

AMENDMENT #1
TO THE AGREEMENT BETWEEN THE COUNTY OF TEHAMA
AND DAVIS GUEST HOME, INC.

This Amendment #1 to Agreement Number 2025-149, dated May 9, 2025, by and between the County of Tehama, through its Health Services Agency (County) and Davis Guest Home, Inc. (Contractor) for the provision of community mental health services, shall be amended as follows:

Section 3. Compensation to be replaced in its entirety as set forth below:

3. COMPENSATION

Contractor shall be paid in accordance with the rates set forth in the Fee Schedule, attached hereto as Exhibit “B” after satisfactorily completing the duties described in this Agreement. The total annual compensation payable to Contractor under this agreement shall not exceed \$225,000.00 in any one fiscal year (July 1 – June 30). The Maximum Compensation payable under this Agreement shall not exceed \$450,000.00. Contractor shall not be entitled to payment or reimbursement for any tasks or services performed except as specified herein. Contractor shall have no claim against County for payment of any compensation or reimbursement, of any kind whatsoever, for any service provided by Contractor after the expiration or other termination of this Agreement. Contractor shall not be paid any amount in excess of the Maximum Compensation amount set forth above, and Contractor agrees that County has no obligation, whatsoever, to compensate or reimburse Contractor for any expenses, direct or indirect costs, expenditures, or charges of any nature by Contractor that exceed the Maximum Compensation amount set forth above. Should Contractor receive any such payment it shall immediately notify County and shall immediately repay all such funds to County. This provision shall survive the expiration or other termination of this Agreement.

Exhibit B shall be replaced in its entirety to include updated rates for Fiscal Year 2026/2027 as set forth on pages 3-5 of this amendment.

It is mutually agreed that all other terms and conditions of Agreement Number 2025-149 shall remain in full force and effect.

IN WITNESS WHEREOF, County and Contractor have executed this agreement on the day and year set forth below.

COUNTY OF TEHAMA

Date: 6/23/26

Michelle O Schmidt
Michelle Schmidt, Interim Executive Director

DAVIS GUEST HOME, INC, a California Corporation

Date: 6/18/26

Lonny Davis
Lonny Davis, President/Owner

111467
Vendor Number



Exhibit B

Fiscal Year 2026-2027 Rate Sheet

Transitional Rate Program/Services:

SSI*	\$1444.07
SSI / SSA*	\$1464.07
Daily Patch Rate	\$190.00

**conservatorship renewals included

Board and Care shall be paid from the Clients SSI or SSI/SSA benefits. If the Client does not yet receive SSI or SSI/SSA benefits, or those benefits have been diminished due to back payments owed to other entities, or do not reflect standard residential care rates, COUNTY will provide payment to cover the delinquent and/or amount owed. *The Clients SSI or SSI/SSA monthly residential board and care rate is currently \$1,444.07 per month for a Client who receives one check and \$1,464.07 for a Client who receives two checks (this monthly amount is subject to annual adjustments by the Federal Government and State of California), which adjustments shall be effective without the need for any amendment to the Agreement. COUNTY will be responsible to cover SSI/SSA benefits as well as a \$3.00 per day personal and incidental allotment within 30 days of being delinquent and continuing until Client is removed from Davis Guest Home or SSI/SSA benefits are restored.

In special situations Davis Guest Homes may require an adjustment to the daily rate based upon acuity, medical complexity, private room accommodations, and behavior problems requiring staff interventions beyond typical staff to Client ratios. The rates may vary between \$375.00 and \$1,000.00 daily for higher acuity. Behavioral patches may also apply and vary between \$250-\$500 daily. Private room rates are \$325 daily, and higher acuity private room rates vary between \$500-\$1000 daily. COUNTY agrees to pay invoices for services provided by Davis Guest Homes within 30 days.

In the event that a Client is required to register as a sex offender under California Penal Code Section 290, the patch rate will be \$200 daily. In the event that a Client is either on Parole or in a Probationary status, the patch rate will be \$250 daily to CONTRACTOR as long as the Parole and/or Probation is in effect.

****CONTRACTOR** will include Conservatorship Renewals with the daily patch provided the conservatee is a Client of Davis Guest Home at the time of conservatorship renewal.

COUNTY agrees that in the event individuals placed with **CONTRACTOR** are no longer conserved by COUNTY, **CONTRACTOR** will be notified as to the change of Conservator status.

COUNTY agrees to continue case management responsibility for any Client whose COUNTY conservatorship terminates while at **CONTRACTOR'S** facility. COUNTY further agrees to work towards avoiding a non-conserved Client leaving **CONTRACTOR'S** facility and becoming a Stanislaus permanent resident. All efforts will be made to relocate such a Client to the COUNTY of origin for placement.

Before placement, all Clients of Davis Guest Homes must have in place some form of medical insurance, or provision for medical care and treatments including payment arrangements.

In the event that a Client has a medical appointment that is not within Stanislaus County, COUNTY agrees that if **CONTRACTOR** provided transportation is necessary, that advance notice of at least five business days will be provided to **CONTRACTOR**, and that **CONTRACTOR** will determine their ability to provide these services. COUNTY will provide payment of \$600 to **CONTRACTOR** for each agreed appointment. In the case that at least five business days of advanced notice is not provided, **CONTRACTOR** may offer transportation at a rate exceeding the \$600 per appointment rate above.

Augmented services provided by **CONTRACTOR** such as extraordinary staffing requests, Clients requiring special medical attention waivers or treatments and other enhanced services may be negotiated on an individual basis.

COUNTY shall continue payments for Clients participating in the program when a Client is absent for a short period of time which is defined as not more than 7 days of non-medical leave and not more than 7 days of medical leave upon prior notification by **CONTRACTOR**.

CONTRACTOR will hold a Client's bed for a total of 7 days for in-patient hospitalizations (Medical and/or Psychiatric) per occurrence, and 7 days per month for overnight passes. COUNTY may secure extensions beyond 7 days with written notice to **CONTRACTOR** Administration. Hospital days as well as other passes require payments to **CONTRACTOR** for these held days.

COUNTY will give **CONTRACTOR** Administration a written two-week notice to terminate a Client's placement at **CONTRACTOR'S** facility. COUNTY agrees to be responsible for two weeks of payment for the bed if the Client is discharged prior to the end of the notice period. COUNTY agrees to pay for any days accrued beyond the notice period through the actual discharge date.

COUNTY shall be responsible to remove a Client within 30 days upon notification that they have failed placement, or if in the opinion of Davis Guest Home Administration, they are no

longer appropriate for the level care at Davis Guest Homes. In the event a Client is not relocated within 30 days (as stipulated in our Admission Agreement), COUNTY will pay an additional \$200 per day on day 31 until the Client is relocated.

COUNTY agrees to provide Davis Guest Homes names and contact information (including after-hours contact numbers) for Case Managers and or Conservators in the event of emergencies. Emergency contacts must be available to respond to calls within one hour.

CONTRACTOR agrees to adhere to and comply with staff training requirements imposed by the Department of Social Services, Community Care Licensing Division, and Stanislaus County. Additional training requirements which are unique and county specific may not be added to the contract language.

Davis Guest Homes record retention policy is three (3) years following termination of service to the Client as required by; Community Care Licensing, Title 22, Section 87506.

End of Exhibit B