



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

March 4, 2020

Louis Andriotti, Jr.
Vista Springs Center for Memory Care and Rediscovery
3736 Vista Springs Ave.
Grand Rapids, MI 49525

RE: Application #: AH410400149
Vista Springs Center for Memory Care and Rediscovery
3736 Vista Springs Ave.
Grand Rapids, MI 49525

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 37 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) 284-9730.

Sincerely,

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

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

enclosure

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

I. IDENTIFYING INFORMATION

| | |
|-----------------------------------|--|
| License #: | AH410400149 |
| Applicant Name: | Vista Springs Northview, LLC |
| Applicant Address: | Ste 110 2610 Horizon Dr. SE Grand Rapids, MI 49546 |
| Applicant Telephone #: | (616) 259-8659 |
| Authorized Representative: | Louis Andriotti |
| Administrator: | Melissa Ellis |
| Name of Facility: | Vista Springs Center for Memory Care and Rediscovery |
| Facility Address: | 3736 Vista Springs Ave. Grand Rapids, MI 49525 |
| Facility Telephone #: | (616) 364-4690 |
| Application Date: | 05/29/2019 |
| Capacity: | 37 |
| Program Type: | ALZHEIMERS |

II. METHODOLOGY

| | |
|------------|---|
| 05/29/2019 | Enrollment |
| 06/12/2019 | Application Incomplete Letter Sent 1326/Fingerprint/RI 030 for Auth Rep and AFC 100 for Admin |
| 09/09/2019 | Inspection Completed-Fire Safety : A Completed for AH410346106. Ok to use per Lic Consultant |
| 10/22/2019 | Contact - Document Received 1326 & RI-030 |
| 10/23/2019 | Lic. Unit file referred for background check review |
| 10/28/2019 | Lic. Unit received background check file from review NS and cont. processing for Louis Andriotti |
| 10/28/2019 | Contact - Document Received AFC 100 for Admin Michelle Rashid |
| 10/28/2019 | File Transferred To Field Office Grand Rapids |
| 02/12/2020 | Comment Documents have been reviewed by B. Zabitz. |
| 02/26/2020 | Application Complete/On-site Needed |

III. DESCRIPTION OF FINDINGS

A. Physical Description of Facility

Vista Springs Center for Memory Care and Rediscovery is a one-story building. The campus the facility is located on includes three adult foster care facilities and this freestanding home for the aged (HFA).

The HFA facility is a secured memory care unit and requires a code to be entered for admittance. If visitors do not know the code, there is a doorbell that rings to staff pagers. The main entrance of the facility leads to a large open space that is lined with windows that allow natural lighting. The area to the right of the main entrance houses the facility's commercial kitchen, private dining room, music lounge, and a soda stand for resident use and seating. The area to the left of the main entrance includes the main dining room and an open seating area with two large screen televisions and two electric fireplaces that simulate burning wood.

At the far end of this large open space are a staff workstation, janitor closet, and a clean linen room. All areas of the facility are air conditioned. Near the staff workstation a perpendicular hallway leads to the resident rooms section of the facility. The five resident hallways are “neighborhoods” named Brownstone, Victorian, Colonial, Bungalow, and Lake Cottage and all lead off the perpendicular hallway. At the point that each hallway adjoins, there is approximately a 15’ by 16’ gathering space that has tables and couches set up for resident use. In addition, a refrigerator, sink, cabinets, and large screen television are located here for resident use.

Each resident room has its own barrier-free bathroom containing a toilet and sink. Additionally, each one bedroom living unit bathroom is outfitted with its own shower. Single units are outfitted with a large screen television, sink and cabinet in the living area and approximately 135 square feet of open floor space. Suite units have two separate sleeping areas that are approximately 90 and 130 square feet in size with approximately a 90 square feet common living area. Directly outside the large day dining area space is a landscaped outdoor area secured by a fence that allows residents to enjoy the outside safely and participate in facility guided outside activities.

Staff wear pagers that notify them when a door to the outside has been opened and its location or when a resident has activated the call system to summon assistance. All windows within the facility have limiting devices that prohibit full opening allowing passage through.

The facility’s generator is compliant with MCL 333.21335. The facility is outfitted with approved fire suppression systems throughout the building. The facility received an acceptable annual fire safety certification on 9/9/19.

The facility is located within 20 minutes driving distance of St. Mary’s, Metropolitan, and Spectrum Health hospitals. Retail, banking, and food establishments are within minutes of the building.

A review of the Department of Licensing and Regulatory Affairs’ business entity search revealed valid registration of Vista Springs Northview Operations, LLC and Vista Springs LLC. Vista Springs Northview Operations, LLC is licensee and owner of the property. Vista Springs LLC is the manager of the operation. The management agreement was reviewed, and the licensee remains legally responsible for the operation of the home for the aged.

B. Program Description

The facility 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 for themselves and receive physical, 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 Department of Veteran Affairs pharmacy and/or the designated facility community pharmacy.

Home for the aged policies and procedures provided by the licensee were granted approval on 2/12/20.

The licensee has submitted documentation establishing that the administrator meets the education, training, and experience requirements to assure program planning, development, and implementation of services to residents consistent with the home's program statement and agreements.

IV. RECOMMENDATION

I recommend issuance of a temporary license for a home for the aged capacity of 37 beds.

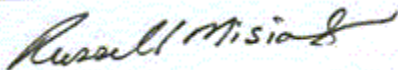


3/4/20

Lauren Wohlfert
Licensing Staff

Date

Approved By:



3/4/20

Russell B. Misiak
Area Manager

Date