

PRE-PROPOSAL Q & A CONFERENCE
Personal Care & Community Living Supports in a
Licensed Specialized Setting – MI Maplewoods Home
October 25, 2023
2:00 p.m. – 2:40 p.m.
420 W FIFTH AVENUE , FLINT, MI 48503 (via Teams Meeting)

Link to Meeting Recording:

[RFP PreProposal Q A for PCCLS Maplewoods-20231025_183641-Meeting Recording.mp4](#)

Present via Teams: Eurice Paige; Kayonna Ferguson; Nastassja Jordan; Tanya Haven-Rowe; Jennifer Lockhart; and Angela Work

GHS: David Hunter; Connie Devriendt; Darren McAllister; Ebony Levy; and Jamie Stout-Shirkey

Questions/Answers:

Q1. Where is the home located?

A1. The home is located at 7448 Maple Ave., Grand Blanc, MI 48439

Q2. Is this currently a program that is a specialized residential home? If so, how is the staffing in this area?

A2. The home was previously licensed with a different provider but was closed about 6 months ago. The home is in great shape and it's a good location.

Q3. Is this for MI or I/DD population?

A3. Our current need is for MI consumers. It is recommended for the selected provider to seek licensing for both MI & I/DD, if possible.

Q4. Is this for male or female?

A4. We have not yet determined if the current need is for only male, only female or mixed male & female residents. It depends on who needs placement at the time the home becomes licensed.

Q5. Regarding maintenance, where does the responsibility lie with the physical upkeep? For example, regular maintenance of lawn and snow; minor repairs like broken doorknobs, holes in wall, etc.; major repairs such as furnace, mechanical or roof?

A5. The Residential Provider is responsible for the general upkeep and maintenance needs of the residence/home. Residential Provider will arrange for and incur the costs of lawn maintenance, snow removal, gutter cleaning, furnace inspections and evaluations, mechanical systems, etc. If there is a roof leak, need for furnace replacement, the owner would be expected to incur these costs.

Q6. Supplies (bedding, dishes, décor) and furnishings are the responsibility of the provider?

A6. Yes. Appliances would also be the provider's responsibility, including washer, dryer, refrigerator, freezers, oven/stove, microwave, etc.

Q7. Is there an estimated amount for the monthly lease payment available?

A7. \$2,058.00 per month lease amount for the Maple home.

Q8. Does the amount held from provider go to escrow and pay to the providers insurance company or does GHS hold the property insurance policy?

A8. Property is owned by an individual's Trust. This is not a GFMHF Board owned property. The monthly lease amount represents a negotiated lease rate developed between GHS and the Owner/Landlord and supports rent, prorated annual taxes and prorated annual insurance for the Maple home.

Q9. What would the timeline on placement referrals be like? Would the procedure and timeline be the same as previously open spaces? Note: I am curious because if it takes an excessive amount of time to fill beds how will the lease/insurance/tax payment be handled?

A9. GHS has sufficient MI consumer potential placements at this time to more than fill this home. The GHS placement committee and selected Provider will work together to expedite placements as would be clinically appropriate. As the home is in good condition, we do not expect delays due to home conditions. GHS expected the Provider to be able to staff the home quickly so as to accept referrals. Placement referrals will begin once the license has been approved and the contract is signed. Referrals will be made until all beds are filled. This will take place at a rate that is clinically appropriate for consumers.

Q10. When would the home be available to view?

A10. The home is a standard State designed home from the early 1980's. There was a left hand and a right hand version. They are mirror images of each other. Homes single story ranch type and are barrier free. 2-car wide garage with six (6) closets to store consumer possessions. Home tour may be arranged by emailing request to RFPreplies@genhs.org. This home is unique as it is one of the few homes built with a full basement.