



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

December 4, 2019

Paul Meisel
Vassar Fields Assisted Living II, LLC
219 Church Street
Auburn, MI 48611

RE: Application #: AL790397912
Vassar Fields Assisted Living III
5840 Frankemuth Rd
Vassar, MI 48768

Dear Mr. Meisel:

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 (517) 284-9720.

Sincerely,

A handwritten signature in cursive script that reads "Anthony Humphrey".

Anthony Humphrey, Licensing Consultant
Bureau of Community and Health Systems
411 Genesee
P.O. Box 5070
Saginaw, MI 48605
(810) 280-7718

enclosure

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

I. IDENTIFYING INFORMATION

License #: AL790397912

Applicant Name: Vassar Fields Assisted Living II, LLC

Applicant Address: 5830 Frankenmuth Road
Vassar, MI 48768

Applicant Telephone #: (989) 882-9495

Administrator/Licensee Designee: Paul Meisel, Designee

Name of Facility: Vassar Fields Assisted Living III

Facility Address: 5840 Frankenmuth Rd
Vassar, MI 48768

Facility Telephone #: (989) 450-8323

Application Date: 01/03/2019

Capacity: 20

Program Type: PHYSICALLY HANDICAPPED
DEVELOPMENTALLY DISABLED
AGED
ALZHEIMERS

II. METHODOLOGY

01/03/2019	Enrollment
01/09/2019	Contact - Document Received 1326
01/10/2019	Inspection Report Requested - Fire
01/10/2019	Contact - Document Sent Fire Safety String
02/08/2019	Application Incomplete Letter Sent
11/07/2019	Inspection Completed On-site
11/07/2019	Comment Fire Safety will complete their inspection on 11/13/2019.
11/07/2019	Application Complete/On-site Needed
11/12/2019	Inspection Completed-Fire Safety : A
11/13/2019	Inspection Completed On-site
11/18/2019	Comment Contact with Environmental Health. They made no indication that a restaurant license was needed for Vassar Fields Assisted Living II in order to serve the population at Vassar Fields Assisted Living III.
11/18/2019	Inspection Completed-Env. Health: A
11/21/2019	Inspection Completed-BCAL Full Compliance
12/4/2019	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The property known as Vassar Fields Assisted Living III is located at 5840 Frankenmuth Road, Vassar, Michigan 48768. The property is owned by Mr. Paul Meisel. The property is situated on a 5.0-acre lot in Tuscola Township. The facility secured zoning approval from Tuscola Township on February 17, 2015. The facility is a new construction and a Certificate of Occupancy was issued by Tuscola Township on 11/13/2019. Abundant parking is available on a paved lot.

Vassar Fields Assisted Living III is a newly built facility which features contemporary styling with upscale furnishings and interior décor. The exterior of the home features professionally landscaped patios surrounded by attractive fencing and plenty of land. Exit doors are all alarmed and lighted for added security. This facility is built upon a cement slab. The interior is comprised of a large gathering room, dining room, serving kitchen, medication room, office, laundry room, public bathroom, employee break room, visitation room, and twenty private bedrooms. All of the private bedrooms are equipped with bathrooms, 12 of which are full bathrooms. Two of the bedrooms are 1-bedroom suites equipped with a kitchenette. 12 of the bedrooms are heated and air-conditioned with separate thermostatic controls in each bedroom, while the other 8 bedrooms are heated and cooled via central heating/cooling unit. The facility is serviced by public water and sewage systems. The capacity of this facility will enable twenty (20) male and female residents to utilize as many bedrooms. There is ample space in the facility bedrooms for non-affected spouses to reside with prior Department approval. Eight of the 20 bedrooms are designed for residents who may be diagnosed with Dementia. Memory Care staff will be designated to this area, however; residents will be able to move freely throughout their home as there will be no locked areas that would prevent egress into other areas of the facility.

The facility is equipped with four natural gas furnaces and two hot water heaters which are located in Mechanical Rooms that are covered by a 1-3/4 inch solid core door equipped with an automatic self-closing device and positive latching hardware which are constructed of material that has a 1-hour-fire resistance rating. 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 also sprinkled with a hydrant dedicated to the sprinkling system located next to the building. Fire extinguishers and emergency evacuation plans are placed throughout the facility.

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

Bedroom #	Room Dimensions	Total Square Footage	Number of beds
1	15' x 24'	360	1
2	17'4" x 22'	381.33	1
3	13' x 22'	286	1

4	13' x 22'	286	1
5	13' x 22'	286	1
6	13' x 22'	286	1
7	13' x 22'	286	1
8	13' x 22'	286	1
9	13' x 22'	286	1
10	13' x 22'	286	1
11	17'4" x 22'	381.33	1
12	10'6" x 12'6"	131.25	1
13	11' X 13'	143	1
14	11' X 13'	143	1
15	13' X 14'	182	1
16	11'6" x 13'	149.50	1
17	13' X 19'	247	1
18	12' x 13'	156	1
19	12' x 13'	156	1
20	12' x 13'	156	1

The living room, dining room, and common areas measure a total of 2530 square feet of living space. This exceeds the minimum of 35 square feet per resident requirement.

11/12/2019, the Bureau of Fire Services determined Vassar Fields Assisted Living II in compliance with the Fire Safety Rules for Adult Foster Care Large Group Homes.

On 11/18/2019, it was determined that Vassar Fields Assisted Living II was in compliance with the Environmental Health Rules for Adult Foster Care Large Group Homes.

On 11/21/2019, I determined that Vassar Fields Assisted Living II was in compliance with the Maintenance of Premises Rules for Adult Foster Care Large Group Homes. Based on the above information, it is concluded that this facility can accommodate twenty (20) residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

B. Program Description

Admission and discharge policies, program statement, Alzheimer's services disclosure statement, refund policy, personnel policies, and standard procedures for the facility were reviewed and accepted as written. Vassar Fields Assisted Living III intends to provide 24-hour supervision, protection and personal care to twenty (20) male and female Aged adults who may be Developmentally Disabled, Physically Handicap or possess Alzheimer's disease or related dementias; in the least restrictive environment possible. 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. Residents may be referred from Commissions on Aging, waiver programs, hospitals, clinics, and the community at large.

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 licensee will either arrange or provide all transportation for program and medical needs. Vassar Fields Assisted Living III 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 Vassar Fields Assisted Living II, L.L.C., which is a "Domestic Limited Liability Company", was established in Michigan, January 13, 2016. 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 Board of Directors of Vassar Fields Assisted Living II, L.L.C. has submitted documentation appointing Paul Meisel as licensee and administrator for this facility. A licensing record clearance request was completed with no lien convictions recorded for Paul Meisel, licensee designee and the administrator. Mr. Meisel submitted a medical clearance request with a statement from a physician documenting his good health and current TB-tine negative results.

Paul Meisel, licensee designee and administrator, has 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 20-bed facility is adequate and includes a minimum of 4 staff to 20 residents on the first and second shifts with 3 staff on the third shift. All staff shall be awake during sleeping hours.

Paul Meisel, licensee designee and administrator, acknowledges an understanding of the training and qualification 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.

Paul Meisel, licensee designee and administrator, acknowledges 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 offered 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.

Paul Meisel, licensee designee and administrator, 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, Mr. Meisel has indicated resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

Paul Meisel, licensee designee and administrator, acknowledges his responsibility to obtain all required documentation and signatures that are to be completed prior to each direct care staff or volunteer working with residents. In addition, Mr. Meisel acknowledges his responsibility to maintain a current employee record on file in the home for the licensee, administrator, and direct care staff or volunteer and the retention schedule for all of the documents contained within each employee's file.

Paul Meisel, licensee designee and administrator, acknowledges an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. Mr. Meisel indicated that it is his intent to achieve and maintain compliance with these requirements.

Paul Meisel, licensee designee and administrator, 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. Mr. Meisel has indicated his intention to achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

Paul Meisel, licensee designee and administrator, acknowledges an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply.

Paul Meisel, licensee designee and administrator, acknowledges his responsibility to obtain all of the required 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 the required forms and signatures to be completed for each resident on an annual basis. In addition, Mr. Meisel acknowledges his responsibility to maintain a current resident record on file in the home for each resident and the retention schedule for all of the documents contained within each resident's file.

Paul Meisel, licensee designee and administrator, acknowledges his responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

D. Rule/Statutory Violations

Compliance with the licensing act and administrative rules related to the physical plant has been determined. Compliance with administrative rules related to quality of care will be assessed during the temporary license period.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult large group home (capacity 13-20).




12/04/2019

Anthony Humphrey
Licensing Consultant

Date

Approved By:



12/04/2019

Mary E Holton
Area Manager

Date