



**ALLEGAN COUNTY MEDICAL CARE COMMUNITY**  
**SEPTEMBER 2024 UPDATE**

# OVER 150 YEARS OF CARE

Allegan County Medical Care Community traces its roots to 1866, when Allegan County established the County Poor Farm to provide for the poor, sick, homeless, and disabled of the County and to act as a safety net for those with needs that could not be met at home. Many counties across the State of Michigan developed similar poor farms or poor houses to meet the needs of their county as well. Public Act 280 of the Public Acts of 1939 provided the statutory framework for the creation and operation of County Medical Care Facilities of the State of Michigan. The Allegan County Poor Farm was closed in 1968 as construction of the Allegan County Medical Care Facility, our current community, began on the same property. ACMCC has been in operation since 1971.



# MISSION AND VALUES

**Mission:** *To Serve the Aged and Disabled With Care,  
Love, and Dignity*

**Values:**

*RESPECT*

*COMPASSION*

*HONESTY*

*INTEGRITY*

*DEDICATION*

# QUALITY OF CARE



## NURSING HOME COMPARE UPDATED 5/28/24

FACILITY	OVERALL RATING	HEALTH INSPECTIONS	STAFFING	OM RATING
Tuscola County MCC	★★★★★	★★★★	★★★★★	★★★★★
Maple Lawn MCF	★★★★★	★★★★	★★★★★	★★★★★
Allegan County MCC	★★★★★	★★★★★	★★★★★	★★★★★
Grandvue MCF	★★★★★	★★★★★	★★★★★	★★
Thornapple Manor MCF	★★★★★	★★★★	★★★★★	★★★★★
Pleasant View MCF	★★★★★	★★★★	★★★★★	★★★★
Marquette County MCF	★★★★★	★★★★★	★★★★★	★★★★
Isabella County MCF	★★★★★	★★★★★	★★★★★	★★
Bay Bluffs MCF	★★★★★	★★★★	★★★★★	★★★★★
Eaton County MCF	★★★★★	★★★★	★★★★★	★★★★★
Jackson County MCF	★★★★★	★★★★	★★★★★	★★★★
Gogebic County MCF	★★★★★	★★★★★	★★★★★	★★
Manistee County MCF	★★★★★	★★★★	★★★★★	★★★★
Meadow Brook MCF	★★★★★	★★★★★	★★★★★	★★
Oceana County MCF	★★★★★	★★★★★	★★★★★	★★★★
Cass County MCF	★★★★	★★★★	★★★★★	★★★★
Oakview MCF	★★★★	★★★★	★★★★★	★
Calhoun County MCF	★★★★	★★★★	★★★★	★★★
Hillsdale County MCF	★★★★	★★★★	★★★★★	★★★★
Martha T. Berry MCF	★★★★	★★★★	★★★★	★★★★
Iosco County MCF	★★★★	★★★	★★★★★	★★★★
Sanilac County MCF	★★★★	★★★	★★★★★	★★★
Huron County MCF	★★★★	★★★	★★★★★	★★★
Nenawee County MCF	★★★	★★	★★★	★★★★★
Newaygo County MCF	★★★	★★★	★★	★★★★
Maples MCF	★★★	★★	★★★★★	★★★★
Iron County MCF	★★★	★★★	★★★★	★★★★
Ingham County MCF	★★★	★★	★★★	★★★★
Bay County MCF	★★★	★★	★★★★★	★★★
Canal View MCF	★★	★★	★★★★	★★
Lapeer County MCF	★★	★★	★★★★	★★
Grand Traverse Pavilions	★★	★	★★★★★	★★
Pincrest MCF	★	★★	★★★★	★
Schoolcraft County MCF	★	★★	★★★★	★

The Michigan County MCFs are known for having consistently high quality compared to other facilities.

In this quarter and the last, ACMCC was the highest with 5 stars in all areas!!

### NURSING HOME COMPARE QUESTIONS?

Nursing Home Compare Hotline: 800-839-9290 • Email: [bettercare@cms.hhs.gov](mailto:bettercare@cms.hhs.gov)

The hotline is open the week of every Nursing Home Compare Refresh, Monday-Friday, 9 a.m.-5 p.m.

# CARE COMPARE

The overall star rating for nursing homes lets you compare nursing homes and gives you a “snapshot” of the quality of each nursing home. The rating, between 1 to 5 stars, combines results and data from 3 important sources, including:

- ▶ Health inspections
- ▶ Staffing
- ▶ Quality measures

A star rating is calculated for each of these 3 sources, along with an overall rating.

[Medicare.gov](https://www.Medicare.gov)

# QUALITY OF LIFE

- ▶ Lower Nursing Staff Turnover Rates (RN, LPN, CNA) = improved resident quality of life and care. Consistent staff allows for closer relationships, knowing residents' goals and preferences, and increased feelings of trust and safety for residents. We strive to help residents really feel at home. Having a new care partner every day would make that nearly impossible. We are very proud of our staff's dedication and longevity of service.

## Total nursing staff turnover

↓ Lower numbers are better

**16.3%**

National average: 49%

Michigan average: 49%

## Registered Nurse turnover

↓ Lower numbers are better

**12.5%**

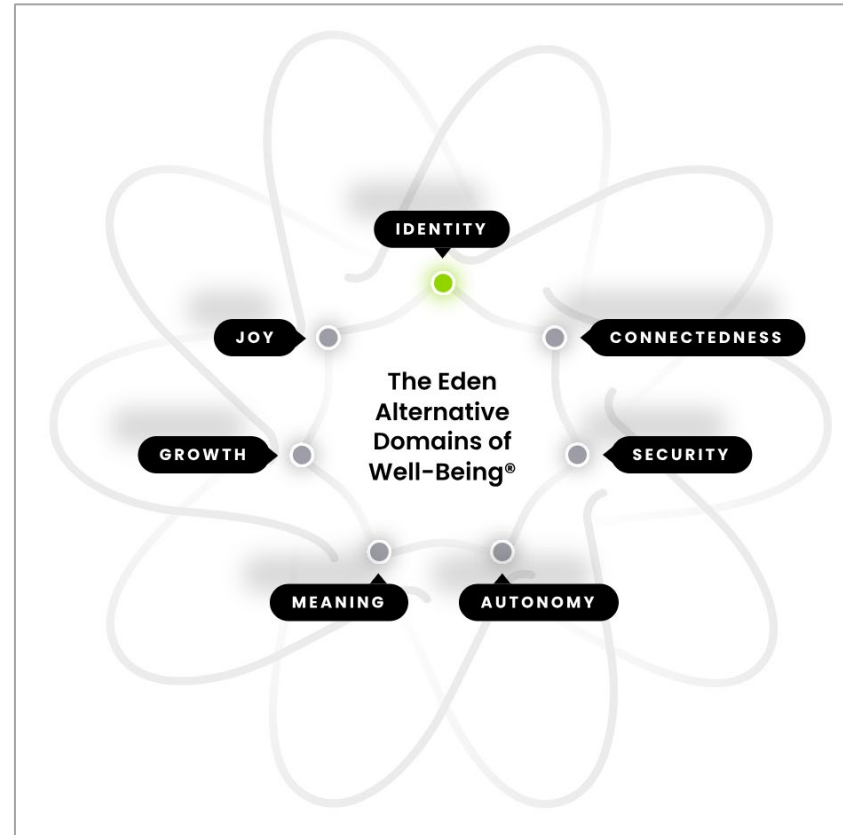
National average: 45.7%

Michigan average: 43%

# QUALITY OF LIFE

## Eden Alternative Care Philosophy

- ▶ Choices
- ▶ Relationships
- ▶ Home Lifestyle—  
Breakfast/Medications upon arising,  
household kitchens, private rooms  
with private bathing/showering
- ▶ Consistent Staff for Improved  
Relationships
- ▶ Regular access to Plants, Animals  
and Children
- ▶ Focus on Well-Being



# QUALITY OF LIFE





# QUALITY OF LIFE



# CENSUS PLANNING FOR RENOVATION AND ASSISTED LIVING PROJECT

Effective 1/1/2024, our maximum census was lowered to 39 to prepare for construction, while also allowing for the drastic reduction in Provider Tax. When a Skilled Nursing Facility's total licensed beds are under 40, the tax is as follows:

<b>Less Than <u>40 Beds:</u> \$2.00/Medicaid day</b>	<b>Greater Than <u>51,000 Medicaid Days:</u> \$18.65/Medicaid Day</b>	<b>All Other <u>Providers (ACMCC):</u> \$28.65/Medicaid day</b>
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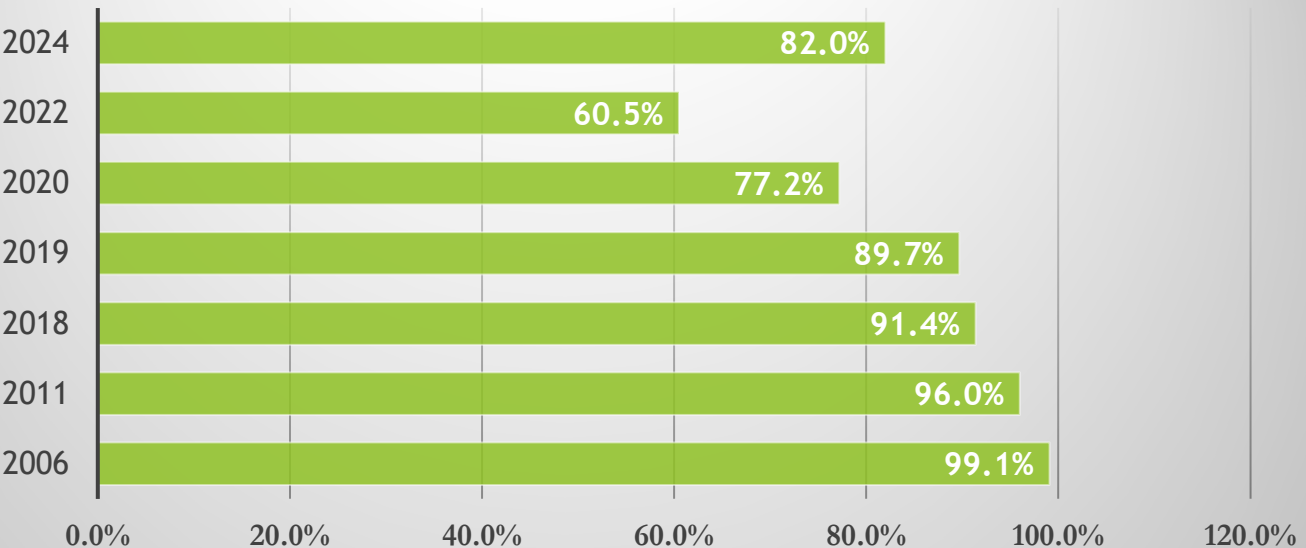
This tax was \$430,716 in 2023 when the maximum census was 70.

Now with the reduction in census, the Provider Tax is \$2,081 per month or \$24,972 annually.

This reduction has been helping us to maintain our fund balance and will also aid us in repayment of a future bond for the project.

# OCCUPANCY

## Average Occupancy Percentages



2024  
 Census  
 based on  
 total  
 capacity  
 of 39.

	2006	2011	2018	2019	2020	2022	2024
■ Average Census	99.1%	96.0%	91.4%	89.7%	77.2%	60.5%	82.0%

# FINANCES

	<u>2023</u>	<u>2022</u>	<u>2021</u>
<b>Assets</b>			
Current assets	\$ 4,717,534	\$ 4,932,268	\$ 3,045,388
Property and equipment - Net	1,812,275	1,732,297	1,831,169
Net pension asset	-	20,980	-
Total assets	<u>6,529,809</u>	<u>6,685,545</u>	<u>4,876,557</u>
<b>Deferred Outflows of Resources</b> - Related to defined benefit pension plan	161,865	6,084	1,860
Total assets and deferred outflows of resources	<u>6,691,674</u>	<u>6,691,629</u>	<u>4,878,417</u>
<b>Liabilities</b>			
Current liabilities	779,709	1,314,626	998,091
Net pension liability	356,154	-	94,797
Total liabilities	<u>1,135,863</u>	<u>1,314,626</u>	<u>1,092,888</u>
<b>Deferred Inflows of Resources</b> - Related to defined benefit pension plan	-	162,997	76,783
Total liabilities and deferred inflows of resources	<u>1,135,863</u>	<u>1,477,623</u>	<u>1,169,671</u>
<b>Net Position</b>			
Net investment in capital assets	1,812,275	1,732,297	1,831,169
Unrestricted	3,743,536	3,481,709	1,879,100
Total net position	<u>\$ 5,555,811</u>	<u>\$ 5,214,006</u>	<u>\$ 3,710,269</u>

# FINANCES

## *Financial Highlights*

- The Community's net position increased by \$341,805 in 2023 and increased by \$1,503,737 in 2022.
- Operating revenue increased by \$696,658 (14.99 percent) in 2023 and decreased by \$621,400 (11.79 percent) in 2022.
- Operating expenses increased by \$359,836 (5.26 percent) in 2023 and decreased by \$581,315 (7.83 percent) in 2022.

# MARKET STUDY REVIEW

From our Strategic and Master Planning, there were potential options for consideration. Through that process, the decision to focus on adding assisted living and reducing and modernizing our skilled nursing section was made.

## Unit Potential

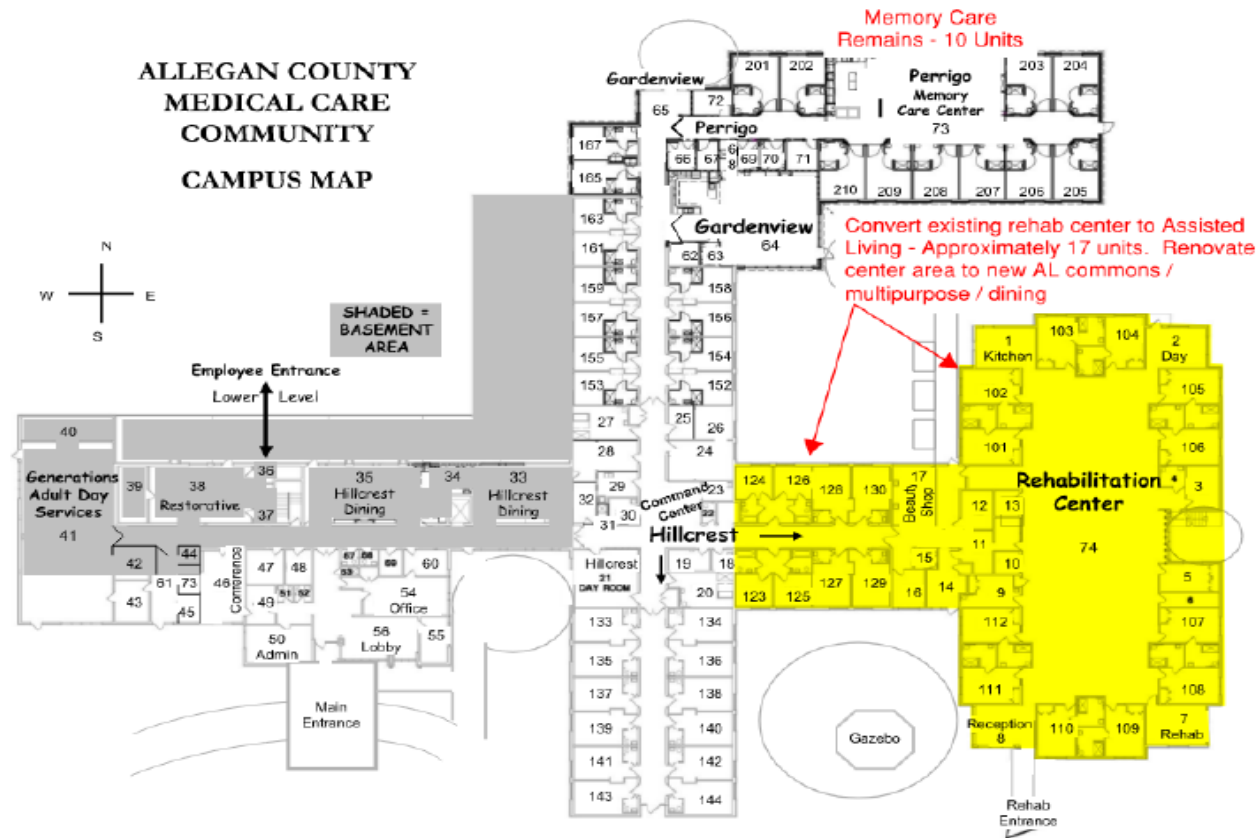
- The results show the market can support up to 140 additional affordable independent living units (assuming a <\$31,000 income screen).
- The results show the market can support up to 40 additional middle income independent living units (assuming a \$31,000-\$44,000 income screen).
- The results show the market can support up to 80 additional market rate independent living units (assuming a \$44,000+ income screen).
- The results show the market can support up to 70 additional assisted living units (assuming a \$58,000 income screen), ★
- The results show the market can support up to 30 additional assisted living memory care units (assuming a \$73,000 income screen), ★
- The results show the nursing home market has excess beds. ★

# ASSISTED LIVING AND RENOVATION PROJECT MIX

Area Description	Type of Care	Revised Unit Mix	Misc. Notes
<b>Skilled Nursing</b>		<b>All Privates</b>	
Hillcrest Neighborhood	LTC	12	Maintain LTC 12 Units/Eliminate 8 Units
Gardenview Household	LTC	12	Maintain LTC 12 Units/Rehab rooms in this area
Perrigo Memory Care Center	LTC Dementia	10	Maintain Memory Care 10 Units
Short Term Rehabilitation	Short Term Rehab	0	Eliminate all short term rehab
	<b>Subtotal</b>	<b>34</b>	
Assisted Living	Assisted Living	17	Average 300+/- sqft
Common Area / Supports Areas	Support Space	-	Renovate existing common & support spaces
	<b>Subtotal</b>	<b>51</b>	

These changes allow for all nursing facility rooms to be private with individual showers, which has been our goal for many years, while renovating the vacant Rehab space/former COVID unit into desired assisted living space. Rehab care would be provided within the Gardenview Household, as we have done throughout the last two years of COVID. ACMCC would offer a continuum of care including skilled nursing, rehabilitation, assisted living, and adult day care.

# ASSISTED LIVING DESIGN

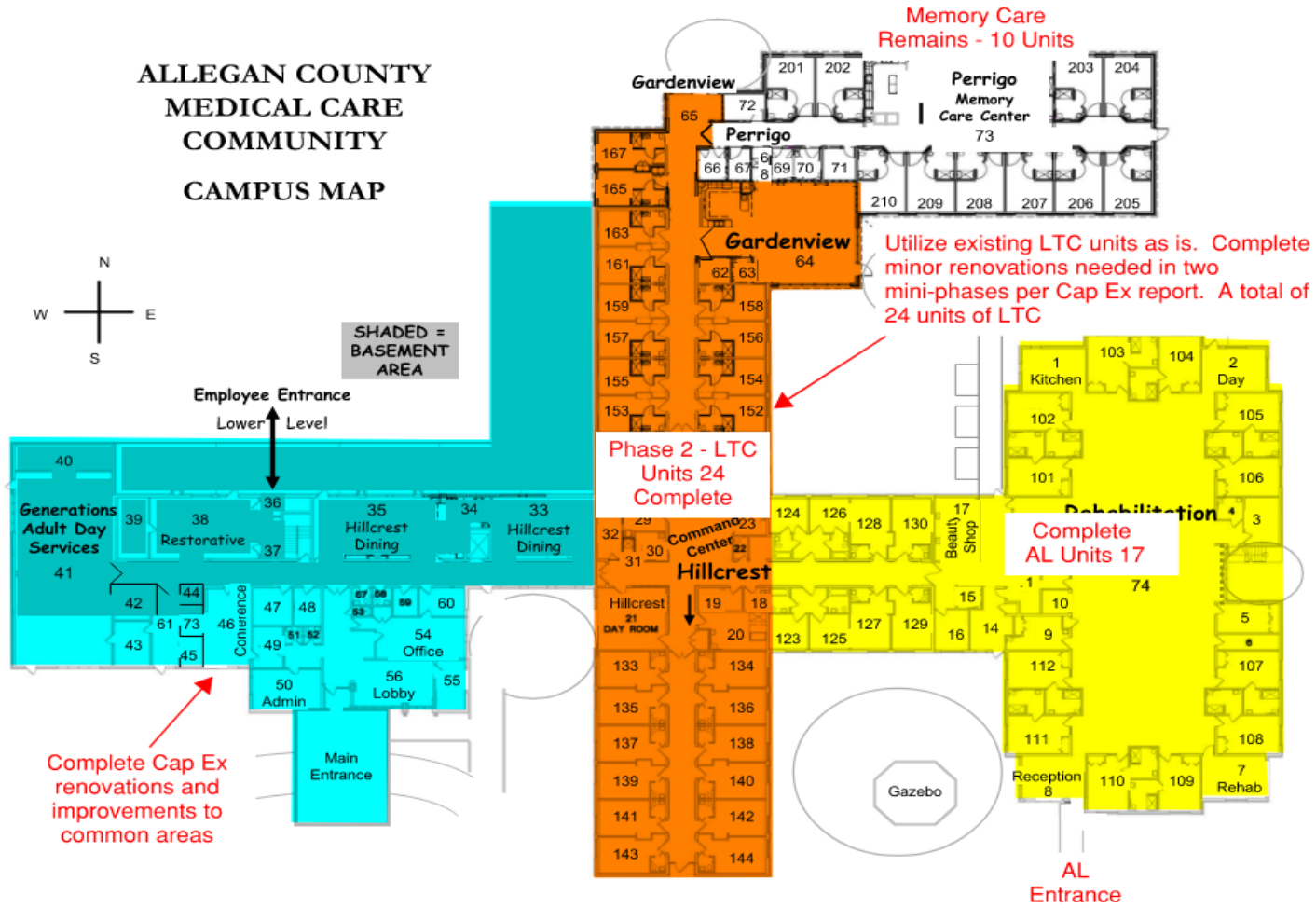


The Hillcrest Neighborhood of 20 rooms would be reduced to 12 with the East Hall becoming part of the Assisted Living. This allows our SNF areas to be 3 true Eden Alternative Households with 10 or 12 residents in each area, fulfilling this vision in the process of creating the Assisted Living.





# SKILLED NURSING RENOVATION



# CURRENT PROJECT PROGRESS



Architect/Engineer RFP Process Step	Date(s)
RFP released to Architect/Engineer Firms	6/5/2024
Schedule Pre-Bid by	6/14/2024
Complete Pre-Bid by	6/18/2024
Submit Questions by	6/19/2024
Responses to Questions by	6/21/2024
Bids Due by	6/28/2024
Proposal Reviews	7/1/2024-7/12/2024
Interviews – Two firms Eckert Wordell and SSOE were interviewed	7/15/2024-7/19/2024
Presentation of Architect/Engineer RFP Process and Selection to DHHS Board for Board motion – Eckert Wordell was selected	8/6/2024
Annual Report to Allegan County Board of Commissioners and Opportunity to Share Architect/Engineer Decision	9/12/2024

**Thank you to Allegan County Project Management and Facilities Management for your partnership through this process.**

# CURRENT PROJECT SUMMARY



A Request for Proposal for Architectural Design Services for renovation of the Medical Care Community Facility was released on June 5, 2024. The Project Team comprised of three members of the Medical Care Community (Kimberly Turcott, Delanie VanPelt-Cousins and Tammy Nieuwenhuis) and two members of the County (Valdis Kalnins and Carl Chapman) completed a thorough review and evaluation of the three proposals received. The Project Team's recommendation to award a contract to the low bidder with a satisfactory proposal and references, Eckert-Wordell from Kalamazoo for a total cost of \$322,550 was approved by the Allegan County Department of Health and Human Services Board on August 5th. The cost for architectural design services is being funded by the Medical Care Community and includes assisting with the bidding process to select a construction contractor once plans are finalized and providing construction administration services over the course of construction. The architectural design phase is expected to be completed by the end of 2024 allowing ten weeks for Design Development and eight weeks for completing the Construction Handbook. As designs and cost estimates are finalized, the plans will be presented to the County Board of Commissioners for review and approval. With approval, a bond will be secured to fund construction and once secured, a Request for Proposals will be issued to select a construction contractor to complete the renovations. It is anticipated that the construction phase itself will last about 14 months.

**DISCUSSION OF NEXT STEPS.**

**QUESTIONS OR COMMENTS.**



**THANK YOU!!**

**The Support of our Allegan County partners,  
the DHHS Board, the Allegan County Board  
of Commissioners, and the Community of  
Allegan County is so appreciated!**