

**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:	Tanzanite Holding LLC dba Eden Healthcare	Division/Section:	BHS/RSOC (Residential System of Care)
Address:	27350 Tampa Ave Hayward, CA 94544	Deputy Director:	Maximilian Rocha
Contact:	Alex Lattin Phone: 650-269-2303	DPH Administrator:	Yoonjung Kim
		Program Administrator:	Armando Vallin Phone:
		Contract Analyst:	John Vuong Phone:

Request for approval of a New Professional Services Agreement, with Tanzanite Holding LLC dba Eden Healthcare to provide Skilled Nursing Facility services. The total proposed agreement amount is \$9,611,007 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
\$1,632,557	\$6,948,699	\$8,581,256
		\$8,581,256

TOTAL DPH REVENUES:

12% Contingency Amount

		\$1,029,751
		\$9,611,007

TOTAL AGREEMENT AMOUNT WITH CONTINGENCY:

ONE-TIME COSTS:

		N/A
		<u>\$1,632,557</u>

ANNUAL AMOUNT WITHOUT CONTINGENCY*:

*Ongoing years excludes one-time cost

Note: 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 (per bed day) **
UOS=Bed Days	18*	12 beds x 365 days = 4,380 Total Bed Days	SNF1-\$250 (Level 1) SNF2-\$350 (Level 2) SNF3-\$400 (Level 3) (Additional rate (+ above level) SNF5-\$256 (1:1 sitter 0-8 hours) SNF6-\$512 (1:1 sitter 8-16 hours) SNF7-\$768 (1:1 sitter 16-24 hours) SNF8-\$550 (Private Room daily rate)

* DPH pays for filled beds. For the past year, DPH clients occupied an average of 12 beds. As clients move in and out, we expect to have 18 unduplicated clients at this facility.

**This facility has a Tier System of care with Level 1 being the lowest and Level 3 the highest depending on client's needs, diagnosis and acuity. SNF5, SNF6, SNF7 represent additional services.

Purpose of Agreement:

Eden Healthcare Center is a 121-bed, skilled nursing and therapy center located in Hayward, California. Staff provide short-term treatment and long-term care in a home-like environment. Services include physical, occupational, and speech therapy.

San Francisco residents admitted to Eden Health Care Center will be 18 years of age and above and LPS Conserved or Probate Conserved with San Francisco's Health and Human Services (Department of Disability and Aging Services (DAS). Additionally, San Francisco residents must meet behavioral criteria and have medical problems and/or physical impairments requiring 24-hour skilled nursing support, including but not limited to special need of wheelchair, walker or cane; individuals may also have vision and/or hearing loss, or speech impairment.

The Contractor's program integrates medical and behavioral treatment with a multi-disciplinary team that includes nursing, rehabilitation services, social services, a Psychiatrist, a Nurse Practitioner, a Physician Assistant, a Clinical Director (Psychologist), Behavioral Specialists and occupational therapists. The Contractor provides Behavioral Specialists who assist patients manage their behaviors appropriately, learn skills to maximize their independence

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and improve their overall quality of life. Rehabilitation staff supervise structured groups and activities which help clients receive assistance and redirection throughout their day to achieve success and prevent incidents and related injuries.

- Basic services include reasonable access to required medical treatment and up-to-date psychopharmacology, and bilingual/ bicultural programming.
- Contractor shall provide specialized rehabilitative services in a residential setting to appropriate neurobehavioral compromised adults as an alternative to State hospitalization or other higher level of care.
- Services shall be provided in a secure, licensed, skilled nursing facility, which offers twenty-four (24) hour care and staffing. Contractor shall, in conjunction with RSOC, develop and implement a treatment plan using resources available to both Contractor and RSOC.
- Contractor shall provide appropriate activities for San Francisco residents and ongoing consultation with RSOC.
- Contractor shall use its best efforts to facilitate each client's transfer to a lower level of care, only when appropriate, through collaboration with RSOC.
- The RSOC Liaison shall be RSOC's Contract Monitor, or other designee as named by RSOC's Director or Long-Term Care Program Manager.

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: Alex Lattin _____

Board of Directors: N/A _____
