

REQUEST FOR PROPOSAL

Ken White
PLC
Public Works
4/10/25

**OPERATIONAL CONTRACT BY SUNSET LAKE
DEVELOPMENT CORPORATION, OF THE CARE
CENTER AT SUNSET LAKE**

**A County operated 146-Bed Nursing Facility & the Certified
Home Health Agency, a county owned and operated Public
Health Licensed Certified Home Health Agency**

RFP No.: R-20-38

Date Issued: October 9, 2020

Deadline for Submission: November 20, 2020 at 1:00 PM

**Prepared By: Sunset Lake Local Development Corporation
c/o Sullivan County Manager's Office
100 North Street
Monticello, NY 12701**

**Issued By: Sullivan County Purchasing Department
100 North Street
Monticello, NY 12701
(845)807-0515
Purchasing@co.sullivan.ny.us**

NOTICE TO PROPOSERS

The Care Center at Sunset Lake Local Development Corporation ("LDC") is soliciting proposals from qualified individuals or entities in the private sector (not-for-profit or for-profit) to provide management services for its one hundred and forty-six (146) bed nursing facility known as the Care Center at Sunset Lake, ("Care Center" or "Facility"). The LDC is also seeking proposals from qualified firms to provide management services for the licensed Home Health Agency ("CHHA").

The LDC is seeking a firm or firms who will continue to offer excellent health care services at reduced costs to County residents and taxpayers consistent with the LDC's mission statement and commitment to quality care. The LDC will consider proposals from qualified firms that wish to manage the Care Center and assume management of the CHHA but will consider proposals that consider either operation. Preference will be given to firms that propose to manage the Care Center and assume management of the CHHA.

Proposals must be submitted in triplicate via hard copy format, no later than November 20, 2020 at 1:00 p.m., prevailing time:

Attn: Allyson Lewis
Purchasing & Central Services Department
100 North Street
PO Box 5012
Monticello, NY 12701
Tele: (845)807-0515

Copies of the Request for Proposals may be obtained through the Purchasing Department beginning October 9, 2020 at the above address between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday.

PROPOSAL
FOR OPERATIONAL CONTRACT

THE CARE CENTER AT SUNSET LAKE



Proposal of

INFINITE CARE MANAGEMENT LLC

RFP Issued: October 29, 2020

RFP No.: R-20-38

Prepared by:

Sunset Lake Local Development Corporation

Issued By:
Sullivan County Purchasing Department
100 North Street
Monticello, NY 12701

Submitted: **November 20, 2020**

ICM LLC

Submitted By:

Infinite Care Management LLC
Sol Klein, Principal
267 Broadway
Brooklyn, NY 10211;
Phone: 347-909-1811,
Email: sol@infinitecare.com

Respectfully Submitted To:

Attn: Allyson Lewis
Purchasing & Central Services Department
100 North Street
PO Box 5012
Monticello, NY 12701
Tele: (845)807-0515

RESPONSIVENESS TO "NOTICE TO PROPOSERS"

This submission ("Proposal") is made by Infinite Care Management LLC (ICM). ICM is an experienced and responsible owner/operator with a proven track record of success in the maintenance and improvement of such facilities. In New York and Florida, ICM prides itself on being good neighbors and community partners in all of its communities. Our record of improving the quality of life of our residents while improving the bottom line performance of our facilities, is verifiable, and our residents are always our primary focus.

The RFP, in the "Notice to Proposers" section, expresses a preference for Proposers who propose to provide management services for its one hundred and forty-six (146) bed nursing facility known as the Care Center at Sunset Lake, (Care Center or) and to provide management services for the licensed Home Health Agency (CHHA).

We wish to make clear that it is our strong desire to contract to provide such services for both the Care Center and the CHHA. That being the case, unless otherwise expressly stated herein, all of the responsive information herein is intended to support our Proposal to manage both the Care Center and the CHHA.

The information contained in this Proposal is designed to provide a sufficient description of our experience in the field of ownership and management of such facilities, as well as to provide a glimpse of the tangible, proven track record of success and improvement at our facilities. The information provided herein should inspire confidence in the LDC and the people of Sullivan County, that we can and will deliver on our commitments to continue to offer excellent health care services at reduced costs to County residents and taxpayers consistent with the LDC's mission statement and commitment to quality care. We are confident that any further inquiry or clarification which you might require after considering this Proposal, will only further confirmation of the history and wherewithal of ICM, and we welcome that inquiry.

We certainly hope that we will have an opportunity to discuss the project in greater detail, including, but not limited to, as one of the LDC's initial pool of Proposers with which further discussions are deemed desirable.

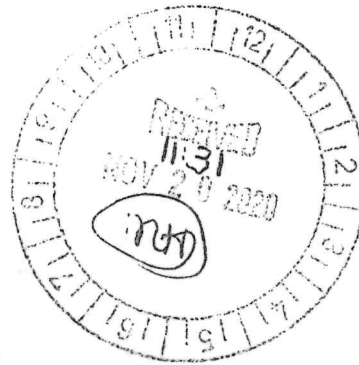
As requested in the RFP, and to the extent possible while preserving appropriate cohesiveness and detail, this Proposal is organized to mirror the various sections of the Request for Proposals (RFP) issued by the Sunset Lake Local Development Corporation (LDC).

Title Page

RFP: Operational Contract by Sunset Lake Development Corporation, of the Care Center at Sunset Lake, RFP R-20-38

Date: October 20, 2020

Proposer's Firm: Centers Health Care
4770 White Plains Road
Bronx, NY 10470
718-931-9700
Kenneth Rozenberg, CEO



Contact Person: Moshe Schwartz
VP, Acquisitions
Centers Health Care
4770 White Plains Road
Bronx, NY 10470
917-613-6428
mschwartz@centershealthcare.org
Centers Health Care has skilled nursing facilities and certified home health agencies throughout New York State. The organization is proprietary and works on both a local and regional level.

The Proposer requests that such information be used only for the evaluation of the proposal, but understands that any disclosure will be limited to the extent that Sullivan County considers proper under the law. If Sullivan County enters into an agreement with this Proposer, Sullivan County shall have the right to use or disclose such information as provided in the agreement, unless otherwise obligated by law.



PROPOSAL TO OPERATE

OPERATIONAL CONTRACT BY SUNSET LAKE

DEVELOPMENT CORPORATION, OF THE CARE CENTER AT

SUNSET LAKE

100 NORTH STREET

MONTICELLO, NEW YORK 12701

UPSTATE SERVICES GROUP, LLC

ONE HILLCREST CENTER DRIVE, SUITE 325

SPRING VALLEY, NEW YORK 10977

(845)371.8100

EQUITY HOLDERS

MR. FERRAIM STEIF – CEO CONTACT AND REPRESENTATIVE

MR. URI KOENIG



November 19, 2020

VIA FEDERAL EXPRESS

Sunset Lake Local Development Corporation
Attn: Allyson Lewis
Purchasing & Central Services Department
100 North Street
Monticello, NY 12701

RE: Care Center at Sunset Lake (RFP No.: R-20-38)

Dear Ms. Lewis:

This proposal (the "Proposal") is being submitted to Sunset Lake Local Development Corporation (the "LDC") in response to RFP No. R-20-38 (the "RFP") regarding the one hundred forty-six (146) bed nursing facility known as the Care Center at Sunset Lake (the "Care Center") and the certified home health agency (the "CHHA" and, together with the Care Center, the "Facility") currently operated by Sullivan County (the "County").

Thank you for the time and effort that you have put in creating the RFP for this potential transaction. We at The Grand Healthcare System continue to be interested in the acquisition of the Facility and believe that we are uniquely positioned to offer the operational expertise and financial strength to make the process as smooth as possible for your County. We fully understand that when a public institution is privatized that there are many constituencies, both public and private, that may second-guess the decision and/or process, and we want to ensure that when this transaction is completed you have no regrets with the outcome. We want to reassure the current residents, their families and the staff that we take their concerns seriously and wish to allay any fears that they may have about their security. Our goal would be to not only improve Facility operations, but to become an integral part of the Sullivan County community and economy by providing attractive staffing opportunities for Sullivan County residents and an improved quality of care for residents of the Facility.

The Grand Healthcare System has successfully grown over the past 7 years based on the strength of our superior management team and proven processes that allow repeatable high-quality outcomes. I have personally been involved in the purchase of and transition of over forty (40) Skilled Nursing Facilities over the past many years. Several of the homes we have acquired over the years were in less than optimal condition at the time of acquisition, but in every case our organization has turned these homes into high quality, efficient homes that provide outstanding care to our clients and stable competitive paying jobs for our employees.

THE GRAND HEALTHCARE SYSTEM

70 East Sunrise Highway, Suite 605, Valley Stream, NY 11581
T 718.215.6000 E info@TheGrandHealthcare.com
www.TheGrandHealthcare.com

To Be Your First & Best Choice... That's The McGuire Mission™



Debi Gaines
Susan Grigg
Edward Farbenblum
Stephen Mercurio

SUBMITTED BY:

Michelle Huck | Nadia Rajsz | William Chellis | Lowell Feldman | Albee Bockman

Monticello, NY 12701

PO Box 5012

100 North Street

Purchasing & Central Services Dept.

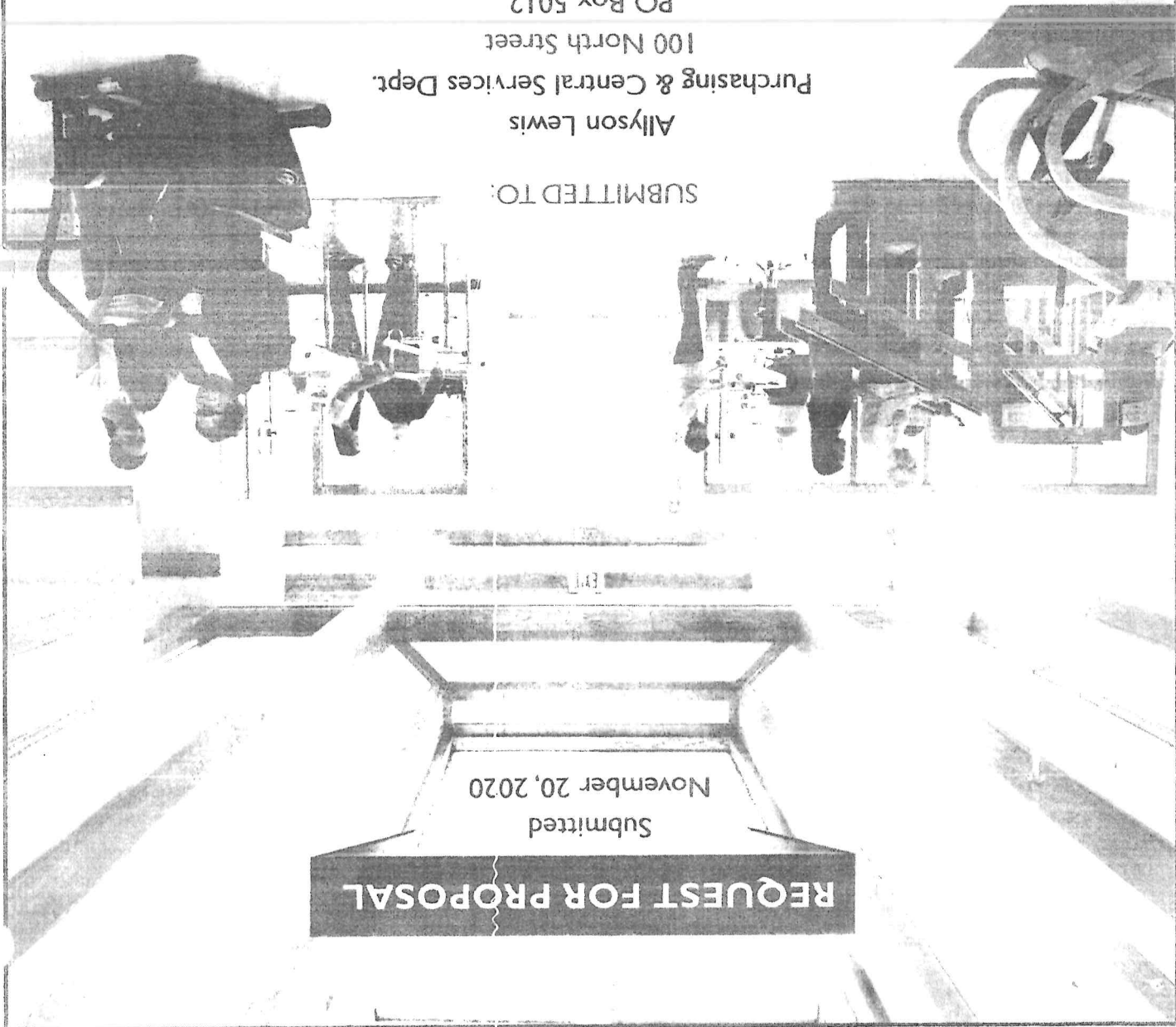
Allyson Lewis

SUBMITTED TO:

November 20, 2020

Submitted

REQUEST FOR PROPOSAL



REQUEST FOR PROPOSALS



OFFICE OF
DEVELOPMENT

SUNSET LAKE

PROPOSERS

- LIZER JOZEFVIC
- JOSEPH JOZEFVIC
- RAY KREISMANN

222-1918
LIZERJ@EPICMGT.COM

