



STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

GRETCHEN WHITMER
GOVERNOR

ORLENE HAWKS
DIRECTOR

October 6, 2022

Rose Siddle
Red Cedar Senior Living Holdings, LLC
150 East Broad Street
Columbus, OH 43215

RE: Application #:	AH330405755 Red Cedar Lodge 210 Dori Lane Lansing, MI 48912
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Dear Ms. Siddle:

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 155 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,

Kimberly Horst, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
Lansing, MI 48909
(517) 256-9814

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH330405755
Applicant Name:	Red Cedar Senior Living Holdings, LLC
Applicant Address:	150 East Broad Street Columbus, OH 43215
Applicant Telephone #:	(614) 221-1818
Authorized Representative:	Rose Siddle
Administrator:	Kelly Wriggelsworth
Name of Facility:	Red Cedar Lodge
Facility Address:	210 Dori Lane Lansing, MI 48912
Facility Telephone #:	
Application Date:	09/10/2020
Capacity:	155
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

09/10/2020	Enrollment
09/10/2020	Contact - Document Received IRS ltr
09/11/2020	Contact - Document Sent 1605 sent to applicant
09/11/2020	Application Incomplete Letter Sent 1326, RI-030 & FPs for Rose (AR)
01/11/2021	Contact - Document Received 1326 & RI-030 for Rose (AR)
01/29/2021	Application Incomplete Letter Sent requested policy and procedures
06/13/2022	Contact - Document Sent Email to AR Rose Siddle for status of construction.
06/21/2022	Contact - Document Sent 2nd email to AR Rose Siddle asking about construction status.
07/13/2022	Inspection Completed-Fire Safety : A Brian Davis BFS inspector
08/30/2022	Occupancy Approval (AH ONLY) Health Facilities Engineering Section Engineer Austin Webster approved 127 units 155 beds.
10/05/2022	Inspection completed on site
10/05/2022	Recommend license issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Red Cedar Ledge is a newly constructed in 2022, five story residential facility located in the Lansing area of Ingham County. The building is on Dori Lane, which is off from Clippert Street, a one lane road zoned 35 mph. There are retail, dining, and businesses surrounding the facility. Parking is available in the front of the facility and the driveway goes around the front of the building.

The facility has 127 residential units approved by Health Facilities Engineering Section engineer Austin Webster for a total capacity of 155 resident beds. The facility's main entrance enters to a common area with the assisted living unit on the right and the memory care unit on the left.

The facility's memory care area is a designated unit located on the first level 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 by the common area of the facility. For resident safety, all entrance/exit doors into the memory care area are secured with numbered keypads that can be opened with staff assistance. The exit doors have audible alarms that sound when opened. An opened door will send an alert to the staff via walkie-talkie notifying them as to which door has been opened.

There are 16 studio units in the memory care area, all designed for single occupancy. Each memory care residential unit has its own attached bathroom with shower. Within each bathroom, there is an emergency pull cord located near the toilet to summon assistance from staff. There are individual HVAC thermostats for each resident room. Windows in the memory care unit 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. The memory care unit has a secure enclosed courtyard for residents to access. Each resident will wear a pendent that will summon staff for assistance.

There are 95 residential units in this assisted living area with 28 units approved for double occupancy. The 28 double occupancy assisted living area units are: Rooms 101, 102, 105, 111, 201, 202, 205, 211, 233, 239, 243, 244, 301, 302, 305, 311, 333, 339, 343, 344, 401, 402, 405, 411, 433, 439, 443, & 444. All other residential units in this area were approved as single occupancy.

There are various unit configurations available in the assisted living unit including studios, one-bedroom units, two-bedroom units, and two bedrooms with two-bathrooms. Each unit has its own attached bathroom with shower and HVAC thermostat. Within each bathroom there is an emergency pull cord to summon

assistance from staff. Each unit has a built-in kitchenette with a refrigerator, microwave, and seating area.

On the first, second, third, and fourth floor there are resident rooms. Each floor has a medication room, care station, laundry room, resident storage, and outside patio. On the third floor, there is a spa room for the residents to use with staff assistance. On the fifth floor, there is an activity area, common area, fitness room, Chapel, main kitchen, dining room, hair salon, and various office spaces. There are also two large patio areas that offer outdoor seating for the residents. Residents have the option to use the centrally located elevator or the stairwell located on the east and west side of the building.

Residents are to bring their own furniture. The facility will offer emergency linens, if needed. The home is equipped with video monitoring cameras at the front entrance and at all exit doors. Staff will utilize walkie-talkies to communicate with each other.

The facility has city water and sewer.

The facility is equipped with a generator that, during an interruption of the normal electrical supply, will meet compliance with MCL333.21335 to provide a minimum 29.2 hours of service and enough power to maintain the fire detection/alarm/extinguishing system, emergency lighting, heating, and other critical mechanical equipment essential to the safety and welfare of the residents, personnel and visitors.

B. Program Description

Red Cedar Lodge is to be operated by Red Cedar Senior Living Holdings, LLC. 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 date of 09/23/2019.

As a licensed home for the aged, Red Cedar Lodge, will provide through its management company, Traditions Management, LLC to provide room, board, 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 in the memory care unit. Initial and ongoing training will be provided to all staff including specialized training for working with residents with memory care needs.

Staff training includes assistance in personal care, medication administration, the facility's disaster plans, resident rights, behavior management and all services identified in residents' service plans.

On 09/28/2022, authorized representative, Rose Siddle, provided a signed attestation that Red Cedar Lodge will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

On 08/17/2022, the facility attained a food establishment license from the Ingham county health department in order to serve food to non-residents, i.e. residents' family members, staff, vendors and/or other visitors.

Red Cedar Lodge will have an activity director and will provide transportation to residents for appointments and facility outings.

Red Cedar Lodge is a smoke-free campus. There will be no smoking in the facility nor anywhere on the premises. Staff may smoke inside their own cars if they so choose.

Red Cedar Lodge will allow small domestic pets, provided that the resident is capable to maintain care and control over the pet.

Bedrails, bed canes, and other assistive devices that attach to the bed (other than a trapeze) are forbidden by the facility due to risk of physical harm or death. Management will discuss with the resident alternative solutions to meet your needs. Any such device brought into the facility and installed without knowledge of management will be removed immediately. In addition, the facility does not allow mechanical lifts.

On 7/13/22, the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster submitted an opening survey and occupancy Approval for the initial 111 units for a total of 155 beds.

On 7/13/22, the Dept. of LARA Bureau of Fire Services state fire inspector Brian Davis issued a fire safety certification approval of this home.

On 10/5/22, I conducted an on-site inspection of the building.

C. Rule/Statutory Violations

The facility is in substantial compliance with home for the aged public health code and administrative rules.

IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued to Red Cedar Senior Living Holdings, LLC. The terms of the license will enable the licensee to operate Red Cedar Lodge, as a home for the aged with 155 bed capacity and programs for aged and Alzheimer's disease or related condition care.

Kimberly Horst

10/06/2022

Kimberly Horst, LMSW
Licensing Staff

Date

Approved By:

Andrea Moore

10/07/2022

Andrea L. Moore, Manager
Long-Term-Care State Licensing Section

Date