



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

July 13, 2018

Benjamin Leavell
Waterford Place Assisted Living
1725 Port Sheldon St.
Jenison, MI 49428

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

Dear Mr. Leavell:

Attached is the Addendum to the Original Licensing Study Report for the above referenced facility.

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 that reads "Lauren Wohlfert".

Lauren Wohlfert, Licensing Staff
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503
(616) 260-7781

enclosure

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

I. IDENTIFYING INFORMATION

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| License #: | AH700356296 |
| Licensee Name: | Sunset Manor Inc. |
| Licensee Address: | 725 Baldwin St. Jenison, MI 49428 |
| Licensee Telephone #: | (616) 457-2770 |
| Authorized Representative/ Administrator: | Benjamin Leavell |
| Name of Facility: | Waterford Place Assisted Living |
| Facility Address: | 1725 Port Sheldon St. Jenison, MI 49428 |
| Facility Telephone #: | (616) 667-1725 |
| Capacity: | 70 |
| Program Type: | AGED ALZHEIMERS |

II. Purpose of Addendum

The purpose of this addendum is to document the increase in licensed bed capacity in the new secure memory care unit called Waterford Place Memory Care. The facility requested to increase their capacity to 70 licensed beds by adding 40 licensed beds to form the new memory care unit.

III. Methodology

On 6/28, I completed an onsite inspection at the facility, specifically observing the facility's new memory care unit on the first floor.

On 7/3/18, Health Facilities Engineering Section (HFES) completed their opening survey report. HFES granted occupancy approval for 36 of the 40 resident rooms. Bureau of Fire Services granted full fire safety approval on 6/8.

IV. Description of Findings and Conclusions

Waterford Place is a two story building. Waterford Place Memory Care is located on the first floor of the facility and was formally a licensed nursing home. The general assisted living area is located on the second floor of the facility. The memory care unit is comprised of three neighborhoods. The Grace Ridge neighborhood consists of a dining area, serving kitchen, and the attached corridor comprised of 12 single occupancy resident rooms.

The Hope Harbor neighborhood consists of a dining area, serving kitchen, chapel, learning room, and bathing spa room. The chapel is equipped with a full kitchen and access to a fenced courtyard. There is also access to this courtyard in the north end of the dining area. There is access to a second courtyard located on the south side of the dining area.

Each door with access to secured courtyards is equipped with a badge/card reader that allows egress. Staff utilize their badges to allow residents to egress into the secured courtyards. Residents have the ability to ingress back into the facility as they choose. The attached corridor in the Hope Harbor neighborhood is comprised of 14 single occupancy resident rooms and a nurse station.

The Faith Meadows neighborhood is comprised of a dining area, serving kitchen, and secured courtyard. The attached corridor is comprised of 14 single occupancy resident room.

All resident rooms are equipped with a sink and secure cabinets for staff to store and administer resident medications. The resident bathrooms have a handicap accessible shower and sink. All resident rooms have pull cords to call for staff assistance. These pull cords are located in the bathroom and main living areas. Once the cord is pulled, staff receive notification on their work phones. Notification also goes to a screen located at the nurse station. A light also flashes outside of the resident room.

Each neighborhood has large comfortable seating areas, soiled linen rooms, and linen storage closets. There are doors connecting each neighborhood that can be opened or closed.

I have reviewed the written description of services for the memory care program and found it to be compliant with MCL 333.20178.

V. Recommendation

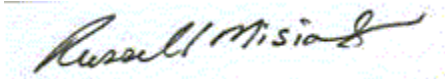
I recommend the facility's capacity be increased to 70.



6/29/18

Lauren Wohlfert
Licensing Staff

Date



7/13/18

Russell Misiak
Area Manager

Date