



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

May 26, 2022

Jennifer Hescott
Provision Living at Fenton
440 N. Fenway Drive
Fenton, MI 48430

RE: Application #: AH250405635
Provision Living at Fenton
440 N. Fenway Drive
Fenton, MI 48430

Dear Ms. Hescott:

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 60 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 black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(586) 256-1632

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH250405635
Applicant Name:	AEG Fenton Opco, LLC
Applicant Address:	Ste 385 1610 Des Peres Rd. St. Louis, MO 63131
Applicant Telephone #:	(517) 294-0534
Authorized Representative:	Jennifer Hescott
Name of Facility:	Provision Living at Fenton
Facility Address:	440 N. Fenway Drive Fenton, MI 48430
Facility Telephone #:	(810) 936-2807
Application Date:	08/28/2020
Capacity:	60
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

08/28/2020	Enrollment
08/31/2020	Contact - Document Sent 1605 to applicant
03/15/2021	License Unit file referred for background check review for authorized representative Rhonda Hendrickson
03/15/2021	Contact - Document Sent E-mail to Rhonda Hendrickson regarding updated information
03/25/2021	Application Incomplete Letter Sent 1326, RI-030 & FPs for Jennifer Hescott newly appointed authorized representative
03/29/2021	Contact - Document Received 1326 for J. Hescott
03/31/2021	Contact - Document Received RI-030 for J. Hescott
05/06/2021	Application Incomplete Letter Sent requested policies and procedures.
12/10/2021	Contact - Document Received BCAL1603 changing AR from Rhonda Hendrickson to Jennifer Hescott signed by Stephen Schott Manager, AEG Fenton Opco LLC.
12/27/2021	Contact - Document Received BCAL1606 & resume appointing Michael Scully as the administrator signed by AR Jennifer Hescott
04/18/2022	Contact - Document Received Policies & procedures from J. Hescott via email.
04/18/2022	Contact - Document Sent Documentation review sent to Jennifer Hescott via email
04/22/2022	Contact - Document Received Revised documentation received from J. Hescott.
04/28/2022	Inspection Completed-Fire Safety: A By Brent Connell Bureau of Fire Services inspector
05/05/2022	Occupancy Approval (AH ONLY) By Austin Webster HFES engineer

05/10/2022	Contact - Document Sent Documentation review sent to J. Hescott.
05/11/2022	Inspection Completed On-site Met with AR Jennifer Hescott on site.
05/12/2022	Contact - Document Received Revised documentation and photos of revised memory care window locks installed received from J. Hescott.
05/20/2022	Contact – Document Received Application information update signed by LLC member Stephen Schott, changing the name of the facility from Provision Living of Fenton to Provision Living at Fenton. As the license has not yet been issued, the facility name has been changed.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Provision Living at Fenton was built in 2022, a one-story wood framed I-1 condition 2 construction residential facility located in north central Genesee County at 440 N. Fenway Drive Fenton, MI 48430. The building is on the east side of Fenway Drive, an entrance to various retail parking lots. It is located in a commercial retail district directly behind a strip mall of shops. The facility driveway surrounds the building with a parking lot in front of the building.

The home has 56 residential units with a total approved capacity of 60 resident beds. The facility's main entrance enters the assisted living area of the facility. This area is designed for residents that require assistance with activities of daily living. The assisted living area includes the lobby, administrative offices, conference room, the main kitchen, dining room, hair salon, chapel, staff break room, staff offices/desk areas, various activity spaces including a movie theater and exercise room, and laundry service rooms. There are 40 residential units in this assisted living area with four units approved for double occupancy: Rooms 102, 103, 137, and 142.

Various unit configurations are available in this assisted living area including studios, one-bedroom units, and 2-bedroom units. Each assisted living unit has its own attached bathroom with shower and individualized heat/AC unit. Compact refrigerators are also available in assisted living units.

The facility's memory care area is a designated hallway located at the northeast side of the building. There are 16 studio units in the memory care area, all approved for single occupancy. It is a secured unit designed for individuals who have been diagnosed with

Alzheimer's disease or a related condition. The memory care area can be entered via the assisted living area. For resident safety, main exit doors in the memory care area are secured with delayed egress bars and numbered keypads that can be opened with staff assistance.

Each memory care unit has its own attached bathroom with shower and individualized heat/AC unit. Windows in the memory care unit rooms are equipped with stop devices so that they can only be opened a few inches for resident safety. The memory care unit has its own dining room, a meal service area, a staff office/desk area, and activity space. Meals are prepared in the facility's main kitchen and then transported into the memory care unit for serving.

Emergency pull cords are present in all resident bedrooms, living rooms, if any, and bathrooms to summon assistance from staff. Personal emergency pendants are available upon request to summon staff assistance. A bed and bedside table along with towels, washcloths, and bedding will be available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort. The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building. Staff utilize I-phone devices to communicate with one another.

Each resident room is equipped with the *Forsite* monitoring system. It includes a wall mounted infra-red type camera aimed at the resident's living area (not the bed). The camera monitors movement and records a silhouette of the resident to assess the cause of falls. There is also a threshold device to monitor the resident's entrance/exit into the bathroom. In addition, there is a mattress device that monitors the resident's breathing, heart rate, and restlessness to alert staff to changes in baseline health.

The facility has one exterior courtyard that is completely surrounded by the building and accessible to the residents in the assisted living area. Another exterior courtyard is gated by an approximately six-foot-tall decorative fence and is accessible to residents in the memory care unit.

The facility is equipped with a whole home fire suppression system. Residents of a home for the aged are expected to shelter-in-place in case of fire. If smoke and/or fire are present within the residents' immediate area, then those residents move to the adjacent unaffected smoke compartment/safe area of refuge. Residents evacuate the building if/when determined necessary by the fire department. This facility has municipal water and sewer.

The home has diesel powered 150,000-kilowatt emergency generator that powers the fire alarm system, emergency call system and pendants, phones, data, medication rooms and staff stations, plumbing, egress lighting, kitchen outlets, heat, water, refrigerators, freezers, and every other light in the hallways and dining rooms. Certain red labeled electric plug outlets will also be powered by the generator and can be utilized for resident equipment such as oxygen concentrators and the like.

On 4/28/22, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector Brent Connell issued fire safety certification approval.

On 2/25/22, the Dept. of LARA Health Facilities Engineering Section engineer Kasra Zarbinian submitted an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 56 residential units with four units having double occupancy for a total capacity of 60 beds.

On 5/11/22, I conducted an on-site inspection of the building with licensee authorized representative Jennifer Hescott.

On 5/12/22, Ms. Hescott submitted revised documentation and photographs of additional window locks having been installed in the facility's memory care unit to ensure the windows only open a few inches for resident safety.

On 5/20/22, an application information update signed by AEG Fenton Opco LLC member Stephen Schott was received, changing the name of the facility from Provision Living of Fenton to Provision Living at Fenton.

B. Program Description

Provision Living at Fenton is operated by AEG Fenton Opco LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed AEG Fenton Opco LLC is a foreign limited liability company, organized in the state of Missouri, with a Michigan qualification date of 7/17/20.

As a licensed home for the aged, AEG Fenton Opco LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older in the facility known as Provision Living at Fenton. The facility also represents to the public the provision of services to individuals with Alzheimer's disease or related conditions. Initial and ongoing training will be provided to all staff including specialized training for those working in the memory care area.

AEG Fenton Opco LLC has entered an agreement with Provision Living LLC, to manage the facility on their behalf.

Provision Living at Fenton is a smoke-free facility.

On 11/18/21, AEG Fenton Opco LLC's authorized representative Jennifer Hescott submitted a letter attesting Provision Living at Fenton will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

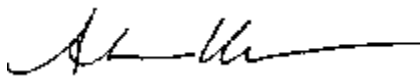
On 4/8/22, Provision Living at Fenton attained approval from Genesee County Health Department for a food establishment license in order to serve meals to non-residents, such as staff, residents' family members, and other visitors.

C. Rule/Statutory Violations

The study has determined substantial compliance with Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged.

IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued. The terms of the license will enable the licensee to operate a home for the aged with 60 licensed beds [44 in Assisted Living and 16 in Memory Care] with programs for aged and Alzheimer’s disease or related condition care.



5/20/2022

Andrea Krausmann
Licensing Staff

Date

Approved By:



05/26/2022

Andrea L. Moore, Manager
Long-Term-Care State Licensing Section

Date