



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

July 2, 2021

Rachel Bartlett
Maple Ridge Manor of Manistee
1967 Maple Ridge Dr.
Manistee, MI 49660

RE: Application #: AH510404870
Maple Ridge Manor of Manistee
1967 Maple Ridge Dr.
Manistee, MI 49660

Dear Mrs. Bartlett:

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 87 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 black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(586) 256-1632

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH510404870
Licensee Name:	Maple Ridge Manor of Manistee LLC
Licensee Address:	12020 Foreman SE Lowell, MI 49331
Licensee Telephone #:	(989) 903-5405
Authorized Representative:	Rachel Bartlett
Name of Facility:	Maple Ridge Manor of Manistee
Facility Address:	1967 Maple Ridge Dr. Manistee, MI 49660
Facility Telephone #:	(989) 903-5405
Application Date:	06/24/2020
Capacity:	87
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

06/24/2020	On-Line Enrollment
08/17/2020	Application Incomplete Letter Sent Requested policies and procedures
01/26/2021	Comment Barbara Zabitz received documents for review.
02/11/2021	Comment B. Zabitz completed initial document review and sent Rachel Bartlett questions and comments for document revision.
04/19/2021	Construction Permit Received Kasra Zarbinian and Austin Webster of Health Facilities Engineering Section (HFES)
06/16/2021	Inspection Completed-Fire Safety: A Michael Monger Bureau of Fire Services inspector
06/24/2021	Occupancy Approval (AH ONLY) Austin Webster HFES
06/29/2021	Contact - Document Received Revised application from R. Bartlett changing request from 57 to 87 bed capacity.
06/29/2021	Contact - Document Received Revised room sheets and transmittal form Austin Webster approving total 87 beds for this home.
07/01/2021	Contact - Document Received Revised policy and procedure documentation from AR R. Bartlett.
07/01/2021	Inspection completed on-site
07/02/2021	Contact - Document Received Revised policy and procedure documentation along with photographic confirmation of stops added to memory care unit common area windows received from R. Bartlett.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Maple Ridge Manor of Manistee is newly constructed in 2021, one-story residential facility located in the southwest area of Manistee County at 1967 Maple Ridge Drive, Manistee. The building faces west and is directly off Kemmer Road. Wooded areas surround the building with commercial buildings interspersed nearby. Parking is available in the driveway leading around most of the building.

The facility has 57 residential units, 30 units approved for double-occupancy, resulting in a total capacity of 87 resident beds. The facility's main entrance enters the assisted living area of the facility, specifically designed for residents that require assistance with activities of daily living. This area includes the lobby, administrative offices, the main kitchen, the main dining room, a private dining/conference room, movie theater, hair salon, various activity spaces, a spa room, and laundry service rooms. A laundry room for resident access is also available in assisted living.

There are 42 residential units in this assisted living area with 30 units approved for double occupancy. The 12 single-occupancy assisted living units are: Rooms 202, 207, 307, 308, 309, 313, 314, 407, 408, 413, 417 and 418. There are two configurations of units available in the assisted living area including 31 studios and 11 one-bedroom units. Each unit has its own attached bathroom with shower and HVAC complete with a thermostat for the resident's control. Compact refrigerators will also be available in assisted living units. Approximately nine of the assisted living units have sliding glass doors that provide direct access to an exterior courtyard that is surrounded by an approximate five foot tall-gated fence.

The facility's memory care area is a designated hallway located along the south side of the building. It is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. The memory care area can be entered via the assisted living area. For resident safety, all entrance/exit doors into the memory care area are secured with numbered keypads that can be opened with staff assistance. An opened door will send an alert to the staff via portable phones, notifying them as to which door has been opened. There are 15 studio units in the memory care area, all designed for single occupancy. Each unit has its own attached bathroom with shower. There are individual HVAC systems for each resident room in memory care. The thermostat controls are on the HVAC unit hidden by a cover. Windows in the memory care unit rooms are equipped with stop devices so that they can only be opened a few inches for resident safety. The memory care unit has its own dining room, meal service area, activity space and staff office. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

All residential units have attached bathrooms. Pull cords are present in bathrooms to summon assistance from staff. Personal pendants are available at additional cost, for residents who are cognitively capable to wear and use it. The pendants also serve to

summon staff assistance. Staff will utilize assigned cell phones for door notification system and to communicate with one another. A bed and bedside table along with towels, washcloths, and bedding will be available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort.

There is a large exterior courtyard at the back of the facility, readily accessible to the assisted living area residents. It is located directly off the main kitchen/dining areas and has an outdoor bar-b-que unit, various seating and paved walkways. In addition to the common access, approximately nine assisted living units have glass sliding doors with patio areas that exit into this courtyard.

The memory care unit has a separate courtyard in the back yard, with access from that unit's dining room. It has seating and is enclosed with an approximate 5-foot decorative metal fence. Memory care residents will have access to the courtyard areas only with staff supervision.

The facility is equipped with a whole home fire suppression system. Residents of a home for the aged are expected to "shelter-in-place" in case of fire. If smoke and/or fire are present within the residents' immediate area, then those residents move to the adjacent unaffected smoke compartment/safe area of refuge. Residents evacuate the building if/when determined necessary by the fire department. This facility has city water and sewer.

The facility is equipped with a generator that powers the fire alarm system, emergency call system and pendants, phones, common area lighting, egress lighting, kitchen outlets, heat, and certain red labeled electric plug outlets that can be utilized for resident equipment such as oxygen concentrators and the like.

On 6/16/21, the State of Michigan Department of Licensing and Regulatory Affairs (LARA) Bureau of Fire Services state fire inspector Michael Mongar approved the whole-home fire suppression system.

On 6/24/21, the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster submitted Opening Survey and Occupancy Approval for this facility's I-2 construction. On 6/29/21, Mr. Webster also provided the floor plan and revised Room Sheets approving 15 units/single occupancy beds in memory care unit; and 42 units with 30 having double occupancy for 72 beds in assisted living. The total approved capacity for this facility is 87 beds.

On 7/1/21, I conducted an on-site inspection of the building with authorized representative Rachel Bartlett.

On 7/2/21, Ms. Bartlett submitted photographs of memory care unit common area windows revealing the stops that were just added to prevent complete opening, along with some revised documents for use in the home.

B. Program Description

Maple Ridge Manor of Manistee is operated by Maple Ridge Manor of Manistee LLC. A business entity search of the State of Michigan Department of LARA revealed it is a domestic limited liability company with an organization date of 3/5/2020.

Maple Ridge Manor of Manistee LLC has a management agreement with Maple Ridge Manor Enterprises, an assumed name for BMG Consulting LLC, according to a LARA business entity search. According to the agreement, Maple Ridge Manor Enterprises is to provide start-up and business management services, as well as consulting in human resources, financial management & control, marketing & advertising, and facility management.

As a licensed home for the aged, Maple Ridge Manor of Manistee LLC proposes the facility Maple Ridge Manor of Manistee is to provide room, board, and supervised personal care to individuals aged 55 and older. The facility also represents to the public the provision of services to individuals with Alzheimer's disease or related conditions. Initial and ongoing training will be provided to all staff including specialized training for those staff working in the memory care area.

Maple Ridge Manor of Manistee will have an activity director.

The facility will provide transportation to residents for certain activities at separate cost.

Maple Ridge Manor of Manistee has a designated smoking area outside the rear of the building for staff and residents.

The facility will allow domestic pets, provided that the resident is capable to maintain care and control over the pet.

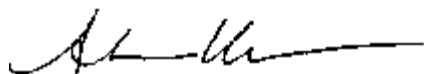
Maple Ridge Manor of Manistee will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

C. Rule/Statutory Violations

Technical assistance was provided to the applicant's authorized representative Rachel Bartlett regarding Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged. The study has determined substantial compliance with home for the aged public health code and applicable administrative rules.

IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued to Maple Ridge Manor of Manistee LLC. The terms of the license will enable the licensee to operate a home for the aged with 87 licensed beds and programs for aged and Alzheimer's disease or related condition care.

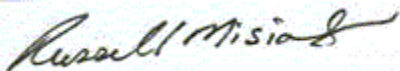


7/2/21

Andrea Krausmann
Licensing Staff

Date

Approved By:



7/2/21

Russell B. Misiak
Area Manager

Date