SAN ANDREAS REGIONAL CENTER
6203 San Ignacio Ave, Ste 200
San Jose, CA 95119
(408) 374-9960

TO: All Potential Request for Proposal Respondents

FROM: Alex Ostell, CPP Housing Coordinator
Jeffrey Darling, Associate Director of Community Services

DATE: 1/22/18

RE: Enhanced Behavioral Support Home with Delayed Egress/Secured Perimeter (Housing Services- Acquisition and Remodeling) - Request for Proposal

San Andreas Regional Center
San Andreas Regional Center is a community-based, private nonprofit corporation that is funded by the State of California to serve people with developmental disabilities as required by the Lanterman Developmental Disabilities Act. The Lanterman Act is part of California law that sets out the rights and responsibilities of persons with developmental disabilities. San Andreas is one of 21 Regional Centers throughout California serving individuals and their families who reside within Monterey, San Benito, Santa Clara, and Santa Cruz Counties.

Service Description

The intent of this project is to establish a California DSS/CCLD licensed Adult Residential Facility which is vended as a Specialized Residential Facility/Enhanced Behavioral Supports Home (EBSH) for four adults with severe maladaptive behaviors (e.g. aggression, self-injury, property destruction, running/wandering away, etc.) and who may be involved with the judicial system. The facility is intended to serve individuals long term, individuals who may or be coming from long-term institutional settings or from other settings already within the community. The facility must provide for the individuals’ needs for independence, choice and community integration in order to meet the
eligibility requirements for federal funding including, but not limited to, the following;
- The provision of individualized services,
- Decision-making by residents on day-to-day activities in the home or community, visitors, when and what to eat, etc.,
- Common space that promotes interaction,
- Private bedrooms with personal décor,
- Private or semi-private bathrooms,
- Access to a kitchen at all times,
- Private space to visit with friends and family,
- Private space for use of telephone
- Private space to store personal items

The EBSH will be developed with a Delayed Egress/Secure Perimeter in place for the safety of the greater community. The home will be located in an area with little to no access to schools, playgrounds, or other areas where children may gather. Requirements or modifications necessary for the home include, but are not limited to:
- Shatter-proof windows
- Capability to be licensed as a Four Bed Non-Ambulatory home
- Reinforced walls
- Clear line of sight
- Secured fixtures and appliances
- Secure fencing surrounding the property
- Satisfaction of all requirements for a delayed egress/secured perimeter home.

The service provider should have experience developing housing for people with developmental disabilities, ideally housing for people with forensic involvement and/or dual-diagnoses. The provider will be responsible for acquiring and remodeling a site suitable for this type of facility. Home may be located in any of the following four counties; Monterey, San Benito, Santa Clara, Santa Cruz.

Funding will be available through San Andres Regional Center’s Community Placement Plan (CPP) approved by the Department of Developmental Services (DDS) for Fiscal Year 2017/2018 as follows:
- Property Acquisition: up to $300,000
- Property Rehabilitation: up to $400,000
  Total = $700,000

Proposals may be submitted by for-profit or non-profit corporations.
Board members and employees of regional centers are prohibited from submitting proposals. Refer to Title 17 regulations, Section 54314 for a complete list of ineligible applicants.

**Proposal Requirements**
(Insert an outline of any proposal requirements. E.g.
1. Appendix A – San Andreas RFP Service Description [from above]
2. Appendix B – Proposal Title Page
3. Appendix C – Financial Statement
4. Program Description (with, if applicable, Appendix F – Program Design Checklist)
5. Resumes, Statement of Qualifications and References including Appendix D – Statement of Obligations.
   Should include
   a. Evidence that the applicant possesses the organizational skills, education and/or experience necessary to complete a project of the scope for which they are applying.
   b. List of professional references with name, address, and phone number of at least one person/agency to verify fiscal stability and at least one person/agency to verify program/administrative experience.
   c. Statement with evidence of ability to work interactively and cooperatively with San Andreas and the diverse population of families with in the San Andreas catchment area.
   d. Statement of evidence of ability to work within the scope of Title 17 regulations governing vendorization and NBRC policies and procedures.
6. Appendix E – Estimated Cost Worksheet
7. Timeline Schedule. (Proposal should include a description of how and when work will be completed for this project.)

**Estimated Service Duration**
Housing to be ready by February 1st, 2019. Residential Services to begin March 1st, 2019.

**Assumptions and Agreements**
Proposals will not be returned to the submitter. SARC reserves the right to dismiss any proposal if it does not meet the criteria established in this RFP.
Submission Information
Proposals must be post marked by **5:00PM on February 12th, 2018.**
Please mail proposals to:
Alex Ostell
CPP Housing Coordinator, Resource Department
San Andreas Regional Center
P.O. Box 50002
San Jose, CA 95150-0002

Proposals that are late, FAXED, or e-mailed will not be accepted.
Please use Times New Roman font in 12 point.

Contact Persons For Additional Information or Clarification, including Word copies of RFP document templates
Alex Ostell – aostell@sarc.org
Jeffery Darling - jdarling@sarc.org

Basis for Award of Contract

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Percentage</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency Experience and Background (including Attachment D – Statement of Obligations)</td>
<td>25%</td>
<td></td>
</tr>
<tr>
<td>Fiscal Responsibility (including Attachment C – Financial Statement)</td>
<td>15%</td>
<td></td>
</tr>
<tr>
<td>Budgets (including Attachment E – Estimated Cost Worksheet)</td>
<td>25%</td>
<td></td>
</tr>
<tr>
<td>Proposal Narrative (including Attachment F - Program Design Checklist)</td>
<td>25%</td>
<td></td>
</tr>
<tr>
<td>Interview</td>
<td>10%</td>
<td></td>
</tr>
</tbody>
</table>

Anticipated Selection Schedule
(Insert the schedule for the selection process, i.e. dates and times of

1. RFP Orientation: **January 31st 2018, 3pm**
   San Andreas Regional Center
   6203 San Ignacio Ave, Ste 200
   San Jose, CA 95119
   Or by phone conference:
   408-341-3553 Participant Access Code 111111
2. Initial review period timeframe and announcement of those proposals moving to interview phase:
   Proposals due February 12th

   Announcement of interviews on Feb. 21st
   2018

3. RFP Review Committee Interview:
   February 27th 2018, starting at 10am
   San Andreas Regional Center
   6203 San Ignacio Ave, Ste 200
   San Jose, CA 95119

4. Notification of selected service provider:
   March 2nd 2018

5. Date service(s) will begin:
   March 1st, 2019
San Andreas Regional Center

Requests for Proposal
Fiscal Year 2017 – 2018

Appendix A

Service Description

San Andreas Regional Center (San Andreas) has identified a resource need for individuals served. **San Andreas may elect to vendor all, part, or none of the projects, depending on:**

1. **Funding availability as approved by Department of Developmental Services (DDS) and**
2. **Quality of proposals received.**

Proposals submitted after the indicated timelines will **NOT** be considered.

The intent of this project is to establish a California DSS/CCLD licensed Adult Residential Facility which is vendored as a Specialized Residential Facility/Enhanced Behavioral Supports Home (EBSH) for four adults with severe maladaptive behaviors (e.g. aggression, self-injury, property destruction, running/wandering away, etc.) and who may be involved with the judicial system. The facility is intended to serve individuals long term, individuals who may or be coming from long-term institutional settings or from other settings already within the community. The facility must provide for the individuals’ needs for independence, choice and community integration in order to meet the eligibility requirements for federal funding including, but not limited to, the following:

- The provision of individualized services,
- Decision-making by residents on day-to-day activities in the home or community, visitors, when and what to eat, etc.,
- Common space that promotes interaction,
- Private bedrooms with personal décor,
- Private or semi-private bathrooms,
- Access to a kitchen at all times,
- Private space to visit with friends and family,
- Private space for use of telephone
- Private space to store personal items

The EBSH will be developed with a Delayed Egress/Secure Perimeter in place for the safety of the greater community. The home will be located in an area with little to no access to schools, playgrounds, or
other areas where children may gather. Requirements or modifications necessary for the home include, but are not limited to:
- Shatter-proof windows
- Capability to be licensed as a Four Bed Non-Ambulatory home
- Reinforced walls
- Clear line of sight
- Secured fixtures and appliances
- Secure fencing surrounding the property
- Satisfaction of all requirements for a delayed egress/secured perimeter home.

The service provider should have experience developing housing for people with developmental disabilities, ideally housing for people with forensic involvement and/or dual-diagnoses. The provider will be responsible for acquiring and remodeling a site suitable for this type of facility. Home may be located in any of the following four counties; Monterey, San Benito, Santa Clara, Santa Cruz.

Funding will be available through San Andres Regional Center’s Community Placement Plan (CPP) approved by the Department of Developmental Services (DDS) for Fiscal Year 2017/2018 as follows:
- Property Acquisition: up to $300,000
- Property Rehabilitation: up to $400,000
  Total = $700,000

Proposals may be submitted by for-profit or non-profit corporations.

Board members and employees of regional centers are prohibited from submitting proposals. Refer to Title 17 regulations, Section 54314 for a complete list of ineligible applicants.
Appendix B

RFP TITLE PAGE
Request for Proposal – Fiscal Year 2017– 2018

TO: Selection Committee

Alex Ostell
San Andreas Regional Center
6203 San Ignacio Ave, Ste 200
San Jose, CA 95119

Program Title (Please Print)

Name of Individual or Organization Submitting Proposal (Please Print)

Address of Individual or Organization Submitting Proposal (Please Print)

Signature of Person Authorized to Bind Organization

Contact Person for Project (Please Print)

Telephone Number of Contact Person
Fax Number of Contact Person

Email Address of Contact Person

Name of Parent Corporations (If Applicable) (Please Print)

Applicant or Organization Contact Person:

Author of Proposal if Different from Individual Submitting Proposal
# Appendix C

## FINANCIAL STATEMENT

All applicants must complete this statement.

<table>
<thead>
<tr>
<th>Current Assets</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash in Banks</td>
<td>$</td>
</tr>
<tr>
<td>Accounts Receivable</td>
<td>$</td>
</tr>
<tr>
<td>Notes Receivable</td>
<td>$</td>
</tr>
<tr>
<td>Equipment / Vehicles</td>
<td>$</td>
</tr>
<tr>
<td>Inventories</td>
<td>$</td>
</tr>
<tr>
<td>Deposits / Prepaid Expenses</td>
<td>$</td>
</tr>
<tr>
<td>Life Insurance (Cash Value)</td>
<td>$</td>
</tr>
<tr>
<td>Investment Securities (Stocks and Bonds)</td>
<td>$</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fixed Assets</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings and / or Structures</td>
<td>$</td>
</tr>
<tr>
<td>Long Term Investments</td>
<td>$</td>
</tr>
<tr>
<td>Potential Judgments and Liens</td>
<td>$</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Liabilities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts Payable</td>
<td>$</td>
</tr>
<tr>
<td>Notes Payable (Current Portion)</td>
<td>$</td>
</tr>
<tr>
<td>Taxes Payable</td>
<td>$</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Long-Term Liabilities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Notes / Contracts</td>
<td>$</td>
</tr>
<tr>
<td>Real Estate Mortgages</td>
<td>$</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other Income, Wages or Revenues from other Sources</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Specify)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Line of Credit</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Amount Available</td>
<td></td>
</tr>
</tbody>
</table>
Appendix D

STATEMENT OF OBLIGATIONS

All applicants must complete this statement.

A. 1. Is the applicant currently providing services to people with developmental disabilities?
   [ ] No          [ ] Yes
   If Yes, indicate the following:
   Name: ____________________________
   Location: ________________________
   Type of Service __________________
   Capacity ________________________

2. Is the applicant currently providing related services to people other than those with developmental disabilities
   [ ] No          [ ] Yes
   If Yes, indicate the following:
   Name: ____________________________
   Location: ________________________
   Type of Service __________________
   Capacity ________________________

B. 1. Is the applicant currently receiving grant(s)/funds from any source to develop services for people with developmental disabilities?
   [ ] No          [ ] Yes
   If Yes, indicate the following:
   Funding Source ____________________
   Scope of Grant Project ______________

2. Is the applicant currently applying for grant(s)/funds from any source to develop services for Fiscal Year 2014 – 2015
   [ ] No          [ ] Yes
   If Yes, indicate the following:
   Funding Source ____________________
   Scope of Grant Project ______________

C. Is the applicant planning to expand existing services (through a Letter of Intent and with or without grant funds) from a source other than San Andreas Regional Center during Fiscal Year 2014 – 2015
   [ ] No          [ ] Yes
If Yes, provide details:

___________________________________________________________________
___________________________________________________________________
___________________________________________________________________

D. Describe other professional / business obligations. Include the following:

Name: ____________________________________________________________
Location: __________________________________________________________
Type of Service: _____________________________________________________
Capacity: __________________________________________________________

E. Has the applicant, or any member of the applicant's organization, received a Corrective Action Plan (CAP), Sanction, a Notice of Immediate Danger, an A or B Citations or any other citation from a Regional Center or state licensing agency?

[ ] No [ ] Yes

If Yes, explain in detail:

___________________________________________________________________
___________________________________________________________________
___________________________________________________________________

F. Has the applicant, or any member or staff of the applicant’s organization, ever received a citation from any agency for abuse?

[ ] No [ ] Yes

If Yes, explain in detail:

___________________________________________________________________
___________________________________________________________________
___________________________________________________________________

Signature of Applicant or Authorized Representative _______________________ Date ____________________
Appendix E

ESTIMATED COST WORKSHEET

All applicants must complete this worksheet.

<table>
<thead>
<tr>
<th>Staff and Administrative Costs</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Salaries and Wages:</td>
<td>$</td>
</tr>
<tr>
<td>Specify details- attach details if needed</td>
<td>$</td>
</tr>
<tr>
<td>Staff Benefits including Workman's</td>
<td>$</td>
</tr>
<tr>
<td>Compensation: Specify details- attach details if</td>
<td></td>
</tr>
<tr>
<td>needed</td>
<td></td>
</tr>
<tr>
<td>Administrative Overhead</td>
<td>$</td>
</tr>
<tr>
<td>Program Consultant Fees</td>
<td>$</td>
</tr>
<tr>
<td>Staff Training Costs</td>
<td>$</td>
</tr>
<tr>
<td>Travel Expenses</td>
<td>$</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Business/ Office Related Costs</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Communication Costs</td>
<td>$</td>
</tr>
<tr>
<td>Office Supplies</td>
<td>$</td>
</tr>
<tr>
<td>Office Equipment/ Rental &amp; Maintenance Costs</td>
<td>$</td>
</tr>
<tr>
<td>and Supplies</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building and Facility Program Related Costs*</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Space Costs-Rental or lease</td>
<td>$</td>
</tr>
<tr>
<td>Utilities Costs</td>
<td>$</td>
</tr>
<tr>
<td>Insurance Costs</td>
<td>$</td>
</tr>
<tr>
<td>Fire Safety Costs/Maintenance</td>
<td>$</td>
</tr>
<tr>
<td>Facility Maintenance</td>
<td></td>
</tr>
</tbody>
</table>

| Specific Training Costs: Specify                | $     |

| Other Costs: Specify                            | $     |

| TOTAL MONTHLY COSTS                             | $     |

If necessary, adjust the above schedule to your program needs but address requested line items. If the cost is not applicable to your program, please state N/A and provide reasons for its being not applicable.

In addition to the projected cost for each line item, be sure to include a detailed breakdown/description of how each line item total was arrived at. Additional schedules may be submitted for this purpose.

This information is being requested for the purposes of ensuring that potential vendors have fully considered estimates on all possible costs that might arise in the development and/or operation of this program. It will also be used by the RFP Review Committee to determine reasonable reimbursement amounts for the service(s).
Appendix F

Description of Proposed Housing

1. Location
2. Cost
3. Design features
4. Proposed timeline for development