



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
ACTING DIRECTOR

September 28, 2023

June Nadolny
Traditions of Saginaw - West
5155 McCarty Road
Saginaw, MI 48603

RE: Application #: AH730413795
Traditions of Saginaw - West
5155 McCarty Road
Saginaw, MI 48603

Dear Ms. Nadolny:

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 100 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 #:	AH730413795
Applicant Name:	Sabra Midwest Operations V, LLC
Applicant Address:	Suite 550 18500 Von Karman Avenue Irvine, CA 92612
Applicant Telephone #:	(888) 393-8248
Authorized Representative:	June Nadolny
Name of Facility:	Traditions of Saginaw - West
Facility Address:	5155 McCarty Road Saginaw, MI 48603
Facility Telephone #:	(989) 577-7000
Application Date:	08/11/2022
Capacity:	100
Program Type:	AGED

II. METHODOLOGY

08/11/2022	Enrollment
08/11/2022	Contact - Document Received 1326/RI 030 for authorized representative Jessica Flores
08/23/2022	Application Incomplete Letter Sent Policies and procedures requested sent to AR J. Flores via email.
12/14/2022	Inspection Completed-Fire Safety : A Annual inspection report by M. Dan Stasa Bureau of Fire Services (BFS) inspector for AH730389443 at this same address may be used for this applicant.
08/02/2023	Contact - Document Received Attestation letters dated 7/6/2023 signed by Jessica Flores, Vice President/Secretary/Treasurer for Sabra Midwest Operations V LLC - attesting that no food will be served to non-residents i.e. residents' family members, employees, vendors, visitors, etc. therefore, no food service establishment license is required; and attesting that the facility's generator meets compliance with MCL333.21335.
08/08/2023	Contact - Document Received Attestation letter dated 8/08/2023 signed by senior VP/AR Jessica Flores that Sabra Midwest Operations V LLC will hold no resident funds and no refundable deposits for residents of Traditions of Saginaw - West.
08/16/2023	Contact - Document Received BCAL1603 changing the applicant's authorized representative from Jessica Flores to June Nadolny signed by Senior Vice President, Treasurer & Secretary Jessica Flores.
09/08/2023	Inspection Completed On-site Met with authorized representative/administrator June Nadolny.
09/11/2023	Contact - Document Sent List of non-compliance findings sent via email to applicant's authorized representative June Nadolny requesting evidence of compliance for each item: R325.1921(1)(d) Please provide the applicant's organized plan/procedure to ensure the protection and safety of the residents with the facility sauna.

R325.1964(9) In some required rooms, the exhaust ventilation was connected to light switches and therefore, not functioning continuously as expected. For examples: The soiled linen room across from room 109 and the spa bathroom.

R326.1976(7) A sample of refrigerator thermometers were indicating temperature above 41°F and freezers above 0°F.

R325.1954 Chef Jason Brenay was not maintaining a record of the kind and amount of food used. An example record was provided to Ms. Nadolny.

R325.1979(1) The building, equipment, and furniture was not kept clean and in good repair. Specifically, the activity “game” room ceiling was not completely repaired, such that it had not been sanded, painted, and the ceiling light fixtures put into place.

Also, requested bill of sale between NHIL Operations LLC & Sabra Midwest Operations V LLC be submitted.

09/11/2023	Referral – Office of Fire Safety A referral was made to the Bureau of Fire Services (BFS) inspector M. Dan Stasa and supervisor Brent Connell to determine whether the sauna in a licensed home for the aged meets compliance with BFS fire safety rules.
09/18/2023	Contact - Document Received Bedside assistive device policy received from AR/admin J. Nadolny via email.
09/21/2023	Contact - Document Received Corrective action plans to 9.8.2023 on-site findings received from AR J. Nadolny. Photographs and documentation confirming compliance also attached.
09/25/2023	Contact - Document Received Revised admission contract received from legal representative Jennifer Hilliard. The contract only pertains to residents of this home for the aged and removed all references to individuals residing in the independent unlicensed cottages on the property.
09/28/2023	Contact - Document Received Bill of sale between NHIL Operations LLC & Sabra Midwest Operations V LLC received via legal representative Jennifer Hilliard.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The building at 5155 McCarty Road Saginaw, is a single-story residential facility that was constructed in 2015 and run as an unlicensed independent living facility until 2018, when it was converted and licensed as a home for the aged. It is in the north central area of Saginaw County on a four-lane road zoned 45 mph. The building is free-standing located within a wooded area of single-family homes situated between a church and a funeral home. The building is on a senior living campus owned and operated by the applicant, directly behind another licensed home for the aged, and flanked by two six-unit unlicensed independent living cottages with garages. A drainage pond on the property is surrounded with decorative fencing.

The facility has been continually licensed as a home for the aged since 01/18/2018. A bill of sale dated 09/28/2023 was submitted to the department, which changed ownership of the operation and necessitated application for a new license.

The facility is currently designed for residents, who are relatively independent, and may only require staff assistance with activities of daily living. This building includes administrative offices, a kitchen, main dining room, private dining room, fitness center, movie theater, game room, chapel, spa, hair salon, medication room, staff break room, and two laundry rooms, with one laundry room designated for residents and the other for staff, in addition to 60 residential units. The facility also has an attached walk-through garage with 24 spaces and individual garage doors for resident cars and two spaces for the facility's vehicles.

Studios, one-bedroom and two-bedroom units are available in the facility. Each residential unit has its own attached bathroom with shower. Compact or full-size refrigerators are available, some units have an electric stove, and a few units include a mini-dishwasher. The units also have independent HVAC thermostats.

Of the 60 residential units, 40 were approved for double occupancy by the Department of Licensing and Regulatory Affairs Health Facilities Engineering Section (HFES) on 12/20/2018, for a total capacity of 100 beds. However, the specific double-occupancy rooms approved were not identified. The applicant has requested to designate the following 40 units as double-occupancy: 102,103,104,105,107,108,110,113,115,119, 121,201,202,203,204,205,206,207,208,209, 210,212,213,214,215,216,219,220,223, 226,227,229,231,233, 237,301,302,303,304, and 312.

The remaining 20 units will be single-occupancy: 101,106, 109, 111, 112, 114, 116, 117, 118, 211, 217, 218, 221, 222, 224, 225, 235, 306, 308, and 310.

Emergency pull cords are present in all resident bathrooms, and emergency pendants are available to residents, to summon assistance from staff. Once activated the emergency alert system notifies staff via i-phone devices.

The facility will provide a bed and bedside table along with towels, washcloths, and bedding 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 common areas, hallways, the kitchen and outside the building.

The facility has two exterior courtyards surrounded by the building. Assisted living area residents have access to this courtyard. Many resident rooms also have patios with doors that exit the building.

The facility has municipal water and sewer and is equipped with a whole home fire suppression system. According to the Bureau of Fire Services, a home for the aged licensed under Chapter 19 existing health facility, residents 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.

According to an attestation letter dated 07/06/2023 from Sabra Midwest Operations V LLC’s senior vice president/secretary/treasurer/authorized representative, Jessica Flores, the facility is equipped with an emergency generator that meets compliance with MCL333.21335, confirming that during an interruption of the normal electrical supply, 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.

B. Program Description

On 08/11/2022, Sabra Midwest Operations V LLC submitted an application for a home for the aged license under building fire safety type Chapter 19 Existing Health Facility with a program for serving aged residents. As a licensed home for the aged, Sabra Midwest Operations V LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older in the facility known as Traditions of Saginaw-West.

A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Sabra Midwest Operations V LLC is a foreign limited liability company, with a Michigan qualification date of 07/25/2022, and an assumed name of Traditions of Saginaw-West filed on 08/31/2022.

Traditions of Saginaw-West is a smoke-free facility. Designated smoking areas are available to residents/staff/visitors outside the building.

On 08/08/2023, Sabra Midwest Operations V LLC's senior vice president/secretary/treasurer/authorized representative, Jessica Flores, submitted a letter attesting Sabra Midwest Operations V LLC will not hold resident funds nor refundable deposits of residents at Traditions of Saginaw-West. Therefore, no surety bond is necessary.

On 08/02/2023, Ms. Flores submitted a letter dated 07/06/2023 attesting Traditions of Saginaw-West will not serve food to non-residents i.e. resident family members, employees, vendors, visitors, etc. Therefore, a food service establishment license through the local health department is not required.

C. Rule/Statutory Violations

On 12/14/2022, the Dept. of LARA Bureau of Fire Services (BFS) issued an approved fire safety certification of the home.

On 09/08/2023, I conducted an on-site inspection of the building, while accompanied by authorized representative/administrator, June Nadolny. Various items were identified to be out of compliance with home for the aged licensing statutes and/or administrative rules.

On 09/11/2023, I sent a list of those items to the applicant's authorized representative, June Nadolny, requesting evidence of compliance for each item. I also made a referral to Bureau of Fire Services in regard to the walk-in sauna that I observed in the facility. It was unknown whether this device has fire safety certification approval.

On 09/21/2023 authorized representative June Nadolny submitted a corrective action plan along with photographs and other documentation to confirm current compliance and/or scheduled dates of correction of items noted during 09/08/2023 on-site inspection.

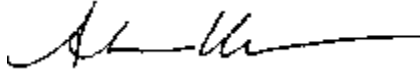
On 09/28/2023, the applicant's legal representative, Jennifer Hilliard, submitted a bill of sale confirming the transfer of the operation from NHIL Operations, LLC to Sabra Midwest Operations V, LLC as having occurred on 09/28/2023.

Therefore, the study has now 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 a total capacity of 100 licensed beds [60 units and 40 with double occupancy] with an aged program.



09/28/2023

Andrea Krausmann
Licensing Staff

Date

Approved By:



09/28/2023

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

Date