



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

SHELLY EDGERTON  
DIRECTOR

January 26, 2018

Karen Peasley  
Bella Vita of Grand Blanc  
1481 E. Hill Road  
Grand Blanc, MI 48439

RE: Application #: AH250385140  
Bella Vita of Grand Blanc  
1481 E. Hill Road  
Grand Blanc, MI 48439

Dear Ms. Peasley:

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 79 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 (517) 284-9720.

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**

<b>License Application #:</b>	AH250385140
<b>Applicant Name:</b>	Bella Vita of Grand Blanc LLC
<b>Applicant Address:</b>	Suite K 10751 S. Saginaw Street Grand Blanc, MI 48439
<b>Applicant Telephone #:</b>	(810) 603-7228
<b>Authorized Representative and Administrator:</b>	Karen Peasley
<b>Name of Facility:</b>	Bella Vita of Grand Blanc
<b>Facility Address:</b>	1481 E. Hill Road Grand Blanc, MI 48439
<b>Facility Telephone #:</b>	(810) 603-7686
<b>Application Date:</b>	09/29/2016
<b>Capacity:</b>	79
<b>Program Type:</b>	AGED ALZHEIMERS

## II. METHODOLOGY

09/29/2016	Enrollment
09/29/2016	Contact - Document Received 2-BCAL 1326A and RI-030 for K.Peasley as ADM and Auth. Rep., Operating Agreements (2) and BCAL-1603 for appointment of Adm. and Auth.Rep. (2)
10/04/2016	Contact - Document Sent rules and public code sent
10/04/2016	Contact - Document Sent 1605 sent to applicant
10/04/2016	File Transferred To Field Office Lansing/Genesee
10/07/2016	Comment Enrollment received from LU, forwarding to licensing consultant L. Campbell
10/12/2016	Application Incomplete Letter Sent
01/19/2017	Comment File transferred to new licensing staff Elizabeth Gregory
01/19/2017	Plan Review Received BFS158870-Final-New home for the aged facility
02/16/2017	Plan Review Received BFS158870-Final-Delayed Egress Door Locking
02/16/2017	Plan Review Received BFS158870-New-Fire alarm-new fire alarm system
02/16/2017	Plan Review Received BFS158870-Final-Delayed egress door locking
03/03/2017	Plan Review Received BFS158870-Modification-Sprinkler-Sprinkler system for HFA
05/17/2017	Plan Review Received BFS158870-New-hood suppression-new kitchen hood suppression system
12/21/2017	Inspection Completed-Fire Safety : C

	BFS Project 158870 New Site and Building Construction Temporary until 1.31.18 Brent Connell
01/02/2018	Plan Review Received BFS158870-New-Hood Suppression-New kitchen Hood Suppression system
01/09/2018	Inspection Completed-Fire Safety : A BFS158870 New Site and Building Construction
01/10/2018	Contact - Document Received Email received from AR containing disaster plans, employee and resident TB policy, medication policy, resident agreement (includes admission and discharge policy, resident rights, HFA program statement and smoking policy), staff training curriculum, meal and food record, floor plan, generator compliance letter, management agreement, proposed service plan, lease agreement, proposed staff schedule and letter of attestation.
01/11/2018	Contact - Document Received Email received containing memory care program statement
01/11/2018	Occupancy Approval- HFES PROJECT: # 20160186- opening survey, room sheets and facility transmittal received from engineer Rob Gruesbeck
01/23/2018	Contact - Document Received Email received containing revised TB policy
01/24/2018	Inspection Completed On-site
01/26/2018	Inspection Completed- BCAL Full Compliance
01/26/2018	Recommend License Issuance

### III. DESCRIPTION OF FINDINGS & CONCLUSIONS

#### A. Physical Description of Facility

Bella Vita of Grand Blanc is a newly constructed, one-story 79 bed home for the aged designed for both assisted living and memory care residents. The assisted living houses an activity room, chapel, commercial kitchen, dining room, hair salon, living room, seating area and theater. The memory care area houses a separate

dining room, fitness room, living room and seating area for residents and visitors to enjoy.

The facility offers 29 resident rooms in the assisted living area and 32 resident rooms in memory care. 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, dresser and a nightstand to each resident. The home has an assisted living area with an approved capacity of 40 residents and a memory care area with an approved capacity of 39 residents.

The assisted living area units (rooms AL1-AL29) range in size from 160-379 square feet. All assisted living rooms are studio units, with the exception of rooms AL15 and AL 29, which offers separate living and sleeping areas. Units AL 14, 15, 28 and 29 have a door leading to the exterior of the facility and contain individual concrete patios. Patio doors contain a sensor to alert staff when opened and have a locking mechanism only on the outside of the door. Residents with patios will be required to notify staff prior to going outside so that staff can come unlock the door to enable the resident's to get back into the building. It is expected that residents will then notify staff again once they are back inside to come and re lock the doors. A six foot vinyl fence surrounds the perimeter, but is not locked. Units in the assisted living area have individual controlled thermostats. Double occupancy is offered in rooms AL2, AL3, AL12-15, AL17 and AL26-29.

The memory care units (rooms MC1-MC32) range in size from 169-241 square feet. All memory care rooms are studio units. While each memory care rooms have their own climate control, residents are not able to adjust the temperature without staff assistance. Double occupancy is offered in rooms MC2, MC3, MC13, MC15, MC25, MC27 and MC32. For security purposes, the windows in memory care rooms cannot be opened more than three inches and are alarmed to alert staff when opened.

All resident units contain bathrooms that include a toilet, sink and walk in shower with bench seating and grab bars. Emergency pull cords are located next to each resident toilet. All residents in the facility are required to wear emergency pendants at all times to alert staff if assistance is needed. The alerts notify staff via iPhone devices when activated.

The facility has an emergency generator that is compliant with MCL 333.21335. The facility is fully operational in the event of a power outage.

The facility is outfitted with approved fire suppression systems throughout the building. On 01/09/2018 the Bureau of Fire Services granted an acceptable fire safety certification.

Bella Vita of Grand Blanc, LLC is the owner/licensee of Bella Vita of Grand Blanc. According to the Department of Licensing and Regulatory Affairs business entity search, Bella Vita of Grand Blanc, LLC is a Domestic Limited Liability Company with

an organization date of 6/6/2016. Bella Vita of Grand Blanc, LLC has a management and lease agreement with GBSLG, LLC.

## **B. Program Description**

Bella Vita of Grand Blanc Living will provide room, board and supervised personal care services to a total capacity of 79 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 utilizes McLaren Pharmacy as their contracted pharmacy provider that all residents will utilize. 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.

Bella Vita of Grand Blanc does not allow bed rails in the facility. The facility requires all other assistive devices subject to a physician's order with reason for use and permission from the resident and authorized representative.

The facility does not allow pets, will not provide transportation services to residents and does not intend to hold any resident funds. The facility does permit smoking on the property in designated areas outside of the building.

Genesys Regional Medical center is approximately six miles from the facility and local pharmacies, banking, retail and food establishments are located within five minutes driving distance of the facility.

## **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 79.



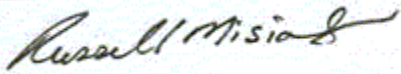
1/26/18

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Elizabeth Gregory  
Licensing Staff

Date

Approved By:



1/26/18

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Russell B. Misiak  
Area Manager

Date