



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

May 26, 2021

Rhonda Hendrickson
University Living
Suite 300
One Town Center Rd
Boca Raton, FL 33486

RE: Application #: AH810401699
University Living
2865 S. Main Street
Ann Arbor, MI 48103

Dear Ms. Hendrickson:

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 90 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) 284-9730.

Sincerely,

A handwritten signature in cursive script that reads "Jessica Rogers".

Jessica Rogers, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH810401699
Applicant Name:	Ann Arbor Senior Housing OPCO, LLC
Applicant Address:	Ste 310 One Town Center Rd Boca Raton, FL 33486
Applicant Telephone #:	(561) 300-6263
Authorized Representative:	Rhonda Hendrickson
Administrator:	Josie Gentry
Name of Facility:	University Living
Facility Address:	2865 S. Main Street Ann Arbor, MI 48103
Facility Telephone #:	(734) 665-2819
Application Date:	09/18/2019
Capacity:	90
Program Type:	Alzheimer Aged

II. METHODOLOGY

01/15/2019	Contact - Document Received 1326
04/11/2019	Inspection Completed-Fire Safety: A Inspection from license AH810386132 for same location that is currently active
09/18/2019	Enrollment
09/18/2019	Application Incomplete Letter Sent 1326/RI030 for Meegan
05/20/2020	Application Incomplete Letter Sent requested p and p
06/02/2020	Comment B. Zabitx received documents for review from contact Meegan Motisi
06/02/2020	Contact - Document Received Anne Yearsley's administrator qualifications, BFS inspection report of 11/6/19 and floor plans rec'd from AR Meegan Motisi via email. I asked that she send a signed statement that the generator meets compliance with MCL333.21335
06/04/2020	Contact - Document Sent Email to AR M. Motisi and admin A. Yearsley that the floor plans they submitted do not match the room sheets on file; they're missing the garden level; and I cannot tell which rooms were identified as double occupancy. Please revise explaining former room numbers, include garden level and double occupancy and resubmit.
06/05/2020	Comment B. Zabitx completed initial document review and sent Meegan Motisi questions and comments for document revision.
06/24/2020	Comment B. Zabitx met with contacts Anne Yearly and Rhonda Hendrickson to review documents
10/01/2020	Inspection Completed-Fire Safety: C Temporary until 12/1/20 by Gordon Poyhonen
10/14/2020	Inspection Completed-Fire Safety: C Re-Check Annual Temporary until 11/13/20 by Gordon Poyhonen

11/12/2020	Inspection Completed-Fire Safety: A Re-Check Annual by Gordon Poyhonen.
05/20/2021	Application Complete/On-site Needed
05/20/2021	Inspection Completed On-site
05/20/2021	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

University Living is a three-story, barrier free building located at 2865 S. Main Street in Ann Arbor, MI. This home for the aged has been continually licensed since 7/1/2003. The facility was purchased by Ann Arbor Senior Housing OPCO, LLC in September 2019.

Ann Arbor Senior Housing OPCO, LLC has appointed Rhonda Hendrickson to be the authorized representative and Josie Gentry as the administrator of the facility.

University Living is close to Briarwood Mall, downtown Ann Arbor University of Michigan campus and hospital, restaurants, and freeways US-23, M-14, and I-94.

The main entrance is located on the first floor of the facility. The entrance contains a lobby that consists of the receptionist desk with a sitting area, a library with sitting area and two fireplaces. University Living has an aged program located on the first and second floors and a memory care program located on the lower floor, known as Garden Level. The general aged and memory care program areas have a living room with fireplace, television set, activity room, and staff support stations. The dining rooms for the facility are located on the Garden Level and on the first floor.

The facility has a receptionist at the main entrance from 9:00 am until 5:00 pm daily. From 5:00 pm until 9:00 am, the main entrance as well as exit doors are locked, and visitors must ring the doorbell or call button at the main entrance for a staff member to allow entry. From 9:00 am until 5:00 pm, if a secured door is opened without proper code entry, the door will alarm, transmit the location of the opened door to a computer at the receptionist desk, and the receptionist will notify staff member of the location of the door alarm by two-way radio that a staff member carries. After 5:00 pm, the alarm transmission goes to the supervisor on duty pager and who then notifies staff by two-way radio of the door alarming.

The facility offers two types of resident room floor plans, studio or a one-bedroom corner apartments. Each resident room in the aged area has a small kitchenette area with a sink and refrigerator provided by the facility, as well as a space available for a resident to bring their own microwave. Each resident room has a bathroom equipped with a toilet, sink, walk-in shower with bench seat, grab bars, and two pull cords to request assistance. At the head of each resident's bed, a pull cord is available to request assistance. Residents living in the aged program areas also have the option of wearing a pendant device to request assistance from staff. Some of the aged rooms also offer an option to utilize Foresite, an infrared monitor that detects resident's vital signs changes, falls or cardiac events. Foresite is monitored by registered nurses who then send video clips or alert the facility to a change in a resident's condition. The memory care rooms have all the same accommodations except the kitchenette does not have a refrigerator or the option for a microwave.

The Garden level of the facility is accessible by the elevator on the first floor or by stairs. As you exit the elevator, the Garden level has an associate lounge, two maintenance rooms, an activity room, a beauty parlor, and the secured memory care unit. The dementia care unit doors are locked with a push button entry and keypad with code to exit for security of the residents. The dementia care area has 12 rooms resident rooms. Rooms 16, 17, 18, 19, 21, and 23 are located on the west wing and rooms 26, 28, 30, 31, 32, and 33 are located on the east wing of the unit. Rooms 16, 19, 30 and 33 are double occupancy rooms. The memory care has an outside enclosed patio area located through the dining area of the secured unit. The physical environment within the unit is designed to provide the least restrictive environment while ensuring the safety of the residents.

The first-floor aged program resident rooms consist of 27 rooms. Rooms 106, 108, 109, 110, 111, 112, 113, 166, 167, and 169 are located on the front hall. Rooms 124, 125, 126, 127, 128, 129, 130, 132, 135, 138, 141, 142, 143, 144, 145, 146, and 147 are located on the back hall. Rooms 108, 111, 127, 130, 142, 145 and 167 are double occupancy rooms. Across from the first-floor dining area, there is an outside enclosed patio for gardening. Adjacent to the dining area is the elevator that operates for the three floors.

The second-floor aged program resident rooms consist of 35 rooms. Rooms 206, 208, 209, 210, 211, 212, 213, 261, 262, 263, 264, 265, 266, 267, 269, and 272 are located on the front hall. There is a fitness center also located on the front hall. Rooms 217 and 218 are in the hallway connecting the front and back of the second floor. The Cultural Center Room for entertainment is located across from rooms 217 and 218. Rooms 224, 225, 226, 227, 228, 229, 230, 232, 235, 238, 241, 242, 243, 244, 245, 246, 247, and 250 are located on the back hall. Rooms 208, 211, 227, 230, 242, 245, 264, 267 are double occupancy rooms.

The facility's memory care program statement was reviewed and found to be compliant with the requirements of MCL 333.20178.

The facility has an approved emergency generator which will sustain emergency lighting, power to all red outlets, sprinkler, and fire alarm systems during interruption of municipal power.

The facility has forced air gas heating and cooling in common areas throughout the building. Each resident's room has an individual control for heating and cooling that allows the resident to control the air temperature in the room to their desired comfort level.

The facility is outfitted with approved fire suppression systems throughout the building. On 11/12/2020, the Bureau of Fire Services granted an acceptable fire safety certification.

No smoking is permitted within the building, but a designated area has been provided for smoking outside.

A review of the Department of Licensing and Regulatory Affairs' business entity search revealed valid registrations for Ann Arbor Senior Housing OPCO, LLC (Operator) and Provision Living, LLC (manager). Ann Arbor Senior Housing OPCO, LLC (applicant) has entered a management agreement with Provision Living, LLC (manager). A review of the management agreement between licensee and manager reveals licensee remains legally responsible for the home for the aged.

B. Program Description

University Living provides services to the general aged population and to individuals that have been diagnosed with Alzheimer's/dementia or a related condition who are 55 years of age or older. The services provided consist of twenty-four-hour supervision, room board, and assistance with personal care including administration of medication.

University Living has designed services and support to meet residents' cognitive and physical capabilities. Activities offered are movies daily, shopping, book club, musical entertainment, entertainment from community entertainers, church services, parties, exercise, arts and crafts, gardening, card games, bingo, current events, and sensory stimulation. The facility has a bus that provides transportation for residents to activities within the Ann Arbor area. In addition, a shared spa tub room and beauty/barber salon are available to the residents.

The facility allows residents to choose their own primary health physician, specialist, licensed health care agency, and/or hospice.

The facility does represent to the public the provision of care and services to individuals diagnosed with Alzheimer's disease or related conditions.

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.

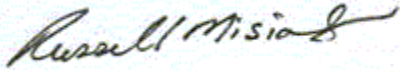


5/26/21

Jessica Rogers
Licensing Staff

Date

Approved By:



5/26/21

Russell B. Misiak
Area Manager

Date