



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

January 24, 2023

Jennifer Hescott
Provision Living at Oshtemo
210 N. 9th Street
Kalamazoo, MI 49009

RE: Application #: AH390412281
Provision Living at Oshtemo
210 N. 9th Street
Kalamazoo, MI 49009

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 99 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
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909

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

I. IDENTIFYING INFORMATION

License #:	AH390412281
Applicant Name:	AEG Oshtemo Opco LLC
Applicant Address:	Ste 2017 9450 Manchester Rd. St. Louis, MO 63119
Applicant Telephone #:	(314) 272-4980
Authorized Representative:	Jennifer Hescott
Name of Facility:	Provision Living at Oshtemo
Facility Address:	210 N. 9th Street Kalamazoo, MI 49009
Facility Telephone #:	(269) 231-3550
Application Date:	04/12/2022
Capacity:	99
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

02/11/2022	Inspection Completed-Fire Safety: A Completed for license AH390405806 at this same address.
04/12/2022	Enrollment
04/18/2022	Contact - Document Sent HFA Application returned to LLC manager Stephen Schott & his assistant Missy Moore for corrections to the application and to the LARA corporation on-line filing system.
05/20/2022	Contact - Document Received Application from LLC member Stephen Schott - still has an error in the facility's name.
05/20/2022	Contact - Document Sent Returned application to LLC member Stephen Schott for correction to name.
05/23/2022	Contact - Document Received Application from LLC member Stephen Schott.
07/06/2022	Application Incomplete Letter Sent Sent to authorized representative Jennifer Hescott via email.
07/08/2022	Contact - Document Received AR Jennifer Hescott submitted letter attesting no resident funds and no refundable deposits will be held, therefore, no surety bond is required.
07/08/2022	Contact - Document Received AR Jennifer Hescott submitted letter attesting no food will be served to non-residents i.e. resident family members, employees, vendors, visitors, etc. unless/until a food establishment license is attained from Kalamazoo County health department.
08/23/2022	Inspection Completed On-site
08/29/2022	Contact – Document Sent Renewal Licensing Study Report sent to current licensee AH390405806
09/08/2022	Corrective Action Plan Received Corrective action plan received from current licensee AH390405806

09/09/2022	Corrective Action Plan Approved
09/15/2022	Contact - Document Received Attestation letter from AR Jennifer Hescott that generator meets compliance with MCL 333.21335.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Provisional Living of Oshtemo was built in 2021, and continuously operated as a licensed home for the aged since 3/02/2022. On 3/15/2022 there was a change of ownership to AEG Oshtemo Opco LLC. The home for the aged is a one-story I-2 construction residential facility located in western Kalamazoo County at 210 N. 9th Street in Kalamazoo. The building is on the east side of 9th street, a three-lane road zoned 45 mph. It is located in a wooded area with single and multi-family residential buildings in the immediate vicinity and commercial retail nearby. The driveway and parking surround the building.

The home has 65 residential units with a total approved capacity of 99 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, movie theater, hair salon, library, staff break room, staff offices/desk areas, various activity spaces, a spa room, and laundry service rooms. There are 48 residential units in this assisted living area with 34 units approved for double occupancy. The 14 single occupancy assisted living area units are: Rooms 201, 202, 203, 301, 302, 303, 305, 315, 316, 317, 318, 401, 402, and 403.

Various unit configurations are available in this assisted living area including studios, one-bedroom units, and 2-bedroom units. Approximately 16 assisted living units have sliding glass doors that provide access to the exterior courtyards. Ten residential units are equipped with electric LED lit non-heat fireplace units. Each assisted living unit has its own attached bathroom with shower and HVAC thermostat. Compact refrigerators are also available in assisted living units.

The facility's memory care area is a designated hallway located along the north side of the building. There are 17 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 numbered keypads and/or key fob activated devices that can be opened with staff assistance.

Each memory care unit has its own attached bathroom with shower and individual HVAC thermostat control. 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, staff office/desk area, and activity space. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

All residential units have attached bathrooms. Emergency pull cords are present in bathrooms to summon assistance from staff. Personal emergency pendants are available for residents in the assisted living area to wear and also serve to summon staff assistance. Staff will utilize I-phone/I-pad/Android devices for resident information, alarm/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. The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building.

There are five outdoor courtyards readily accessible to the assisted living area residents. Four of these courtyards are surrounded by the building. The fifth courtyard is surrounded by a decorative fence. Main egress doors in the home are alarmed for security but not all doors to the courtyards are alarmed.

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.

On 9/15/2022, the applicant’s authorized representative Jennifer Hescott submitted a letter attesting that the facility’s generator meets compliance with MCL333.20156, in that it provides no less than four hours of service and generates enough power to provide lighting at all entrances and exits and to operate equipment to maintain fire detection, alarm, and extinguishing systems, telephone switchboards, heating plant controls, and other critical mechanical equipment essential to the safety and welfare of the residents, personnel, and visitors. It is a natural gas powered 80,000-kilowatt emergency generator.

On 2/11/22, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector Ken Howe issued fire safety certification approval.

On 2/15/22, the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster submitted an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 31 studio units, 25 one-bedroom units, and nine two-bedroom units. Mr. Webster approved 65 residential units with 34 units having double occupancy for a total capacity of 99 beds.

On 8/23/22, I conducted an on-site inspection of the building with Janna Ritter. At that time, the facility was still licensed under AH390405806. I issued a violation of R325.1923(2) to the licensee, as a review of employee files revealed no evidence that Employee A received a tuberculosis screen within 10 days of hire or before occupational exposure. On 9/8/2022, the licensee of AH390405806 submitted an acceptable corrective action plan to address the violation. All other areas of the inspection were in compliance.

B. Program Description

Provisional Living of Oshtemo is operated by AEG Oshtemo Opco LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed AEG Oshtemo Opco LLC is a foreign limited liability company organized in the state of Missouri with a Michigan qualification date of 2/14/2022.

As a licensed home for the aged, AEG Oshtemo Opco LLC proposes 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 working in the memory care area.

AEG Oshtemo Opco LLC is a smoke-free facility.

On 7/8/2022, authorized representative Jennifer Hescott submitted an attestation letter that AEG Oshtemo Opco LLC will not be serving meals to any non-residents, such as staff, residents' family members, and other visitors, until the home attains a food service establishment license from the Kalamazoo County health department.

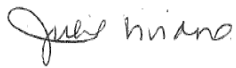
On 7/8/2022, authorized representative Jennifer Hescott submitted an attestation letter that AEG Oshtemo Opco LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

C. Rule/Statutory Violations

Given the 8/23/2022 onsite inspection of the facility and receipt of the acceptable corrective action plan on 9/8/2022 from the current licensee of AH390405806, 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 99 licensed beds and programs for aged and Alzheimer's disease or related condition care.



11/1/2022

Julie Viviano
Licensing Staff

Date

Approved By:



01/24/2023

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

Date