



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: November 18, 2024

SUBJECT: Approval of an agreement with Jackson House Redmond SRTF for a Secured Residential Treatment Facility in Redmond

RECOMMENDED MOTION:

Move approval of Document No. 2024-699, an agreement with Jackson House for a Secured Residential Treatment Facility in Redmond.

BACKGROUND AND POLICY IMPLICATIONS:

BH-OR Opco Redmond, LLC dba Jackson House Redmond SRTF ("Contractor") shall lease from a Landlord that has agreed to build a class 1 Secured Residential Treatment Facility (SRTF) subject to the terms, rights, and responsibilities of a lease to expire no sooner than November 30, 2044. Upon completion of the facility, Contractor shall then operate the facility as a class 1 SRTF located within Deschutes County until **November 30, 2044**. Contractor shall be expected to start delivering services no later than **July 1, 2026** unless an extension is approved in writing by County.

Deschutes County Health Services, Behavioral Health Division published a Request for Proposal for the building and operation of a Secure Residential Treatment Facility (SRTF) for a minimum of twenty (20) years. The project was advertised on the Deschutes County Request for Proposal webpage from June 18, 2024 through July 19, 2024.

Pursuant to OHA Agreement #PO-44300-00026008 and its amendments, funds may only be used for one or more of the following:

- Kitchen installation
- Creating ligature resistance bedrooms and bathrooms
- Durable and ligature resistant furniture
- Creating a certifiable hold room
- Creating a secure outdoor environment
- Creating group treatment rooms
- Creating a quiet room

- Creating a nursing station
- Creating a staff break room.
- Recruiting costs: Recruiting staff, hiring staff, retaining staff, and orienting staff

The County will pay Contractor within thirty (30) days of contract execution for the full sum of maximum compensation of \$2,000,000. Should Contractor fail to utilize the funds for the tenant improvements, Contractor shall reimburse the County for the amount of funds not utilized for the specifically authorized tenant improvements. Should Contractor fail to operate the SRTF through November 30, 2044 in accordance with this agreement, Contractor shall reimburse County in accordance with the executed agreement.

BUDGET IMPACTS:

\$2,000,000 in pass-through funding received from the Oregon Health Authority.

ATTENDANCE:

Holly Harris, Deputy Director