



RICK SNYDER
GOVERNOR

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

MIKE ZIMMER
DIRECTOR

October 1, 2015

Kelsey Hastings
Rhema-Redford Village Operating, LLC
Suite 925
17515 W. 9 Mile Rd.
Southfield, MI 48075

RE: Application #: AH820378377
Advantage Living Center-Redford Village
25330 6 Mile Road
Redford Charter Twp., MI 48240

Dear Ms. Hastings:

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 56 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 (248) 975-5053.

Sincerely,

A handwritten signature in cursive script that reads "Patricia J. Sjo".

Patricia J. Sjo, Licensing Staff
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(586) 256-2006

Enclosure

cc: J. Nason-Hamlin

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

I. IDENTIFYING INFORMATION

License #: AH820378377

Applicant Name: Rhema-Redford Village Operating, LLC

Applicant Address: Ste. 925
17515 W. 9 Mile Rd.
Southfield, MI 48075

Applicant Telephone #: (248) 569-8400

Authorized Representative: Kelsey Hastings

Administrator: Joyce Nason-Hamlin

Name of Facility: Advantage Living Center-Redford Village

Facility Address: 25330 6 Mile Road
Redford Charter Twp., MI 48240

Facility Telephone #: (313) 531-6874

Application Date: 06/30/2015

Capacity: 56

Program Type: Aged
Alzheimer's

II. METHODOLOGY

06/30/2015	Enrollment
07/08/2015	Application Incomplete Letter Sent. Form 1326/Fingerprint for Marianne Conner (Authorized Representative) and Updated 1326 for Joyce Nason-Hamlin (Administrator)
07/08/2015	Contact - Document Sent. Rule & Act books
07/23/2015	Contact - Document Received. 1326 record clearance for Joyce Nason-Hamlin
07/27/2015	Licensing Unit file referred for criminal history review. 1326 for Marianne Conner.
07/30/2015	Contact - Document Sent. Form 1605 Request for Plan Review sent to applicant
07/31/2015	File Transferred To Field Office. Lansing/Wayne
12/10/2014	Inspection Completed-Fire Safety: C. Annual inspection.
02/05/2015	Inspection Completed-Fire Safety: A. Re-inspection.
08/06/2015	Contact – Telephone call received from Kelsey Hastings, facility's owner effective 10/1/15, regarding the Application for Fire Safety Plan Review form BFS-979 and Request for Plan Review form for Bureau of Fire Services (BFS) and Health Facilities Engineering Section (HFES). I said those are not needed for a change of ownership because BFS and HFES approvals were already received for the facility.
08/14/2015	Application Incomplete Letter Sent by email to Marianne Conner and Joyce Nason-Hamlin.
08/20/2015	Contact - Documents Received. Updated license application showing license request for aged and dementia programs; floor plan showing entire property and identifying HFA area (a nursing home is attached); admission contract; emergency preparedness plan; dementia program statement; forms for meal census, staff training, incident report, hourly rounds, and service plan; policies for discharge, tuberculosis screening for residents, and smoking; fee schedule; and facility address explanation received by email from Ms. Hastings.
08/21/2015	Contact - Documents Sent and Received. Email sent to Ms. Hastings regarding the authorized representative appointment. She replied that she will appoint herself.

08/21/2015 Contact - Documents Received. Policy for staff training, meal census form, and copy of Hartford Insurance surety bond.

08/24/2015 Contact - Document Received. Certificate of Appointment for Authorized Representative appointing Kelsey Hastings.

08/25/2015 Contact – Document Sent. Email to Ms. Hastings about revisions needed to the meal census form and staff training policy and need original surety bond that insures the Department of Licensing and Regulatory Affairs (DLARA) on behalf of residents.

08/26/2015 Contact - Telephone call received. Wells Fargo Commercial Account Executive Kim Zubalik left voicemail and email messages with questions about the surety bond.

08/26/2015 Contact – Document Sent. Email to Ms. Zubalik and Ms. Hastings about the surety bond requirements.

08/26/2015 Contact - Documents Received. Surety bond for \$10,000 insuring the director of LARA received by email from Wells Fargo. I replied that it is approved and I will look for the original to arrive in mail. Revised meal census form and staff training policy and documentation form received.

09/14/2015 Contact - Document Sent. Email to Ms. Hastings that the meal census form is approved and revisions are needed to the staff training policy and documentation form. I recommended that she review the current licensee's inspection and investigation reports on the web. I provided technical assistance about providing adequate supervision in the Heritage Hall dementia care unit due to its physical layout preventing staff from observing the living room when they are in the bedroom area and vice-versa.

09/24/2015 Contact - Document Sent. Email to Ms. Hastings about revisions needed to the admission contract.

09/25/2015 Contact - Document Received. Revised admission contract and 2015 fee schedule.

09/25/2015 Contact - Telephone call made and emails sent to and received from Ms. Hastings. We revised admission contract over phone and scheduled on-site inspection for 9/28/15. Emails exchanged with Ms. Hastings about revisions needed to policies, procedures, and forms.

09/27/2015 Contact - Documents Received. Disaster plans and revised aged

program statement.

- 09/28/2015 Contact - Documents Sent and Received. Email to Ms. Hastings about revisions needed to disaster plans and aged program statement. Revised documents received and approved. Email message sent to Ms. Halsey that all required policies and forms are approved.
- 09/28/2015 Application Complete/On-site Needed
- 09/28/2015 Inspection Completed On-site. Interviewed Kelsey Hastings; Joyce Nason-Hamlin; Campus Administrator Timothy Frank; General Manager of Dining Services Randi Simko; Director of Environmental Services Jerry Jones; and Presbyterian Villages of Michigan Director Ellen Byrne. Inspected the entire facility.
- 09/29/2015 Contact - Documents Sent and Received. Email message to Ms. Nason-Hamlin and Ms. Hastings asking where the soiled linen room is located. Ms. Hastings replied that a janitor closet in one of the resident halls will be the soiled linen room.
- 10/01/2015 Contact – Telephone call received from Betsy Montgomery, my area manager, who said Phyllis Adams, the facility's attorney, spoke with Division Director Jay Calewarts recently about the need for a larger emergency generator at the facility to comply with the statutory requirement.
- 10/01/2015 Contact – Telephone calls made. Interviewed Jerry Jones and Kelsey Hastings and informed Ms. Hastings of the need for an emergency generator that powers everything that is required.
- 10/01/2015 Inspection Completed. Substantial Non-Compliance.
- 10/01/2015 Contact – Documents Received and Sent. Building program plan for installation of an emergency generator that provides full coverage received from Ms. Hastings and submitted to Ms. Montgomery for approval.
- 10/01/2015 Plan Review Request form sent by email to Ms. Hastings, Ms. Nason-Hamlin, HFES, and BFS regarding need installation of a larger emergency generator.
- 10/01/2015 Contact – Document Received. AFC/Camps director Jay Calewarts's email that he approved the building program plan and will have BHCH director sign it.

10/01/2015	Approved Building Program for installation of an emergency generator that complies with MCL 333.21335 by 4/1/16.
10/01/2015	Inspection Completed. Full Compliance.
10/01/2015	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Presbyterian Village Redford has operated the facility as a home for the aged since 3/1/40. Building modifications occurred over the years, and the original main entrance at 17383 Garfield Avenue, Redford, MI 48240 was closed when the adjacent resident living hall was closed. The U.S. Postal Service then delivered mail addressed to 17383 Garfield at the newly constructed main entrance at 25330 Six Mile Rd. The correct city name is Redford Township. Rhema-Redford Village Operating, LLC, which is an Advantage Management Group company, is purchasing the facility on 10/1/15, and the facility's name is changing to Advantage Living Center-Redford Village. A new occupancy approval is not needed from the Health Facilities Engineering Section because despite the different address being used, it is the same facility that has been operating since 1940. The Bureau of Fire Services granted approval of the facility on 2/5/15.

The facility is accessed from Village Drive that runs south of 6 Mile Road. The main entrance has a lobby with seating and tables, a reception desk, administrative offices, public toilet rooms; and a hydration station with naturally-flavored water in a dispenser. The nursing home that is attached to the facility will also be operated by Advantage Management Group and has a separate entrance. Independent living apartments for senior citizens that are near the facility will continue to be managed by Presbyterian Villages of Michigan. A chapel that is located on the premises outside the facility may be used by the home for the aged, nursing home, and independent living residents.

The facility has 10 beds in D Hall, 16 beds in E Hall, 14 beds in H Hall, and 16 beds in Heritage Court, which is the memory care wing, with a total of 56 beds. Each resident room has a private bath and toilet room. A few rooms have a walk-in shower instead of a bathtub. The main kitchen prepares food for the home for the aged and nursing home. The Patterson Dining Room serves D, E, and H Halls. Each hall has a laundry room where linens and residents' laundry is washed and dried. A small store is on site, where snacks, beverages, and sundries may be purchased. The Life Enrichment wing has a fully-equipped kitchen where baking may be done and food served; a popcorn machine cart; tables and chairs; activity materials; and the activity director's office. The adjacent large multi-purpose RCD

Room has a stage, large round tables, and chairs. Cameras video-record activities in hallways and common rooms; the records are kept for several months.

Heritage Court's doors are locked and equipped with alarms; a code must be entered on a key pad to open doors to this dementia care program. Windows are secured and only open six inches. The two courtyards that are accessible from Heritage Court are contained and alarmed. Both courtyards are landscaped and one has sidewalks, seating, and is fenced. Heritage Court has two seating areas next to each other; one is an activity and living room and the other is a dining room. Its serving kitchen has a refrigerator/freezer, stove, sink, and dishwasher. There is wood flooring in the dining area and carpet in hallways and common areas. The kitchen is equipped with induction stove tops that do not heat without a pot or pan in place. Heritage Court has a laundry room and a public toilet room. The resident rooms have a private bath and toilet room. The resident rooms are in a hallway that is separate from the common area.

The facility's 175 kilowatt emergency generator is located at the rear of the property, is connected to the facility, and is powered by diesel fuel for 48 hours before refueling is needed. It provides lighting at entrances and exits, operates equipment for maintaining fire detection, alarm, and extinguishing systems, telephones, heating plant controls, and other critical mechanical equipment essential to the safety and welfare of residents, personnel, and visitors at the front lobby, main kitchen, Patterson dining room, and D, E, and H hallways, but it does not provide power to the lights, electric plugs, and heating plant controls in resident rooms or provide any power in Heritage Court, the RCD Room, and the Life Enrichment Center, where battery-powered lighting and back-up for the fire detection and alarm system is provided.

B. Program Description

Kelsey Hastings, BA, BSN, NHA, RN, CEO, is the facility's authorized representative. Joyce Nason-Hamlin was the facility's administrator prior to the sale and will continue in that position.

The facility provides room, board, protection, supervision, assistance, and supervised personal care to men and women who are at least 60 years of age. Person-centered service plans address the residents' physical, social and behavioral needs and are updated when care needs change. A resident of the facility's aged program must be capable of independent mobility and may use an assistive device like a cane, walker, manual wheelchair, or a motorized wheelchair; must require no more than standby assistance for transfers; must be able to feed oneself and assist with personal care; may need staff assistance with medication administration, dressing, grooming, and bathing; must be able to follow simple directions; must only require assistance with toileting or brief changes every few hours. The individual's behavior must be manageable-without continuous intervention and may not be combative, abusive, or a threat to self or to others.

Staff are present 24 hours per day, 7 days per week to assist residents and provide daily activities. Staff are educated on the aging process, infection control, medication management, first aid, resident rights, person centered care and the facility's disaster plans. The facility has Licensed Practical Nurses on site 40 hours per week to provide care and monitor medication management and administration. Community outings are scheduled several times per month with transportation offered at no additional expense to the resident. Three meals a day and snacks are provided.

A contracted medical director from the Henry Ford Health System visits residents weekly, monitors quality assurance, trains staff, and is available 24 hours. The facility has access to geriatric specialists in audiology, dentistry, podiatry, and psychiatry to assess resident needs and provide services.

Heritage Court provides the same services as the aged program but also specialized services for memory care; 1 or 2-person assistance with transfers or a Hoyer Lift; assistance with mobility (walking or wheelchair), eating including staff feeding the resident, toileting, incontinence care, grooming including brushing teeth, bathing, and dressing; daily activities; and spiritual support. A resident must have a diagnosis of Alzheimer's disease or other type of dementia. Behavior must be manageable without continuous intervention and the resident may not be combative, abusive, or a threat to self or others. Sufficient staffing is provided for supervision of residents while allowing them freedom of movement within the unit and to engage residents in activity and socialization according to each resident's needs and preferences 24 hours per day. Staff is trained according to the Alzheimer's Association's philosophy.

A non-refundable deposit is required on admission. The facility provides a resident trust fund for safekeeping of money and has a surety bond to insure those funds.

C. Rule/Statutory Violation

MCL 333.21335 Requirement of emergency generator system in home for the aged.

(1) Except as provided under subsection (2), a home for the aged seeking a license or a renewal of a license under this article shall have, at a minimum, an emergency generator system that during an interruption of the normal electrical supply is capable of both of the following:

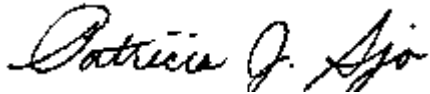
- (a) Providing not less than 4 hours of service.
- (b) Generating enough power to provide lighting at all entrances and exits and to operate equipment to maintain fire detection, alarm, and extinguishing systems, telephone switchboards, heating plant controls, and other critical mechanical equipment essential to the safety and welfare of the residents,

personnel, and visitors.

The facility's emergency generator does not provide lighting at all entrances and exits and operate equipment to maintain fire detection, alarm, and extinguishing systems, heating plant controls, and other critical mechanical equipment because it does not power Heritage Court, the RCD Room, the Life Enrichment Center and heating units in resident rooms. The facility submitted a building program plan that complies with MCL 333.20144 on 10/1/15 for installation of the required emergency generator by 4/1/16, which is approved.

IV. RECOMMENDATION

I recommend issuance of a 6-month temporary license to this home for the aged.



10/1/15

Patricia J. Sjo
Licensing Staff

Date

Approved By:



10/1/15

Betsy Montgomery
Area Manager

Date