



KERN REGIONAL CENTER

*Striving to Achieve Equality,
Independence and Empowerment*

REQUEST FOR PROPOSAL (RFP):

HOUSING DEVELOPMENT ORGANIZATION (HDO)

Property Acquisition and Renovation

AND

SERVICE PROVIDER(S), MOBILE DENTAL CLINIC/MOBILE “ON-SITE”
DENTAL SERVICES

12/10/2019: Second Posting/Release with New Timelines

Fiscal Year 2019-2020

Kern Regional Center (KRC) is a community-based, private non-profit 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 [California Supreme Court in ARC-CA vs. DDS] determined that a primary function of regional centers is to “prevent or minimize the institutionalizations of developmentally disabled persons”. Kern Regional Center will use Community Resource Development Plan (CRDP) funds to develop community resources including but not limited to acquiring and developing permanent, accessible homes in the community, owned by housing development organizations, for the use of individuals at risk of or currently residing in, state developmental centers or institutions for mental disease. KRC is one of 21 Regional Centers throughout California serving individuals and their families who reside within Kern, Mono, and Inyo counties. KRC receives funds from the Department of Developmental Services (DDS) to develop a CRDP.

- If you have questions please come to the RFP Orientation listed on this announcement.
- KRC and DDS reserve the right to withdraw this RFP and/or disqualify any proposal which does not adhere to the RFP guidelines. Proposals submitted after the indicated time will not be considered.

DEFINITIONS:

(HDO): HOUSING DEVELOPMENT ORGANIZATION

KRC will contract with an established profit, non-profit housing agency to develop permanent housing through the “Buy It Once Model”, where the HDO will purchase residential property that will be used exclusively by Regional Center consumers in perpetuity.

SERVICE PROVIDERS:

KRC will contract with individuals and/or organizations to provide direct services to individuals with developmental disabilities. Service Providers may provide residential care in the home owned by the HDO, develop employment-training programs, provide medical care, transportation, and other services in the community in which the individual lives.

COMMUNITY CRISIS HOMES (CCH): A facility certified by DDS and licensed by DSS as an adult residential facility, providing 24-hour non-medical care to individuals in need of Crisis Services Step Down (CSSD) and/or intervention services, who would otherwise be at risk of admission to the acute crisis center at Developmental Center, an out-of-state placement, a general acute hospital, an acute psychiatric hospital, or an institution for mental disease. A CSSD shall have a maximum capacity of four. Individual who are in crisis exhibiting, aggression, causing bodily injury, Property destruction –causing damage, elopement, lack of safety awareness, history of failed placements/institutionalization, frequent in-patient 5150 hospitalizations, high use of Psychotropic medication to control behavior, history of non-compliance with meds, poor emotion regulation, poor coping skills, issues with interpersonal relationships, Lack of appropriate family support, history of abuse, trauma, or history of substance abuse, or individuals in the criminal justice system, crisis include need support around compliance with a court ordered program, diversion, or may they have sexual offending behavior or history. The CSSD is the last step when the local hospital, police, mental health is unable to assist.

ENHANCED BEHAVIORAL SUPPORTS HOMES (EBSH):

A project certified by DDS and licensed by DSS. These homes provide non-medical care for individuals who require enhanced behavioral supports, staffing and supervision in a homelike setting. They also have enhanced monitoring by regional center case managers, regional center behavior professionals, and DDS. Additional enhancements include more staffing and staff training. Regulations for the Enhanced Behavioral Supports Homes can be found on www.dds.ca.gov.

MOBILE DENTAL CLINIC/ MOBILE “ON-SITE” DENTAL SERVICES:

KRC’s consumers in residential settings (i.e., SRF, ARF, and ICF’s) require regular dental checkups. Work with individuals with challenging behaviors, who have difficulty to access dental offices due to wheelchair size, and/or sensitivity to light and/or new environment. In-resident dental care can bring services to the residence, with minimal stress, protect the resident’s overall dental health, reduce anxiety through desensitization, prevent deterioration of the teeth, gums and bone structures of the mouth, reduce number of cavities and the need for general anesthesia, and provide an appropriate maintenance schedule.

RFP TIMELINE

December 26, 2019

RFP 2nd Released

February 3rd 2020

Proposal Due (no later than 4pm, no exceptions)

February 11th 2020 10:00 am or 3:00 pm

Oral Interview*

February 18th – February 21st 2020

Applicant Scoring and Selection *

February 26th 2020

Award letters mailed*

March 13th 2020

Contract signed*

*subject to change due to scheduling

SUMMARY OF PROJECTS

HDO - Project # 1920-4 & 1920-7 HOUSING DEVELOPMENT ORGANIZATION (HDO) – ENHANCED BEHAVIOR SUPPORT HOME (EBSH) and COMMUNITY CRISIS HOME (CCH)

REFER TO ATTACHMENT A FOR COMPLETE SUBMISSION REQUIREMENTS for this RFP

The Kern Regional Center (KRC) and the Southern California Integrated Health and Living Project (SCIHLP) are collaborating to solicit proposals for a Housing Development Organization (HDO).

The acquisition and renovation of **TWO (2) single-family homes**, which will be available with long-term leases for residential service providers selected and vendored by KRC. The successful bidder must be a Housing Development Organization (HDO), or have that as a component of their organization, that does not provide direct services to any individuals with developmental disabilities. Both the acquisition and renovation grant applications may be combined in a single proposal. Grant funding for renovating the homes is available for modifications required to meet the support needs of the individual referred, and to meet the licensing standards that will apply to the residents referred. Applicants will also be responsible for the long-term management and maintenance of the property. To ensure that homes developed using CRDP funds are always available for use by individuals served by KRC, real estate deed restrictions or restrictive covenants are required of the HDO for the property purchased with these funds. The property will be developed in accordance with *Fiscal Year 2019-2020* Community Placement Plan/Community Resource Development Plan Housing Guidelines issued by the State of California, Department of Development Services.

Deed restrictions, per the Fiscal Year *2019-2020* housing guidelines issued by the State of California, Department of Developmental Services, must specify the properties will be held in perpetuity for persons referred by KRC. This HDO may hold the properties as a profit, non-profit corporation, limited partnership or limited liability corporation. Renovation of the property must be supervised by, and is the responsibility of the HDO. Renovation plans must be developed for the HDO by a licensed architect and implemented by a licensed, bonded contractor, and the plans approved by KRC prior to an application for construction permits. The property will be leased to a residential service provider who will provide care and supervision to the residents. The selected residential service provider as well as regional center staff will be available to the HDO/architect/building contractor for development team meetings and technical assistance regarding the needs for the individuals referred as well as the requirements of Community Care Licensing. Property must be convertible to meet the standards of licensing by the Department of Social Services of the State of California, Community Care Licensing Division. Property ownership and management will be separate and distinct from the provision of services and supports.

Acquisition: Up to \$250,000 FOR EBSH & Up to \$200,000 FOR CCH

Renovation: Up to \$400,000 FOR EBSH & UP to \$400,000 FOR CCH

Geographic Location: Kern County

PROVIDER(S): Project# 1920-1 (IP-1819-7) ENHANCED BEHAVIOR SUPPORT HOMES (EBSH) FOR CHILDREN. HOME OWNED BY HDO.

REFER TO ATTACHMENT B FOR COMPLETE SUBMISSION REQUIREMENTS for this RFP

The Kern Regional Center (KRC) and the Southern California Integrated Health and Living Project (SCIHLP) are collaborating to solicit proposals for a provider to develop an Enhanced Behavior Support Home (EBSH) intended to serve a maximum of **four (4)** adolescents [*age 12 through 17*] each who require 24 hour non-medical care in a homelike setting due to excessive behavioral impairments. These homes exceed the minimum requirements of level 4I facilities (i.e., additional staffing, supervision, consultation) and shall employ enhanced characteristics, such as delayed egress devices, to address challenging behaviors for individuals who require enhanced behavioral supports staffing and supervision, enhanced staffing and staff training, and enhanced monitoring by regional center case managers, behavior professionals and DDS. Home to be equipped with delayed egress designed for individuals who, due to difficult to manage behaviors or lack of hazard awareness and impulse control, would pose a risk of harm to themselves or others. Provider to ensure that individuals are supervised when they wish to go outside the property limits. Home to have a

delayed exit door, or doors with time delay type which will automatically open after programmed amount of time (not to exceed 30 seconds).

Residents will have their own bedroom. The home will provide services to children **between the ages of 12 and 17 years** with significant behavioral challenges, severe self-care deficits, risk of elopement, and/or SIB with possible dual-diagnosed with mental health diagnosis or substance abuse issues, may currently or historically face forensic complications, and will primarily be transitioning to community placement from a developmental center, institute for mental disease, or acute crisis facility. Each resident of the home will have an individual behavior supports plan documenting the individual's behavioral needs and the supports and services to be provided to address those needs. The provider is required by law to have a Board Certified Behavior Analyst (BCBA) or qualified behavior modification professional on-staff or contract for monthly observation and treatment recommendations of the residents, at least four of which per year are to be unannounced. Residents will receive support from the regional center and the clients' rights advocate.

Provider Startup: Funding pending on DDS approval

Geographic Location: Kern County

PROVIDER(S): Project# 2021-# (KRC-1920-4) ENHANCED BEHAVIOR SUPPORT HOMES (EBSH) FOR ADULTS. HOME OWNED BY HDO.

REFER TO ATTACHMENT C FOR COMPLETE SUBMISSION REQUIREMENTS for this RFP

The Kern Regional Center (KRC) and the Southern California Integrated Health and Living Project (SCIHLP) are collaborating to solicit proposals for a provider to develop an Enhanced Behavior Support Home (EBSH) intended to serve a maximum of **three (3) adults** each who require 24-hour non-medical care in a homelike setting due to excessive behavioral impairments. These homes exceed the minimum requirements of level 4I facilities (i.e., additional staffing, supervision, consultation) and shall employ enhanced characteristics, such as delayed egress devices, to address challenging behaviors for individuals who require enhanced behavioral supports staffing, and supervision, enhanced staffing and staff training, and enhanced monitoring by regional center case managers, behavior professionals and DDS. Home to be equipped with delayed egress designed for individuals who, due to difficult to manage behaviors or lack of hazard awareness and impulse control, would pose a risk of harm to themselves or others. Provider to ensure that individuals are supervised when they wish to go outside the property limits. Home to have a delayed exit door, or doors with time delay type which will automatically open after programmed amount of time (not to exceed 30 seconds).

Each resident will have **his or her** own bedroom. The home will provide services to **three (3) adult** with significant behavioral challenges, severe self-care deficits, risk of elopement, and/or SIB with possible dual-diagnosed with mental health diagnosis or substance abuse issues, may currently or historically face forensic complications, and will primarily be transitioning to community placement from a developmental center, institute for mental disease, or acute crisis facility. Each resident of the home will have an individual behavior supports plan documenting the individual's behavioral needs and the supports and services to be provided to address those needs. The provider is required by law to have a Board Certified Behavior Analyst (BCBA) or qualified behavior modification professional on-staff or contract for monthly observation and treatment recommendations of the residents, at least four of which per year are to be unannounced. Residents will receive support from the regional center and the clients' rights advocate.

Provider Startup: Funding deferred for FY 2021 and pending on DDS approval

Geographic Location: Kern County

PROVIDER: PROJECT# 1920-2 MOBILE DENTAL CLINIC / MOBILE "ON-SITE" DENTAL SERVICES

REFER TO ATTACHMENT D FOR COMPLETE SUBMISSION REQUIREMENTS for this RFP

Kern Regional Center's consumers in residential settings (SRF, ARF, and ICF's) require regular dental checkups. Work with individuals with challenging behaviors, who have difficulty to access dental offices due to wheelchair size, and/or sensitivity to light and/or new environment. In-resident dental care can bring services to the residence, with minimal stress, protect the resident's overall dental

health, reduce anxiety through desensitization, prevent deterioration of the teeth, gums and bone structures of the mouth, reduce number of cavities and the need for general anesthesia, and provide an appropriate maintenance schedule. Applicants must be a California licensed Dentist with an active license status according to the Dental Board of California. Applicants must be able to provide comprehensive, full-service dental care to Kern Regional Center consumers. Applicants must complete the vendorization process according to Title 17 Section 54326 (a) (2).

A “mobile dental clinic” or “mobile dental unit” means any self-contained facility in which dentistry will be practiced which may be moved, towed, or transported from one location to another per Section 1657 of the Business and Professions code.

Startup: up to \$150,000 – MAY BE SPLIT AMONG QUALIFIED APPLICANTS

Geographic Location: Kern, Inyo and Mono Counties

PROVIDER: Project # 2020 -# COMMUNITY CRISIS HOME (CCH)

REFER TO ATTACHMENT E FOR COMPLETE SUBMISSION REQUIREMENTS for this RFP

The Kern Regional Center (KRC) is solicit proposals for a provider to develop a Community Crisis Home (CCH) that would serve crisis services step down (CSSD) intended to serve a maximum of **four (4) adults** each who require 24-hour non-medical care in a homelike setting due to excessive behavioral impairments. This home is not a permanent housing to individuals in crisis. CCH emphasis will be on early comprehensive assessment, intense services and supports, and expedited transition out of the facility back to the original placement, or to an appropriate residential location. CCHs will reduce the reliance on out-of-state placements, general acute hospitals, acute psychiatric hospitals, and institutions for mental disease. Individuals will be able to reside at the CCH for a maximum of eighteen (18) months from their date of admission. The CCH will support Individual who are determined to be in crisis exhibiting, aggression , causing bodily injury, Property destruction –causing damage, elopement –lack of safety awareness, history of failed placements/institutionalization, frequent in-patient 5150 hospitalizations, high use of Psychotropic medication to control behavior, history of non-compliance with meds, poor emotion regulation , poor coping skills, issues with interpersonal relationships, Lack of appropriate family support, history of abuse, trauma, or history of substance abuse, or individuals in the criminal justice system, crisis include need support around compliance with a court ordered program, diversion, or may they have sexual offending behavior or history. These homes exceed the minimum requirements of level 4I facilities (i.e., additional staffing, supervision, consultation) and shall employ enhanced characteristics, such as delayed egress device and secured perimeters, to address challenging behaviors for individuals who require crisis support intervention, behavioral supports staffing, and supervision, enhanced staffing and staff training, and enhanced monitoring by regional center case managers, behavior professionals and DDS. Home to be equipped with delayed egress and secured perimeter designed for individuals who, due to difficult to manage behaviors or lack of hazard awareness and impulse control, would pose a risk of harm to themselves or others. Provider to ensure that individuals are supervised when they wish to go outside the property limits. Home will have a secured perimeter and delayed exit door, or doors with time delay type which will automatically open after programmed amount of time (not to exceed 30 seconds).

Each resident will have **his or her** own bedroom. The home will provide services to **four (4) adults** who are in crisis, significant behavioral challenges, severe self-care deficits, risk of elopement, and/or SIB with possible dual-diagnosed with mental health diagnosis or substance abuse issues, may currently or historically face forensic complications, and will primarily be transitioning to community placement from a developmental center, institute for mental disease, or acute crisis facility. Each resident of the home will have an individual crisis supports plan documenting the individual's crisis needs and the supports and services to be provided to address those needs. The provider is required by law to have a Board Certified Behavior Analyst (BCBA) or qualified behavior modification professional on-staff or contract for monthly observation and treatment recommendations of the residents, at least four of which per year are to be unannounced. Residents will receive support from the regional center and the clients' rights advocate.

Provider Startup: Funding pending on DDS approval FY2021 or 2022

Geographic Location: Kern County

SELECTION PROCESS

All proposals received by the deadline will undergo a preliminary screening. Late or incomplete applications will not be accepted for review and rating. The Proposal Review Committee will be selected by KRC. Proposals will be reviewed for completeness, applicant experience and fiscal stability, resources of applicant, reasonableness of costs, and ability of applicant to identify and achieve outcomes of property acquisition and renovation. The final decision of the Proposal Review Committee shall be approved by the Executive Director, and is not subject to appeal. All applicants will receive notification of KRC's decision regarding their proposal. This Committee will review, score, rank and prioritize the proposals. Applicant's proposals may be rejected for inconsistency with state and federal guidelines, failure to follow RFP instructions, incomplete documents, or failure to submit required documents. In addition to evaluation on the merit of the proposal, applicants will be evaluated and selected based on previous performance (including the timely completion of projects, a history of cooperative work with the regional center or other funders, and a track record consistent with established timelines for development).

RESERVATION OF RIGHTS

Kern Regional Center reserves the right to request or negotiate changes in a proposal, to accept all or part of a proposal, or to reject any or all proposals. KRC may, at its sole and absolute discretion, select no provider for these services if, in its determination, no applicant is sufficiently responsive to the need.

Kern Regional Center reserves the right to withdraw this Request for Proposal (RFP) and/or any item within the RFP at any time without notice. Kern Regional Center reserves the right to disqualify any proposal which does not adhere to the RFP guidelines. This Request for Proposal is being offered at the discretion of KRC. It does not commit KRC to award any grant.

COSTS FOR PROPOSAL SUBMISSION

Applicants responding to the RFP shall bear all costs associated with the development and submission of a proposal.

CONTENT OF PROPOSAL

Proposals must be typed on standard white paper using standard **size font (12)** and include a table of contents and page numbering. For items that request conditional information, provide a statement whether or not it applies to the applicant in order to verify that it has been addressed.

All interested Applicants **must submit ten (10) hard copies AND an e-file of proposal for each development**. Applicants please review the following attachments.

Attachment A – Housing Development Organization

Attachment B – EBSH – Children

Attachment C – EBSH – Adult

Attachment D – Mobile Dental Clinic/Mobile "On-Site" Dental Services

Attachment E – Community Crisis Home (CCH) Crisis Services Step Down (CSSD)