



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

May 11, 2018

Maria Oliva
Azpira Place Of Breton
4352 Breton Rd. SE
Kentwood, MI 49512

RE: Application #: AH410391902
Azpira Place Of Breton
4352 Breton Rd. SE
Kentwood, MI 49512

Dear Ms. Oliva

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 103 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) 260-7781.

Sincerely,

A handwritten signature in blue ink that reads "Lauren Wohlfert".

Lauren Wohlfert
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503
(616) 260-7781
-enclosure



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

I. IDENTIFYING INFORMATION

License Application #:	AH410391902
Licensee Name:	Pathway Operations Kentwood, LLC
Licensee Address:	4352 Breton Road SE Kentwood, MI 49512
Licensee Telephone #:	(312) 837-0704
Authorized Representative:	Maria Oliva
Administrator:	Beth Covault
Name of Facility:	Azpira Place Of Breton
Facility Address:	4352 Breton Rd. SE Kentwood, MI 49512
Facility Telephone #:	(312) 837-0704
Application Date:	12/27/2017
Capacity:	103
Program Type:	ALZHEIMERS AGED



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II. METHODOLOGY

12/27/2017	On-Line Application Received – Original
12/27/2017	On-Line Enrollment
12/27/2018	On-Line Application Incomplete Letter Sent
01/09/2018	Contact – Document Sent Rule & Public Health Code Booklets
06/12/2017	Inspection Completed – Fire Safety: A
02/06/2018	Contact Document Received 1326/Fingerprint/RI 030 for Maria Oliva
02/06/2018	File Transferred to Field Office
03/15/2018	Application Incomplete Letter Sent
04/05/2018	Contact – Document Received Policies and procedures received
05/01/2018	Contact – Document Sent An email regarding revisions to the policies and procedures was sent
05/03/2018	Application complete/Onsite needed
05/03/2018	Inspection Completed onsite
05/03/2018	Inspection Completed-BCAL full compliance
05/07/2018	Business Entity Search completed

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility



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Azpira Place is a one story facility located in central Kentwood. The facility has been continually licensed as a home for the aged since 2001. The assisted living area of the facility is comprised of 23 studio style units, 15 suites style units, and 31 one bedroom units. The 31 one bedroom units are double occupancy units.

Each of the units has its own barrier free bathroom containing a toilet, shower, and sink. Additionally, each living unit is outfitted with a small refrigerator, a small kitchenette counter top, and a cupboard. The hallways within the assisted living area of the facility form a figure eight with the main entrance, staff offices, resident library, resident post office boxes, and gathering area at the westerly end. The kitchen, resident dining room, facility laundry, and activity room are located in the middle area, and beauty salon, resident laundry room, and large bathing room are located at the easterly end. Laundry room and janitor closets are secured for resident safety. Residents of the assisted living area may choose to enjoy outdoor activities with unrestricted access to two completely enclosed outdoor courtyards separated by the main dining room. With the exception of the main lobby entry door and doors leading to the courtyards, all other exits have magnetic locks that require key or code entry to allow passage. Magnetic locks on exit doors are designed to become disabled during a fire alarm allowing egress during an emergency. The main lobby door is supervised by a designated staff person between the hours of 10AM and 7PM.

For resident protection, after 7 PM and before 10 AM, the main lobby door is locked and visitors must utilize a buzzer system to summon staff assistance in order to gain entry to the facility. Residents have access to wireless internet throughout the building.

Connected by a hallway on the easterly end of the assisted living area of the facility is the memory unit known as "A Knew Day". A Knew Day is comprised of one long hallway containing four resident studio units and eight resident two bedroom apartments.

Each resident bathroom is outfitted with barrier-free toilet, shower and sink facilities. The resident dining room, gathering area, kitchenette, staff laundry, and staff work station are located in the central area while a large sitting area is located at the northern end of the unit hallway. A Knew Day staff have a direct line of sight of residents traversing in any area of the hallway. All residents of A Knew Day have access to a fenced exterior area where, with staff supervision, they may participate in outside activities safely. All exit doors within the unit, as well as the door to the unsecured area of the facility, are equipped with magnetic locks that require entry of a code to open. All windows within the unit have limiter devices installed to prohibit full opening of the window pane. This is to prevent residents from exiting and wandering away unsupervised. Additionally, activation of exit doors without code entry sounds an alarm easily heard and responded to by staff. Magnetic locks on exit doors are designed to



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become disabled during a fire alarm allowing egress in an emergency. The janitor closet and small staff laundry room are all key entry for resident safety.

The facility generator is capable of powering all common and kitchen areas within the building.

The facility is outfitted with approved fire suppression systems throughout the building. Bureau of Fire Services granted an acceptable annual fire safety certification on 6/12/17.

Azpira Place is located within 15 minutes driving distance of St. Mary's, Metropolitan, and Spectrum Health hospitals. One local pharmacy is adjacent to the property while another is located within a grocery store across Breton Road. Retail, banking, and food establishments are within walking distance of the building.

Residents of the assisted living area that continue to drive have access to a carport located adjacent to the building in which to park their vehicles. The facility owns and operates a 12 seat two wheelchair community bus that is utilized for resident transportation to prescheduled appointments and community outings. Residents wishing to arrange their own transportation may utilize the public Grand Rapids Area

Transit Authority bus system.

A review of the Department of Licensing and Regulatory Affairs' business entity search revealed valid registration of Pathway Operations Kentwood, LLC, also known as Azpira Place, and Pathway Management of Michigan, LLC.

I reviewed the lease agreement between Pathway Operations of Kentwood LLC and Pathway Management of Michigan, LLC. Pathway Operations of Kentwood LLC has a legal right to occupy the building at 4352 Breton Ave SE, Kentwood MI 49512

B. Program Description

Azpira Place provides services to men and women who are 55 years of age and older. The facility provides room, board, twenty-four hour supervision and assistance with personal care including medication administration. The facility also represents to the public the provision of services to individuals with Alzheimer's disease or related conditions.

The facility has agreements with specialists in the areas of podiatry, audiology, ophthalmology, and oncology that the resident may choose to receive services from. In addition, the facility allows for residents to arrange themselves and receive physical,



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occupational, and speech therapies within the facility. Residents may retain their personal physician and choose their providers of licensed health care services, agencies and hospices. The resident may utilize their own personal pharmacy, the Department of Veteran Affairs pharmacy, and or the designated community pharmacy.

I reviewed the applicants submitted home for the aged policies and procedures and granted approval of the documents on 5/8/18.

C. Rule/Statutory Violations

The applicant is found to be in compliance with the licensing act and applicable administrative rules.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this home for the aged. The terms of the license will enable the licensee to operate an HFA for 103 residents.

5/8/18

Lauren Wohlfert
Licensing Staff

Date

Approved By:

5/9/18

Russ Misiak
Area Manager

Date