



STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

GRETCHEN WHITMER
GOVERNOR

ORLENE HAWKS
DIRECTOR

July 8, 2022

Jennifer Hescott
Provision Living at East Lansing
6300 Abbot Road
East Lansing, MI 48823

RE: Application #: AH330403275
Provision Living at East Lansing
6300 Abbot Road
East Lansing, MI 48823

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 126 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 #:	AH330403275
Applicant Name:	AEG East Lansing Opco, LLC
Applicant Address:	Suite 385 1610 Des Peres Rd. St. Louis, MO 63131
Applicant Telephone #:	(314) 272-4980
Authorized Representative:	Jennifer Hescott
Name of Facility:	Provision Living at East Lansing
Facility Address:	6300 Abbot Road East Lansing, MI 48823
Facility Telephone #:	(517) 275-9916
Application Date:	01/29/2020
Capacity:	126
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

01/29/2020	Enrollment
01/29/2020	Contact - Document Sent 1605 sent to applicant
01/29/2020	Application Incomplete Letter Sent Valid Corp; IRS ltr; 1326 & RI-030 for Rhonda (AR)
02/04/2020	Contact - Document Received Articles of Corp; IRS ltr
08/17/2020	Contact - Document Received App - Updated
03/15/2021	Contact - Document Sent Email to Rhonda Hendrickson about updated app, 1326A & RI-030
03/29/2021	Contact - Document Received 1326 for Jennifer Hescott (AR)
03/31/2021	Contact - Document Received RI-030 for Jennifer Hescott (AR)
05/07/2021	Application Incomplete Letter Sent
06/06/2022	Inspection Completed-Fire Safety: A Rec'd approval from Bureau of Fire Services (BFS) inspector Brian Davis - facility name and address has since been changed. B. Davis said the information could not be changed on the report. However, he will change it in BFS system for future renewal inspections.
06/10/2022	Occupancy Approval (AH ONLY) The 6/9/22 Occupancy Approval was received from Health Facilities Engineering Section (HFES) engineer Austin Webster on 6/10/22 via email, along with room sheets.
06/14/2022	Contact - Document Received BCAL 1600 application revised dated 5/22/22 from Stephen Schott changing name from Provision Living OF East Lansing to Provision Living AT East Lansing - also changed address from 6290 Abbott Road to 6300 Abbott. This application replaces the original.
06/14/2022	Contact - Document Received Additional revised documentation received from J. Hescott.

06/14/2022 Inspection Completed On-site
Met with authorized representative Jennifer Hescott on-site.

06/14/2022 Contact - Document Received
Photos of installed memory care window locks received from J. Hescott.

06/14/2022 Contact - Document Sent
Notified HFES engineer A. Webster that applicant changed name and address of facility.

06/14/2022 Contact - Document Received
Rec'd from J. Hescott copy of Ingham County application for food establishment license and letter attesting no food will be served to non-residents until food establishment license is attained.

06/15/2022 Contact - Document Received
BCAL1606 & resume from AR J. Hescott appointing Wendy Mehan as the administrator

06/15/2022 Contact – Document Received
Video of repaired door lock at stairwell now engaging sent by J. Hescott.

06/15/2022 Contact - Document Sent
Notified BFS inspector B. Davis of potential BFS violations: dryer exhaust vent tubes, key fob locks on all assisted living (AL) exit doors, release button at AL receptionist desk, and fence not installed – gate locks not determined.

06/17/2022 Contact - Document Sent
Notified BFS inspector B. Davis cc: BFS supervisor Brent Connell and HFA supervisor A. Moore re: findings above.

06/20/2022 Contact - Document Received
Photographs of the fence having been installed from J. Hescott.

06/21/2022 Contact – Telephone call
Discussed with B. Connell findings above.

06/21/2022 Contact - Document Received
Revised admission contract and disaster plan received from J. Hescott.

06/24/2022	Contact - Document Sent Per area manager Andrea Moore, I informed J. Hescott that we are waiting on updated confirmed BFS approval for licensure.
06/28/2022	Contact – Document Sent Emails with J. Hescott confirming information about the courtyard fencing installed, the locks on doors to exit/enter building into courtyards and locks on fence gates.
06/29/2022	Contact - Document Received Information from J. Hescott forwarded to area manager A. Moore.
07/08/2022	Contact – Document Received Copied on email from Joseph Forro State Administrative Manager for BFS to Lindsay Kneale Project Manager ARCO Construction Company Inc. that Bureau of Fire Services affirms the applicant’s plan to disengage the locks on the controlled egress doors in the near term to meet BFS requirements, as the long-term fix is a delayed egress system to fully meet code intent.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Provision Living at East Lansing was built in 2022, a two-story I-1 construction residential facility located in northwestern Ingham County at 6300 Abbot Road in East Lansing. The building is on the east side of Abbot Road, a four-lane road with median, zoned 35 mph. It is located among single-family and multiple residential dwellings.

The home has 84 residential units with a total approved capacity of 126 resident beds. The facility’s main entrance leads into the assisted living area of the facility. This two-story 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, fitness room, bistro, activity space and two elevators. There are 65 residential units in this assisted living area with 28 units approved for double occupancy: Rooms 105, 108, 112, 114, 115, 118, 201, 203, 209, 210, 214, 215, 219, 220, 223, 225, 229, 231, 232, 233, 234, 235, 236, 238, 243,244, 245, and 247.

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 along the northeast side of the building. There are 19 studio units in the memory care area, with all but five approved for double occupancy. The five single-occupancy units are 119, 121, 123, 134 and 137. 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 and can be opened with staff assistance using key fobs.

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 including an induction-type stove top, a staff office/desk area, and activity space. Meals are prepared in the 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 two exterior courtyards, one accessible to the residents in the assisted living area and the other accessible to residents in the memory care area. The memory care courtyard is gated by an approximately six-foot-tall decorative fence.

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 a diesel powered 300,000-kilowatt emergency generator that meets compliance to power 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 6/6/2022, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector Brian Davis issued fire safety certification approval.

On 7/8/2022, Joseph Forro State Administrative Manager for BFS affirmed the applicant's construction project manager's plan to disengage the locks on the controlled egress doors in the near term to meet BFS requirements, as the long-term fix is a delayed egress system to fully meet code intent.

On 6/9/2022, the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster submitted an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 84 residential units with 42 units having double occupancy for a total capacity of 126 beds.

On 6/14/22, I conducted an on-site inspection of the building with licensee authorized representative Jennifer Hescott.

On 6/14, 6/15, 6/20, and 6/21/2022, Ms. Hescott submitted photographs, video, and other related documents to demonstrate compliance with licensing rules.

B. Program Description

Provision Living at East Lansing is operated by AEG East Lansing Opco LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed AEG East Lansing Opco LLC is a foreign limited liability company, organized in the state of Missouri, with a Michigan qualification date of 2/20/2020.

As a licensed home for the aged, AEG East Lansing 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 East Lansing. 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 East Lansing Opco LLC has entered an agreement with Provision Living LLC, to manage the facility on their behalf.

Provision Living at East Lansing is a smoke-free facility.

On 6/13/2022, AEG East Lansing Opco LLC's authorized representative Jennifer Hescott submitted a letter attesting Provision Living at East Lansing will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

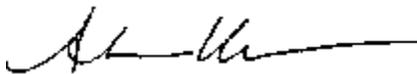
On 6/13/2022, Ms. Hescott submitted a letter attesting Provision Living at East Lansing will not serve food to any non-residents such as staff, residents' family members, and other visitors until a food establishment license is attained approval from Ingham County Health Department for a food establishment license in order to serve meals to non-residents. Ms. Hescott also submitted a copy of the Ingham County health department application that had been submitted for the food establishment license.

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 126 licensed beds and programs for aged and Alzheimer's disease or related condition care.



7/8/2022

Andrea Krausmann
Licensing Staff

Date

Approved By:



07/08/2022

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

Date