complexity.

Purpose of Agreement:

Country Place Assisted Living, located at 1715 Olive Lane in Antioch, California, provides a nurturing environment with a focus on comprehensive care and medical services. This medium-sized community ensures residents receive top-notch healthcare support, including a 24-hour call system, supervision, and assistance with daily activities such as bathing, dressing, and medication management. The respite program further highlights the community's commitment to offering flexible care options. The services will support San Francisco residents sixty and over (60+), including clients with a diagnosis of dementia or in need of hospice care.

The program goal is to provide 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.

Listing of Executive Director and Board of Directors:

Executive Director: Sherry Richardson

Board of Directors: N/A