



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS

MIKE ZIMMER
DIRECTOR

November 16, 2015

John Berra
Regent Street of West Bloomfield
4460 Orchard Lake Road
West Bloomfield, MI 48323

RE: Application #: AH630378427
Regent Street of West Bloomfield
4460 Orchard Lake Road
West Bloomfield, MI 48323

Dear Mr. Berra:

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 75 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (517) 284-9720.

Sincerely,

A handwritten signature in cursive script that reads "Loma M Campbell".

Loma M Campbell, Licensing Staff
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(248) 860-3110

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH630378427
Applicant Name:	Orchard Lake Senior Care, LLC
Applicant Address:	Suite 1600 1000 Legion Place Orlando, FL 32801
Applicant Telephone #:	(407) 999-2400
Authorized Representative:	John Berra
Administrator:	John Berra
Name of Facility:	Regent Street of West Bloomfield
Facility Address:	4460 Orchard Lake Road West Bloomfield, MI 48323
Facility Telephone #:	(248) 683-1010
Application Date:	06/23/2015
Capacity:	75
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

03/23/2015	Inspection Completed-Fire Safety : A
06/23/2015	Enrollment
09/01/2015	Application Incomplete Letter Sent
11/12/2015	Inspection Completed On-site
11/12/2015	Inspection Completed-BCAL Full Compliance
11/13/2015	Contact - Document Received Received change of ownership documentation
11/13/2015	Application Complete/On-site Needed

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

On 11/13/2015, the ownership of Regent Street of West Bloomfield changed following a sale of the business operations from CRP West Bloomfield, LLC (AH630288870) to Orchard Lake Senior Care, LLC, and because of this change in the ownership operations of Regent Street of West Bloomfield a new license is required to be issued.

Regent Street of West Bloomfield is located at 4460 Orchard Lake Road in West Bloomfield, MI, in a suburban area about 20 miles northwest of Detroit, MI, and close to shopping, lakes, schools, and freeways (I-696 and M-5) are within a ten mile radius of the facility.

Regent Street of West Bloomfield was built in 1998 and is 52,590 gross square-feet. The building has been used as a nursing home, and was at one time known as the West Bloomfield Township Towne Hall. Some of the façade from when the building was in operation as the West Bloomfield Town hall is still on the front of the building for historical purposes. Regent Street of West Bloomfield is a three story metal-framed building consisting of 61 resident rooms/units with a capacity for 75 licensed beds. Twenty-nine beds are located on the third floor, (14 of the 29 beds are in the special care secured/locked Alzheimer/dementia unit), 29 beds are located on the second floor, and 17 beds are located on the first floor.

Regent Street of West Bloomfield is barrier-free, has elevators, and has through-wall gas-fired heating with heating and cooling controls in centrally located areas of the home. All of the common areas are heated and cooled by rooftop heating and cooling units and the entire building is fire-suppressed. On 6/11/2008, the Bureau of Fire

Service gave final approval of the fire safety system and subsequent annual inspections of the fire safety system have been conducted by the Bureau of Fire Services with the most recent inspection conducted on 3/23/2015, obtaining an acceptable approval rating. Regent Street of West Bloomfield is a non-smoking building, uses public water and sewage disposal, and has a generator in the event of a power failure.

At Regent Street of West Bloomfield, food is prepared in the main kitchen located on the first floor and transported to the second and third floor dining rooms via food carts. A satellite kitchen with a refrigerator/freezer for cold foods and a steam table to keep hot foods at the appropriate temperature is located on the second and third floors adjacent to each dining room. The current week's menu is posted in the hallway outside of each dining room. The main kitchen of Regent Street of West Bloomfield is inspected by the Oakland County Health Department and has a food establishment license that has been issued by the Oakland County Health Department.

Upon entering Regent Street of West Bloomfield, a receptionist will be available in the lobby main entrance area from 10:00 am until 6:00 pm. From 6:00 pm until 10:00 am, visitors and guests ring the doorbell/call button at the main entrance of Regent Street of West Bloomfield to gain entry into the building. The other exit doors are alarmed for the safety and protection of the residents and a code is required to enter and exit through these doors.

Each resident's room has a bed, dresser, nightstand, refrigerator, and a bathroom that is equipped with a shower, sink, toilet, and grab bars. However, a resident can opt to use his or her own personal bed, mattress, furniture, and possessions as space permits.

A spa tub is available to residents on the first and second floors for their relaxation and enjoyment.

A resident assistance system has been established at Regent Street of West Bloomfield known as the Home Free system that will send a signal to the pager that each staff member carries. All residents have access to an electronic notification button via pendant worn around the neck and to pull cords located at the head of the bed and in the bathroom that notify a staff member of the need for assistance or of an emergency. In case of emergency or the need for assistance, the resident can depress the button or pull the cord to send a signal to the staff member's pager that indicates the location of the resident.

The first, second, and part of the third floor houses the general aged population. The 14 rooms/units located on the third floor (Room # 311 through Room # 324) houses the Alzheimer's/dementia unit known as Regent Street Plus and a code is required to enter and exit the unit. For the safety of the residents in this unit, a lock has been placed on each window that allows the window to only open three to four inches.

Public restrooms are available on each of the three floors for the convenience of guests and visitors.

On 6/17/2008, Jay Calewatts, Engineer, from the Department of Community Health, Bureau of Health Systems, Division of Health Facilities and Services, Health Facilities Engineering Section, measured all of the residents' bedrooms, common areas, and living spaces. All of the bedrooms, common areas, and living spaces were found to comply with HFA administrative rules and Public Act 368, as amended.

B. Program Description

Orchard Lake Senior Care, LLC, is the licensee for Regent Street of West Bloomfield following the change of ownership on 11/13/2015. Orchard Lake Senior Care, LLC is a Foreign Limited Liability company formed on 6/19/2015, and its jurisdiction of origin is Delaware. Orchard Lake Senior Care, LLC has designated John Berra to be the authorized representative and administrator of Regent Street of West Bloomfield. Mr. Berra is over 18 years of age, has a Bachelor of Arts degree in Hospitality and Tourism Management, and has over 10 years of experience working with seniors who are 60 years of age or older.

Regent Street of West Bloomfield will provide services to individuals who are 60 years of age or older including those residents diagnosed with Alzheimer's disease or a related condition. The facility will provide twenty-four hour supervision, room, board, and assistance with personal care, including administration of medications. Regent Street of West Bloomfield has designed services and supports according to the residents' cognitive and physical capabilities and level of memory loss. Activities will be offered throughout the day and these activities will include outings, multi-denominational church services, musical entertainment, etc. In addition, a beauty salon is located on the premises for the convenience of the residents, a cement walking path surrounds the entire community, a screened porch area is provided, and transportation services to doctor's appointment and activities are provided at no additional charge. Regent Street of West Bloomfield has a Surety Bond for \$15,000 through RLI Insurance Company.

At this time, 56 residents are residing in the home and it is expected that these residents will continue to reside in the home after the original licensing process has been completed. The current direct care staffing levels in the home are: on the day shift (6:00 am until 2:00 pm) seven staff members are working; on the afternoon shift (2:00 pm until 10:00 pm) six staff members are working; and on the midnight shift (10:00 pm until 6:00 am) five staff members are working. The home has housekeepers, dietary staff members, a receptionist, and maintenance staff that are also working in the home. All of the staff members working in the home are provided with one week of training upon hire that is specific to the residents' needs, the job requirements, safety awareness, and the residents' service plans. In addition, the staff members are provided with ongoing training pertinent to the residents' needs as needed.

Technical assistance was provided to Mr. Berra concerning Public Acts 368, as amended and the administrative rule requirements related to the home, resident, and

employee record keeping.

C. Rule/Statutory Violations

The study has determined substantial compliance with applicable licensing statutes and administrative rules.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this home for the aged.

Loma M Campbell

11/16/15

Loma M Campbell
Licensing Staff

Date

Approved By:

Betsy Montgomery

11/16/15

Betsy Montgomery
Area Manager

Date