



STATE OF MICHIGAN
DEPARTMENT OF HUMAN SERVICES
BUREAU OF CHILDREN AND ADULT LICENSING



JENNIFER M. GRANHOLM
GOVERNOR

ISMAEL AHMED
DIRECTOR

September 13, 2010

Mrs. Gagandeep Mann
JP Managed Services, Inc.
Suite 150
130 Hampton Circle
Rochester Hills, MI. 48307

RE: Application #: AL630295441
Sun Valley Senior Living
2316 John R
Troy, MI 48084

Dear Mrs. Mann:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 20 is issued.

Please review the enclosed documentation for accuracy and feel free to contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please feel free to contact the local office at (248) 975-5053.

Sincerely,

Sharon King, Licensing Consultant
Bureau of Children and Adult Licensing
Suite 1000
28 N. Saginaw
Pontiac, MI 48342
(248) 975-5086

Enclosure

**MICHIGAN DEPARTMENT OF HUMAN SERVICES
BUREAU OF CHILDREN AND ADULT LICENSING
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #:	AL630295441
Applicant Name:	JP Managed Services, Inc.
Applicant Address:	Suite 150 130 Hampton Circle Rochester Hills, MI. 48307
Applicant Telephone #:	(248) 853-9087
Administrator/Licensee Designee:	N/A
Name of Facility:	Sun Valley Senior Living
Facility Address:	2316 John R Troy, MI 48084
Facility Telephone #:	(248) 689-7755
Application Date:	04/04/2008
Capacity:	20
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

04/04/2008	Enrollment
04/08/2008	Inspection Report Requested - Health
04/08/2008	Inspection Report Requested - Fire
04/08/2008	File Transferred To Field Office Pontiac office
04/10/2008	Contact - Document Received Licensing file received from central office
04/14/2008	Inspection Completed-Env. Health: A
04/16/2008	Application Incomplete Letter Sent
05/29/2009	Inspection Completed On-site
06/10/2009	Contact - Face to Face Met with applicant's representative Dr. Dhillon and attorney G. Bader to review application status.
06/10/2009	Contact - Telephone call made Called DLEG in Lansing and OFS inspector to confirm inspection was completed.
10/22/2009	Contact - Telephone call received Scheduled an initial on-site inspection.
10/30/2009	Inspection Completed On-site
11/12/2009	Inspection Completed On-site Completed inspection of basement and fire alarm system.
11/12/2009	Inspection Report Requested - Health
11/12/2009	Contact - Telephone call made Called Office of Fire Safety Inspector
11/16/2009	Inspection Completed-Env. Health: A
04/08/2010	Inspection Completed – Fire Safety: A
04/19/2010	Contact - Document Sent Sent e-mail with confirming letter attached

04/19/2010	Contact - Telephone call made Called licensee office.
04/20/2010	Inspection Completed On-site Inspection of physical plant and review of documents
04/26/2010	Inspection Completed On-site Reviewed rules and records to be maintained.
07/06/2010	Inspection Completed On-site
07/12/2010	Inspection Completed On-site
07/12/2010	Inspection Completed On-site-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This evaluation is based upon the requirements of P.A. 218 of the Michigan Public Acts of 1979, as amended, and the Administrative Rules and Regulations applicable to the licensure of large adult foster care group homes (13-20), Department of Labor and Economic Growth (DLEG) plan reviews, Bureau of Fire Safety inspections, and inspections conducted by the Oakland County Environmental Health Department.

A. Physical Description of Facility

Sun Valley Senior Living is a brick colonial-styled home located at 2316 John R in a busy residential area of Troy. This property previously licensed and known as Oak Manor, licensed under Oak Manor with License #AL630007317. The home is located on the East side of John R between Big Beaver (aka as 16 Mile Road) and Maple Roads (aka 15 Mile Road). The home is in close proximity to many resources that include shopping, restaurants and churches. Medical services are available through Troy Beaumont Hospital.

The facility's physical plant is comprised of a front lobby/sitting area, a kitchen that is adjacent to a dining room and two common use living rooms, one at the front and the other at the back of the home. The facility has 20 private residential bedrooms. Most bedrooms have a full bathroom that is shared with an adjoining bedroom; though there are six rooms (Room 8, 14 and 17 through 20) that have private full bathrooms and two (Rooms 6 and 15) that have private half-bathrooms. Two general use bathrooms are also available, one with a bathtub and another with a large shower that has accessibility for use of shower chairs. A laundry room, furnace room and administrative offices are also located on the first floor of the facility. The facility structure has a second floor area that is available for use as living quarters for live-in staff that is anticipated to take occupancy by 2011. The facility also has a separate room for a beauty shop.

The facility has three approved means of egress, one at the front door entrance and two on each side at the back of the facility. The two rear egresses are equipped with ramps that have been approved to accommodate residents in wheelchairs.

The facility has three gas-forced air furnaces to heat the complex and three hot water heaters. The two furnaces and hot water heaters are housed in a separate room in the basement and one furnace and hot water heater are housed in a separate enclosed room at the back of the facility on the first floor. The heating plant in the basement facilitates the original construction of the facility while the first-floor heating plant is equipped to facilitate the four resident bedrooms with private bathrooms that were added to the original structure.

With every two bedrooms having a full bathroom, the facility exceeds the required bathing accommodations of one bathing accommodation for every 8 occupants.

Each of the 20 private bedrooms ranges from 111 square feet and up to as much as 202 square feet for a total capacity of 20 residents.

Dimensions of the bedrooms are as follows:

Bedroom 1:	10'3" x 12'8"	141 square feet
Bedroom 2:	16'6" x 10'11"	180 square feet
Bedroom 3:	9'11" x 12'4"	122 square feet
Bedroom 4:	16'5" x 11'	181 square feet
Bedroom 5:	12'4" x 10'2"	125 square feet
Bedroom 6:	16'4" x 10'1"	165 square feet
Bedroom 7:	11'6" x 9'11"	114 square feet
Bedroom 8:	16'4" x 9'10"	161 square feet
Bedroom 9:	9'11" x 11'6"	114 square feet
Bedroom 10:	9'7" x 11'7"	111 square feet
Bedroom 11:	9'10" x 11'8"	114 square feet
Bedroom 12:	11'8" x 10'2"	119 square feet
Bedroom 13:	11'9" x 10'	118 square feet
Bedroom 14:	16'11" x 10'11"	185 square feet
Bedroom 15:	16'8" x 11'	183 square feet
Bedroom 16:	12'6" x 10'3"	128 square feet
Bedroom 17:	14'6" x 13'11"	202 square feet
Bedroom 18:	14' x 12'1"	169 square feet
Bedroom 19:	14'7" x 13'8"	199 square feet
Bedroom 20:	14'7" x 13'7"	198 square feet

TOTAL CAPACITY: 20

Requirements for activity space are easily met with the available dining and living room areas that offer more than the required 35 square feet of multi-purpose living

space that is required per resident. The two living rooms also known as “day rooms” offer space as follows: 296 square feet in the North Day Room at the front of the house and 264 square feet in the South Day Room at the back of the house. The dining/activity room offers an additional 305 square feet of living space.

At the final licensing inspection completed on 07/06/2010, the facility was assessed as having sufficient space to accommodate 20 adult residents. The facility was found equipped with all required bedroom and facility furnishings.

The facility has a public water and sewage system that was found satisfactory when the Oakland County Environmental Health sanitarian completed its final full inspection of the facility on 11/16/2009 and gave final approval of the facility on 12/04/2009.

The Bureau of Fire Safety gave its final approval for fire safety on 04/08/2010 following a final inspection conducted on that date.

At the final licensing inspection conducted on 07/06/2010, the facility’s emergency procedures were found posted with written instructions to be followed in case of fire or a medical emergency. Evacuation routes were found posted on a hallway wall at each side of the facility. Emergency telephone numbers were posted in close proximity to the telephones in the office and in the kitchen. The applicant understands the requirements of the Bureau of Children and Adult Licensing related to practicing fire drills and maintaining fire evacuation practice records. The applicant has identified that it is the corporation’s intent to conduct fire drills as required at least once each quarter during day time, evening and sleep hours and to maintain a record of these drills.

The facility is heated by a gas forced air furnace and a fireplace gas heater located in the recreation room at the back of the house. The applicant supplied a copy of a receipt from Templin Heating & Cooling, LLC to confirm that the furnace and fireplace gas heater were inspected on 09/09/2008 and found to be in safe operating condition. The furnace and the gas hot water heater are located in the basement and enclosed in a one-hour-fire-resistant room. The applicant has assured that the fireplaces in the front living room and back sitting room will not be used by having the doors secured shut.

Required Information

On 04/04/2008, the AFC licensing division received a completed AFC license application signed by Barbara Wurm acting on behalf of JP Managed Services, Inc. This original application for operation of a large group home at 2316 John R in Troy was submitted with a proposed capacity for twenty men and women who are over 65 years of age. The program type identified on the application was for a population who are aged and/or diagnosed with Alzheimer’s and described as wheelchair accessible. On 06/09/2009, Gagandeep Mann submitted a letter requesting that the

original application be modified by removing Barbara Wurm as the licensee designee and administrator and changing the licensee designee to Gagandeep Mann and the administrator to Frances Taber. In a letter dated 04/26/2010, the licensee designee and administrator appointments were changed identifying Gagandeep Mann as the licensee designee and Rosie Weiss as the administrator. In this same letter, request was also made that the name of the facility on the application be changed from Oak Manor to Sun Valley Senior Living and that the target population age originally identified on the application be changed from over 65 to 50 years of age and older.

The property is owned by Sun Valley Senior Living, LLC. Confirmation of zoning approval was given in an e-mail correspondence sent by Troy's Primary Planner R. Brent Savidant on 04/29/09; and verbally reconfirmed with Mr. Savidant on 04/19/2010 to assure that zoning approval continued when there was a change in ownership. Mr. Savidant confirmed that the property at 2316 John R is zoned RM-1 Multiple-Family Residential District (Low Rise) which is appropriate for a 20-bed congregate care facility.

B. Program Description

The applicant corporation JP Managed Services, Inc. is seeking to operate Sun Valley Senior Living as a large group home that was previously licensed as Oak Manor under Oak Manor, Inc. (License #AL63007317). The Oak Manor property was sold to Sun Valley Senior Living, Inc. on 10/23/2007; and on 12/12/2007 JP Managed Services, Inc. began managing the facility for Oak Manor, Inc. pending receipt of its own license. JP Managed Services, Inc. is leasing the property from Sun Valley Senior Living, LLC for purposes of operating a large adult foster care facility. The applicant has submitted all the documents required for licensure.

JP Managed Services, Inc. originally filed a Certificate of Formation in the State of Michigan on 11/09/2007. Gagandeep (Gagan) Mann is the sole resident agent for this corporation with her husband Gursharan Dhillon identified as an authorized officer.

Sun Valley Senior Living will offer a program of care for up to twenty (20) adults who are 50 years of age or older and have a diagnosis of Alzheimer's Disease or other related memory disorders.

The facility proposes staffing that will have a minimum of two Direct Care Staff persons on duty for each shift. At full capacity, this will offer a 1:10 staffing ratio of one direct care staff person for ten residents. Meal preparation, housekeeping, activities and maintenance are provided by other staff persons who are specifically employed for these purposes. During the weekdays, the administrator and/or the Office Manager and the Direct Care Staff Supervisor will also be available between the hours of 8 AM and 4:30 PM; and they are all always on call.

As the resident agent and President of JP Managed Services, Inc., Gagandeep (Gagan) Mann has appointed herself to be the licensee designee of JP Managed Services, Inc. and Rosemary Weiss to be the administrator. Gagan Mann acquired administrative certification through Senior Living University effective July 2008 to July 2010. Gagan Mann also acquired experience working in a licensed adult foster care facility under the direction of Sanjay Rattan who is the licensee designee and administrator for AFC homes that are licensed under Dawns Residential Care for Seniors, Inc.

Rosemary (Rosie) Weiss meets the requirements for an administrator. Mrs. Weiss has administrative and direct care experience working with the elderly population in both nursing home and assisted living facilities since 1995. She had already been acting as the Placement Specialist for Oak Manor under the management of JP Managed Services, Inc. while in training to be the administrator once a license is issued to JP Managed Services, Inc. As the appointed administrator, Rosemary Weiss Gabriel will continue to obtain at least 16 hours of applicable training on an annual basis as required by licensing rules.

A licensing record clearance request was completed with no LEIN convictions recorded for the licensee designee or the administrator. The licensee designee and administrator submitted a medical clearance request with statements from a physician documenting their good health and current TB-tine negative results.

The licensee designee and administrator have previous experience with the administrative rules that govern the hiring and training of employees and maintenance of their records. They understand that there is need to maintain home records that include recording of emergency evacuation practices. They both have experience with establishing and maintaining resident records that include those related to the handling and accounting of resident funds.

The applicant has acknowledged an understanding of the licensee responsibility to assess the good moral character of employees and contractors who have regular, ongoing, "direct access" to residents or the resident information or both. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org), L-1 Identity Solutions™ (formerly Identix®), and the related documents required to be maintained in each employees record to demonstrate compliance.

The applicant has acknowledged an understanding of the administrative rules regarding medication procedures and that only those direct care staff that have received medication training and have been determined competent by the licensee, can administer medication to residents. In addition, the applicant has indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

The applicant has acknowledged an understanding of the licensee responsibility to obtain all required documentation and signatures that are to be completed prior to each direct care staff or volunteer working with residents. In addition, the applicant has been made aware of the responsibility to maintain a current employee record on file in the home for the licensee, administrator, and direct care staff or volunteer and the retention schedule for all of the documents contained within each employee's file.

The applicant has acknowledged an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. The applicant has indicated that it is their intent to achieve and maintain compliance with all these requirements.

The applicant has acknowledged an understanding of the administrative rules regarding the written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause. The applicant has indicated their intention to achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

The applicant has acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply.

The applicant has acknowledged the licensee responsibility to obtain all of the required forms and signatures that are to be completed prior to, or at the time of each resident's admission to the home as well as the required forms and signatures to be completed for each resident on an annual basis. In addition, the applicant has acknowledged the licensee responsibility to maintain a current resident record on file in the home for each resident and the retention schedule for all of the documents contained within each resident's file.

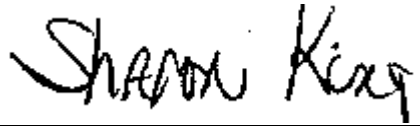
The applicant has acknowledged their responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

C. Rule/Statutory Violations

The applicant was in compliance with the licensing act and applicable administrative rules at the time of licensure.

IV. RECOMMENDATION

I recommend that the department issue a temporary license to this adult foster care large group home facility with a capacity of twenty (20).



Sharon King
Licensing Consultant

09/13/2010

Date

Approved By:



Denise Y. Nunn
Area Manager

09/13/2010

Date