



RICK SNYDER
GOVERNOR

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



MAURA D. CORRIGAN
DIRECTOR

February 5, 2013

Virginia Ingle
Drews Place Properties, LLC
101 Village Green Blvd.
Hillsdale, MI 49242

RE: Application #: AL460314967
The Fieldstone at Tecumseh Place
1313 Southwestern Drive
Tecumseh, MI 49286

Dear Mrs. Ingle:

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 20 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 (517) 241-2585.

Sincerely,

Dennis R Kaufman, Licensing Consultant
Bureau of Children and Adult Licensing
Suite 3013
1040 S. Winter
Adrian, MI 49221
(517) 260-3583

enclosure

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

I. IDENTIFYING INFORMATION

License #: AL460314967

Applicant Name: Drews Place Properties, LLC

Applicant Address: 101 Village Green Blvd.
Hillsdale, MI 49242

Applicant Telephone #: (517) 278-9494

Administrator/Licensee Designee: Virginia Ingle

Name of Facility: The Fieldstone at Tecumseh Place

Facility Address: 1313 Southwestern Drive
Tecumseh, MI 49286

Facility Telephone #: (517) 423-1141

Application Date: 08/23/2011

Capacity: 20

Program Type: AGED

II. METHODOLOGY

08/23/2011	Enrollment
08/25/2011	Inspection Report Requested - Health
08/25/2011	Inspection Report Requested - Fire
08/25/2011	Contact - Document Sent Rules & Act booklets, fire forms
09/06/2011	Application Incomplete Letter Sent Noting this is to be a newly constructed building and ground has not been broken to date.
12/19/2012	Inspection Completed-Fire Safety : A
01/11/2013	Inspection Report Requested - Health
01/15/2013	Application Complete/On-site Needed
01/15/2013	Inspection Completed On-site
01/15/2013	Inspection Completed-BCAL Sub. Compliance
01/24/2013	Inspection Completed-Environmental Health : A Received on this date.
01/31/2013	Contact - Document Received Received requested information.
02/04/2013	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

This facility is newly constructed and located on an eight acre parcel of land in the City of Tecumseh. The facility received its occupancy permit from the City of Tecumseh on 1/24/13. This facility is wheelchair accessible as all resident living space is on ground level and there are three exits that lead directly to the outside at ground level.

The facility has a paved driveway leading up to a large paved parking lot immediately adjoining the facility which also includes a large covered car port area at the facility entrance. Upon entering the facility there is a very large great room with 24 foot vaulted ceilings where resident activities and resident dining areas are provided. Immediately to

the left of the entrance is the facility office and to the right of the entrance is a room dedicated to providing salon services to residents whom choose to purchase the services from a beautician.

Proceeding through the great room on the left side is a dedicated medication room where all resident medications will be stored and locked. Immediately across the hallway from the medication room is a dedicated oxygen storage room and resident spa room. Past the medication room is a long hallway where 10 resident bedrooms are located and at the end of the hallway is an exit door the leads immediately to the outside.

Returning back to the great room is another hallway that leads to a stairway that leads down an alternative exit from the facility and also continues down to a large basement and crawlspace under the facility.

Continuing back to the right side of the great room is a hallway that leads to a very large full kitchen and immediately off the kitchen is a large food storage area that has a separate entrance immediately off the parking lot to allow consumable deliveries to the facility without having to go through resident living space. Immediately across from the kitchen is a large laundry room. Immediately down this long hallway is a public restroom, 10 resident bedrooms and an exit door at the end of the hallway that leads directly to the outside.

The facility is licensed for 20 residents; each resident will have their own private bedroom space. Each resident bedroom has its own handicapped accessible full bathroom as well as individual heating and air conditioning controls so that each resident can choose the particular temperature that best meets their needs. Of the 20 bedrooms in the facility, there are 8 studio bedrooms that measure 184 square feet of living space. There are 12 "1 bedroom" living areas that resemble a small apartment. Each of these bedrooms has a small kitchenette, a separate large living room, and a separate bedroom. These bedrooms have 315 square feet of living space. Additionally, all resident bedrooms have electronic staff call devices so residents will be able to request staff assistance when they desire.

The resident dining and activity areas are located in the facility great room; this room measures 3200 square feet which greatly exceeds the minimum of 35 square feet per occupant requirement.

Based upon the above information, this facility can accommodate 20 residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

The basement of the facility houses natural gas fired furnaces and hot water heaters for the facility; all have been installed by licensed heating contractors and have been inspected and approved for use. The doorway to the basement is equipped with an approved fire rated door with an automatic self-closing device.

The facility has been determined by the Bureau of Fire Services to be in compliance with the applicable fire safety administrative rules. Full approval was granted to this facility by the Bureau of Fire Services on 12/19/12.

Lenawee County Public Health Department conducted an environmental health inspection and granted full approval on 1/24/13. This facility utilizes the City of Tecumseh public water and sewage disposal systems.

B. Program Description

The applicant intends to provide 24-hour supervision, protection and personal care to 20 male and female residents who are 65 years or older. The program statement documents the facility will provide a general program of care as needed to maintain each resident's dignity and maximize each resident's potential level of functioning. Each resident will have a pre-admission assessment as well as ongoing assessments to develop a care plan to identify their needs in the areas of activities of daily living, nutrition, religion, social, recreation, health and personal safety. The facility will provide the opportunity for resident participation in facility in-house recreational activities as well as providing information and encouragement to residents to participate in religious and community services and activities. The facility will actively encourage resident family members and friends to regularly visit and participate with resident activity. The applicant intends to accept residents with private sources of payment.

If needed by residents, behavior interventions and specialized interventions will be identified in the assessment plans. These interventions shall be implemented only by staff trained in the intervention techniques.

C. Applicant and Administrator Qualifications

The applicant is Drews Place Properties, L.L.C., a "Domestic Limited Liability Company" that was established in Michigan on 10/25/04 and is in good standing. The applicant submitted a financial statement and established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility. Drews Place Properties, L.L.C. also operates a large adult foster care facility in Blissfield (Blissfield Place, #AL460278809).

The members of Drews Place Properties, L.L.C. have submitted documentation appointing Virginia Ingle as the licensee designee and administrator for this facility.

Criminal history background checks for Ms. Ingle were completed and she was determined to be of good moral character to provide licensed adult foster care. Ms. Ingle submitted statements from a physician documenting their good health and current negative tuberculosis test results.

Ms. Ingle is the current licensee designee and administrator for Blissfield Place (AL460278809). Additionally, Ms. Ingle, for numerous years has also been the licensee

designee and administrator for Tecumseh Place (AL460014802) and Tecumseh Place II (AL460070143). All of these facilities service the aged population. Therefore, Ms. Ingle has been determined to satisfy the qualifications and training requirements identified in the group home administrative rules.

The staffing pattern for the original license of this 20 bed facility is adequate and includes a minimum of 2 staff for 20 residents per shift. The applicant acknowledged that the staff to resident ratio may need to increase in order to provide the level of supervision or personal care required by the residents due to changes in their behavioral, physical, or medical needs. The applicant has indicated that direct care staff will be awake during resident sleeping hours.

The applicant acknowledged an understanding of the qualifications, suitability, and training requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff to resident ratio.

The applicant acknowledged an understanding of the responsibility to assess the good moral character of employees. The applicant acknowledge the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing "direct access" to residents or resident information or both utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to demonstrate compliance.

The applicant acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff that have received medication training and have been determined competent by the licensee designee will administer medication to residents. In addition, the applicant has indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

The applicant acknowledged the responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, the applicant acknowledged the responsibility to maintain all required documentation in each employee's record for each licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

The applicant acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care facility.

The applicant acknowledge the responsibility to obtain the required written assessment, written assessment plan, resident care agreement, and health care appraisal forms and signatures that are to be completed prior to, or at the time of, each resident's admission

to the home as well as updating and completing those forms and obtaining new signatures for each resident on an annual basis.

The applicant acknowledge the responsibility to maintain a current resident record on file in the facility for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident file.

The applicant acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. The applicant acknowledged that a separate Resident Funds Part II BCAL-2319 form will be created for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the resident's personal money transactions that have been agreed to be managed by the applicant.

The applicant acknowledged an understanding of the administrative rules regarding the requirements for written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.

The applicant acknowledged the responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

Compliance with the licensing act and administrative rules related to the physical plan has been determined. Compliance with administrative rules related to quality of care will be assessed during the temporary license period.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult large group home with a capacity of 20 residents.



2/5/13

Dennis R Kaufman
Licensing Consultant

Date

Approved By:



2/5/13

Betsy Montgomery
Area Manager

Date