



# Lake County Illinois

## Legislation Text

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Joint resolution directing the issuance of an invitation to bid for the management of Winchester House.

- In 2007 the County Board established the Winchester House Advisory Board to investigate and evaluate the financial feasibility of constructing a new skilled nursing facility.
- The Winchester House Advisory Board is comprised of Lake County residents with extensive healthcare and financial expertise and two members of the County Board.
- Since its establishment, the Winchester House Advisory Board has continued to work with staff and consultants in analyzing available data to ensure an accurate projection of the financial model for a new Winchester House.
- The Winchester House Advisory Board's analysis determined that reimbursements remain relatively flat while expenses have continued to rise, thus preventing a new Winchester House from operating within the approved property tax levy.
- At its May 19, 2011 meeting, the Winchester House Advisory Board unanimously recommended the County Board solicit bids from qualified firms specializing in operating skilled nursing facilities.

### **JOINT RESOLUTION DIRECTING THE ISSUANCE OF AN INVITATION TO BID ON THE MANAGEMENT OF THE WINCHESTER HOUSE**

**WHEREAS**, Lake County has continuously operated a facility for the underprivileged and the elderly at the County's Libertyville location since 1847; and

**WHEREAS**, in 1982, the voters of Lake County approved a referendum by a 60% majority authorizing a property tax levy amount of .025 to support the operations of the nursing home; and

**WHEREAS**, the existing buildings that make-up the Winchester House complex date back to 1942 and the 5-story care center dates from 1970: and

**WHEREAS**, the County Board commissioned several studies relating to Winchester House's management and financial performance, its position in the skilled nursing services market, projections regarding future senior care demand and the feasibility of a new facility; and

**WHEREAS**, by a September 11, 2007 Resolution the County Board found that is in the best interest of the citizens of the County and in keeping with the 1982 referendum to continue to be a provider of skilled nursing services; and

**WHEREAS**, the County Board established the Winchester House Advisory Board to investigate and evaluate the financial feasibility of constructing a new skilled nursing facility; and

**WHEREAS**, since its establishment, the Winchester House Advisory Board has continued to work with Staff and consultants in analyzing available data to ensure an accurate projection of the

financial model for a new Winchester House; and

**WHEREAS**, reimbursements remain relatively flat while expenses rise, thus preventing a new Winchester House to operate within the approved property tax levy; and

**WHEREAS**, at its meeting on May 19, 2011, the Winchester House Advisory Board unanimously recommended that 1) the County Board solicit bids from qualified firms specializing in operating skilled nursing facilities and 2) if financially beneficial, the County contract with the lowest responsible bidder; and

**NOW, THEREFORE BE IT RESOLVED**, by this County Board of Lake County, Illinois, that it is in the best interest of the citizens of the County and in keeping with the 1982 referendum and the mission of the Winchester House to continue to be a provider of skilled nursing services; and

**BE IT FURTHER RESOLVED**, by this County Board that the County shall continue to evaluate the financial feasibility of constructing a new skilled nursing facility and soliciting bids from qualified firms specializing in operating skilled nursing facilities will assist with this analysis; and

**BE IT FURTHER RESOLVED**, by this County Board that the County Administrator's Office is hereby directed to publish, in accordance with Illinois Statute, an invitation to bid for the purpose of evaluating the interest and feasibility of providing for the management of Winchester House by contract.

**DATED** at Waukegan, Lake County, Illinois on June 14, 2011.