



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
AGING AND LONG-TERM SUPPORT ADMINISTRATION
PO Box 99250, Lakewood, WA 98496

University Place Special Care Community LLC
The Cottages at University Place
5417 64th St W
University Place, WA 98467

RE: The Cottages at University Place License # 2418

Dear Administrator:

This letter addresses Compliance Determination(s) 24191 (Completion Date 07/24/2023) and 17688 (Completion Date 12/22/2022).

The Department completed a follow-up inspection of your Assisted Living Facility on 07/24/2023 and found no deficiencies. Your facility meets the Assisted Living Facility licensing requirements.

The Department found that deficiencies for the following licensing laws and regulations were corrected:
WAC 388-78A-2990-5, WAC 388-78A-2990-5-a, WAC 388-78A-2990-5-b

The Department staff who did the on-site verification:
Woodetta Maulana,

If you have any questions, please contact me at (253)442-3013.

Sincerely,

Manfay Chan, Field Manager
Region 3, Unit D
Residential Care Services



Residential Care Services Investigation Summary Report

Provider/Facility: The Cottages at University Place
Provider Type: Assisted Living Facility
License/Cert. #: 2418
Intake ID: 62412
Compliance Determination #: 17688
Region/Unit #: RCS Region 3 / Unit D
Investigator: Woodetta Maulana
Investigation Date(s): 12/20/2022 through 12/22/2022
Complainant Contact Date(s):

Allegation(s):

Heating in the resident room does not work properly.

Investigation Methods:

Sample:	Total residents: Resident sample size: 4 Closed records sample size: 0
Observations:	staff to resident interaction residents general observation of the facility resident room temperature readings
Interviews:	staff others not associated with the facility
Record Reviews:	facility records

Investigation Summary:

The assisted living facility (ALF) failed to have temperature controls that maintained maximum temperatures of up to 85 degrees Fahrenheit plus or minus 3 degrees.

Conclusion / Action:

- ☒ Failed Provider Practice Identified / Citation(s) Written
- ☐ Failed Provider Practice Not Identified / No Citation Written
- ☐ N/A



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Statement of Deficiencies	License #: 2418	Compliance Determination # 17688
Plan of Correction	The Cottages at University Place	Completion Date
Page 1 of 3	Licensee: University Place Special Care Community LLC	12/22/2022

You are required to be in compliance at all times with all licensing laws and regulations to maintain your Assisted Living Facility license.

The department completed data collection for an unannounced on-site complaint investigation on 12/20/2022 and 12/22/2022 of:

The Cottages at University Place
 5417 64th St W
 University Place, WA 98467

This document references the following complaint number(s): 62412

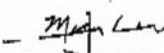
The following sample was selected for review during the unannounced on-site visit: 4 of 0 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

Woodetta Maulana,

From:
 DSHS, Aging and Long-Term Support Administration
 Residential Care Services, Region 3, Unit D
 PO Box 99250
 Lakewood, WA 98496

As a result of the on-site visit(s), the department found that you are not in compliance with the licensing laws and regulations as stated in the cited deficiencies in the enclosed report.

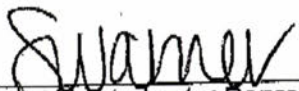

 Residential Care Services

12/27/2022

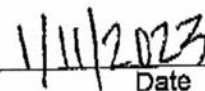
Date

I understand that to maintain an Assisted Living Facility license, the facility must be in compliance with all the licensing laws and regulations at all times.

Statement of Deficiencies	License #: 2418	Compliance Determination # 17688
Plan of Correction	The Cottages at University Place	Completion Date
Page 2 of 3	Licensee: University Place Special Care Community LLC	12/22/2022



Administrator (or Representative)



Date

WAC 388-78A-2990 Heating-cooling Temperature. The assisted living facility must:

(5) Equip each resident sleeping room with individual temperature controls located between eighteen and forty-eight inches above the floor capable of maintaining room temperature plus or minus 3 F from setting, within a range of minimum 60 F to maximum 85 F, these individual temperature controls may be modified to prevent resident access only when:

- (a) Appropriate, as documented in resident assessment(s) and their negotiated service plan; and
- (b) The temperature range is maintained at a range of 70 F to 75 F.

This requirement was not met as evidenced by:

Based on observation, interview, and record review the assisted living facility (ALF) failed to have temperature controls for 3 of 4 Sample Resident's (Resident 1, 2, & 3) sleeping rooms to have maintained maximum temperatures of up to 85 degrees Fahrenheit plus or minus 3 degrees. This failure placed residents at risk of not being able to keep adequately warm.

Findings included...

On 12/20/2022 at 12:30 p.m., observations with the business office manager (Staff B) showed the resident's sleeping rooms had the following temperature readings:

Resident 1's room temperature control read 64 degrees Fahrenheit.

Resident 2's room temperature control read 65 degrees Fahrenheit.

Resident 3's room temperature control read 66 degrees Fahrenheit.

During an interview on 12/20/22 at 12:30 p.m., Staff B stated when the controls are adjusted to higher temperatures, the higher temperatures are not maintained.

On 12/22/2022 at 3:00 p.m., during a phone interview, Staff B stated after the on-site investigation conducted on 12/20/2022, she re-checked the temperature in Resident 1's room after about 30 minutes, and the temperature reading had increased to 66 degrees.

Statement of Deficiencies	License #: 2418	Compliance Determination # 17688
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The executive director (Staff A) provided an invoice dated 11/18/2022, via email that documented, "Each heater correlated correctly with rated wattage and amperage when cycled on. If warmer temps are desired in rooms sizing up equipment will be necessary."

On 12/22/2022, at 12:30 p.m., during a phone interview, Staff A was informed of the above findings. Staff A confirmed she became aware about a month ago that a few of the resident sleeping rooms did not maintain temperatures above 68 degrees Fahrenheit.

Plan/Attestation Statement

I hereby certify that I have reviewed this report and have taken or will take active measures to correct this deficiency. By taking this action, The Cottages at University Place is or will be in compliance with this law and / or regulation on

(Date) 2/7/2023

In addition, I will implement a system to monitor and ensure continued compliance with this requirement.

Swanner

Administrator (or Representative)

1/11/2023

Date