



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

November 10, 2016

Louis Andriotti
IP Vista Springs Washington Place OPCO LLC
Ste. 300
2090 Celebration Dr. NE
Grand Rapids, MI 49525

RE: Application #: AL500384577
Vista Springs Washington Place - East
11900 Shire Blvd.
Washington Twp., MI 48095

Dear Mr. Andriotti:

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 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 (248) 975-5053.

Sincerely,

A handwritten signature in cursive script that reads "Roeiah Epps".

Roeiah Epps, Licensing Consultant
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(586) 256-1776

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #: AL500384577

Applicant Name: IP Vista Springs Washington Place OPCO
LLC

Applicant Address: Ste. 300
2090 Celebration Dr. NE
Grand Rapids, MI 49525

Applicant Telephone #: (616) 259-8659

Licensee Designee: Louis Andriotti

Name of Facility: Vista Springs Washington Place - East

Facility Address: 11900 Shire Blvd.
Washington Twp., MI 48095

Facility Telephone #: (586) 331-9400

Application Date: 08/23/2016

Capacity: 20

Program Type: AGED
ALZHEIMERS
DEVELOPMENTALLY DISABLED
MENTALLY ILL
PHYSICALLY HANDICAPPED

II. METHODOLOGY

08/23/2016	Enrollment
08/26/2016	Inspection Report Requested - Health Inv. #1026075
08/26/2016	Comment Fire Inspections – acceptable
08/29/2016	Contact - Document Sent Rule & Act booklets
08/30/2016	Contact - Document Received Received clearance for Ricky (Administrato)
08/31/2016	Licensing Unit file referred for criminal history review Louis
09/12/2016	Contact - Document Received Licensing file received from Central office
09/19/2016	Inspection Completed-Env. Health: A
10/10/2016	Application Incomplete Letter Sent
11/04/2016	Application Complete/On-site Needed
11/04/2016	Inspection Completed On-site
11/04/2016	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The home is located in a suburban community of Washington Township, west of M-53. The facility is a large brick and aluminum-sided home on a business commercial lot. The home has a paved driveway and parking lot. The living and dining space in the home contains 1, 425 sq. ft. of activity space. This is adequate for the proposed number of occupants. The home is equipped with an interconnected, hardwired smoke detection system with battery back-up which was installed by a licensed electrician and is fully operational. The home is wheelchair accessible.

The bedroom space is as follows (additional sq. ft. for bedroom corridors has been calculated in total):

Location	Dimensions	Square Footage	Capacity
Suite 101	13'1" x 14'2"	219 sq. ft.	1
Suite 102	11'11" x 12"	179 sq. ft.	1
Suite 103	11'11" x 12"	171 sq. ft.	1
Suite 104	12'1" x 11'11"	171 sq. ft.	1
Suite 105	11'10" x 12'2"	230 sq. ft.	1
Suite 106	12" x 12"	181 sq. ft.	1
Suite 107	11'10" x 12"	171 sq. ft.	1
Suite 108	11' 11" x 12"	158 sq. ft.	1
Suite 109	13" x 14'2"	218 sq. ft.	1
Suite 110	15'9" x 12'11"	264 sq. ft.	1
Suite 111	12" x 12"	182 sq. ft.	1
Suite 112	11'10" x 14'3"	197 sq. ft.	1
Suite 113	12" x 11'11"	171 sq. ft.	1
Suite 114	11'11" x 12"	171 sq. ft.	1
Suite 115	11'11" x 12'1"	171 sq. ft.	1
Suite 116	12'1" x 11'11"	171 sq. ft.	1
Suite 117	12'1" x 11'11"	171 sq. ft.	1
Suite 118	14'4" x 13"	221 sq. ft.	1
Suite 119	16'10" x 11'6"	244 sq. ft.	1
Suite 120	11'6" x 16'9"	221 sq. ft.	1

Total capacity: 20

B. Program Description

The applicant intends to provide 24-hour supervision, protection and personal care to 20 residents whose diagnoses are aged, or Alzheimer's. The program will include social interaction, personal hygiene care and transportation.

C. Applicant and Administrator Qualifications

The applicant is IP Vista Springs Washington Place OPCO LLC, which is a "Foreign Limited Liability Company" established in Michigan on 12/3/15. The applicant has sufficient financial resources to provide for the adequate care of the residents as evidenced by the projected income from caring for AFC residents along with a projected budget.

The Board of Directors of IP Vista Springs Washington Place OPCO LLC has submitted documentation appointing Louis Andriotti as licensee designee and Rebecca Nagey as the administrator of the facility.

A licensing record clearance was completed and the licensee designee and administrator are of good moral character. The licensee designee and administrator submitted physician statement documents for themselves documenting their good health and current TB test with negative results.

The licensee designee and administrator provided verification of their education and years of experience working with aged and Alzheimer adults. The licensee designee and administrator also supplied verification of the necessary hours for training. Mr. Andriotti has approximately 13 years of training and experience of providing direct care services with the aged, dementia and Alzheimer population. Mr. Andriotti also has several licensed adult foster care homes. Ms. Nagey has approximately 15 years of training and experience of providing direct care services to the aged, dementia and Alzheimer population through homes for the aged licensed facilities and private duty nursing.

The licensee designee and administrator acknowledged it is their responsibility to assess the good moral character of employees and those who will have ongoing, regular and direct contact with the residents. The licensee designee and administrator were also instructed about background check requirements. The licensee designee and administrator was provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org), L-1 Identity Solutions (formerly Identix ®), and the related documents required to be maintained in each employees record to demonstrate compliance.

The licensee designee acknowledged and understands the administrative rules regarding medication procedures. In addition, they indicated that resident medication will be stored in a locked cabinet. A daily medication log will be maintained.

The licensee designee understands the administrative rules regarding informing each resident of their rights and providing a copy of those rights to them. The licensee designee acknowledged awareness of the administrative rules regarding discharge and procedural requirements for issuing written discharge notices.

The licensee designee also understands the administrative rules regarding discharge and procedural requirements for issuing written discharge notices.

The licensee designee understands the administrative rules regarding written and verbal reporting of accidents and incidents and the responsibility to conduct timely investigations of the cause. The licensee designee has indicated that it is his intention to maintain compliance with this requirement.

The licensee designee and administrator acknowledged it is their responsibility to maintain required resident records.

The licensee designee was in compliance with the licensing act and applicable administrative rules at the time of licensure.

IV. RECOMMENDATION

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

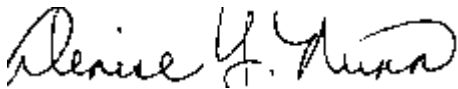


11/4/16

Roeiah Epps
Licensing Consultant

Date

Approved By:



11/10/2016

Denise Y. Nunn
Area Manager

Date