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GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

September 10, 2020

David Fulkerson
Grace Senior Living
985 N Lapeer Rd
Orion, MI 48362

RE: Application #: AH630400653
Grace Senior Living

Dear Mr. Fulkerson:

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 112 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-Weil".

Elizabeth Gregory-Weil, 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 #:	AH630400653
Applicant Name:	Conscious Senior Living Properties II LLC dba Grace Senior Living
Applicant Address:	985 N Lapeer Rd Lake Orion, MI 48362
Applicant Telephone #:	248-670-9823
Authorized Representative and Administrator:	David Fulkerson
Name of Facility:	Grace Senior Living
Facility Address:	985 N Lapeer Rd Orion, MI 48362
Facility Telephone #:	(248) 670-9823
Application Date:	07/16/2019
Capacity:	112
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

07/16/2019	Enrollment
07/16/2019	Application Incomplete Letter Sent 1326/Finger Print/RI030 for David Fulkerson
07/16/2019	Contact - Document Sent Sent 1605 via email to BFS and HFES and to applicant
07/16/2019	Application Incomplete Letter Sent requested policies and procedures
07/22/2019	Contact - Document Received 1603 & 1606 for David Fulkerson
08/05/2019	Contact - Document Received 1326 for David Fulkerson
10/09/2019	Contact - Document Received Email from AR containing floor plan, letter of attestation and administrator resume
02/21/2020	Contact - Document Received HFES permit for construction received, dated 2/13/20 HFES project # 20190169 issued by engineer Pier-George Zanoni
05/06/2020	Comment B. Zabitz received documents for review from contact David Fulkerson
05/14/2020	Comment B. Zabitz completed initial document review and sent contacts David Fulkerson and Christine Fitzpatrick questions and comments for document revision.
08/26/2020	Comment Incorrect bed count discovered on application. AR submitted an updated BCAL 1600 to reflect 96 beds instead of 95. Bed capacity changed in bits.
08/26/2020	Occupancy Approval (AH ONLY) Opening survey received from HFES staff Pier George Zanoni- HFES PROJECT: # 20190169
08/26/2020	Contact - Document Received

	Room sheets, floor plan and facility transmittal sheet received via email from HFES staff Pier George Zaroni
08/26/2020	Comment Awaiting policy and procedure approval from licensing staff B. Zabitz and BFS approval
09/01/2020	Inspection Completed Onsite
09/01/2020	Contact- Document received Operational narrative and revised BCAL 1600 (HAD application) received requesting occupancy increase from 96 to 112 beds by means of proposing double occupancy in memory care apartments.
09/02/2020	Contact- Document received HFES engineer Pier-George Zaroni provided revised room sheets reflecting occupancy increase from 96 to 112 beds.
09/03/2020	Comment Awaiting policy and procedure approval from B. Zabitz

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Grace Senior Living is a one story, 112 bed home for the aged that offers assisted living and memory care services.

Upon entering the facility, visitors and guests enter into a secured vestibule which requires one to gain entrance by using a key code or doorbell for staff assistance. Concierge staff will be available for assistance with entry Monday-Friday from 9:00am-6:00pm. After concierge hours, the doorbell notification sends an alert to staff pagers who will then come to assist.

The facility contains ample seating and dining areas, activity space, beauty salon, commercial kitchen, fitness area, theater room and several other staff offices and workspaces. Meals are prepared on-site in the commercial kitchen which will be transferred in warming units to the memory care unit. The kitchen is not inspected by the Oakland County Health Department, as they do not intend to serve meals to anyone aside from residents at this time.

The assisted living area of the facility consists of 48 individual apartments (rooms 1-48) and offers studio, one bedroom and two bedroom floor plans. Double occupancy is offered in the one and two bedroom floor plans, allowing for 80 licensed beds in assisted living. All assisted living apartments are outfitted with a kitchenette contain a miniature refrigerator, sink and storage cabinetry. Assisted living bathrooms all contain a sink, toilet, storage cabinetry and walk in shower with bench seating and grab bars for additional safety. Interior apartments each contain a door wall and patio that leads an enclosed courtyard.

The memory care unit is housed on the first floor of the facility. It is a secured unit and requires a key code to enter and exit the unit. There are 16 memory care studio apartments (rooms 49-64). Memory care apartments are outfitted with a full bathroom that have a sink, toilet, storage cabinetry and walk in shower with bench seating and grab bars for additional safety. For safety purposes, memory care windows have limiters on them which prohibit them from opening more than six inches.

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, nightstand and wardrobe space. All apartments are wired for cable and internet services. Each resident apartment is outfitted with a call system that summon staff for assistance by means of pull cords located in each bathroom. All residents are given the option to wear call pendants and when activated, provide an alert notification to staff pagers that are carried on their person.

The facility has an emergency generator that is compliant with MCL 333.21335. Essential services are maintained during power outages such as heating and cooling, kitchen equipment, elevators and the fire detection system.

The facility is outfitted with approved fire suppression systems throughout the building. On 08/21/2020 the Bureau of Fire Services granted an acceptable fire safety certification.

Conscious Senior Living Properties II LLC dba Grace Senior Living is the licensee of Grace Senior Living. A review of the Department of Licensing and Regulatory Affairs *Corporations Online Filing System* revealed Conscious Senior Living Properties II LLC is a Domestic Limited Liability Company with a Michigan qualification date of 08/23/2017.

B. Program Description

Grace Senior Living offers room, board and supervised personal care services to a total capacity of 112 individuals 55 years of age or older. The facility allows residents to choose their own primary health physician, specialist, licensed health care agency and/or hospice and uses LS pharmacy as their contracted pharmacy provider.

Resident's needs are assessed, and an initial service plan is written prior to admission to the facility to ensure that the resident is compatible to reside at the facility and that staff are able to fully meet the resident's needs.

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

Grace Senior Living is pet friendly facility. At this time, the facility does not hold any funds for residents and does not provide individual transportation services to residents.

Ascension Providence Rochester hospital is the nearest hospital for the facility. Banking, pharmacy, retail and food establishments are located within 5 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 to operate for a period of six months with a licensed bed capacity of 112.

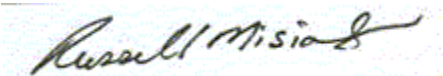


9/3/20

Elizabeth Gregory-Weil
Licensing Staff

Date

Approved By:



9/10/20

Russell B. Misiak
Area Manager

Date