



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS

MIKE ZIMMER
DIRECTOR

August 17, 2015

Nicole Swart
Waterford Place Assisted Living
1725 Port Sheldon St.
Jenison, MI 49428

RE: Application #: AH700356296
Waterford Place Assisted Living
1725 Port Sheldon St.
Jenison, MI 49428

Dear Mrs. Swart:

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 30 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (616)356-0100.

Sincerely,

A handwritten signature in cursive script that reads "Russell Misiak".

Russell B. Misiak, Licensing Staff
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503
(616) 916-3815

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #:	AH700356296
Applicant Name:	Sunset Manor Inc.
Applicant Address:	725 Baldwin St. Jenison, MI 49428
Applicant Telephone #:	(616) 457-2770
Administrator/Authorized Representative:	Nicole Swart
Name of Facility:	Waterford Place Assisted Living
Facility Address:	1725 Port Sheldon St. Jenison, MI 49428
Facility Telephone #:	(616) 667-1725
Application Date:	01/24/2014
Capacity:	30
Program Type:	AGED

II. METHODOLOGY

01/24/2014	Enrollment
01/28/2014	Contact - Document Sent Rule & Public Health Books, BCAL-1605 & BFS-979 sent to applicant
01/30/2014	File Transferred To Field Office Lansing
02/19/2014	Application Incomplete Letter Sent PDF copy sent to AR via email.
07/24/2015	Contact - Document Received Policies and procedures received for review.
07/30/2015	Contact - Document Received Employee training topics and curriculum received for review.
08/11/2015	Inspection Completed – Fire Safety : A 8/13/15 email correspondence from BFS inspector Rick Day certification granted.
08/12/2015	Application Complete/On-site Needed policies and procedures approved
08/12/2015	Inspection Completed On-site
08/14/2015	Occupancy Approval (AH only)
08/17/2015	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Waterford Place Assisted Living is a distinct area within a continuing care retirement community that includes independent living, assisted living, and nursing home care located on 54 acres near the city of Jenison. Residents will find outdoor amenities that include walking paths, three-hole chipping/putting golf courses, a small lake, and pavilions designed to allow the enjoyment of the surrounding rural environment. Indoor amenities include controlled access to areas such as eatery, coffee bar, indoor swimming pool and hot tub.

The home for the aged is located on the second floor of a two story building while the nursing home and building services occupies the first floor. The facility's main kitchen located on the first floor has been certified by the Ottawa County Department of Public Health as a licensed food establishment. During business hours, the home for the aged and nursing home residents and guests are encouraged to use the main entrance. During this time, a receptionist is present and able to assist guests to appropriate areas they wish to visit. After business hours, the main entrance is secured and visitors must seek admittance through the secondary nursing home entrance located on the east side of the building and near the staff workstation. All entrances to the building and respective licensed areas require issuance of a badge, that when swiped on a pad near the door, allows passage through the door. Each badge is independently programmed to allow access to areas that staff identify as appropriate for that individual. All egress doors disarm in the event of activation of the fire suppression system allowing unrestricted exiting.

The home for the aged can be accessed from the lobby stairway or one of two elevators that leads visitors into the central area that includes an activities room, staff work station, resident computer lab, administrative offices, serving kitchen, and dining room. A large living space extends the entire length of this central area and divides this entrance area from two separate parallel hallways that contain resident rooms. This separation of activity space and resident rooms provides a sense of quiet within residential hallways. The entire facility contains large windows that provide natural lighting throughout. The facility is outfitted with Wi-Fi wireless internet throughout.

The facility exceeds the required 900 square feet of day, dining, recreation, and activity space available for resident use. There are three resident room floor plans to choose from. All floor plans are handicap accessible. The "Deluxe Suite" is a 725 square foot unit that contains a bedroom, living room, and kitchenette. Near the front entrance of the living room a half bath with a toilet and sink located. Attached to the bedroom is a bathroom containing shower, sink, and toilet. The bedroom also contains a walk in closet. The "One Bedroom" 540 square foot unit replicates the 725 square foot unit layout on a smaller scale. The "Single" 330 square foot unit contains one room with a small kitchenette living/sleeping area with an attached bathroom. The bathroom contains shower, sink, and toilet. Each resident room is independently heated by means of in floor radiant heating. Each room is outfitted with its own thermostat that allows resident to choose their preferred room temperature. Each resident room is outfitted with an air conditioning unit that allow for cooling temperature control based on the preference of the resident. All resident areas within their individual unit contain a wall mounted emergency pull cord that summons staff assistance when activated. Staff carries on their person a communication device that identifies by showing a picture of the resident and the residents location at the time of activation. In addition, this communication device allows staff to easily communicate with each other as well as allows for easy access to resident service plans and the resident personal care needs.

The facility is outfitted with emergency generator capable of powering the main kitchen coolers, designated outlets throughout the building, emergency lighting in resident rooms, and common area lighting.

The facility is outfitted with approved fire suppression systems throughout the facility. The Bureau of Fire Services fire marshal Rick Day granted full fire safety approval certification on 8/11/15.

Health Facilities Engineering Section engineer Rob Gruesbeck granted occupancy approval effective 8/14/15.

Waterford Place Assisted Living is located within 15 minutes from Zeeland Spectrum Health, Grand Rapids Metropolitan, Spectrum Health and St. Mary's Hospital's.

Residents that continue to drive their own vehicles have ample outdoor parking available in both the front and back of the building. The facility has two transportation buses available for coordinated weekly shopping events at the local retailers.

The facility is a smoke free building with a designated outdoor smoking area on the property.

A review of the Department of Licensing and Regulatory Affairs' business entity search revealed valid registration of applicant Sunset Manor, Inc. Sunset Manor, Inc. is owner of the facility building and property located at 1725 Port Sheldon St.

The authorized representative and administrator have been appointed by an officer of the Sunset Manor, Inc.

B. Program Description

Waterford Place Assisted Living provides services to men and women who are 60 years of age and older. The facility provides room, board, and twenty-four hour supervision and assistance with personal care including medication administration.

The facility allows residents to choose their own primary health physician, specialist, licensed health care agency, and/or hospice. The facility has a contracted pharmacy to provide services to residents. However, the facility does accommodate residents who are eligible to the pharmacy services of Veteran Affairs Department.

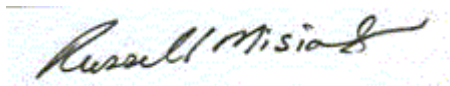
I reviewed the applicant's submitted home for the aged policies and procedures and granted approval of the documents on 8/13/15.

C. Rule/Statutory Violations

The facility is in compliance with home for the aged administrative rules and statutes.

IV. RECOMMENDATION

Based upon the findings, I recommend issuance of a temporary license to this home for the aged. The terms of the license will enable the licensee to operate a home for the aged for 30 residents. The term of the license will be for a six month period effective 8/17/15.



8/17/15

Russell B. Misiak
Licensing Staff

Date

Approved By:



8/17/15

Betsy Montgomery
Area Manager

Date