



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

December 23, 2019

Vera Gjolaj
Sunrise of Grosse Pointe Woods
21260 Mack Avenue
Grosse Pointe Woods, MI 48236

RE: Application #: AH820391697
Sunrise of Grosse Pointe Woods
21260 Mack Avenue
Grosse Pointe Woods, MI 48236

Dear Ms. Gjolaj:

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 78 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 black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(586) 256-1632

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH820391697
Applicant Name:	Welltower OpCo Group LLC
Applicant Address:	4500 Dorr Street Toledo, OH 43615
Applicant Telephone #:	(703) 854-0322
Authorized Representative:	Vera Gjolaj
Name of Facility:	Sunrise of Grosse Pointe Woods
Facility Address:	21260 Mack Avenue Grosse Pointe Woods, MI 48236
Facility Telephone #:	(313) 343-0600
Application Date:	12/07/2017
Capacity:	78
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

12/07/2017	Enrollment
12/11/2017	Contact - Document Sent Administrative Rules and Acts books
12/12/2017	Application Incomplete Letter Sent
02/21/2019	Inspection Completed-Fire Safety: Approval
05/08/2019	Contact - Document Received Admission contract and related documentation received
06/27/2019	Application Complete/On-site Needed
06/28/2019	Inspection Completed On-Site
12/20/2019	Contact – Admission/discharge documents and disaster plan approved by area manager

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Sunrise of Grosse Pointe Woods is located at 21260 Mack Avenue in Grosse Pointe Woods, an eastern suburb of Detroit. The two-story building was constructed and operated as a licensed home for the age since 2005.

The first floor has the entrance lobby, administrative offices, a bistro, the main kitchen, dining room, various activity rooms, and 27 residential units designed for residents who require assisted living. Of these 27 units, nine are approved by the Department's Health Facilities Engineering Section for double occupancy: rooms 106, 111, 112, 117, 118, 125, 128, A130, 132.

The second floor is divided into two sections, one area accommodates additional residents who require assisted living. It has ten residential units with seven approved for double occupancy: rooms 201, 225, 228, A230, B230, 232 and 234.

The second floor also has a memory care unit commonly referred to as "Reminiscence". It is designed for residents who have Alzheimer's disease or other forms of dementia. Reminiscence has its own common areas including dining/living/activity rooms and a prep kitchen. It is a secured unit, requiring staff to enter a code into a keypad to enter/egress the unit for resident safety. Reminiscence has 19 residential units with six approved for double occupancy: rooms B205, 209, 217, 218, 220 and 221. Consequently, the building has a total of 56 units with 22 approved for double occupancy for a total capacity of 78 residents.

All resident rooms have attached bathrooms including a shower. Emergency pull cords are present in all resident rooms and bathrooms for seeking staff assistance. Pendants and wristlets are also available which allow residents to send an alert to staff pagers when assistance is needed. All exit doors of the facility are locked and alarmed. The doors require pass codes entered into nearby keypads in order to unlock and disarm. Some doors are also equipped with delayed egress, meaning if the door handle is pushed continuously, an alarm will sound and after a set period of time, generally 15 to 30 seconds, the door will open. The doors immediately release upon initiation of the fire alarm system.

The facility has two elevators. The facility is equipped with a fire suppression system and a generator in the event of a power failure. The natural gas operated generator powers heat, the fire panel, kitchen equipment, emergency lighting as well as specific electric outlets throughout the facility. The facility has public water and sewage.

On 2/21/19, Brian Batten, State Fire Marshal inspector with the Department of Licensing and Regulatory Affairs Bureau of Fire Services issued approval of the facility's fire safety system.

B. Program Description

Sunrise of Grosse Pointe Woods has been owned/operated HCRI AL U.S. G.P. Woods Subtenant, LLC since 2013. A recent corporate merger resulted in a change in operator from HCRI AL U.S. G. P. Woods Subtenant, LLC to Welltower OpCo Group LLC, thereby necessitating a new home for the aged license. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed it is a foreign limited liability company with a formation/qualification date of 12/1/17.

Welltower OpCo Group LLC has entered into a management agreement with Sunrise Senior Living Management, Inc. to operate the facility.

As a licensed home for the aged, Welltower OpCo Group LLC will provide through its management company room, board, protection, supervision, assistance and supervised personal care to individuals aged 55 and older, along with the provision of services to individuals with Alzheimer's disease or related conditions. Initial and ongoing training will be provided to all staff including specialized training for working with residents with memory care needs.

Welltower OpCo Group LLC will not be holding resident funds therefore, no surety bond is required.

Welltower OpCo Group LLC has a policy for no smoking in the building, however, residents, staff and visitors are permitted to smoke in a designated area outside the rear of the building.

The facility has a pet policy that allows residents to have small domestic pets, provided there is administrative approval, and that the resident is capable to maintain care and control over the pet. The facility currently has a house dog named "Zena".

The managing company Sunrise Senior Living Management, Inc. will provide transportation to certain events as part of their activity program.

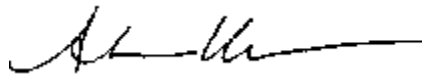
A. Rule/Statutory Violations

Technical assistance was provided to the applicant's authorized representative Vera Gjolaj, regarding Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged.

The study has determined substantial compliance with home for the aged public health code and applicable administrative rules.

IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license be issued. The terms of the license will enable the licensee Welltower OpCo Group LLC to operate a 78-bed licensed home for the aged with aged and Alzheimer's disease/dementia programs.

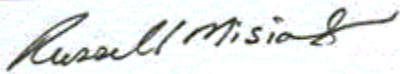


12/20/19

Andrea Krausmann
Licensing Staff

Date

Approved By:



12/20/19

Russell B. Misiak
Area Manager

Date