



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

July 28, 2017

Paul Wyman
Retirement Living Management of Ionia, L.L.C.
1845 Birmingham SE
Lowell, MI 49331

RE: Application #: AM340384943
Green Acres Of Ionia II
2552 Commerce Lane
Ionia, MI 48846

Dear Mr. Wyman:

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 12 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 (616) 356-0100.

Sincerely,

Megan Aukerman, MSW

Megan Aukerman, Licensing Consultant
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503
(616) 438-3036

enclosure

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

I. IDENTIFYING INFORMATION

License Application #:	AM340384943
Licensee Name:	Retirement Living Management Of Ionia, L.L.C.
Licensee Address:	1845 Birmingham SE Lowell, MI 49331
Licensee Telephone #:	(616) 897-8000
Administrator/Licensee Designee:	Paul Wyman, Designee
Name of Facility:	Green Acres Of Ionia II
Facility Address:	2552 Commerce Lane Ionia, MI 48846
Facility Telephone #:	(616) 527-3300
Application Date:	09/21/2016
Capacity:	12
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

09/21/2016	On-Line Enrollment
09/23/2016	Inspection Report Requested - Fire
09/23/2016	Contact - Document Sent Fire Safety String
09/23/2016	Contact - Document Sent Rule & Act booklets
09/23/2016	Application Incomplete Letter Sent Rec cl's for Paul (LD) & Bobbie (Admin)
10/05/2016	Contact - Document Received Rec cl's for Paull & Bobbie
11/17/2016	Application Incomplete Letter Sent
05/09/2017	Fire Inspection A
07/05/2017	Application Complete/On-site Needed
07/11/2017	Inspection Completed On-site
07/11/2017	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Green Acres of Ionia II is a new construction, one story level facility located in the city of Ionia. The facility is attached to the existing Green Acres of Ionia building licensed in 2007. The facility has 12 resident apartment style rooms each with their own individual bathrooms, bedrooms, dining area and living space. Each apartment is equipped with a pull cord that alerts staff carrying a pager. As you enter the facility there is a community room, dining area and kitchen. There is a meeting room, public half bathroom and a nurse's station. Also located at the center of the facility is a full spa bathroom and separate laundry room. The entrance of the facility will be locked and alarmed with a crash bar that will alarm if pushed and opens after 15 seconds of pressure. The facility is wheelchair accessible and has 2 approved means of egress with no wheelchair ramp as the facility is built at ground level. The facility utilizes public water and sewer.

The gas furnace and hot water heater are located in the basement of the facility. The basement is not licensed for resident use. The basement is separated from the main floor of the facility with a 1-3/4 inch solid core door equipped with an automatic self-closing device and positive latching hardware. The facility is equipped with

interconnected, hardwire smoke detection system, with battery backup, which was installed by a licensed electrician and is fully operational. The facility is equipped with an approved pull station alarm system and a sprinkler system installed throughout.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	10'10"X20'2", 10'3"X8'7"	306.39	1
2	10'10"X20'2", 10'3"X8'7"	306.39	1
3	19'11"X10'9", 7'4"X10'4"	293.52	1
4	19'11"X10'9", 7'4"X10'4"	293.52	1
5	19'11"X10'9", 7'4"X10'4"	293.52	1
6	19'11"X10'9", 7'4"X10'4"	293.52	1
7	19'11"X10'9", 7'4"X10'4"	293.52	1
8	19'11"X10'9", 7'4"X10'4"	293.52	1
9	19'11"X10'9", 6'9"X10'6"	285.02	1
10	19'11"X10'9", 6'9"X10'6"	285.02	1
11	19'8"X10'11", 8'9"X8'9"	291.25	1
12	19'8"X10'11", 8'9"X8'9"	291.25	1

The living, dining, and sitting room areas measure a total of 1,210.20 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

Based on the above information, it is concluded that this facility can accommodate **twelve (12)** residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

B. Program Description

Admission and discharge policies, program statement, refund policy, personnel policies, and standard procedures for the facility were reviewed and accepted as written. The applicant intends to provide 24-hour supervision, protection and personal care to **twelve**

(12) male or female elderly adults diagnosed with Alzheimer's or Dementia in the least restrictive environment possible. The facility has submitted an acceptable Alzheimer's program statement to assure adequate care and supervision of residents diagnosed with Alzheimer's. The program will include social interaction skills, personal hygiene, personal adjustment skills, and public safety skills. A personal behavior support plan will be designed and implemented for each resident's social and behavioral developmental needs. The applicant intends to accept private pay individuals as a referral source.

If required, behavioral intervention and crisis intervention programs will be developed as identified in the assessment plan. These programs shall be implemented only by trained staff, and only with the prior approval of the resident, guardian, and the responsible agency.

The facility will make provision for a variety of leisure and recreational equipment. It is the intent of this facility to utilize local community resources including public schools and libraries, local museums, shopping centers, and local parks.

C. Applicant and Administrator Qualifications

The applicant is Retirement Living Management of Ionia, L.L.C., which is a "Domestic Limited Liability Company", was established in Michigan, on 4/19/1999. 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.

The members of Retirement Living Management of Ionia, L.L.C. have submitted documentation appointing Paul Wyman as Licensee Designee for this facility and Leigha Nichols as the Administrator of the facility.

A licensing record clearance request was completed with no LEIN convictions recorded for the licensee designee and the administrator. The licensee designee and administrator submitted a medical clearance request with statements from a physician documenting their good health and current TB-tine negative results.

The licensee designee and administrator have provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

The staffing pattern for the original license of this 12 bed facility is adequate and includes a minimum of 1 staff to 12 residents per shift with a registered nurse on call 8 hours per day, 40 hours per week. The applicant acknowledges that the staff -to- resident ratio will change to reflect any increase in the level of supervision, protection, or personal care required by the residents. The applicant has indicated that direct care staff will be awake during sleeping hours.

The applicant confirms that at no time will this facility rely on “roaming” staff or other staff that are on duty and working at another facility to be considered part of this facility’s staff -to- resident ratio or expected to assist in providing supervision, protection, or personal care to the resident population.

The applicant acknowledges 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 and contractors who have regular, ongoing, “direct access” to residents or the resident information or both. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to be maintained in each employee’s record to demonstrate compliance.

The applicant acknowledges an understanding of the administrative rules regarding medication procedures and that only those direct care staff that have received medication training and have been determined competent by the licensee, can 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 acknowledges their 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 acknowledges their responsibility to maintain all required documentation in each employee’s record for each licensee or 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 acknowledges an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the home for adult foster care.

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

The applicant acknowledges an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. The applicant acknowledges 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 acknowledges an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. The applicant indicated that it is their intent to achieve and maintain compliance with these requirements.

The applicant acknowledges an understanding of the administrative rules regarding the written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause. The applicant has indicated their intention to achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

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

The applicant confirms that residents with mobility impairments may only reside on the main floor of the facility.

D. Rule/Statutory Violations

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

IV. RECOMMENDATION

I recommend issuance of a six-month temporary license to this Adult Foster Care Medium group home (capacity 12).

Megan Aukerman, MSW

7/28/2017

Megan Aukerman, Licensing Consultant Date

Approved By:

Jerry Hendrick

7/28/2017

Jerry Hendrick, Area Manager Date

