

**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: | <u>Medical Hill Healthcare Center</u> | Division/Section: | <u>BHS/RSOC (Residential System of Care)</u> | |
| | | Deputy Director: | <u>Maximilian Rocha</u> | |
| Address: | <u>475 29th St. Oakland, CA 94609</u> | DPH Administrator: | <u>Yoonjung Kim</u> | |
| | | Program Administrator: | <u>Armando Vallin</u> | Phone: _____ |
| Contact: | <u>Russell Greiner</u> | Phone: | <u>(949) 233-5702</u> | Contract Analyst: |
| | | | | <u>John Vuong</u> |
| | | | | Phone: _____ |

Request for approval of a New Professional Services Agreement, with Medical Hill Healthcare Center to provide Skilled Nursing Facility (SNF) services. The total proposed agreement amount is \$8,500,602 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 |
|---------------------|--|--------------|
| \$1,443,940 | \$6,145,883 | \$7,589,823 |
| | | \$7,589,823 |

TOTAL DPH REVENUES:

12% Contingency Amount

| | | |
|--|--|-------------|
| | | \$910,779 |
| <u>TOTAL AGREEMENT AMOUNT WITH CONTINGENCY:</u> | | \$8,500,602 |

ONE-TIME COSTS:

ANNUAL AMOUNT WITHOUT CONTINGENCY*:

| | | |
|--|--|-------------|
| | | <u>N/A</u> |
| | | \$1,443,940 |

*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 per bed day |
|--|---|---|-------------------------------|
| UOS=Bed Days | 18* | 18 Beds x 365 Days = 6,570 Bed Days | \$218 x 17 \$250 x 1 ** |

* DPH pays for filled beds. For the past year, DPH clients occupied an average of 18 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; Currently 17 clients are in the lowest level of care (\$218) and 1 client is in the higher-level tier (\$250) due to medical complexity.

Purpose of Agreement:

Medical Hill Healthcare Center specializes in personalized care with a small, family-like setting. They provide a culture of compassion, warmth, and kindness. Services include skilled nursing, physical therapy, occupational therapy, speech therapy, dietary and social services. All residents of Medical Hill receive inpatient therapy and the vendor can provide outpatient therapy.

The services focus on San Francisco residents 18 years of age and above and LPS Conserved or Probate Conserved with San Francisco's Health and Human Services (HSA), 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.

Contractor's program integrates medical, mental health and behavioral treatment. Contractor's multi-disciplinary team includes nursing, rehab (activities), social services, a Psychiatrist, a Nurse Practitioner, a Physician Assistant, a Clinical Director (Psychologist) and a Behavioral Specialist.

Contractor is not licensed to provide Special Treatment Program (STP) services because facility residents have primary diagnoses of neurobehavioral disorders. Instead, the on-site Behavioral Specialist assists residents to manage their behaviors appropriately, learn skills to maximize their independence and to improve their overall quality of life. Rehab staff supervises structured groups and activities which help residents receive assistance and redirection throughout their day to have success and prevent incidents and related injuries.

- Contractor shall provide specialized rehabilitative services in a residential setting to appropriate neurobehavioral compromised adults as an alternative to State hospitalization or other high 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 the City, develop and implement a treatment plan using resources available to both Contractor and the City.
- Contractor shall provide appropriate activities for the City patients and ongoing consultation with City's Mental Health Services units.

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- Contractor shall use its best efforts to facilitate each patient's transfer to a lower level of care, only when appropriate, through collaboration with the City.
- The contact person for the City shall be the City's Contract Monitor or other designee as named by City's Mental Health Director.

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: Russell Greiner _____

Board of Directors: Craig Bills - Regional Vice President of
Operations _____
Russell Greiner - Administrator _____
Kristia Selga - Director of Nursing _____