

MANDATORY PRE-PROPOSAL CONFERENCE
Personal Care & Community Living Supports in a Licensed Specialized Setting
September 16, 2021
2:05 p.m. – 2:52 p.m.
420 W FIFTH AVENUE , FLINT, MI 48503 (ZOOM)

Present via Zoom: Stephanie Riley; Kimberly Rawlings; Laura Smith; Jamie Bragg-Lovejoy; Jennifer Freeman Lockhart; Debra McCovery

GHS: David Hunter; Connie Devriendt; Darren McAllister; Marie Jones-Watts and Brenda Rutkowski
Recording Secretary: Patrina Howell-Vaughn

Questions/Answers:

Q1. Is this taking over an existing home?

A1. Yes. Home is owned by the GFMHF (our Facility Board). I believe the home is currently vacant. There is a potential list of multiple clients which might be brought back from out of county placements and others with an unmet need for this type of MI Residential home. The intent is to start-up a New 6-bed MI Residential Group Home.

Q2. Are you going to send us the actual expectations of what we are required to submit?

A2. The expectations are contained within the RFP. There will be a change to indicate that you will e-mail your proposal. The link is posted on our website, also an active link was sent in the initial e-mail.

Q3. If you give us a referral, do we get to choose yes or no or is it all or none?

A3. We haven't decided which consumers are being placed at this time. There will most likely be a combination of clinical referrals; it is not known if the initial consumers will go through the placement committee or not.

Q4. If we get the referral, do we have to take that client or do we have a right to refuse? There should be some input from the providers, it is a hard thing to say that you are going to mandate we take someone.

A4. This particular opportunity is not the high behavioral type of home setting as was previously requested through previous RFP's. Consumers will be of the standard Levels of 1 through 6. Right to Refuse, the Provider would need to clearly demonstrate why a consumer was not a good fit for the home. We do anticipate the home will receive referrals of consumers stepping down from higher levels of care.

Q5. What level or care is expected?

A5. I don't think we know until we determine which clients are going to be referred that we can tell you the level of care. They may vary because we are low on the number of MI beds across the network. Without having a list of the current clients that will age out of ABA services or step down from State Hospitals, it's difficult to predict specific levels of care in advance as they are individualized to the consumer.

Q6. Will there be an opportunity to see the quality of the house before we make this decision? Are you going to offer a walk-through of the house to see the condition of the home?

A6. Yes, we will set-up a time and date to do a walk-through of the home. **(TOUR DATE: Wednesday, Sept. 29th @ 2PM) NEW HOME ADDRESS – 1220 W. Lake Road, Clio, MI.**

Q7. If awarded the RFP, would any repairs or upgrades fall on us?

<p>A7. The NEW HOME is now the previous Lake Home. 1220 W Lake Road, Clio. GHS and GFMHF will need to take care of what appear to be minor drywall repairs etc. Due to our expectation that Provider will seek consumer preferences in painting bedroom wall colors, this cost will be absorbed by GHS/Landlord. The home recently closed and remains in overall good condition.</p>
<p>Q8. Are you willing to work outside of the established rate system?</p> <p>A8. GHS intends to pay based upon the standard 1-6 levels of care.</p>
<p>Q9. Is there any opportunity to make a provider whole given this location? Due to the access issues surrounding Northern Genesee County and persons choosing not to be served in that area, if 4 of the 6 beds were full, would you work with a provider to make them whole?</p> <p>A9. I would say it would be like any of the other moderate MI homes we have right now, the rates for those levels are going to be the rates. This is not to say that Genesee Health System couldn't look at the rates across all six levels based upon different factors.</p>
<p>Q10. Knowing the challenges, it takes to recruit staff for that Northern Genesee County area, if we were interested in submitting a proposal in which we set a higher pay scale to assist in recruiting and retaining staff, would Genesee Health System look at modifying that current rate?</p> <p>A10. Please submit a proposal which addresses each of the questions as written. Consider submitting an Alternative Proposal and present your recommendations. You would need to submit both proposals, not simply your alternative.</p>
<p>Q11. As far as us submitting the RFP, if we suggested the above scenario, would we be ruled out?</p> <p>A11. That is unknown at this time, you can do an alternative to what is being proposed here. Please reply to the RFP as it currently exists; and, then you can submit an alternative and maybe list what you would propose as being different or changing so you would have both of your bases covered.</p>
<p>Q12. Where is this house?</p> <p>A12. NEW LOCATION – 1220 W Lake Road, Clio MI</p>
<p>Q13. Did the home close because they couldn't staff it?</p> <p>A13. Unsure. My understanding is that the previous Provider had vacancies at other home(s) and it made good sense to consolidate operations by moving the Lake road consumers. Keeping DCWs is a concern of ALL providers and especially during this COVID scenario. The elimination of paying people to stay home should improve recruiting efforts for DCWs.</p>
<p>Q14. With the declining population, how fast could you fill the home? On your standard grade system with the vacancy's ratio, it is very challenging to make a home sustainable.</p> <p>A14. GHS has a significant shortage of In-Network/In-County MI beds. The need far exceeds the 6-beds intended for this licensed MI Residential home setting.</p>
<p>Q15. Is the home only going to be open to Genesee County consumers?</p> <p>A15. GHS has a shortage of MI residential bed for our GHS consumers and is the reason for this RFP. GHS intends for this home to service GHS consumers. If all of the MI residential slots have been filled and GHS has no other consumers to be considered for filling a number of vacant beds in the former Shumpert home, the Provider is expected to discuss the situation and concerns with the GHS clinical team before accepting any non-GHS consumers for this residence.</p>

Q16. Who will be responsible for the upkeep of the home?

A16. The general upkeep will be the responsibility of the provider. This would include things such as: repairing holes in the wall; drywall repairs; general home maintenance; lawn/snow removal services; seasonal maintenance, cleaning gutter of debris; the same as GHS has with all the group homes.

Q17. Would the owner of the home be responsible for the structural, air conditioner, roof, and similar items?

A17. That is correct. As this is a facility board owned home, David Hunter and Jake Miller will be actively involved in addressing the needs of the home from the owner's responsibility perspective. We have a new team involved who has actively been going out to the various facility board owned homes and performing additional updates and renovations.

Q18. What about all the initial startup such as furniture, equipment?

A18. I know that there is typically a discussion regarding startup cost needed when starting up a new home. Please include your expectations and potential budget for the startup of a new home, after you have toured the Lake Road home. I believe that the home comes partially furnished which may also include a washer & dryer which are 2 to 3-years old. I am not personally familiar with what is/isn't involved with the typical start-up process.

Q19. Do we know if the house has anything in it right now, is it furnished?

A19. Partially furnished. Please plan to attend the home **Tour on Wednesday, Sept. 29** beginning at 2PM. Address 1220 W Lake Road, Clio MI – directly across the street from the AZURE Blueberry farm.

Q20. Do you know if the home has been there a long time? Old houses were grandfathered in and new houses are not going to be grandfathered in so there is going to be a new license. So, do we know if the fire detector system is up to par and up to grade interconnected and all those things. Has anyone looked at all those types of rules and to see whether this home is current or was it grandfathered in from many years ago?

A20. Answer is unknown at this time.

Q21. Barrier-free floor plan?

A21. This is not one of the AFC standard state floor plans.

Q22. Is there a fence around it? It's a busy road and could have potential for elopement.

A22. NEW site – 1220 W Lake Road. Home sits back off the road. Heavy tree cover across the property. No fence between the home and street.

Q23. Are there any concerns with mold since the basement had a water issue?

A23. Different home being used. 1220 W Lake Rd. No known water issues