

# Uniform Disclosure of Assisted Living Services & Amenities (UDALSA)

This is a required document per [144G.40 Subd. 2 \(www.revisor.mn.gov/statutes/cite/144G.40\)](http://www.revisor.mn.gov/statutes/cite/144G.40) of all assisted living facilities to describe the services, supports, and amenities available at the assisted living facility. Prospective residents and their families can use this tool to determine if the assisted living facility can meet their needs, allow them to compare options among various settings, and make informed decisions about selecting an assisted living facility setting. The information presented here may be important for a resident’s ability to age in place. Assisted living facilities are not required to provide all the services listed, and available services are subject to change. The facility will indicate which services are provided and any limitations that may pertain to the service.

You are also encouraged to tour facilities, talk with other residents, residents’ family members, or meet one-on-one with facility staff during the selection process. The disclosure checklist is not a substitute for the assisted living contract, which is a separate document that will include the specific services to be provided to the individual resident and the fees per services.

## General Information

This information is current as of (MM/DD/YYYY): 05/01/2025

Name of Assisted Living: Grand Arbor by Vivie

HFID: 30805

Unique building/unit description (if applicable): \_\_\_\_\_

Facility Address: 4403 Pioneer Rd SE Alexandria, MN 56308

If services are provided at more than one building (on the assisted living campus), please list all locations below.

No additional buildings

Additional Building:

Building Name (if applicable): \_\_\_\_\_

Physical Address (if different than above): \_\_\_\_\_

Additional Building:

Building Name (if applicable): \_\_\_\_\_

Physical Address (if different than above): \_\_\_\_\_

Additional Building:

Building Name (if applicable): \_\_\_\_\_

Physical Address (if different than above): \_\_\_\_\_

Facility/Campus listed above has the following license; Check one:

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- Assisted Living Facility License
- Assisted Living Facility with Dementia Care License

Availability of Unlicensed Staff (ULP); check one:

- Unlicensed staff are in the building and available to respond to resident requests 24/7
- Unlicensed staff may either be in the building, in an attached building, or within the campus and available to respond to resident requests 24/7

Availability of Licensed (RN/LPN) Staff (in *addition* to an RN who is required to be accessible to the staff 24/7); check one if applicable:

- Licensed staff are on site 24/7
- Licensed staff are either in the building, an attached building, or within the campus and available to respond to resident requests 24/7

Number of unlicensed direct care staff typically scheduled per shift:

Day Shift: <sup>11</sup> \_\_\_\_\_

Evening Shift: <sup>11</sup> \_\_\_\_\_

Night shift: <sup>5</sup> \_\_\_\_\_

## Payment Options

The facility will indicate by placing an “X” in the “Accepted” column if the payment option is accepted (may check more than one). The facility may indicate in the “Comments” column if a pre-determined length of private funds payment source is required before acceptance of Medicaid or waived service funds as well as the number of months required.

### Payment Options for Housing Contract

Payment Option	Accepted	Comments
Private Pay	X	
Sliding Scale		
Housing Support (formerly Minnesota Group Residential Housing) Payments	X	
Federal rent subsidy		
Other; explain:		

### Payment Options for Services

Payment Option	Accepted	Comments
Waivered Services (EW, CADI, BI); specify any limitations	x	
Private Pay	x	
Long Term Care Insurance	x	
Other; explain:		

### Services and Amenities Available

Below is a list of services that are available to assisted living residents. The facility will indicate by placing a “yes” or “X” in the “Available” column if the service is provided or available at/on the campus/unit of the location listed above. If the “Available” column is blank, the facility does **not** provide that service.

#### Section 1: Dementia Care

Pertains only to facilities with an **Assisted Living with Dementia Care** license

Check each service available at the location(s) listed above.

#### Dementia Care Services Available

Service	Available	Comments
Secured unit or building for wandering or exit-seeking behavior	x	
Secured outdoor grounds on facility premises	x	Fenced in patio with a locked gate
Individualized digital/alarm monitoring for wandering or exit-seeking behavior	x	Available in select locations
Prepared to manage challenging behaviors	x	Not available in Lakes North/Lakes South
Other; specify:		

## Section 2: Medication Management

Check each service available at the location(s) listed above.

### Medication Management Services Available

Service	Available	Comments
Verbal or visual reminders to take regularly scheduled medications; specify any limit to frequency in comments	X	Not available in Lakes North/Lakes South
Communication with physician/pharmacy about ordering or refill requests	X	Not available in Lakes North/Lakes South
Medication administration by licensed or unlicensed personnel	X	Not available in Lakes North/Lakes South
Delivery of medication to resident previously set up by the facility nurse	X	Not available in Lakes North/Lakes South
Medications set up by nurse for resident to self-administer	X	Not available in Lakes North/Lakes South
Delivery of medication from the original containers to resident	X	Not available in Lakes North/Lakes South
Delivery of liquid or food to resident if required to ingest medication	X	Not available in Lakes North/Lakes South
Delegation of medication management services by licensed health professional to unlicensed staff	X	Not available in Lakes North/Lakes South
Central storage of medication	X	Not available in Lakes North/Lakes South
Diabetic Care: insulin pen dosing	X	Not available in Lakes North/Lakes South
Diabetic Care: insulin pump management		
Diabetic Care: insulin syringe dosing		
Diabetic Care: sliding scale insulin management	X	Not available in Lakes North/Lakes South
Clinical monitoring of labs related to medications	X	Not available in Lakes North/Lakes South
Anticoagulant medication management	X	Not available in Lakes North/Lakes South
B-12 injections	X	Can be arranged through a home health provider

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Service	Available	Comments
Nutritional supplement administration	X	Ensure, supplied by resident. Not available in Lakes North/Lakes South
(IV) Intravenous management		
PICC lines (Peripherally Inserted Central Catheter)		
Injections; specify types or limits in comments (IM, SQ)	X	Not available for behavioral management. Not available in Lakes North/Lakes South
Nebulizers	X	Not available in Lakes North/Lakes South
Inhalers	X	Not available in Lakes North/Lakes South
Ear drops	X	Not available in Lakes North/Lakes South
Eye drops	X	Not available in Lakes North/Lakes South
Topicals	X	Not available in Lakes North/Lakes South
Patches	X	Not available in Lakes North/Lakes South
Medication delivery via enteral (feeding) tube		
Pain pump management		
Medical cannabis administration (pill form) for certified patients		
Medical Cannabis storage for certified patients		
Cannabidiol oil administration for certified patients		
Other; specify:		

### Section 3: Treatments & Therapies

Check each service available at the location(s) listed above.

#### Treatments & Therapies Available

Service	Available	Comments
Verbal or visual reminders to perform regularly scheduled treatments or exercises	X	Not available in Lakes North/Lakes South
Wound care: basic	X	Not available in Lakes North/Lakes South
Wound care: complex		
Diabetic care: blood glucose monitoring	X	Not available in Lakes North/Lakes South
Diabetic care: foot/nail care	X	Not available in Lakes North/Lakes South
C-PAP	X	Not available in Lakes North/Lakes South
Bi-PAP	X	Settings must be established. Not available in Lakes North/Lakes South
Oxygen Management; specify any delivery system limitations	X	Not available in Lakes North/Lakes South
Oxygen saturation checks	X	Not available in Lakes North/Lakes South
Ventilators		
Suctioning		
Tracheostomy Care: cleaning of site and tube		
Tracheostomy Care: showering assistance		
Tracheostomy Care: suctioning assistance		
Pacemaker Checks	X	Not available in Lakes North/Lakes South
Arrange for On-Site Dialysis		
Arrange for/set-up Off-Site Dialysis	X	Not available in Lakes North/Lakes South

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Service	Available	Comments
Peritoneal Dialysis (on-site)		
Compression stockings	X	Not available in Lakes North/Lakes South
Lymphedema wraps		
Fall Prevention: balance assessments		
Fall Prevention: exercise programs	X	Group or individual offerings, additional charges may apply. Not in Lakes North/South
Fall Prevention: strength training	X	Group or individual offerings, additional charges may apply. Not in Lakes North/South
Integrative Health Services: acupuncture		
Integrative Health Services: aromatherapy		
Integrative Health Services: healing touch		
Integrative Health Services: massage	X	Available to arrange on-site appointment, additional charges may apply
Blood pressure checks	X	Not available in Lakes North/Lakes South
Daily weight check	X	Not available in Lakes North/Lakes South
Indwelling urinary catheter care; emptying and bag changes	X	Not available in Lakes North/Lakes South
Indwelling urinary catheter replacement by nurse		
Straight (intermittent) catheter assistance		
Suprapubic catheter care		
Ostomy care	X	In collaboration with home health or hospice. Not available in Lakes North/Lakes South
Arrangements for and coordination with hospice care	X	Not available in Lakes North/Lakes South
End-of-life palliative care	X	Not available in Lakes North/Lakes South

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Service	Available	Comments
Access to and training on use of automatic electronic defibrillators (AED)	X	Licensed nursing staff only
Training of and use of Cardiopulmonary Resuscitation (CPR)	X	Licensed nursing staff only
Other; specify:		

### Section 4: Assistance with Activities of Daily Living

Check each service available at the location(s) listed above.

#### Assistance with Daily Living Activities Available

Service	Available	Comments
Dressing	X	Not available in Lakes North/Lakes South
Bathing: shower	X	Not available in Lakes North/Lakes South
Bathing: bathtub	X	Not available in Lakes North/Lakes South
Oral hygiene	X	Not available in Lakes North/Lakes South
Denture care	X	Not available in Lakes North/Lakes South
Cuing/reminders for self-cares	X	Not available in Lakes North/Lakes South
Use of special utensils	X	Not available in Lakes North/Lakes South
Feeding assistance for residents with complicated eating problems		
Set-up and cut food at meals	X	Not available in Lakes North/Lakes South
Manual Feeding; specify limits in comments	X	During specified mealtimes in a designated area. Not available in Lakes North/Lakes South
Tube Feeding; specify limits in comments		
Feeding in common area with one staff member per resident		

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Service	Available	Comments
Feeding in resident's apartment with one staff member per resident		
Grooming: hair care, make-up, shaving, application of lotion, etc.	X	Not available in Lakes North/Lakes South
Nail care: toenails, fingernails	X	Not available in Lakes North/Lakes South
Toileting: standby assistance/supervision	X	Not available in Lakes North/Lakes South
Changing incontinence products; perineal care	X	Not available in Lakes North/Lakes South
Ordering replacement incontinence products	X	Not available in Lakes North/Lakes South
Assistance with bowel and bladder control, devices, and training programs	X	Purewick. Not available in Lakes North/Lakes South
Other; specify:		

## Section 5: Mobility Support

Check each service available at the location(s) listed above.

### Mobility Services Available

Service	Available	Comments
Standby Assistance	X	Not available in Lakes North/Lakes South
Transfers with assist of one staff	X	Not available in Lakes North/Lakes South
Transfers with assist of two staff	X	Not available in Lakes North/Lakes South
Transfers utilizing sit-to-stand lifts	X	Not available in Lakes North/Lakes South
Transfers utilizing sliding boards		
Transfers utilizing bariatric equipment		
Ceiling lift transfers		

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Service	Available	Comments
Non-mechanical transfers (trapeze)		
Mechanical lift: assist of 1 transfer	X	Not available in Lakes North/Lakes South
Mechanical lift: assist of 2 transfer	X	Not available in Lakes North/Lakes South
Ambulation with assist of 1	X	Not available in Lakes North/Lakes South
Bed mobility	X	Not available in Lakes North/Lakes South
Assistance with chair mobility	X	Not available in Lakes North/Lakes South
Chair Glide System		
Mechanical Stair Lift System		
Handrails; in personal space	X	
Elevators	X	
Other; specify:		

## Section 6: Security & Monitoring

Check each service/option available at the location(s) listed above.

### Security and Monitoring Services

Service	Available	Comments
Every 15-minutes safety checks		
Every 30-minutes safety checks		
Hourly safety checks	X	Not available in Lakes North/Lakes South
Every two-hours safety checks	X	Not available in Lakes North/Lakes South

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Service	Available	Comments
Daily safety checks	X	Not available in Lakes North/Lakes South
Emergency call system; specify type in comments	X	PalCare/Pendant. Not available in Lakes North/Lakes South
Non-emergency call system; specify type in comments	X	PalCare/Pendant. Not available in Lakes North/Lakes South
Digital wander alert device on resident	X	Available in select locations
Wander alert system at facility exits		
Staff monitoring at facility exits; specify method in comments		
Visitor check-in/check-out at facility main entrance		
Bed alarms or movement sensing technology	X	Not available in Lakes North/Lakes South
Door sensors: specify locations (unit, resident room, exits, etc.)	X	Not available in Lakes North/Lakes South
Security Guard		
Security cameras in common spaces	X	
Key card/fob access: specify locations (unit, resident room, exits, etc.)	X	Garage, facility entrances
Other lock systems: specify locations (unit, resident room, exits, etc.)	X	Keys for resident apartments
Emergency generator(s) to power the facility during power outages	X	
Other; specify:		

## Section 7: Dining and Nutrition

Check each service/option available at the location(s) listed above.

### Dining and Nutrition Services

Service	Available	Comments
Three meals available, plus snacks	Required	
Breakfast available in community space	X	
Breakfast available; delivered to apartment	X	Not available in Lakes North/Lakes South
Lunch available in community space	X	
Lunch available; delivered to apartment	X	Not available in Lakes North/Lakes South
Dinner available in community space	X	
Dinner available; delivered to apartment	X	Not available in Lakes North/Lakes South
Meal tray delivery and pick-up from resident's unit	X	Not available in Lakes North/Lakes South
Meal preparation in resident's unit		
Thickened Liquids; specify limits in comments	X	Following IDDSI. Not available in Lakes North/Lakes South
Modified Texture Diets; specify limits in comments	X	Following IDDSI. Not available in Lakes North/Lakes South
Therapeutic Diets: cardiac		
Therapeutic Diets: diabetic or calorie controlled		
Therapeutic Diets: gluten-free		
Therapeutic Diets: high fiber		
Therapeutic Diets: low fat/low cholesterol		
Therapeutic Diets: low sodium		

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Service	Available	Comments
Therapeutic Diets: no added salt		
Therapeutic Diets: renal diet		
Other special diets: kosher		
Other special diets: (vegetarian, vegan, etc.) specify in comments		
Dietitian or Nutritionist Services		
Carbohydrate intake/tracking		
Meal consumption tracking	X	Not available in Lakes North/Lakes South
Other; specify:		

## Section 8: Supportive Services

Check each service available at the location(s) listed above.

### Supportive Services Available

Service	Available	Comments
Daily "I'm okay" checks service; specify procedure in comments		
Assistance with meals or food preparation	X	Not available in Lakes North/Lakes South
Daily Social and Recreational Services	Required	
Housekeeping: bed making	X	Not available in Lakes North/Lakes South
Housekeeping: defrost and clean refrigerator	X	Not available in Lakes North/Lakes South
Housekeeping: dusting	X	Not available in Lakes North/Lakes South
Housekeeping: organize closets and drawers		

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Service	Available	Comments
Housekeeping: trash removal; specify frequency in comments	X	Daily. Not available in Lakes North/Lakes South
Housekeeping: weekly general cleaning (clean floors, sinks, shower/tub, toilet, and vacuum)	X	Not available in Lakes North/Lakes South
Housekeeping: other; specify in comments		
Laundry: linen (change bed, launder sheets, towels)	X	Weekly and as needed. Not available in Lakes North/Lakes South
Laundry: wash, dry, and fold clothing; specify loads per week in comments	X	Weekly and as needed. Not available in Lakes North/Lakes South
Laundry: other; specify in comments		
Schedule offsite social and recreational activities	X	
Schedule medical and social service appointments	X	Not available in Lakes North/Lakes South
Assistance with arranging transportation for personal, social, and recreational activities	Required	
Assistance with arranging transportation to medical and social services appointments	Required	
Provide transportation to social and recreational activities		
Provide transportation to medical and social service appointments		
Assistance accessing community resources and social services	Required	
Shopping: facility sponsored	X	General store available on-site
Spiritual Care/Religious Services; on-site	X	
Assistance with bill paying/budgeting		
Communication boards or other supplemental communication devices	X	Supplied by resident
Primary languages spoken by staff	X	English
Supervision of smoking		Non-smoking, tobacco free campus

Service	Available	Comments
Other; specify:		

### Section 9: Staffing

Check each option available at the address location(s) listed above.

#### Staffing Available

Staffing	Available	Comments
One-to-One staffing available		
One-to-One staffing for special circumstances		
Overnight companion		
Registered Nurse: on-site “part time”		
Registered Nurse: on-site “full time”	X	
Licensed Practical Nurse: on site “part time”	X	
Licensed Practical Nurse: on-site “full time”		
Assisted Living Director: on-site “part time”		
Assisted Living Director: on site “full time”	X	
Advanced Practice Registered Nurse: on-site “part time”		
Advanced Practice Registered Nurse: on site “full time”		
Activities Director: Part Time		
Activities Director: Full Time	X	
Dietician/Nutritionist consultant available or can be arranged		

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Staffing	Available	Comments
Physical Therapist available or can be arranged	X	Can be arranged through a home health provider
Respiratory Therapist available or can be arranged		
Occupational Therapist available or can be arranged	X	Can be arranged through a home health provider
Speech Language Pathologist available or can be arranged	X	Can be arranged through a home health provider
Social Worker available or can be arranged	X	Can be arranged through a hospice provider
Other Licensed Professional available; specify type in comments	X	Can be arranged through partnering providers; psych, podiatry
Other; specify:		

## Section 10: Amenities

Check each option available at the location(s) listed above.

### Amenities Available

Amenity	Available	Comments
Accessible bathrooms; specify limits in comments	X	
Private units	X	
Semi-private units	X	
Studio/efficiency units	X	
One-bedroom units	X	
Two-bedroom units	X	
Kitchen/Kitchenettes in units	X	
Internet access	X	

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Amenity	Available	Comments
Cable (television)	X	
Pets allowed	X	Only in Lakes North/Lakes South
Pet care; specify in comments		
Pool	X	
Whirlpool	X	
Exercise Room	X	
Library	X	
Activity Room	X	
Garden/outdoor spaces	X	
Chapel	X	
Private entertaining space	X	
Communal Dining room	X	
Beauty/Barber Shop	X	
Parking available for residents	X	
Parking available for guests	X	
Guest accommodations	X	
Laundry Room accessible to Residents	X	
Washer-Dryer in units	X	Only in Lakes North/Lakes South
Central Air Conditioning	X	
Fully sprinklered building	X	

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Amenity	Available	Comments
Designated smoking area inside (not apartment space)		Non-smoking, tobacco free campus
Designated smoking area outside		Non-smoking, tobacco free campus
Other; specify:		

## Additional Information

Sixty days before the facility plans to reduce or eliminate the availability of one or more services, the facility must provide written notice of the reduction. Refer to [144G.55 Subd. 1\(d\)](#) ([www.revisor.mn.gov/statutes/cite/144G.55](http://www.revisor.mn.gov/statutes/cite/144G.55)).

Residents may choose to obtain services from an outside service provider at their own cost. Residents may also obtain services from an outside service provider if the resident’s assessed needs exceed the scope of services the facility can provide as agreed upon in the contract and are not included in the checklist. If this occurs and the resident is not able to obtain services from an outside service provider, then the facility may require the resident move to another facility or care setting that is able to meet the resident’s needs. In the event this occurs, the facility will assist in a coordinated move of the resident to a safe and appropriate location.

Prospective Residents may call the Senior LinkAge Line to discuss their housing options before signing a contract with a licensed assisted living facility. The Senior LinkAge Line is available Monday through Friday from 8am to 4:30pm at 1-800-333-2433.

You can get further information, at no cost, about advocacy or care options from:

- [Office of Ombudsman for Long Term Care \(https://mn.gov/board-on-aging/direct-services/ombudsman/\)](https://mn.gov/board-on-aging/direct-services/ombudsman/); 1-800-657-3591
- [Office of Ombudsman for Mental Health and Developmental Disabilities \(https://mn.gov/omhdd/\)](https://mn.gov/omhdd/); 1-800-657-3506
- Minnesota Directory for community resources: [www.MinnesotaHelp.Info](http://www.MinnesotaHelp.Info)
- [Minnesota Senior LinkAge Line \(www.seniorlinkageline.com/\)](http://www.seniorlinkageline.com/); 1-800-333-2433

(Optional) By signing below, I acknowledge that I have reviewed this document. This is NOT a contract to receive services.

\_\_\_\_\_  
Received Date

\_\_\_\_\_  
Individual or Legal/Designated Representative