



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

January 24, 2023

Jeanette Sanders
Bavarian Comfort Care Assisted Living & Memory Care LLC
5366 Rolling Hills
Bridgeport, MI 48722

RE: Application #: AH730412299
Bavarian Comfort Care Assisted Living & Memory Care LLC
5366 Rolling Hills
Bridgeport, MI 48722

Dear Ms. Sanders:

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 65 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 #:	AH730412299
Applicant Name:	Bavarian Comfort Care Assisted Living & Memory Care LLC
Applicant Address:	4180 Tittabawassee Saginaw, MI 48604
Applicant Telephone #:	(989) 607-0001
Authorized Representative:	Jeanette Sanders
Name of Facility:	Bavarian Comfort Care Assisted Living & Memory Care LLC
Facility Address:	5366 Rolling Hills Drive Bridgeport, MI 48722
Facility Telephone #:	(989) 777-7776
Application Date:	04/12/2022
Capacity:	65
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

04/12/2022 Enrollment

04/14/2022 Application Incomplete Letter Sent
1326/Fingerprints/RI 030 for Authorized Rep Diane Vondette

04/14/2022 Contact - Document Sent
Plan Review sent to BFS & HFES

07/19/2022 Contact - Document Sent
Application returned to authorized representative (AR)
D. Vondette for completion.

07/21/2022 Contact - Document Sent
Application returned to owner Hamza Sikander for omitted
information to be included.

07/22/2022 Contact - Document Received
Revised application with information completed. It is dated
7/22/22 and received from Jenny Sanders.

07/22/2022 Contact - Document Received
BCAL 1603 changing AR from Diane Vondette to Jeannette
Sanders signed by owner Hamza Sikander.

07/25/2022 Application Incomplete Letter Sent
Sent to AR J. Sanders via email

08/03/2022 Application Incomplete Letter Sent
Copy of the same application incomplete letter sent to owner
Hamza Sikander via email, upon his request.

08/17/2022 Inspection Completed-Fire Safety : C
Temporary approval until 10/19/22 by Bureau of Fire Services
(BFS) inspector Dan Stasa for previous licensee at this same
address. The report may be used for this original license.

08/24/2022 Contact - Document Received
Attestation letter from AR J. Sanders that the licensee will not
hold any resident funds nor refundable deposits.

08/24/2022 Contact - Document Received
Attestation letter from AR J. Sanders that no food will be served
to non-residents, i.e. residents' family members, employees,
vendors, visitors, etc. unless/until Saginaw Co. health dept. food
service establishment license is attained.

10/11/2022 Contact - Document Received

AR J. Sanders submitted a letter attesting that the facility's generator meets compliance with MCL333.21335.

12/09/2022 Inspection Completed-Fire Safety : A
Re-check annual inspection for current licensee at this same address by BFS inspector Dan Stasa. The report may be used for this applicant

12/20/2022 Inspection Completed On-site – Met with AR J. Sanders and administrator Kendra Hall. Findings noted during inspection.

12/21/2022 Referral - Office of Fire Safety
BFS inspector Dan Stasa & supervisor Brent Connell notified of laundry room issues. Photos forwarded.

12/21/2022 Contact - Document Received
BFS inspector Dan Stasa went to the facility and verified findings. He will return after corrections implemented.

12/21/2022 Contact – Document Sent
Email to AR J. Sanders listing items out of compliance items from 12/20/22 onsite inspection: R325.1911(2) BFS compliance; R325.1921(1)(b) Use of bedside assistive devices; R325.1964(9)(b) Exhaust ventilation; R325.1970(7) Water temperature; R325.1976(2) Kitchen lavatory sinks; R325.1976(8) Refrigerator/freezer; R325.1976(13) Dishwasher sanitization; R325.1976(15) Sanitization of ice machine; R325.1979(1) Cleanliness and in good repair.

12/22/2022 Contact - Document Received
Ms. Sanders submitted policies for bedside assistive devices.

12/22/2022 Contact - Document Received
M. Daniel Stasa BFS inspector emailed that he checked the facility's attention to the wall penetrations and for the previous debris in the laundry rooms and he has approved their corrections.

01/20/2023 Contact - Document Received
Ms. Sanders submitted documentation, photos, and videos to demonstrate compliance.

01/23/2023 Contact - Document Received
Ms. Sanders submitted additional documentation, photos, and videos to demonstrate compliance.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Bavarian Comfort Care Assisted Living & Memory Care LLC was built in 2013, with an addition added in 2015. It is a one-story residential facility with a storage basement, located in mid-eastern Saginaw County. The building is on Rolling Hills Drive, an extension from the south side of Dixie Highway, a five-lane road. Rural farmland, as well as single family residential and commercial buildings are nearby. The driveway and parking lot are in front of the building.

The facility's main entrance leads into 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, two dining rooms, two shared living rooms, a hair salon, a spa room, staff break room, staff offices/desk areas, various activity spaces, and a laundry service room.

The 2013 and 2015 Health Facility Engineering Section (HFES) room sheets developed for the previous licensee have been reviewed. Previously, HFES approved 51 residential units with 25 having double occupancy, for a total capacity of 76 beds. However, this applicant converted one residential room into an office, and identified 50 residential units, with a requested total capacity of 65 resident beds.

Presently, there are 36 residential units in the assisted living area with 12 units requested for double occupancy: Rooms 101, 102, 103, 104, 113, 114, 304, 305, 309, 310, 311 and 312, for a total of 48 assisted living bed capacity. It should be noted that the applicant converted a 37th residential unit, room 321, from residential space into office space.

The facility's memory care area is a designated hallway located down the middle of the building. There are 14 residential units in the memory care area, and the applicant identified three rooms for double occupancy: Rooms 209, 211 and 214, for a total of 17 memory care bed capacity. It has been confirmed with the HFES room sheets that the home has adequate space and has met the affiliated licensing rules for the occupancy requested.

The memory care area is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. The memory care area is entered via the assisted living area. For resident safety, main exit doors in the memory care area are secured with numbered keypads and/or require fob devices to be opened with staff assistance. Windows in this area are equipped with stop devices so that they can only be opened a few inches, also for resident safety.

The memory care unit has its own dining room with a meal service area including a microwave and refrigerator, a staff office/desk area, a spa room, a shared living room

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, resident living rooms, if any, and bathrooms to summon assistance from staff. Personal emergency pendants are available to assisted living residents, also to summon staff assistance. Each residential unit has its own HVAC thermostat and an attached bathroom with shower.

A bed and bedside table along with towels, washcloths, and bedding are 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 all public area. Staff utilize electronic tablet devices for emergency alerts and to communicate with one another.

The facility has two exterior courtyards. The memory care courtyard is surrounded by the building. The assisted living area exterior courtyard is gated by a decorative fence.

The facility is equipped with a whole home fire suppression system. According to the Bureau of Fire Services, 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 two emergency generators [one for the initial 2013 building, and another for the 2015 addition]. The applicant’s authorized representative Jeanette Sanders attested in writing, that the home’s generators meet compliance with MCL333.21335, such that, during an interruption of the normal electrical supply, will provide a minimum four hours of service and enough power to maintain the fire detection/ alarm/ extinguishing system, emergency lighting, heating, and other critical mechanical equipment essential to the safety and welfare of the residents, personnel and visitors.

B. Program Description

The facility has been continuously licensed home for the aged since 5/14/2013. As a result of a change of ownership, on 4/12/2022, Bavarian Comfort Care Assisted Living & Memory Care LLC submitted a home for the aged license application under building fire safety type Chapter 19 Existing Health Facility.

The facility, to be named Bavarian Comfort Care Assisted Living & Memory Care LLC, is operated by Bavarian Comfort Care Assisted Living & Memory Care LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Bavarian Comfort Care Assisted Living & Memory Care LLC is a domestic limited liability company, organized in the state of Michigan on 4/11/2022.

As a licensed home for the aged, Bavarian Comfort Care Assisted Living & Memory Care LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older in the facility known as Bavarian Comfort Care Assisted Living & Memory Care LLC. 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.

On 8/24/2022, the applicant's authorized representative Jeanette Sanders submitted a letter attesting Bavarian Comfort Care Assisted Living & Memory Care LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

On 8/24/2022, the applicant's authorized representative Jeanette Sanders submitted a letter attesting Bavarian Comfort Care Assisted Living & Memory Care LLC will not serve food to any non-residents, such as staff, residents' family members, and other visitors, unless/until a food service establishment license is attained from Saginaw County Health Department. At such time, a copy of the license will be submitted to the Dept. of Licensing and Regulatory Affairs.

C. Rule/Statutory Violations

On 12/9/2022, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector M. Daniel Stasa issued fire safety certification approval.

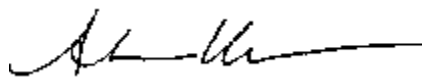
On 12/21/2022, I conducted an on-site inspection of the building, while accompanied by the applicant's authorized representative Jeanette Sanders and administrator Kendra Hall. A few physical plant items were identified to be out of compliance. On 1/20 and 1/23/2023, Ms. Sanders submitted documentation to demonstrate the items have been brought into compliance.

On 12/22/2022, Mr. Stasa emailed that BFS approved physical plant corrective actions that were made to come into compliance with fire safety rules, in response to my on-site inspection findings.

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 65 licensed beds and programs for aged and Alzheimer's disease or related condition care.



1/23/2023

Andrea Krausmann
Licensing Staff

Date

Approved By:



01/24/2023

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

Date