



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

November 7, 2022

Ellen Byrne
MCAP Chesterfield Township Opco, LLC
534 E. Mainstreet
Charlottesville, VA 22902

RE: Application #: AH500407207
Commonwealth Senior Living at New Baltimore
33503 23 Mile Road
Chesterfield Twp, MI 48047

Dear Ms. Byrne:

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 68 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

License #:	AH500407207
Applicant Name:	MCAP Chesterfield Township Opco, LLC
Applicant Address:	534 E. Mainstreet Charlottesville, VA 22902
Applicant Telephone #:	(888) 391-2406
Authorized Representative:	Ellen Byrne
Name of Facility:	Commonwealth Senior Living at New Baltimore
Facility Address:	33503 23 Mile Road Chesterfield Twp, MI 48047
Facility Telephone #:	(586) 725-9300
Application Date:	02/05/2021
Capacity:	68
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

02/05/2021	Enrollment
02/05/2021	Application Incomplete Letter Sent
02/17/2021	Contact - Document Received 1326A-FP & BCAL-1603 for Eric Simcox
03/16/2021	Application Incomplete Letter Sent requested policies and procedures
12/03/2021	Application Incomplete Letter Sent Re-sent 3/16/21 application incomplete letter to attorney Gerald Aben upon request.
08/08/2022	Contact - Document Received Received letter attesting no resident funds and no refundable deposits will be held. Letter is dated 8/4/2022 and signed by MCAP Chesterfield Township Opco LLC president Richard Corey.
08/08/2022	Contact - Document Received Received letter attesting no food will be served to non-residents i.e. resident family members, employees, vendors, other visitors, etc. is dated 8/4/2022 and signed by MCAP Chesterfield Township Opco LLC president Richard Corey.
09/29/2022	Inspection Completed-Fire Safety: A Brian Batten BFS inspector
10/07/2022	Occupancy Approval (AH ONLY) Completed by Health Facilities Engineering Section (HFES) engineer Austin Webster. Also, provided room sheets of 58 rooms/units with 10 rooms/units approved for double occupancy equals a total of 68 beds. Assisted Living (AL) has 41 units w/4 double occupancy [rooms 205, 209, 217 & 229] for total of 45 beds. Memory Care (MC) has 17 units w/6 double occupancy [rooms 111,112,116,117,126 & 127] for total of 23 beds. Day/dining/activity space 2,952 sf in AL and 1,346 sf in MC. MC is on first floor.
10/25/2022	PSOR on Address Completed
10/25/2022	Contact - Document Received Final policies & procedures from AR E. Byrne.
10/25/2022	Inspection Completed On-site - Met w/AR E. Byrne, Management Co. CEO E. Parker and admin. T. Anderson

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Commonwealth Senior Living at New Baltimore was initially licensed in 2005, as two adjoining adult foster care facilities. It was built two stories high with 44 residential units, although the second floor was not licensed. In 2021, the owner applied for home for the aged licensure for the entire structure and before licensure in 2022, the owner built a two-story addition to the northwest end of the building adding 14 residential units.

Given the construction materials of the initial structure, the 44 original units [rooms 101-117 and 125-127; 201-221; and 229-231] are defined as a board and care facility under Chapter 33 of the National Fire Protection Association standard 101. Consequently, this area of the building requires residents to evacuate the building in times of disaster.

The newly constructed 2022 addition [rooms 118-124 and 222-228] has been built to health care facility construction requirements under Chapter 18 of the National Fire Protection Association standard 101, designed for residents to shelter-in-place in times of disaster. The home now has 58 residential units with a total approved capacity of 68 resident beds.

The building faces west and is located on the north side of 23-Mile Road, a five-lane road zoned 50 mph. It is surrounded by commercial retail properties and a wooded area with a multi-unit residential building directly north of the building. A grassy area immediately behind the building has a drainage/retaining pond. The driveway surrounds the building with parking available in front and to the north end of the building.

The facility's main entrance leads into the assisted living area of the facility. This area was designed for residents that require assistance with activities of daily living. The assisted living area includes the lobby, administrative offices, the main kitchen, staff offices/desk areas, various activity spaces, and a laundry room. The second floor has the assisted living dining room with meal service area, a private dining room, hair salon, and spa rooms. Meals are prepared in the main kitchen and then transported into the second-floor dining room for serving. There are two elevators in the assisted living.

There are 41 residential units in this assisted living area including rooms 101 to 110 on the first floor, and all 31 rooms on the second floor. There are four assisted living units approved for double occupancy: Rooms 205, 209, 217, and 229, for a total capacity of 45 assisted living beds. Each assisted living unit has its own attached bathroom with shower and individualized heat/AC unit. Compact refrigerators are also available in assisted living units.

The facility's memory care area is located on the first floor along the north side of the building. It is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. There are 17 residential units in the memory

care area including rooms 111 to 127, with six units approved for double occupancy [Rooms 111, 112, 116, 117, 126, and 127] for a total capacity of 23 memory care beds. The memory care area is entered via the assisted living lobby. For resident safety, main exit doors in the memory care area are secured with delayed egress bars/numbered keypads to be opened with staff assistance. Windows in this area are equipped with stop devices so that they can only be opened a few inches, also for resident safety. Memory care area rooms 118-124 are located in the newly constructed health care facility area designed to shelter-in-place, while memory care area rooms 111-117 and 125-127 are located in the board and care area designed for evacuation of the building.

The memory care unit has its own dining room with a meal service area, a staff office/desk area, laundry room, and activity space. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

Each memory care unit has its own attached bathroom with shower and individualized heat/AC unit.

A bed and bedside table along with towels, washcloths, and bedding will be available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort.

Emergency pull cords are present in all resident bedrooms and bathrooms to summon assistance from staff. Personal emergency pendants are available upon request to summon staff assistance.

The home is equipped with video monitoring cameras in the kitchen and communal areas. Staff utilize I-phone devices for notification of resident pull cords.

The facility has two exterior courtyards accessible by the residents in the assisted living area and the memory care area. An approximate six-foot-tall decorative fence surrounds the courtyards.

The facility is equipped with a whole home fire suppression system. Residents of a home for the aged constructed to health care facility standards are expected to “shelter-in-place” in case of fire. Residents evacuate the building if/when determined necessary by the fire department. Residents of the home for the aged areas constructed to board and care facility standards are expected to evacuate the building in case of fire.

This facility has municipal water and sewer.

The home has a diesel fueled 100-kilowatt emergency generator that meets compliance to MCL333.21335 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.

On 9/29/2022, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector Brian Batten issued fire safety certification approval.

On 10/07/2022, the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster issued an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 58 residential units and identifying the 10 units (explained above) having double occupancy for a total capacity of 68 beds.

On 10/25/2022, I conducted an on-site inspection of the building with licensee authorized representative Ellen Byrne, administrator Trina Anderson, and the facility's contracted management company Commonwealth Senior Living LLC CEO Earl Parker.

B. Program Description

Commonwealth Senior Living at New Baltimore is operated by MCAP Chesterfield Township Opco, LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed MCAP Chesterfield Township Opco, LLC is a foreign limited liability company, organized in the state of Delaware, with a Michigan qualification date of 3/09/2020. MCAP Chesterfield Township Opco, LLC has registered an assumed name of Commonwealth Senior Living at New Baltimore.

As a licensed home for the aged, MCAP Chesterfield Township Opco, LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older in the facility known as Commonwealth Senior Living at New Baltimore. The facility 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.

Commonwealth Senior Living at New Baltimore is a smoke-free facility.

On 8/04/2022, MCAP Chesterfield Township Opco, LLC's president Richard Corey submitted a letter attesting Commonwealth Senior Living at New Baltimore will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

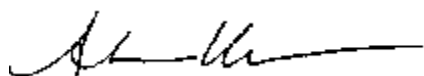
On 8/04/2022, MCAP Chesterfield Township Opco, LLC's president Richard Corey submitted a letter attesting Commonwealth Senior Living at New Baltimore will not serve food to any non-residents, such as residents' family members, staff, vendors, and visitors.

C. Rule/Statutory Violations

The study has determined substantial compliance with Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged.

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 68 licensed beds and programs for aged and Alzheimer's disease or related condition care.



10/25/2022

Andrea Krausmann
Licensing Staff

Date

Approved By:



11/07/2022

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

Date