



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

TO: All Potential Request for Proposal Respondents
FROM: Mia Garza, Associate Director of Community Services
Gina Jennings, CRDP Specialist
DATE: March 3, 2023
RE: Enhanced Behavioral Supports Home-EBSH (Housing Services-Acquisition and Remodeling) - SARC-2223-4

San Andreas Regional Center

San Andreas Regional Center (SARC) is a community-based, private nonprofit corporation that serves individuals and their families residing within Monterey, San Benito, Santa Clara, and Santa Cruz Counties. It is one of 21 Regional Centers in California. The State of California funds SARC to serve people with developmental disabilities as required by the Lanterman Developmental Disabilities Act. The Lanterman Developmental Disabilities Services Act, known as the "Lanterman Act," is an essential piece of legislation passed and became law in 1969. This law declares that people with developmental disabilities and their families have the right to receive the services and support they need to live like people without disabilities.

Service Description

This RFP intends to develop an Enhanced Behavioral Supports Home (EBSH), licensed by the Community Care Licensing Department of Social Services (CCLD) and certified by the Department of Developmental Services (DDS), and vendorized by SARC.

The EBSH is intended to serve four adults who may come from long-term institutional/locked settings and require services that respond to their unique needs. The behaviors of concern are severe and involve inappropriate sexual or social behaviors, aggression, self-injury, property destruction, and elopement. Individuals may also be involved with the judicial system due to sexual and other offenses. The services must offer a behavior analytic foundation with a BCBA designing and implementing behavioral interventions for each individual.

In addition, opportunities to maximize independence and choice and encourage and support community integration to meet the eligibility requirements for federal funding (HCBS), including, but not limited to, the following;

- The provision of individualized services while meeting any legal conditions
- Decision-making 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 the use of telephone
- Private space to store personal items

The facility will adhere to all applicable laws and regulations related to those who have committed sexual offenses and be located with sensitivity to ensure no access to schools, playgrounds, or other areas where children/youth may gather, possibly a semi-rural area based on the profiles of individuals identified.

Requirements or modifications necessary for the home may include, but are not limited to:

- Shatter-proof windows
- Capability to be licensed as a four-bed home for those who may or may not be ambulatory
- Reinforced walls
- A clear line of sight
- Secured fixtures and appliances
- Secure non-scalable fencing surrounding the property
- Anti-ligature fixtures
- Delay egress may be needed and will be determined based on the needs of possible referrals

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 2022-2023 as follows:

Property Acquisition:	up to \$350,000
Property Rehabilitation:	up to <u>\$350,000</u>
Total =	\$700,000

(The provider of the residential services in this home will be chosen through an additional RFP.)

For-profit or non-profit corporations may submit proposals.

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.

Please refer to the Request for Proposal and Submission Guidelines on the next page for proposal requirements, timelines for submission, the basis for the award, the anticipated selection schedule, etc.

San Andreas RFP Service Description
Request for Proposal and Submission Guidelines – Fiscal Year 2022-2023

RFP Orientation: Provided upon request via email to gjennings@sarc.org to schedule before March 10, 2023.

Proposal Requirements

1. Appendix A – Proposal Title Page
2. Appendix B – Financial Statement
3. Appendix C – Statement of Obligations.
4. Appendix D – Estimated Cost Worksheet
5. Appendix E – Resumes, Statement of Qualifications, and References, including:
 - 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 within the San Andreas catchment area.
 - d. Statement of evidence of ability to work within the scope of Title 17 regulations governing vendorization and SARC and GGRC policies and procedures.
6. Appendix F - Description of housing and its proposed location, cost, design, and proposed timeline for the development of the home.

Estimated Service Duration

Housing is to be ready by December 31, 2023. Residential Services will begin by May 31, 2024.

Contract Requirements

HDO must enter into a contract by **June 30, 2023**, or they will not have access to the start-up funds. The contract execution goal is **March 30, 2023**.

Assumptions and Agreements

Proposals will not be returned to the submitter. SARC reserves the right to dismiss any submission if it does not meet the criteria established in this RFP.

Submission Information

Proposals must be **emailed** to gjennings@sarc.org by March 31, 2023. Submissions must be on time to be accepted; mail or faxed proposals will not be accepted.

Please use Times New Roman font in 12 point.

The Basis for Award of Contract

Criteria	Percentage	Score
Agency Experience and Background (including Attachment C - Statement of Obligations & Attachment E – Resumes, Qualifications, References)	20%	
Fiscal Responsibility (including Attachment B- Financial Statement)	20%	
Budgets (including Attachment D - Estimated Cost Worksheet)	20%	
Proposal Narrative (including Attachment F – HDO Development Plan)	20%	
Interview	20%	

Contact Persons For Additional Information or Clarification

Gina Jennings – gjennings@sarc.org

Mia Garza – mgarza@sarc.org

Anticipated Selection Schedule

1. Proposals are due to San Andreas via email by 5:00 pm on **March 31, 2023**.
2. Initial review period: **April 3, 2023 – April 7, 2023**
3. Announcement of those proposals moving to the interview phase on **April 12, 2022**.
4. RFP Review Committee interview (held via the virtual zoom platform):
April 21, 2023
2:00 pm - 5:00 pm
5. Notification of selected service provider: **April 25, 2023**
6. Contract fully executed: **May 15, 2023**
7. Date service will begin: **May 31, 2023**

Appendix A

RFP TITLE PAGE
Request for Proposal – Fiscal Year 2022 – 2023

TO: Selection Committee

Please place a copy of Attachment B on top of the original and each of the (insert number here) copies.

San Andreas Regional Center
6203 San Igancio Ave, Ste.200
San Jose, CA. 95119
ATTENTION: Gina Jennings, CRDP Specialist

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 B

FINANCIAL STATEMENT	
All respondents must complete this statement for last complete fiscal year <u>and</u> current fiscal year to date.	
CURRENT ASSETS	
Cash in Bank	
Accounts Receivable	
Notes Receivable	
Equipment / Vehicles	
Inventory	
Deposits/ Prepaid Expenses	
Life Insurance (Cash Value)	
Investment Securities	
TOTAL CURRENT ASSETS =	
FIXED ASSETS	
Buildings and /or Structures	
Long Term Investments	
Potential Judgements and Liens	
TOTAL FIXED ASSETS =	
TOTAL CURRENT AND FIXED ASSETS =	
CURRENT LIABILITIES	
Accounts Payable	
Notes Payable	
Taxes Payable	
TOTAL CURRENT LIABILITIES =	
LONG TERM LIABILITIES	
Notes / Contracts	
Real Estate Mortgages	
TOTAL LONG TERM LIABILITIES =	
TOTAL CURRENT AND LONG TERM LIABILITIES =	
Equity =	
TOTAL LIABILITES AND EQUITY =	
OTHER INCOME - Revenue from other Sources	
(Specify)	
LINE OF CREDIT	
Amount Available	

Appendix C

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 2020 – 2021?

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 2020 – 2021?

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 D

ESTIMATED COST WORKSHEET

All applicants must complete this worksheet.

Staff and Administrative Costs	
Staff Salaries and Wages: Specify details- attach details if needed	\$
Staff Benefits including Workman's Compensation: Specify details- attach details if needed	\$
Administrative Overhead	\$
Program Consultant Fees	\$
Staff Training Costs	\$
Travel Expenses	\$
Business/ Office Related Costs	
Communication Costs	\$
Office Supplies	\$
Office Equipment/ Rental & Maintenance Costs and Supplies	\$
Building and Facility Program Related Costs*	
Space Costs-Rental or lease	\$
Utilities Costs	\$
Insurance Costs	\$
Fire Safety Costs/Maintenance	\$
Facility Maintenance	\$
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 does not apply to your program, please state N/A and explain why it is 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 to ensure that potential vendors have fully considered estimates on all possible costs that might arise in the development and/or operation of this program. The RFP Review Committee will also use it to determine reasonable reimbursement amounts for the service(s).

Appendix E

Resumes, Statement of Qualifications, and References

Appendix F

Description of housing and its proposed location, cost, design, and the timeline for the home's development.