



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

March 9, 2022

Jennifer Hescott  
Provision Living of St. Joseph  
3351 Niles Road  
St. Joseph, MI 45069

RE: Application #: AH110405636  
Provision Living of St. Joseph  
3351 Niles Road  
St. Joseph, MI 45069

Dear Ms. Hescott:

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

Andrea Krausmann, Licensing Staff  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
P.O. Box 30664  
Lansing, MI 48909  
(586) 256-1632

enclosure

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

**I. IDENTIFYING INFORMATION**

**License #:** AH110405636

**Applicant Name:** AEG St Joseph Opco, LLC

**Applicant Address:** Ste 385  
1610 Des Peres Road  
St. Louis, MO 63131

**Applicant Telephone #:** (314) 272-4980

**Authorized Representative:** Jennifer Hescott

**Name of Facility:** Provision Living of St. Joseph

**Facility Address:** 3351 Niles Road  
St. Joseph, MI 45069

**Facility Telephone #:** (269) 247-5635

**Application Date:** 08/28/2020

**Capacity:** 60

**Program Type:** ALZHEIMERS  
AGED

## II. METHODOLOGY

08/28/2020	Enrollment
08/31/2020	Application Incomplete Letter Sent 1326, RI-030, & FPs
03/15/2021	Contact - Document Sent E-mail to Rhonda Hendrickson authorized representative regarding updated app, 1326A, & RI-030
03/25/2021	Application Incomplete Letter Sent 1326A, RI-030, & FPs for Jennifer Hescott newly appointed authorized representative
03/29/2021	Contact - Document Received 1326 for J. Hescott
03/31/2021	Contact - Document Received RI-030 for J. Hescott
05/06/2021	Application Incomplete Letter Sent requested policies and procedures
11/18/2021	Contact – Document Received Letter attesting Provision Living of St. Joseph will not hold resident funds nor refundable deposits from J. Hescott, AR.
02/24/2022	Inspection Completed-Fire Safety: Approval Bureau of Fire Services Inspector Larry Lamb.
02/28/2022	Occupancy Approval (AH ONLY) Report dated 2/25/22 received from Kasra Zarbinian
03/01/2022	Inspection Completed – Met with authorized representative Jennifer Hescott while on-site.
03/02/2022	Contact – Document sent Notified J. Hescott that the company has not updated their status with the LARA corporation on-line filing system since 2020.
03/03/2022	Contact – Telephone Call Made To Seth Tippin at Berrien Co. Health Dept. to confirm food establishment license.
03/03/2022	Contact – Document received Confirmed update with the LARA corporation on-line filing system.

### **III. DESCRIPTION OF FINDINGS & CONCLUSIONS**

#### **A. Physical Description of Facility**

Provision Living of St. Joseph was built in 2022, a one-story I-2 construction residential facility located in northwestern Berrien County at 3351 Niles Road in St. Joseph. The building is on the north side of Niles Road, a three-lane road zoned 55 mph. It is located in a rural residential and commercial retail area. The driveway and parking lots are in front and around the sides of the building. A tall privacy fence surrounds the back lot with a drainage area directly behind the fence.

The home has 56 residential units with a total approved capacity of 60 resident beds. The facility's main entrance enters the assisted living area of the facility. This area is designed for residents that require assistance with activities of daily living. The assisted living area includes the lobby, administrative offices, conference room, the main kitchen, dining room, hair salon, library, staff break room, staff offices/desk areas, various activity spaces including a movie theater and exercise room, and laundry service rooms. There are 40 residential units in this assisted living area with four units approved for double occupancy: Rooms 102, 103, 137, and 142.

Various unit configurations are available in this assisted living area including studios, one-bedroom units, and 2-bedroom units. Each assisted living unit has its own attached bathroom with shower and individualized heat/AC unit. Compact refrigerators are also available in assisted living units.

The facility's memory care area is a designated hallway located at the northwest side of the building. There are 16 studio units in the memory care area, all approved for single occupancy. 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, main exit doors in the memory care area are secured with delayed egress bars and numbered keypads that can be opened with staff assistance.

Each memory care unit has its own attached bathroom with shower and individualized heat/AC unit. 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, a meal service area including an induction-type stove top, a staff office/desk area, and activity space. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

Emergency pull cords are present in all resident bedrooms, living rooms, if any, and bathrooms to summon assistance from staff. Personal emergency pendants are available upon request to summon staff assistance. 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. The home is equipped with video monitoring cameras in hallways, communal areas,

and the exterior of the building. Staff utilize I-phone devices to communicate with one another.

Each resident room is equipped with the Forsite monitoring system. It includes a wall mounted infra-red type camera aimed at the resident's living area (not the bed). The camera monitors movement and records a silhouette of the resident to assess the cause of falls. There is also a threshold device to monitor the resident's entrance/exit into the bathroom. In addition, there is a mattress device that monitors the resident's breathing, heart rate, and restlessness to alert staff to changes in baseline health.

The facility has one exterior courtyard surrounded by the building accessible to the residents in the assisted living area. Another exterior courtyard is gated by an approximately six foot tall decorative fence and is accessible to residents in the memory care unit.

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 municipal water and sewer.

The home has a diesel powered 150,000-kilowatt emergency generator that powers the fire alarm system, emergency call system and pendants, phones, data, medication rooms and staff stations, plumbing, egress lighting, kitchen outlets, heat, water, refrigerators, freezers, and every other light in the hallways and dining rooms. Certain red labeled electric plug outlets will also be powered by the generator and can be utilized for resident equipment such as oxygen concentrators and the like.

On 2/24/22, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector Larry Lamb issued fire safety certification approval.

On 2/25/22, the Dept. of LARA Health Facilities Engineering Section engineer Kasra Zarbinian submitted an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 56 residential units with four units having double occupancy for a total capacity of 60 beds.

On 3/01/22, I conducted an on-site inspection of the building with licensee authorized representative Jennifer Hescott.

## **B. Program Description**

Provision Living of St. Joseph is operated by AEG St. Joseph Opco LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed AEG St. Joseph Opco LLC is a foreign limited liability company, organized in the state of Missouri, with a Michigan qualification date of 7/17/20.

As a licensed home for the aged, AEG St. Joseph Opco LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older in the facility known as Provision Living of St. Joseph. 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 working in the memory care area.

AEG St. Joseph Opco LLC has entered an agreement with Provision Living LLC, to manage the facility on their behalf.

Provision Living of St. Joseph is a smoke-free facility.

On 11/18/21, AEG St. Joseph Opco LLC's authorized representative Jennifer Hescott submitted a letter attesting Provision Living of St. Joseph will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

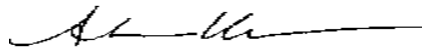
On 2/25/22, Provision Living of St. Joseph attained approval from Berrien County Health Department for a food establishment license in order to serve meals to non-residents, such as staff, residents' family members, and other visitors.

### **C. Rule/Statutory Violations**

The study has determined substantial compliance with Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged.

## **IV. RECOMMENDATION**

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued. The terms of the license will enable the licensee to operate a home for the aged with 60 licensed beds and programs for aged and Alzheimer's disease or related condition care.



03/03/2022

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Andrea Krausmann  
Licensing Staff

Date

Approved By:



03/09/2022

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Andrea L. Moore, Manager  
Long-Term-Care State Licensing Section

Date