



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
ACTING DIRECTOR

September 6, 2023

Jennifer Gellinger
Quincy Place Senior Living
12300 Quincy Street
Holland, MI 49424

RE: Application #: AH700408748
Quincy Place Senior Living
12300 Quincy Street
Holland, MI 49424

Dear Jennifer Gellinger:

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 102 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 (877) 458-2757.

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 #:	AH700408748
Applicant Name:	Holland Senior Living, LLC
Applicant Address:	802 East 86th Street Indianapolis, IN 46240
Applicant Telephone #:	(317) 669-8404
Authorized Representative:	Jennifer Gellinger
Name of Facility:	Quincy Place Senior Living
Facility Address:	12300 Quincy Street Holland, MI 49424
Facility Telephone #:	(616) 834-0220
Application Date:	05/06/2021
Capacity:	102
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

05/06/2021	Enrollment
05/24/2021	Contact - Document Sent 1605 to BFS/HFES/Applicant
05/24/2021	File Transferred To Field Office
10/20/2021	Application Incomplete Letter Sent Area manager Russ Misiak requested policies and procedures
06/21/2023	Inspection Completed-Fire Safety: A BFS inspector Richard Day.
07/11/2023	Occupancy Approval (AH ONLY) HFES engineer Austin Webster approved 32 single MC units + 62 AL units (8 double occupancy) for total 102 beds.
07/14/2023	Contact - Document Received Revised application rec'd is dated 7/13/2023 replaces original submitted on 05/06/2021. It changes the name of the facility from Holland Senior Living LLC to Quincy Place Senior Living.
08/24/2023	Contact - Document Received BCAL1606 and resume appointing Laura Kelling as administrator was rec'd from AR Jennifer Gellinger.
08/27/2023	Contact - Document Received Attestations dated signed by applicant's authorized representative Jennifer Gellinger: 7/7/23 No funds and no refundable deposits held; 7/6/23 Generator meets compliance w/MCL333.21335; 7/6/23 No food will be served to non- residents i.e. residents' family members, employees, vendors, visitors, etc.
08/28/2023	Contact - Document Received Final documents received and accepted from AR Jennifer Gellinger
08/30/2023	Inspection Completed On-site Met with authorized representative Jennifer Gellinger, administrator Laura Kelling and area vice president of operations Kristen Townsley.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Quincy Place Senior Living is newly constructed in 2023, a single-story residential facility located in the southwestern area of Ottawa County at 12300 Quincy St, Holland, MI 49424. The building is of I-2 construction, and it is attached to a three-story unlicensed independent senior living community with the same address, owned and operated by the same entity. The independent living facility has its own entrance, and the two distinct facilities share no common space. Hallways connecting to the independent senior living will remain locked with no direct access, and all visitors to the licensed building will use the licensed facility's main entrance.

The building is on the south side of Quincy Street, a two-lane road with a middle turn lane zoned 45 mph. It is located in a rural area among multi-family structures. There is a drainage pond next door. Parking is available in the front and along the sides of the building and the driveway goes three quarters the way around the building.

The facility has 94 residential units with the applicant requesting a total capacity of 102 resident beds. 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, the main kitchen, dining room, hair salon, various activity spaces, a physical therapy/fitness room, staff training room, medication room, and two laundry service rooms.

There are 62 residential units in this assisted living area with 8 units approved for double occupancy by the department's Health Facilities Engineering Section. Specifically, the double occupancy rooms are numbered: 108, 114, 120, 131, 136, 141, 150, 169. This allows for a total capacity of 70 beds in the assisted living area.

There are various residential units in the assisted living area including studios, one-bedroom and two-bedroom units. Each assisted living unit has its own attached bathroom with shower and is equipped with a dormitory- or full-size refrigerator and thermostat for HVAC. A few assisted living area residential units also have a laundry washer and dryer. Resident rooms that face the exterior courtyards have direct access doors.

The facility's memory care area is a designated area located along one side of the building accessible via the assisted living area. There are 32 single-occupancy studio units in the memory care area. A total capacity of 32 beds was approved by the department's Health Facilities Engineering Section.

The memory care area is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. For resident safety, exit doors in the memory care area are secured with keypad lock systems that require staff assistance to be opened. Windows in this area are equipped with stop devices so that

they can only be opened a few inches, also for resident safety. Each memory care unit has its own attached bathroom with shower and individualized heat/AC thermostat. The memory care unit has its own dining room with prep kitchen, medication room, a laundry room, and activity space. Meals are prepared in the main kitchen and served through the prep kitchen into the memory care dining room.

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.

Emergency pull cords are present in all resident bathrooms to summon assistance from staff. Personal emergency pendants will also be available to summon staff.

The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building. Staff utilize I-pad devices and walkie-talkies to receive door alarm alerts and to communicate with one another.

The facility has three exterior courtyards surrounded by the building and/or enclosed by an approximate 6-foot decorative vinyl fence.

This facility has city water and sewer and a whole home fire suppression system.

B. Program Description

On 05/06/2021, Holland Senior Living, LLC submitted an application for a home for the aged license under building fire safety type Chapter 18 New Health Facility with programs for serving aged residents and those with Alzheimer's disease or a related condition.

A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs Corporations Online Filing System revealed Holland Senior Living, LLC is a foreign limited liability company organized in the state of Indiana with a qualification date in Michigan of 05/06/2021. Holland Senior Living LLC also has a certificate of assumed name Quincy Place Senior Living.

As a licensed home for the aged, Holland Senior Living LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older in the facility known as Quincy Place Senior Living. 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 08/27/2023, Holland Senior Living LLC's authorized representative, Jennifer Gellinger, submitted an attestation letter dated 07/07/2023, attesting no resident funds and no refundable deposits will be held. Therefore, no surety bond is required.

On 08/27/2023, Ms. Gellinger submitted an attestation letter dated 07/06/2023, attesting no food will be served to non-residents, such as residents' family members, employees, vendors, visitors, etc. Therefore, a food service establishment license is not required from Ottawa County Health Department.

C. Rule/Statutory Violations

On 06/21/2023, the Dept. of LARA Bureau of Fire Services issued fire safety certification approval of the building. According to the Bureau of Fire Services, residents of a home for the aged licensed under Chapter 18 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 the building is deemed to be uninhabitable by the fire department/first responders/administration.

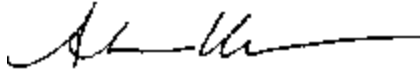
On 07/11/2023, the Dept. of LARA Health Facilities Engineering Section completed an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 94 residential units with 8 units having double occupancy for a total capacity of 102 beds. The Opening Survey Report indicates the facility is equipped with a 300 kilowatt generator that meets compliance with MCL333.21335, such that it provides no less than four hours of service and generates enough power to provide lighting at all entrances and exits and to operate equipment to maintain fire detection, alarm, and extinguishing systems, telephone switchboards, heating plant controls, and other critical mechanical equipment essential to the safety and welfare of the residents, personnel, and visitors.

On 08/30/2023, I conducted an on-site inspection of the building with the applicant's authorized representative Jennifer Gellinger, administrator Laura Kelling, and area vice president of operations Kristen Townsley.

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 applicant to operate a home for the aged with a total capacity of 102 licensed beds and programs for aged and Alzheimer's disease or related condition care.



09/01/2023

Andrea Krausmann
Licensing Staff

Date

Approved By:



09/06/2023

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

Date