



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

August 15, 2017

Samantha Thelen
Springvale Assisted Living
4276 Kroger Street
Swartz Creek, MI 48473

RE: Application #: AH250382043
Springvale Assisted Living
4276 Kroger Street
Swartz Creek, MI 48473

Dear Ms. Thelen:

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 73 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 (248) 975-5053.

Sincerely,

A handwritten signature in blue ink, appearing to read "Elizabeth Gregory".

Elizabeth Gregory, Licensing Staff
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(810) 347-5503

enclosure

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

I. IDENTIFYING INFORMATION

License Application #:	AH250382043
Licensee Name:	Springvale Assisted Living, LLC
Licensee Address:	3196 Kraft Se, Suite 200 Grand Rapids, MI 49512
Licensee Telephone #:	(616) 464-1564
Authorized Representative:	Samantha Thelen
Administrator:	Dawn Buhler
Name of Facility:	Springvale Assisted Living
Facility Address:	4276 Kroger Street Swartz Creek, MI 48473
Facility Telephone #:	(517) 881-6051
Application Date:	03/24/2016
Capacity:	73
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

03/24/2016	On-Line Enrollment
04/04/2016	Application Incomplete Letter Sent
06/17/2016	Construction Permit Received Received PERMIT FOR CONSTRUCTION PERMIT: 20160054-P1
04/04/2017	Contact- Document Received BFS151948-New-Hood Suppression-New kitchen hood suppression system
05/30/2017	Contact- Document Received Email received containing floor plans, program statements, admission contract, operational narrative and copy of resident rights
07/24/2017	Contact- Document Received Email received containing facility disaster planning procedures and surety bond
07/25/2017	Inspection Completed-Fire Safety : Approved by BFS inspector Brent Connell
07/31/2017	Contact- Document Received Opening survey conducted on 7/28/17 by Kasra Zarbinian, HFES PROJECT: # 20160054
07/31/2017	Contact- Document Received Email received containing the management agreement between Leisure Living Management and Springvale, also included letter of attestation
07/31/2017	Contact- Document Received Email received containing revised operational narrative and BCAL1606 form
08/02/2017	Application Complete/On-site Needed
08/08/2017	Inspection Completed On- Site
08/08/2017	Inspection Completed- BCAL Full Compliance
08/08/2017	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Springvale Assisted Living is a newly constructed, one-story 73 bed home for the aged designed for both assisted living and memory care. The assisted living area houses a main lobby with living room seating and beverage bar. The lobby opens up to the dining room, which offers the option of outdoor seating within a courtyard that is enclosed by a six foot tall metal fence. The assisted living area also houses a beauty salon, commercial kitchen, community room, conference room, laundry facility, spa room, staff care stations, staff offices, staff break room and a sun room for resident and visitor use.

The facility offers 48 resident rooms, with a wide array of floor plans to choose from. Residents have the option to bring in their own furniture if they desire, so long as it meets fire safety requirements. If residents do not bring their own furniture, the facility will provide a twin bed and a nightstand to each resident. The home has an assisted living area with an approved capacity of 57 residents, and a memory care area with an approved capacity of 16 residents.

The assisted living area offers studio, one bedroom and two bedroom apartments that vary in size from a 324-655 square feet. The assisted living area contains rooms 15-48 and offers double occupancy in rooms 23, 24, 25, 27-40, 42 and 44-48. Studio apartments contain a single closet, kitchen and bathroom. Studio apartment kitchen contain a mini refrigerator and some cabinetry. One cabinet is locked to maintain resident's medications. Narcotic medications will not be kept in resident rooms, but will be maintained by staff in a locked medication cart. All resident bathrooms in assisted living consist of a toilet, sink, built in shelving, medicine cabinet and walk in shower with bench seating and grab bars. Emergency pull cords are located next to each toilet and outside each shower. One and two bedroom apartments have larger kitchens, which include a sink and additional cabinet space. One and two bedroom apartments also have an additional closet. Residents in rooms 23, 24, 25, 27-32 and 45-47 face the enclosed courtyard and are equipped with sliding glass door walls and small patios. All assisted living apartments have individually controlled thermostats and are wired for cable television and wireless internet.

The memory care unit opens up to a seating area and dining areas off to either side. There is a kitchen, laundry facility, two showers rooms and a spa room. The memory care unit contains two corridors that mirror each other and contain seven resident rooms per side. Each corridor also includes a lounge area with couches, chairs and a television. The memory care unit contains rooms 1-14 and offers double occupancy in rooms 4 and 11. The apartments vary in size from 255-402 square feet. Each memory care apartment has a closet and a bathroom with a toilet and

sink. Emergency pull cords are located next to each toilet. Located just outside the resident rooms are locked cabinets to contain resident medications. For security purposes, the windows in resident rooms cannot be opened.

All facility exterior doors not leading to the courtyards have a 15 second delayed exit bar alarm. If an exit bar is pushed for 15 seconds, the door will open but it will also sound an audible alarm. The alarm will also notify staff by way of their wireless iPod system. The alarm will not sound if a proper code is entered prior to opening. Visitors are required to ring a doorbell for assistance to enter the facility, and cannot exit without staff entering a code. The facility has an electronic call alert system that also functions with the iPod devices carried by staff. All residents will be provided electronic push button pendants to alert staff when assistance is needed, in addition to the pull cords. When a pendant button is activated, an alert is sent to all staff carrying an iPod device. The alert notifies staff of the resident name and their location where the activation occurred. The staff person acknowledges the call with an entry into their iPod.

The facility has an emergency generator that is compliant with MCL 333.21335. Common areas and essential services are maintained during power outages. Resident rooms have a designated electrical outlet and lighting that are operable in the event power is interrupted.

The facility is outfitted with approved fire suppression systems throughout the building. On 07/25/2017 the Bureau of Fire Services granted an acceptable fire safety certification.

Springvale Assisted Living, LLC is the owner/licensee of Springvale Assisted Living. According to the Department of Licensing and Regulatory Affairs business entity search, Springvale Assisted Living LLC is a Domestic Limited Liability Company with a formation/qualification date of 11/5/2015. The jurisdiction of origin Michigan and the registered office address is 3196 Kraft Ave. SE Ste. 200 Grand Rapids, MI 49512.

Springvale Assisted Living, LLC has a management agreement with Leisure Living Management Inc. to provide services and staffing to the facility.

The facility is located within ten minutes of Genesys Regional Medical Center and McLaren hospital. Local pharmacies, banking, retail and food establishments are within five minutes driving distance of the facility.

B. Program Description

Springvale Assisted Living will provide room, board and supervised personal care services to a total capacity of 73 individuals 60 years of age or older and offers a specialized memory care unit. The facility allows residents to choose their own primary health physician, specialist, licensed health care agency and/or hospice. The facility allows residents to choose their own personal pharmacy, Veteran Affairs if

eligible, and/or the facility's contracted pharmacy. A resident's needs are assessed and an initial service plan is written prior to admission to the facility.

Staff training includes assistance in personal care, medication administration, the facility's disaster plans, resident rights, dementia, behavior management and all services identified in residents' service plans.

The facility has a strict no-smoking anywhere on the premises policy, for residents, staff and visitors.

Springvale Assisted Living does not allow bed rails, bed canes or other assistive device attached to the bed, with the exception of a trapeze. The facility requires all other assistive devices have a physician's order with reason for use and permission from the resident and authorized representative.

The facility has a specific pet policy requiring the resident to provide for all of the pet's care. The facility does not intend to hold any resident funds and does not provide transportation services.

C. Rule/Statutory Violations

The facility is in substantial compliance with home for the aged public health code and administrative rules.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this home for the aged that will allow it operate for a period of six months with a licensed bed capacity of 73.

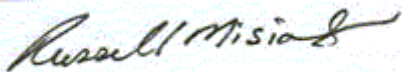


8/9/17

Elizabeth Gregory
Licensing Staff

Date

Approved By:



8/15/17

Russell B. Misiak
Area Manager

Date