



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

February 1, 2021

Eric Simcox  
MCAP Grand Blanc Opco, LLC  
Suite 115  
21800 Haggerty Rd.  
Northville, MI 48167

RE: Application #: AL250404670  
Addington Place of Grand Blanc I  
4137 Cook Rd.  
Grand Blanc, MI 48439

Dear Mr. Simcox:

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. A variance has been approved, which allows this facility to have 20 residents during its first six months of business, while they come into compliance with rule R. 400.15407 (4). Therefore, a temporary license with a maximum capacity of 20 is issued on February 1, 2021.

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 (810) 787-7031.

Sincerely,

A handwritten signature in cursive script that reads "Christopher A. Holvey".

Christopher Holvey, Licensing Consultant  
Bureau of Community and Health Systems  
4809 Clio Road  
Flint, MI 48504  
(517) 899-5659  
enclosure

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

**I. IDENTIFYING INFORMATION**

**License #:** AL250404670

**Applicant Name:** MCAP Grand Blanc Opco, LLC

**Applicant Address:** Suite 115  
21800 Haggerty Rd.  
Northville, MI 48167

**Applicant Telephone #:** (248) 767-3578

**Licensee Designee:** Eric Simcox

**Administrator:** Pauline Bednarick

**Name of Facility:** Addington Place of Grand Blanc I

**Facility Address:** 4137 Cook Rd.  
Grand Blanc, MI 48439

**Facility Telephone #:** (810) 695-9796

**Application Date:** 05/15/2020

**Capacity:** 20

**Program Type:** PHYSICALLY HANDICAPPED  
AGED  
ALZHEIMERS

## II. METHODOLOGY

05/15/2020	Enrollment
06/04/2020	Contact - Document Received 1326 & RI030 for Jordan Houston
06/04/2020	Application Incomplete Letter Sent AFC 100 for Pauline
06/04/2020	Inspection Report Requested - Fire
06/04/2020	Contact - Document Sent Fire Safety String
10/06/2020	Contact - Document Received AFC 100 for Pauline
10/14/2020	Application Incomplete Letter Sent
10/22/2020	Inspection Completed On-site
10/22/2020	Inspection Completed-BCAL Sub. Compliance
11/10/2020	Inspection Completed-Fire Safety: A
12/28/2020	Application Complete-Onsite Needed.
01/19/2021	Inspection Completed-Env. Health: A
01/19/2021	Inspection Completed-BCAL Full Compliance
01/26/2021	Recommend License Issuance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Addington Place of Grand Blanc I is located at 4137 Cook Rd., Grand Blanc, MI. 48439 in Genesee County. The facility is owned by MCAP Grand Blanc Opco, LLC. It has a large cement parking lot for ample parking space for staff and visitors.

The facility is a single level structure and has a brick and siding exterior. It is located in an urban residential neighborhood. The facility has 20 single occupancy resident bedrooms and there is a half bath attached and located between every two resident bedrooms (Jack and Jill baths). In addition, there are two full bathrooms with bathing facilities for residents and one more half bath for staff. The facility has a large spacious living room, dining room and commercial kitchen. There are also two staff offices, laundry room, medication room, and a beauty salon. This facility has a total of four

public exits and all those exits are at grade level, which makes this facility wheelchair accessible. All four exits have attached door alarms to alert staff when someone exits the facility.

The facility has an unoccupied basement, where the furnace and hot water heater are located and are separated from the residents with a steel fire rated door equipped with an automatic self-closing device and positive latching hardware. There are multiple fire extinguishers located throughout the facility. The smoke detectors are all hard-wired into the facility's electrical and fire detection system and are located in all sleeping and living areas. On 11/10/2020, full fire safety approval was given to this facility by the Bureau of Fire Services

The facility has a public water and sewer system. On 1/19/2021, this facility was inspected for environmental safety and it was determined to be in full compliance with all applicable licensing rules pertaining to environmental health.

The resident bedrooms are identical in size and layout and measured as follows:

<b>Bedroom</b>	<b>Square footage</b>	<b># of Residents</b>
Bedroom # 1	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 2	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 3	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 4	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 5	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 6	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 7	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 8	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 9	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 10	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 11	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 12	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 13	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 14	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 15	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 16	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 17	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 18	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 19	12' 8" x 8' 10" = 112 square feet	1
Bedroom # 20	12' 8" x 8' 10" = 112 square feet	1

The living space in the home is as follows:

Room	Square footage
Living Room	711
Dining Room	913
	Total Sq. Footage = 1624

The 1,624 square feet of living space exceeds the minimum of 35 square feet per resident requirement.

### **B. Program Description**

The facility has the capacity to provide 24-hour supervision, protection and personal care for up to twenty (20) aged male and/or female residents over the age of 60, who diagnosis is Alzheimer's/dementia, aged, and/or physically handicapped. The facility's goal is to maintain the highest quality of life for their residents, while providing a safe and comfortable environment. The program will enhance physical, social, and cognitive abilities, with the emphasis on activities which include activities of daily living. An assessment plan will be designed and implemented for each resident's social and behavioral developmental needs. MCAP Grand Blanc Opco, LLC and Addington of Grand Blanc management will have staff that is attentive and well trained and will utilize home health care agencies, hospice, and home health nursing staff, when required to assure all needed help is available to each resident as needed. This facility is wheelchair accessible.

### **C. Applicant/Licensee Designee and Administrator Qualifications**

MCAP Grand Blanc Opco, LLC has appointed Eric Simcox as the licensee designee and Pauline Bednarick as administrator of the facility. A criminal history background check was completed for Mr. Simcox and Ms. Bednarick and they have been determined to be of good moral character. They both submitted statements from a physician documenting their good health and current TB-tine negative results.

The applicant has sufficient resources to provide for the adequate care of the residents as evidenced by projected income for AFC residents along with other financial resources.

The supervision of residents in this large group home licensed for (20) residents will be the responsibility of the applicant 24 hours day / 7 days a week. The applicant has indicated that for the original license of this 20-bed large group home, there is adequate supervision with 2-3 direct care staff on-site for twenty (20) residents. The applicant acknowledges that the number of direct care staff on-site to resident ratio will change to reflect any increase in the level of supervision, protection, or personal care required by the residents.

The applicant acknowledges an understanding of the training and qualification requirements for the responsible person or volunteers providing care to residents in the home.

The applicant acknowledges an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, "direct access" to residents, the resident information or both. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website ([www. Miltcpartnership.org](http://www.Miltcpartnership.org)), and the related documents required to be maintained in each employee's record to demonstrate compliance.

The applicant 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, the applicant has indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

The applicant acknowledges their responsibility to establish good moral character and suitability, obtain and maintain documentation of good physical and mental health status, maintain documentation of all required trainings, and obtain all required documentation and signatures that are to be completed prior to direct care staff and volunteers working directly with residents. In addition, the applicant acknowledges their responsibility to maintain a current employee record on file in the home for the licensee, administrator, or volunteer staff, and the retention schedule for all of the documents contained within each employee's file.

The applicant acknowledges their 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, the applicant acknowledges their responsibility to maintain a current employee record on file in the home for the licensee, administrator and direct care staff or volunteers and the retention schedule for all of the documents contained within the employee's file. The applicant acknowledges an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the home for adult foster care.

The applicant acknowledges their responsibility to obtain the required written assessment, written assessment plan, resident care agreement, and health care appraisal 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.

The applicant acknowledges their 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.

The applicant acknowledges an understanding of the administrative rules regarding the discharge criteria and procedural requirements for issuing a 30-day discharge written notice to a resident, as well as, when a resident can be discharged before the issuance of a 30-day discharge written notice.

The applicant acknowledges an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. The applicant indicated that it is their intent to achieve and maintain compliance with these requirements.

The applicant 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. The applicant has indicated their intention to achieve and maintain compliance with the reporting and investigation of each incident an accident involving resident, employee, and/or visitor.

The applicant acknowledges an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. The applicant acknowledges that a separate Resident Funds Part II (BCAL-2319) form will be created for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the resident's personal money transactions that have been agreed to be managed by the applicant.

Jordan Houston has 10-years' experience in management and/or direct care in independent living and Homes For the Aged (HFA) settings. Ms. Bednarick has a degree as a Physical Therapy Assistant and has 20 plus years working with the elderly population. Mr. Simcox and Ms. Bednarick reports that all resident files will be kept on the facility grounds.

#### **D. Rule/Statutory Violations**

Compliance with the physical plant rules has been determined. All items cited for correction have been verified by visual inspection. Compliance with Quality of Care rules will be assessed during the period of temporary licensing via an on-site inspection.

A variance has been approved, which allows this facility to have 20 residents during its first six months of business, while they come into compliance with rule R. 400.15407 (4).

**IV. RECOMMENDATION**

I recommend issuance of a temporary license on February 1, 2021, to this AFC adult large group home (capacity 1-20).



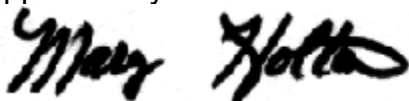
01/29/2021

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Christopher Holvey  
Licensing Consultant

Date

Approved By:



02/01/2021

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Mary E Holton  
Area Manager

Date