



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

September 27, 2019

Louis Andriotti, Jr.
IP Vista Springs Washington Place OpCo, LLC
Ste 300
2090 Celebration Drive NE
Grand Rapids, MI 49525

RE: Application #: AL500393430
Vista Springs Washington Place - Spring Harbor
11900 Vista Springs Blvd.
Washington Township, MI 48095

Dear Mr. Andriotti, Jr.:

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 #:	AL500393430
Applicant Name:	IP Vista Springs Washington Place OpCo, LLC
Applicant Address:	Ste 300 2090 Celebration Drive NE Grand Rapids, MI 49525
Applicant Telephone #:	(616) 259-8659
Licensee Designee:	Louis Andriotti, Jr.
Name of Facility:	Vista Springs Washington Place - Spring Harbor
Facility Address:	11900 Vista Springs Blvd Washington Twp., MI 48095
Facility Telephone #:	(586) 331-9400
Application Date:	04/03/2018
Capacity:	20
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

06/19/2017	Inspection Completed-Env. Health: A See AL500384576
04/03/2018	Enrollment Online enrollment
04/04/2018	Contact - Document Sent Rule & Act booklets
04/04/2018	Application Incomplete Letter Sent Rec cl's for Louis (LD) & Kristen (Admin)
04/05/2018	Contact - Document Received Rec cl's for Louis & Kristen
04/10/2018	Contact - Document Received Licensing file received from Central office
05/30/2018	Application Incomplete Letter Sent
02/12/2019	Inspection Completed-Fire Safety: A
09/12/2019	Application Complete/On-site Needed
09/12/2019	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 building on a business commercial lot. The facility has a paved driveway and parking lot. The living and dining space in the facility contains 1, 828 sq. ft. of activity space. This is adequate for the proposed number of occupants. The facility is equipped with an interconnected, hardwired smoke detection system with battery back-up which was installed by a licensed electrician and is fully operational according to the Bureau of Fire Safety. The security camera system is not utilized and has been disabled. The facility is also 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	14'4" x 13"	380 sq. ft.	1
Suite 102	11'11" x 12"	306 sq. ft.	1
Suite 103	11'11" x 12'1"	295 sq. ft.	1
Suite 104	11.11" x 12"	306 sq. ft.	1
Suite 105	12" x 11'10"	311 sq. ft.	1
Suite 106	11'11" x 12"	294 sq. ft.	1
Suite 107	11'11" x 12'3"	294 sq. ft.	1
Suite 108	25'5" x 12"	306 sq. ft.	1
Suite 109	26'11" x 14'3"	374 sq. ft.	1
Suite 110	28" x 15"	420 sq. ft.	1
Suite 111	14'3 x 11'11"	319 sq. ft.	1
Suite 112	11'11" x 12'1"	319 sq. ft.	1
Suite 113	11'10" x 12'2"	296 sq. ft.	1
Suite 114	14'3" x 11'11"	362 sq. ft.	1
Suite 115	11'10" x 12"	322 sq. ft.	1
Suite 116	11'11" x 12"	312 sq. ft.	1
Suite 117	12" x 12'2"	317 sq. ft.	1
Suite 118	14'3" x 13"	378 sq. ft.	1
Suite 119	10'10" x 32'1"	324 sq. ft.	1
Suite 120	25" x 18'6"	465 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, dementia, 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 managing member of IP Vista Springs Washington Place OPCO LLC, is Louis Andriotti. Mr. Andriotti has appointed himself as the licensee designee and Kristen Gray 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, Louis Andriotti 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 16 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 and homes for the aged. Ms. Gray has approximately 3 years of training and experience of providing direct care and management services to the aged, dementia and Alzheimer population.

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 were 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, Louis Andriotti, acknowledged and understands the administrative rules regarding medication procedures. In addition, he indicated that residents medications will be stored in a locked cabinet and 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, Louis Andriotti, also understands the administrative rules regarding discharge and procedural requirements for issuing written discharge notices.

The licensee designee, Louis Andriotti, 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, Louis Andriotti, 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.

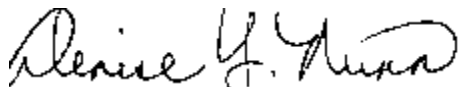


9/13/19

Roeiah Epps
Licensing Consultant

Date

Approved By:



09/27/2019

Denise Y. Nunn
Area Manager

Date