



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

January 12, 2023

Rachel Bartlett
Laurel Oaks Of South Haven
05499 73rd St
South Haven, MI 49090

RE: Application #: AH800411514
Laurel Oaks Of South Haven
05499 73rd St
South Haven, MI 49090

Dear Mrs. Bartlett:

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 64 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event I am not available, and you need to speak to someone immediately, please contact the local office at (616) 356-0100.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Viviano".

Julie Viviano, Licensing Staff
Long Term Care State Licensing Section
LARA Bureau of Community and Health Systems
350 Ottawa Ave NW Unit #14
Grand Rapids, MI 49503
Phone 616-204-4300
Fax 616-356-0101
Secretarial support 616-356-0100

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

I. IDENTIFYING INFORMATION

License #:	AH800411514
Licensee Name:	Laurel Oaks Of South Haven LLC
Licensee Address:	217 N. Saginaw Midland, MI 48640
Licensee Telephone #:	(989) 423-9222
Authorized Representative/ Administrator/Licensee Designee:	Rachel Bartlett
Name of Facility:	Laurel Oaks Of South Haven
Facility Address:	05499 73rd St South Haven, MI 49090
Facility Telephone #:	(989) 903-5405
Application Date:	01/24/2022
Capacity:	64
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

01/24/2022	On-Line Enrollment
01/25/2022	Contact - Document Sent 1605 to BFS & HFES
01/25/2022	File Transferred To Field Office Via SharePoint
06/01/2022	Application Incomplete Letter Sent P & P requested of AR Rachel Bartlett
06/02/2022	Contact - Document Received BCAL1606 AR Rachel Bartlett appointing herself as the administrator also.
10/05/2022	Contact - Document Received Attestation letter stating no food served to non-residents and no resident funds/no refundable deposits held by facility, signed by authorized representative Rachel Bartlett
12/20/2022	Inspection Completed-Fire Safety: C Temp until 5/31/2023 from Larry Lamb - temporary generator, MC doors not unlocking w/fire system, etc. - Forwarded to area mgr A. Moore to address w/HFES
01/05/2023	Occupancy Approval (AH ONLY) Kasra Zarbinian & Austin Webster of HFES issued approval of 30 AL rooms (20 double occupancy) for 50 AL beds; and 14 single MC rooms = capacity 64 beds total
01/12/2023	Inspection completed on-site

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Laurel Oaks of South Haven is newly constructed in 2022, one-story residential facility located in the Van Buren County at 5499 73rd St, South Haven. Parking is available in the driveway leading to the front of the building.

The facility has 14 single occupancy Memory Care rooms; and 30 Assisted Living rooms with 20 of the rooms approved for double occupancy resulting in a total capacity of 64 resident beds. The facility's main entrance enters the assisted living area of the facility. This area includes the lobby, administrative offices, the main kitchen, the main dining room, a private dining/conference room, movie theater, hair salon, various activity spaces, a spa room, and laundry service rooms.

There are 30 residential units in this assisted living area with 10 units approved for single occupancy and 20 units approved for double occupancy. The 10 single occupancy assisted living rooms are # 101, 103, 104, 107, 109, 201, 202, 301, 302, and 303. The double occupancy are rooms #102, 105, 106, 108, 110, 111, 112, 113, 203, 204, 205, 206, 207, 208, 209, 210, 304, 305, 306 and 307. Each unit has its own attached bathroom with shower and HVAC complete with a thermostat for the resident's control. Compact refrigerators will also be available in assisted living units. Approximately five of the assisted living units have sliding glass doors that provide direct access to an open exterior courtyard.

The facility's memory care area is a designated hallway located along the south side of the building. 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, all entrance/exit doors into the memory care area are secured with numbered keypads that can be opened with staff assistance. An opened door will send an alert to the staff via portable phones, notifying them as to which door has been opened. There are 14 units in the memory care area, all designed for single occupancy. Each unit has its own attached bathroom with walk-in shower. There are individual HVAC systems for each resident room in memory care. The thermostat controls are on the HVAC unit hidden by a cover. 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, meal service area, activity space and staff office. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

All residential units have attached bathrooms. Pull cords are present in bathrooms to summon assistance from staff. Personal pendants are available for residents who are cognitively capable to wear and use. The pendants also summon staff assistance. Staff will utilize assigned cell phones for door notification system and to

communicate with one another. 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.

There is a large exterior courtyard at the back of the facility, readily accessible to the assisted living area residents. It is located directly off the main kitchen/dining areas. In addition to the common access, approximately five assisted living units have glass sliding doors with patio areas that exit into this courtyard.

The memory care unit has a separate courtyard in the back yard, with access from that unit's dining room. It has seating and is enclosed with an approximate 6-foot decorative metal fence. Memory care residents will have access to the courtyard areas only with staff supervision.

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 city water and sewer.

The facility is equipped with a generator that powers the fire alarm system, emergency call system and pendants, phones, common area lighting, egress lighting, kitchen outlets, heat, and electric plug outlets that can be utilized for resident equipment.

On 12/20/2022, the State of Michigan Department of Licensing and Regulatory Affairs (LARA) Bureau of Fire Services state fire inspector, Larry Lamb, gave Temporary fire safety certification on 12/20/22 and this was accepted by Health Facilities Engineering Section (HFES) engineer Austin Webster.

On 1/5/2023, Kasra Zarbinian & Austin Webster of HFES issued approval of 30 AL rooms (20 double occupancy) for 50 AL beds; and 14 single MC rooms for a total capacity 64 beds total.

On 1/12/2023, an on-site inspection of the building with authorized representative Rachel Bartlett.

B. Program Description

Laurel Oaks of South Haven LLC is a domestic limited liability company. A business entity search of the State of Michigan Department of LARA revealed it is a domestic limited liability company with an organization date of 9/17/2021.

As a licensed home for the aged, Laurel Oaks of South Haven LLC proposes the facility Laurel Oaks of South Haven is to provide room, board, and supervised personal care to individuals aged 55 and older. 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 staff working in the memory care area.

Laurel Oaks of South Haven has a designated smoking area outside the rear of the building for staff and residents.

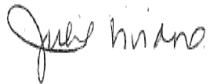
Laurel Oaks of South Haven will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

C. Rule/Statutory Violations

The study has determined substantial compliance with home for the aged public health code and applicable administrative rules.

IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued to Laurel Oaks of South Haven LLC. The terms of the license will enable the licensee to operate a home for the aged with 64 licensed beds and programs for aged and Alzheimer's disease or related condition care.



1/12/2023

Julie Viviano
Licensing Staff

Date

Approved By:



01/13/2023

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

Date