



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

September 12, 2017

Steven Steffey
Vicinia Gardens Transition
4045 Vicinia Way
Fenton, MI 48430

RE: Application #: AH250382445
Vicinia Gardens Transition
4045 Vicinia Way
Fenton, MI 48430

Dear Mr. Steffey:

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 28 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 (517) 284-9720.

Sincerely,

A handwritten signature in blue ink, appearing to read "Elizabeth Gregory".

Elizabeth Gregory, Licensing Staff
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(810) 347-5503

enclosure

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

I. IDENTIFYING INFORMATION

License Application #:	AH250382445
Licensee Name:	Vicinia Gardens Transition, LLC
Licensee Address:	1012 N LeRoy Fenton, MI 48430
Licensee Telephone #:	(810) 629-9368
Authorized Representative:	Steven Steffey
Administrator:	Kelly Steffey
Name of Facility:	Vicinia Gardens Transition
Facility Address:	4045 Vicinia Way Fenton, MI 48430
Facility Telephone #:	(810) 629-9368
Application Date:	04/20/2016
Program Type:	AGED

II. METHODOLOGY

04/20/2016	On-Line Enrollment
05/10/2016	Application Incomplete Letter Sent
05/16/2016	Plan Review Received BFS152412 -Final-New Home for the Aged Facility
07/19/2016	Plan Review Received BFS152412-New-Fire alarm-New fire alarm system
08/26/2016	Contact- Document Received Plan Review- HFES PROJECT: # 20160089
03/06/2017	Plan Review Received BFS152412-Modification-Sprinkler-Wood Construction
05/08/2017	Plan Review Received BFS152412-New-hood suppression-new kitchen hood suppression system
08/11/2017	Contact- Document Received Management and lease agreements, resident admission contract, floor plan, letter of attestation, program statement, operational narrative, policies and procedures.
08/15/2017	Contact- Document Received BCAL 1606, BCAL 1603 forms
08/16/2017	Contact- Document Received Disaster planning procedures
08/31/2017	Inspection Completed-Fire Safety : Approved by BFS inspector Brent Connell
09/06/2017	Contact- Document Received Opening survey conducted on 9/1/17 by Andrea Humphrey, HFES PROJECT: # 20160089
09/06/2017	Application Complete/On-site Needed
09/07/2017	Inspection Completed On- Site
09/08/2017	Inspection Completed- BCAL Full Compliance
09/08/2017	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Vicinia Gardens Transition is a newly constructed, one-story 28 bed home for the aged. Upon entering the facility, it opens into a living room with ample seating. Located directly behind the living room is the dining area that contains a door to an enclosed courtyard. The facility also houses a beauty salon, commercial kitchen, conference/activity room, laundry facility, media area, staff offices and staff break room.

The facility offers 26 resident rooms (room numbers 1-26) for a total capacity of 28 licensed beds, with three floor plans to choose from. Resident rooms range in size from 190-354 square feet. All resident rooms contain a bathroom that has a toilet, sink and walk in shower with bench seating and grab bars. Emergency pull cords are located next to each toilet. Rooms 4, 5, 11, 16, 22 and 23 contain kitchenettes with a mini refrigerator, sink and cabinets. Rooms 12-15 contain kitchenettes without a sink. Rooms 4, 5, 12, 13, 14, 15, 22 and 23 have an outdoor patio with a slatted, waist high enclosure. Prior to move in, residents requesting patio rooms will be assessed for competency and safety to ensure it is an appropriate placement. Rooms 11 and 16 are considered to be double suites and can house two residents. Double suites provide two separate sleeping areas and two closets. Residents have the option to bring in their own furniture if they desire, so long as it meets fire safety requirements. If residents do not bring their own furniture, the facility will provide a twin bed and a nightstand to each resident. All resident rooms have individually controlled heating and cooling, and are wired for cable television and wireless internet. Memory boxes are located outside of each resident room.

The front door and all exit doors are secured with key pad locks that require a code upon entering and exiting. An alarm will sound if a code is not entered and all exit doors are on a 15 second delay. The main entrance has a door bell to alert staff of any visitors arriving at the facility. All windows that open have barriers on them, which only allow them to open four inches. All residents will be provided electronic call pendants to alert staff when assistance is needed, in addition to the pull cords. Door alarms, emergency call pendants and push cords alert staff through a pager system that each staff member will carry with them at all times. Notification is also sent to the staff care station if any alarms are triggered.

The facility has an emergency generator that is compliant with MCL 333.21335. Common areas and essential services are maintained during power outages. Resident rooms have a designated electrical outlet and lighting that are operable in the event power is interrupted.

The facility is outfitted with approved fire suppression systems throughout the building. On 08/31/2017 the Bureau of Fire Services granted an acceptable fire safety certification.

Vicinia Gardens Transition LLC is the owner/licensee of Vicinia Gardens Transition. According to the Department of Licensing and Regulatory Affairs business entity search, Vicinia Gardens Transition Living LLC is a Domestic Limited Liability Company with a formation/qualification date of 04/19/2016. The jurisdiction of origin Michigan and the registered office address is 1012 N. Leroy Street, Fenton, MI 48430.

The facility is located within 15 miles of Genesys Regional Medical Center, Hurley and McLaren hospitals. Local pharmacies, banking, retail and food establishments are within five minutes driving distance of the facility.

B. Program Description

Vicinia Gardens Transition will provide room, board and supervised personal care services to a total capacity of 28 individuals 60 years of age or older. This is a general aged population without memory services. The facility allows residents to choose their own primary health physician, specialist, licensed health care agency and/or hospice. The facility allows residents to choose their own personal pharmacy, Veteran Affairs if eligible, and/or the facility's contracted pharmacy. A resident's needs are assessed and an initial service plan is written prior to admission to the facility.

Staff training includes assistance in personal care, medication administration, the facility's disaster plans, resident rights, dementia, behavior management and all services identified in residents' service plans.

The facility will offer scheduled activities that will vary in frequency and type based on resident interest and choice. Some activities include but are not limited to bible study, jewelry making, painting, bag toss, Wii bowling and sing a longs.

The facility has a strict no-smoking anywhere on the premises policy, for residents, staff and visitors. The facility has a specific pet policy requiring the resident to provide for all of the pet's care. The facility does not intend to hold any resident funds and does not provide transportation services.

C. Rule/Statutory Violations

The facility is in substantial compliance with home for the aged public health code and administrative rules.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this home for the aged that will allow it operate for a period of six months with a licensed bed capacity of 28.

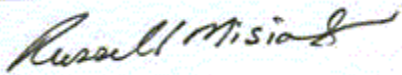


9/8/17

Elizabeth Gregory
Licensing Staff

Date

Approved By:



9/12/17

Russell B. Misiak
Area Manager

Date