



RICK SNYDER
GOVERNOR

State of Michigan
DEPARTMENT OF HUMAN SERVICES
BUREAU OF CHILDREN AND ADULT LICENSING



MAURA D. CORRIGAN
DIRECTOR

April 8, 2011

Thomas Zmolek
MOKA Non-Profit Services Corp
Suite 201
3391 Merriam St.
Muskegon, MI 49444

RE: Application #: AS030312249
Simmons Home
444 32nd Street
Holland, MI 49423

Dear Mr. Zmolek:

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 3 is issued.

Please review the enclosed documentation for accuracy and feel free to contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please feel free to contact the local office at (269) 337-5066.

Sincerely,

Donna Konopka, Licensing Consultant
Bureau of Children and Adult Licensing
322 E. Stockbridge Ave
Kalamazoo, MI 49001
(269) 337-5241

Enclosure

**MICHIGAN DEPARTMENT OF HUMAN SERVICES
BUREAU OF CHILDREN AND ADULT LICENSING
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #:	AS030312249
Applicant Name:	MOKA Non-Profit Services Corp
Applicant Address:	Suite 201 3391 Merriam St. Muskegon, MI 49444
Applicant Telephone #:	(231) 830-9376
Administrator/Licensee Designee:	Thomas Zmolek
Name of Facility:	Simmons Home
Facility Address:	444 32nd Street Holland, MI 49423
Facility Telephone #:	(616) 396-9049
Application Date:	01/25/2011
Capacity:	3
Program Type:	DEVELOPMENTALLY DISABLED

II. METHODOLOGY

01/25/2011	Enrollment
02/10/2011	Contact - Document Sent Rule & ACT Books
02/10/2011	File Transferred To Field Office Grand Rapids
02/14/2011	Comment app rec'd in GR - waiting for County/License Number correction
02/28/2011	Application Incomplete Letter Sent
03/30/2011	Inspection Completed On-site
04/04/2011	Contact - Document Received Documents received from applicant
04/07/2011	Contact – Document Received Fire Safety and policy documents

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Simmons Home is a single story wood frame home located in the city of Holland, MI. The facility has 3 bedrooms on the main floor that will be for resident use. Each bedroom is designated for single occupancy, and the usable floor space in each room exceeds the minimum requirements. The measurements are on file. Bedroom #1 has its own full bathroom contained within the bedroom. A full bathroom is located in the hallway for the occupants of Bedrooms # 2 and #3. The kitchen, dining room and living room are spacious and located on the main floor. The main floor living room/formal dining room has 487 square feet of living space.

The facility has a finished basement with 2 bedrooms, Bedroom #4 and #5, which the applicant plans to utilize in the future. Currently there is only 1 means of egress from the basement, thus it cannot be used for residents at this time. Documentation submitted indicated that the ceiling tiles in the basement are Class A rated. Documentation submitted indicated that the wainscoting in the stairway/kitchen area is Class C rated.

The facility is heated with a geothermal forced air furnace located in a 1 hour fire enclosure in the basement. The water heater is also located within the enclosure. Bremer & Bouman Heating & Cooling completed an inspection on 03/17/11 and found both systems to be "in good shape."

The facility is located within the City of Holland and utilizes the public water and sewer systems. The licensing consultant conducted an environmental health inspection on 03/30/11 and found the facility in substantial compliance with applicable environmental health safety rules.

A fire safety inspection was completed on 03/30/11. The facility's hardwired interconnected alarm system was tested at that time and was found to be working properly. The applicant presented a certificate indicating the facility had smoke detectors installed in compliance with the City of Holland Housing – Property Maintenance Codes. A report of inspection/test of the smoke detection system was completed by Cofessco Fire Protection on 03/30/11 and the system was found to be in order.

B. Program Description

Simmons Home will provide personal care, supervision and protection to male residents over the age of 18 years. The program type is for the developmentally disabled. The applicant has submitted an application to provide Specialized Programming. SSI residents are accepted. The facility will follow Admission and Discharge Policies as submitted to the Department. Local transportation will be provided.

MOKA Corporation is a domestic non-profit corporation that was incorporated in 1978. Thomas Zmolek is the Executive Director and will serve as Licensee Designee and Administrator for the Simmons Home. MOKA Corporation operates 29 licensed adult foster care homes in Muskegon, Ottawa, Kent and Allegan counties. The staff schedule as submitted indicates there will be 2 staff on duty in the facility on all shifts.

MOKA Corporation is identified as the property owner on the warranty deed submitted to the Department. Financial documentation including a Corporate Income Statement, Balance Sheet and a budget for the facility, submitted by MOKA Corporation, indicates substantial compliance with rules related to financial stability.

Mr. Zmolek is the Licensee Designee for all the MOKA Corporation's adult foster care homes, and has been in the adult foster care field for many years. He will be serving as Administrator for Simmons Home until such time as he appoints a new Administrator. The Licensing Record Clearance and Licensing Medical Clearance for Mr. Zmolek indicated substantial compliance with the applicable rules.

Technical assistance was provided to the Home Manager, the Director of Programs and the Residential Coordinator regarding the Act and administrative rule requirements related to the facility, residents and employee record keeping. Resident Rights statements were provided to the Home Manager and he will be reviewing them with each admission to the facility.

IV. RECOMMENDATION

Based on the findings it is recommended that a temporary license be issued. The terms of the license will enable to the licensee to operate an AFC small group home for 3 developmentally disabled residents. The terms of the license will be for a 6 month period effective 04/08/2011.

Donna Konopka

04/07/2011

Donna Konopka
Licensing Consultant

Date

Approved By:

Gregory V. Corrigan

04/08/2011

Gregory V. Corrigan
Area Manager

Date