



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

January 21, 2020

Louis Andriotti, Jr.
IP Vista Springs Trillium Village OpCo
Suite 110
2610 Horizon Dr. SE
Grand Rapids, MI 49546

RE: Application #: AH630401935
Vista Springs Trillium Village
6800 Trillium Dr
Clarkston, MI 48346

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 99 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 blue ink, appearing to read "Elizabeth Gregory-Weil".

Elizabeth Gregory-Weil, 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 #:	AH630401935
Applicant Name:	IP Vista Springs Trillium Village OpCo, Inc.
Applicant Address:	Suite 110 2610 Horizon Dr. SE Grand Rapids, MI 49546
Authorized Representative:	Louis Andriotti, Jr.
Administrator:	Susan Savich
Name of Facility:	Vista Springs Trillium Village
Facility Address:	6800 Trillium Dr Clarkston, MI 48346
Facility Telephone #:	(303) 929-0896
Application Date:	10/09/2019
Capacity:	99
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

05/11/2017	Plan Review Received BFS160987-New home for the aged facility, from facility AH6300388609, OK to use per licensing consultant
05/11/2017	Plan Review Received BFS160987-Final-New home for the aged facility - From AH630388609, OK to use per licensing consultant
10/09/2019	Enrollment
10/09/2019	Application Incomplete Letter Sent 1326 & RI030
10/22/2019	Contact - Document Received 1326 & RI-030 for Louis A (AR)
10/23/2019	Lic. Unit file referred for background check review HFA fingerprint hit on 10/21/2019, given to C Pilarski
11/20/2019	Comment B. Zabitz has given preliminary approval for admission contract and other necessary documents. R. Misiak asked to review for final approval.
11/22/2019	Comment All documents required for licensing have been approved.
11/26/2019	Contact - Document Received Email received from corporate compliance officer Karen Hodge containing the following: BCAL 1606 and administrator resume, floor plan, letter of attestation and lease agreement. BFS and HFES approvals are still needed.
12/03/2019	Contact - Document Received HFES PROJECT: # 20170045 Opening survey received from engineer Riyadh Almuktar. OCCUPANCY NOT APPROVED, inspection date 11/21/19, report date 11/25/19
12/19/2019	Inspection Completed-Fire Safety: A BFS project # 160987, inspection completed by Don Christensen, approval given
01/14/2020	Contact - Document Received HFES room sheets received via email from engineer Riyadh Almuktar

01/14/2020	Comment Per HFES engineer Riyadh Almuktar, room # 220 cannot contain any licensed beds. Capacity is 99 beds.
01/14/2020	Contact - Document Received HFES opening survey received for HFES Project: #20170045, granted by engineer Riyadh Almuktar
01/14/2020	Contact - Document Received HFES facility transmittal sheet received via email
01/14/2020	Application Complete/On-site Needed Onsite inspection scheduled for 1/16/20
01/16/2020	Inspection Completed Onsite
01/16/2020	Comment- Per area manager Russ Misiak, a follow up inspection will need to be conducted prior to issuing the license to ensure the building is move in ready
01/21/2020	Contact- Face to face Follow up inspection completed
01/21/2020	Inspection Completed BCAL Full Compliance
01/21/2020	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Vista Springs Trillium Village is a three story, 99 bed home for the aged that offers assisted living and memory care services.

Upon entering the facility, visitors and guests are greeted by the concierge desk that is occupied daily from 8:00am-8:00pm. After concierge hours, visitors must utilize a doorbell in the vestibule to notify staff to gain entrance. The facility contains a bistro, multiple living rooms and seating areas, activity space, whirlpool spa rooms, movie theater, beauty salon, commercial kitchen, ample dining space and several other offices and workspaces. Meals are prepared on-site in the commercial kitchen which will be transferred in warming units to the memory care and assisted living dining

rooms. The kitchen is not inspected by the Oakland County Health Department, as they do not intend to serve meals to anyone aside from residents at this time.

The memory care unit is housed on the first floor of the facility. It is a secured unit and requires a key code to enter and exit the unit. There are 24 memory care apartments (rooms 101-124) with two units offering double occupancy (rooms 102 and 107), totaling 26 licensed memory care beds. Memory care suites are outfitted with a full bathroom that have a sink, cabinetry and walk in shower. Apartments contain small kitchenettes with a sink and additional cabinetry. For safety purposes, memory care windows do not open, and apartments are controlled through zoned heating and cooling. The memory care unit also contains an enclosed courtyard for residents to enjoy the outdoors.

The second and third floors of the facility house general assisted living residents. The assisted living area consists of 55 apartments and offers studio, one- and two-bedroom floor plans (rooms 201-219, 221-234, 301- 322). Double occupancy is offered in rooms 202, 205, 206, 207, 209, 210, 216, 217, 229, 231, 232, 305, 306, 307, 308, 309, 318 and 318, totaling 73 licensed beds. Room 220 is not approved for occupancy due to its obstructed window view. All assisted living apartments are outfitted with a kitchen containing a sink, refrigerator, microwave and ample cabinet and counter space. Assisted living bathrooms all contain a sink, toilet and walk in shower with grab bars. Some apartments also contain a fireplace, walk in closet and laundry hook up dependent upon the floor plan. For safety purposes, windows throughout the assisted living area contain stoppers which only allow them to open a few inches. There is a balcony off the third-floor dining room, which is enclosed by 42" aluminum railing and contains an outdoor fireplace for residents to utilize.

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, nightstand and wardrobe space. All apartments are wired for cable and internet services and the facility provides a mounted flat screen television in each bedroom. Each resident apartment is outfitted with a call system that summon staff for assistance by means of pull cords located in each bathroom. General assisted living residents will wear call pendants or watches and when activated, provide an alert notification to staff android phones that are carried on their person.

The facility has an emergency generator that is compliant with MCL 333.21335. Essential services are maintained during power outages such as heating and cooling, kitchen equipment, elevators and the fire detection system.

The facility is outfitted with approved fire suppression systems throughout the building. On 12/19/2019 the Bureau of Fire Services granted an acceptable fire safety certification.

IP Vista Springs Trillium Village OpCo is the licensee of Vista Springs Trillium Village. There is a management agreement in place between IP Vista Springs Trillium Village OpCo and Vista Springs Management, LLC. A review of the Department of Licensing and Regulatory Affairs *Corporations Online Filing System* revealed IP Vista Springs Trillium Village OpCo is a Foreign Limited Liability Company with a Michigan qualification date of 01/21/2020.

B. Program Description

Vista Springs Trillium Village offers room, board and supervised personal care services to a total capacity of 99 individuals 55 years of age or older. 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, Home Town. Resident 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, behavior management and all services identified in residents' service plans.

The facility is a smoke free campus, pet friendly and offers transportation of residents to community outing. The facility does not intend to hold any resident funds and does not permit the use of bed rails.

St. Joseph Mercy hospital is located about 20 minutes from the facility. Banking, pharmacy, retail and food establishments are located within less than a mile driving distance of the facility.

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 to operate for a period of six months with a licensed bed capacity of 99.

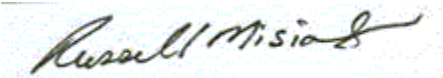


1/21/20

Elizabeth Gregory-Weil
Licensing Staff

Date

Approved By:



1/21/20

Russell B. Misiak
Area Manager

Date