



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

October 21, 2021

Daniela Soave  
Clarkston Comfort Care  
5850 White Lake Rd  
Clarkston, MI 48346

RE: Application #: AH630396381  
Clarkston Comfort Care  
5850 White Lake Rd  
Clarkston, MI 48346

Dear Ms. Soave:

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 58 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) 284-9730.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
P.O. Box 30664  
Lansing, MI 48909  
(586) 256-1632

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH630396381
<b>Applicant Name:</b>	Clarkston Comfort Care, LLC
<b>Applicant Address:</b>	4180 Tittabawassee Rd Saginaw, MI 48604
<b>Applicant Telephone #:</b>	989-607-0001
<b>Authorized Representative:</b>	Daniela Soave
<b>Name of Facility:</b>	Clarkston Comfort Care
<b>Facility Address:</b>	5850 White Lake Rd Clarkston, MI 48346
<b>Facility Telephone #:</b>	248-418-4503 248-320-3196
<b>Application Date:</b>	09/19/2018
<b>Capacity:</b>	58
<b>Program Type:</b>	AGED ALZHEIMERS

## II. METHODOLOGY

09/19/2018	Enrollment
09/19/2018	Contact - Document Sent Rules and Acts books
09/19/2018	Application Incomplete Letter Sent
09/19/2018	Contact - Document Sent 1605 sent to applicant
11/08/2018	Contact - Document Received 1326A.
11/08/2018	File Transferred To Field Office Grand Rapids
11/30/2018	Application Incomplete Letter Sent mailed to licensee
11/07/2019	Comment B. Zabitz met with Comfort Care Senior Living regional managers B. Satchell and D. Vondette to discuss document modifications.
09/28/2021	Inspection Completed-Fire Safety: A Don Christensen BFS inspector
10/06/2021	Inspection Completed On-site
10/07/2021	Confirming Letter Sent – Violations R325.1917(1), R325.1917(2), R325.1921(1)(b), R325.1964(9)(a)(b), R325.1970(7).
10/14/2021	Corrective Action Plan received – signed by owner Hamza Sikander.
10/15/2021	Contact document received – copy of Charter Township of Independence Oakland County certificate of occupancy received via email from administrator Megan Rheingans.
10/15/2021	Contact document received – revised corporate policy and procedure documentation received via email from administrator Megan Rheingans.
10/19/2021	Occupancy Approval - Dated 8/16/21 by Health Facilities Engineering Section Pier-George Zanoni - 58 beds approved contingent upon replacement of kitchen janitor closet exhaust

vent to meet compliance w/fire rated wall due to containing the gas operated water heater in this closet.

- 10/20/2021 Contact document received – photographs of the kitchen janitor closet exhaust vent received and shared with Bureau of Fire Services supervisor Larry DeWachter as Mr. Christensen was on leave of absence.
- 10/21/2021 Contact – telephone call received  
Mr. DeWachter said the exhaust vent photographs that were provided appear to meet compliance with Bureau of Fire Services.
- 10/21/2021 Contact document received – photographs of the kitchen janitor closet exhaust vent fan functioning when tested with tissue and the light switch turned off.

### **III. DESCRIPTION OF FINDINGS & CONCLUSIONS**

#### **A. Physical Description of Facility**

Clarkston Comfort Care was built in 2021, a one-story I-2 construction wood-framed residential facility located in central Oakland County at 5850 White Lake Rd in Clarkston. The building is on the east side of White Lake Road, a two-lane road zoned 45 mph. The building's entrance faces west. There are heavily wooded residential areas to the east, west, and south of the building with various retail businesses located north of the building.

The home has 49 residential units with a total approved capacity of 58 resident beds. The facility's main entrance enters the assisted living area of the facility. This area is designed for residents that require assistance with activities of daily living. The assisted living area includes the lobby, administrative offices, conference room, the main kitchen, dining room, movie theater, hair salon, staff break room, staff offices/desk areas, various activity spaces, a spa room, and laundry service rooms. There are 37 residential units in this assisted living area including nine units approved for double occupancy. The double occupancy assisted living area units are: Rooms 103, 105, 106, 108, 303, 304, 305, 306, and 314. Various unit configurations are available in this assisted living area including studios, one-bedroom units, two-bedroom units, and deluxe units. Each assisted living unit has its own attached bathroom with shower and HVAC thermostat. Compact refrigerators will also be available in assisted living units.

The facility's memory care area is a designated T-shaped hallway area located along the east side and middle of the building. It is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. The memory care area can be entered via the assisted living area. For resident safety, all exit doors

in the memory care area are secured with key fob activated devices that can be opened with staff assistance. There are twelve studio units in the memory care area, all approved for single occupancy.

Each memory care unit has its own attached bathroom with shower and individual HVAC thermostat control. Windows in the memory care unit rooms are equipped with stop devices so that they can only be opened a few inches for resident safety. The memory care unit has its own dining room, meal service area, staff office/desk area, and activity space. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

All residential units have attached bathrooms. Pull cords are present in bathrooms and bedrooms to summon assistance from staff. Personal pendants are available for residents to wear and serve to summon staff assistance. Staff will utilize I-pod devices and walkie-talkies for resident pendant/pull cord devices and alarm/notification system, and to communicate with one another. A bed and bedside table along with towels, washcloths, and bedding will be available to each resident, although residents are encouraged to bring their own furniture and personal belongings for their own comfort. The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building.

There are two outdoor courtyards surrounded by the building. Main egress doors in the home are alarmed for security but not all doors to the courtyards are alarmed.

The facility is equipped with a whole home fire suppression system. Residents of a home for the aged are expected to “shelter-in-place” in case of fire. If smoke and/or fire are present within the residents’ immediate area, then those residents move to the adjacent unaffected smoke compartment/safe area of refuge. Residents evacuate the building if/when determined necessary by the fire department. This facility has city water and sewer.

On 9/28/21, the Dept. of LARA Bureau of Fire Services (BFS) state fire Don Christensen issued fire safety certification approval.

The home has a natural gas powered 150,000-kilowatt natural gas generator that powers the fire alarm system, emergency call system and pendants, phones, data, medication rooms and staff stations, plumbing, egress lighting, some kitchen outlets, heat, water, refrigerators, freezers, and every other light in the hallways and dining rooms. Certain red labeled electric plug outlets will also be powered by the generator and can be utilized for resident equipment such as oxygen concentrators and the like.

On 10/6/21, I conducted an on-site inspection of the building with authorized representative Daniela Soave and administrator Megan Rheingans. The facility had not yet attained occupancy approval from Independence Charter Twp. nor from the state department’s Health Facilities Engineering Section. I observed a gap in the ceiling of the kitchen’s janitor closet, magnetic locks on doors entering the memory care unit, and

the facility's floor plan schematic did not accurately identify the smoke compartments. The memory care unit window stoppers were easily opened, and there were no stops at the tops of the windows. Consequently, the memory care unit windows were not secured in accordance with the facility's program statement. In addition, a sample check of required exhaust ventilation revealed there was no exhaust ventilation installed in the kitchen janitor closet, some exhaust vents were not functioning, such as the soiled linen room vent in the 100 hallway and the community bathroom in the 400 hallway. Other exhaust vents were not operating continuously as required, but instead were connected to light switches, such as the exhaust vent observed in the front hallway community bathroom. Also, the facility's water temperature was testing too high at 130°F at some plumbing fixtures to be used by residents in the 100, 200 and 300 hallways.

On 10/14/21, facility owner Hamza Sikander submitted a corrective action plan affirming compliance attained for all of the above items. A copy of the occupancy approval from Independence Charter Twp. and a revised smoke compartment schematic were also submitted.

On 10/19/21, the Dept. of LARA Health Facilities Engineering Section engineer Pier-George Zaroni submitted an Opening Survey, Room Sheets, a Floor Plan, and an Occupancy Approval dated 8/16/21 of twelve single occupancy units for a total of 12 beds in memory care unit, and 37 units with nine having double occupancy for 46 beds in assisted living area. Total approved 49 units with a capacity of 58 beds. The approval was contingent upon replacement of the kitchen janitor closet exhaust vent flexible tubing with a hard duct pipe that can be properly fire rated caulked where it penetrates the 1-hour fire rated wall of the closet. All penetrations of the janitor closet's 1-hour fire walls must be properly sealed.

On 10/20/21, I received photographs from Ms. Rheingans and Mr. Sikander via email demonstrating replacement of the kitchen janitor closet's exhaust ventilation flexible tubing with a hard duct pipe and fire rated caulking of all penetrations in the janitor closet. I shared these photos with Bureau of Fire Services supervisor Larry DeWachter. In a telephone call on 10/21/21, Mr. DeWachter said the photographs appear to demonstrate compliance.

On 10/21/21, I received photographs from Ms. Rheingans of the kitchen janitor closet exhaust vent fan having been installed and tested with tissue paper to demonstrate that it functions continuously even when the light switch has been turned off.

## **B. Program Description**

Clarkston Comfort Care property is owned by 5850 White Lake Rd LLC and leased to Clarkston Comfort Care LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Clarkston Comfort Care LLC is a domestic limited liability company with a date of Michigan organization 7/23/2018.

As a licensed home for the aged, Clarkston Comfort Care LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older. The facility also represents to the public 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 those working in the memory care area.

Clarkston Comfort Care LLC has engaged the management services of Comfort Care Senior Living LLC to manage and operate Clarkston Comfort Care facility.

Clarkston Comfort Care will have an activity director to provide residents with recreational activities.

Clarkston Comfort Care will not provide transportation but will assist in arranging for transportation through volunteers and transport services, upon resident request.

Clarkston Comfort Care is a smoke-free campus. There will be no smoking in the facility nor anywhere on the premises.

Clarkston Comfort Care will not be serving meals to non-residents, such as staff, residents' family members, and other visitors, until a food establishment license is attained from Oakland County Health Department.

Clarkston Comfort Care LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

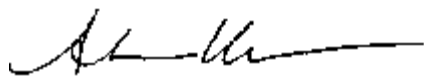
For resident safety, Clarkston Comfort Care LLC will not allow the use of any bedside assistive devices including bedrails, Halo rings, bed canes or any equipment attached to a bed.

### **C. Rule/Statutory Violations**

Technical assistance was provided to the applicant's authorized representative Daniela Soave and administrator Megan Rheingans 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/permit for this facility be issued. The terms of the license will enable the licensee to operate a home for the aged with 58 licensed beds and programs for aged and Alzheimer's disease or related condition care.



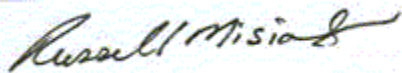
10/21/21

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Andrea Krausmann  
Licensing Staff

Date

Approved By:



10/21/21

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Russell B. Misiak  
Area Manager

Date