



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
Aging and Disability Services

Aging and Long-Term Support Administration
PO Box 45600, Olympia, WA 98504-5600

June 6, 2014

CERTIFIED MAIL 7007 1490 0003 4296 7137

Administrator
Park Place Retirement Community
601 South Park Road
Spokane, WA 99212

Assisted Living Facility License #1759
Licensee: BLC-Park Place, LLC

IMPOSITION OF CONDITIONS ON A LICENSE

Dear Administrator:

On May 27, 2014, the Department of Social and Health Services (DSHS), Residential Care Services completed an inspection/investigation at your facility. This letter constitutes formal notice of the imposition of conditions on the license for your assisted living facility, also known as **Park Place Retirement Community**, located at **601 South Park Road, Spokane**, by the State of Washington, Department of Social and Health Services. These actions are taken under the authority granted pursuant to Laws of 1998, Chapter 272 and RCW 18.20.190.

The conditions on the license is based on the following violation of the RCW and/or WAC as described in the attached Statement of Deficiencies (SOD) report dated **May 27, 2014**.

WAC 388-78A-2700(2)(c) – Safety measures and disaster preparedness.

The licensee failed to ensure the circumstances, document investigative findings, and/or put measures in place to prevent similar future occurrences for two residents.

NOTE: This is the violation which resulted in the conditions on the license; see the attached Statement of Deficiencies for any additional violations.

The department has determined that the following conditions shall be placed on your assisted living facility license:

- ***The licensee must hire at own expense an outside consultant, not currently associated with the facility and familiar with the Assisted Living Facility requirements, to train all staff including the administrator on WAC 388-78A-2700(2)(c) Safety Measures and Disaster Preparedness.***

- *The consultant will train all staff on guidelines for investigation found in the “Boarding Home Guidebook, Partners in Protection” manual dated July 2011 located at <http://www.altsa.dshs.wa.gov/Professional/bh/documents/BH%20Resource%20Manual.pdf>.*
- *By June 13, 2014, all staff including the administrator in the assisted living facility must complete the online “Mandatory Reporter training” located at <http://www.ada.dshs.wa.gov/APS/training/>.*
- *The consultant will assist the facility in developing and implementing a system of investigation and documentation that meets the assisted living WAC 388-78A requirements.*
- *The consultant must be available if needed by the Department for any questions.*
- *The licensee must provide the consultant with the Statement of Deficiencies dated 5/27/14, 10/23/13, 9/18/13, 4/26/13, and 5/14/12 related to WAC 388-78A-2700(2)(c) citations for review.*
- *The licensee must post the license with the enclosed Notice of Conditions of Operation in the assisted living facility in a location accessible to residents and visitors.*

The effective date of the conditions on our license is June 6, 2014. As provided in RCW 70.128.162(b), WAC 388-76-10990(6), the effective date of the conditions on your license will not be postponed pending an administrative hearing or informal dispute resolution review.

Attestation (Plan of Correction):

Return the enclosed SOD within 10 calendar days with the following:

- The date you have or will have each deficiency corrected;
- A signature and date attesting that you are taking actions to correct and maintain correction for each cited deficiency.

Return the signed and dated SOD to:

Elena Madrid, Field Manager
316 West Boone, Suite 170
Spokane, WA 99201

Appeal Rights:

You have two appeal rights: Informal Dispute Resolution (IDR) and an Administrative Hearing. Each has a different request timeline.

Informal Dispute Resolution [RCW 18.20.195]

You have an opportunity to challenge the deficiencies and/or enforcement actions through the state's IDR process.

Administrator
Park Place Retirement Community
June 6, 2014
Page 3

All IDR requests must be in writing and include:

- The deficiencies you are disputing; and
- The method of review you prefer (face-to-face, telephone conference or documentation review).

The written request must be received by the 10th working day from receipt of this letter.

During the IDR process you will have the opportunity to present written and/or oral evidence to dispute the deficiencies.

Send your written request to:

Informal Dispute Resolution Program Manager
Residential Care Services
PO Box 45600
Olympia, Washington 98504-5600
Fax (360)725-3225

Formal Administrative Hearing

You may contest the conditions on the license by requesting a formal administrative hearing to challenge the deficiency which resulted in the conditions on the license. **All hearing requests must be in writing and include:**

- A copy of this letter; and
- A copy of the Statement of Deficiencies.

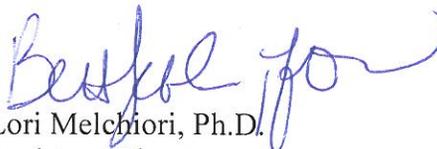
The written request must be received within twenty-eight (28) calendar days of receipt of this letter.

Send your **written** request to:

Office of Administrative Hearings
PO Box 42489
Olympia, Washington 98504-2489

If you have any questions, please contact Elena Madrid, Field Manager at (509) 323-7316.

Sincerely,



Lori Melchiori, Ph.D.
Assistant Director
Residential Care Services

Administrator
Park Place Retirement Community
June 6, 2014
Page 4

Enclosure

cc: Bett Schlemmer, Compliance Specialist
Field Manager, District 1, Unit A
RCS District Administrator, District 1
DDD District Administrator, District 1
WA LTC Ombuds
Valentina Karnafel, HCS
NDL

NOTICE OF CONDITIONS ON LICENSE

June 6, 2014

Based on the Statement of Deficiencies dated May 27, 2014, the Department of Social and Health Services imposes the following conditions on the license of *Park Place Retirement Community, License #1759, located at 601 South Park Road, Spokane, Washington.*

- *The licensee must hire at own expense an outside consultant, not currently associated with the facility and familiar with the Assisted Living Facility requirements, to train all staff including the administrator on WAC 388-78A-2700(2)(c) Safety Measures and Disaster Preparedness.*
- *The consultant will train all staff on guidelines for investigation found in the “Boarding Home Guidebook, Partners in Protection” manual dated July 2011 located at:
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- *The consultant must be available if needed by the Department for any questions.*
- *The licensee must provide the consultant with the Statement of Deficiencies dated 5/27/14, 10/23/13, 9/18/13, 4/26/13, and 5/14/12 related to WAC 388-78A-2700(2)(c) citations for review.*
- *The licensee must post the license with this Notice of Conditions of Operation in the assisted living facility in a location accessible to residents and visitors.*

These conditions are effective on **June 6, 2014**, and remain in effect until lifted by formal Department of Social and Health Services notice.



Lori Melchiori, Ph.D.
Assistant Director
Residential Care Services