



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

April 13, 2023

Lisa Sikes, authorized representative CSM Kentwood LLC
Care Cardinal Kentwood
4352 Breton Rd SE
Kentwood, MI 49546

RE: Application #: AH410413166
Care Cardinal Kentwood
4352 Breton Rd SE
Kentwood, MI 49546

Dear Ms. Sikes:

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 131 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 blue ink that reads "Lauren Wohlfert".

Lauren Wohlfert, Licensing Staff
Bureau of Community and Health Systems
350 Ottawa Ave NW Unit 13 7th Floor
Grand Rapids, MI 49503
(616) 260-7781

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH410413166
Applicant Name:	CSM Kentwood LLC
Applicant Address:	1435 Coit Ave. NE Grand Rapids, MI 49505
Applicant Telephone #:	(616) 308-6915
Authorized Representative:	Lisa Sikes
Administrator:	Chelsea Lindsey
Name of Facility:	Care Cardinal Kentwood
Facility Address:	4352 Breton Rd SE Kentwood, MI 49546
Facility Telephone #:	(616) 288-4151
Application Date:	06/27/2022
Capacity:	131
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

05/23/2022	Inspection Completed-Fire Safety : C Temporary until 6.30.22 Mauricio Barrer - for current licensee AH410391902 at this same address - may use this BFS inspection report for this original
06/27/2022	Enrollment
06/29/2022	Application Incomplete Letter Sent Revised application and FEIN documentation
06/29/2022	Comment CHOW application, no Plan Review needed per Lic Consultant
07/05/2022	Contact - Document Received Completed app, FEIN ltr, Med/TB & 1326/RI 030 for Lucijana
07/06/2022	File Transferred To Field Office via SharePoint
07/06/2022	Application Incomplete Letter Sent Sent to AR Lucijana Tomic via email.
09/07/2022	Inspection Completed-Fire Safety : A Re-check annual for current licensee AH410391902 at this site - by BFS inspector Phillip Scheer.
09/12/2022	Contact - Document Received Bill of sale dated 5/24/2022 between Pathway Operations Kentwood LLC d/b/a Azpira Place of Breton and CSM Kentwood LLC.
09/12/2022	Contact - Document Received Attestation letter from authorized representative Lucijana Tomic that no food will be served to non-residents i.e. resident family members, employees, vendors, visitors, etc.
09/12/2022	Contact - Document Received Attestation letter from authorized representative Lucijana Tomic that no resident funds will be held, therefore, no surety bond is required.
10/13/2022	Contact - Document Received Letter from AR Lucijana Tomic attesting that the facility's generator meets compliance with MCL333.21335.
10/13/2022	Contact - Document Received

	Revised application rec'd to replace original application rec'd on 6/27/2021 - as the # of requested beds has changed from 103 to 131, in accordance with the original HFES room sheets and HFES change made on 2/20/19, to convert 2 rooms (35 & 37) into a gym and examination room.
10/13/2022	Contact - Document Received Letter from authorized representative L. Tomic attesting that the facility's generator meets compliance with MCL333.21335
10/13/2022	Application Complete/On-site Needed
10/14/2022	Inspection Completed On-site
01/03/2023	Contact – Document Received BCAL1606 received by Lauren Wohlfert - from AR Lucijana Tomic changing administrator from Selma Alesevic to Chelsea Lindsey
02/07/2023	Contact – Document Received BCAL1603 from CSM Kentwood LLC owner Joseph Pohlen changing the authorized representative from Lucijana Tomic to Bridget Lutzke
02/10/2023	Contact – Document Received BCAL1603 from CSM Kentwood LLC owner Joseph Pohlen changing the authorized representative from Bridget Lutzke to Lisa Sikes

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Care Cardinal Kentwood is a one-story building located in central Kentwood. The facility has been continually licensed as a home for the aged since 2001. Initially the facility was approved by Health Facilities Engineering Section (HFES) engineer Robert Salkeld for 135 beds. There were 69 general assisted living area units and 12 memory care area units for a total of 81 residential units. On 2/20/19, two assisted living area resident units, rooms #35 and #37, were converted to a gym and exam room, thereby reducing the facility's overall capacity. Presently, there are 67 general assisted living area units and 12 memory care units, for a total of 79 units.

Resident rooms in the general assisted living area consist of studio, suite, one bedroom, and two-bedroom units. Presently, there is a total of 67 residential units in the general assisted living area with 44 resident rooms approved for double

occupancy. Specifically, they are rooms numbered:

1,3,5,6,7,8,9,10,11,15,16,17,23,31,33,36,39,40,41,43,44, 45,46,47,48, 51,52,55,57, 58,61,62,66,67,68,71,72,73,74,77,79,81,83,85.

The remaining 23 assisted living rooms are single occupancy:

12,18,19,21,22,24,26,27,29,32,34,42,50,53,59,60,63,64,69,70,76,78,87.

The resident rooms in the general assisted living area all have attached bathroom containing a toilet, shower, and sink. Additionally, each assisted living unit is outfitted with a small refrigerator, a small kitchenette countertop, and a cupboard.

The hallways within the assisted living area of the facility form a figure eight with the main entrance, staff offices, resident library, resident post office boxes, and gathering area at the westerly end. The kitchen, resident dining room, facility laundry, gym, and activity room are in the middle area. The beauty salon, resident laundry room, and large bathing room are located at the easterly end. Residents of the assisted living area may choose to enjoy outdoor activities with unrestricted access to two completely enclosed outdoor courtyards separated by the main dining room.

The main lobby door is supervised by a designated staff person between the hours of 8:30 am until 5:30 pm Monday through Friday. For resident protection, after 8:00 pm and before 6:31 am, the main lobby doors are locked, and visitors must utilize a buzzer system to summon staff assistance to gain entry to the facility. Residents have access to wireless internet throughout the building.

Connected by a hallway on the easterly end of the assisted living area of the facility is the secured memory unit. The secured memory care unit is comprised of one long hallway containing 12 resident rooms. Eight of the resident rooms in the secured memory care unit are double occupancy. Specifically, they are rooms numbered: 103,104,105,106,107,108,109,110. The remaining four memory care rooms 101, 102, 111 and 112 are single occupancy. Each resident bathroom is outfitted with toilet, shower and sink facilities. The memory care resident dining room, gathering area, kitchenette, staff laundry, and staff workstation are located in the central area while a large sitting area is located at the northern end of the unit hallway.

Memory care unit staff have a direct line of sight of residents traversing in any area of the hallway. All memory care residents have access to a fenced exterior area where, with staff supervision, they may participate in outside activities safely. For resident safety, in the memory care unit exit doors, as well as the door leading into the unsecured area of the facility, are equipped with magnetic locks that require entry of a code to open. All windows within the memory care unit have limiter devices installed to prohibit full opening of the windowpane. This is to prevent residents from exiting and wandering away unsupervised. Additionally, activation of exit doors without code entry sounds an alarm easily heard and responded to by staff. Magnetic locks on exit doors are designed to become disabled during a fire alarm allowing egress in an emergency. The janitor closet and small staff laundry room require key entry for resident safety.

The facility generator can power all common and kitchen areas within the building. The facility is outfitted with approved fire suppression systems throughout the building. Bureau of Fire Services granted an acceptable annual fire safety certification on 9/7/22.

Care Cardinal Kentwood is located within 15 minutes driving distance of St. Mary's, Metropolitan, and Spectrum Health hospitals. One local pharmacy is adjacent to the property while another is located within a grocery store across Breton Road. Retail, banking, and food establishments are within walking distance of the building.

A review of the Department of Licensing and Regulatory Affairs' business entity search revealed valid registration of CSM Kentwood LLC, also known as Care Cardinal Kentwood, and Cardinal Senior Holdings, LLC.

I reviewed the lease agreement between Pathway Operations of Kentwood LLC and Pathway Management of Michigan, LLC. Pathway Operations of Kentwood LLC has a legal right to occupy the building at 4352 Breton Ave SE, Kentwood MI 49512

B. Program Description

Care Cardinal Kentwood provides services to men and women who are 55 years of age and older. The facility provides room, board, twenty-four-hour supervision and assistance with personal care including medication administration. The facility also represents to the public the provision of services to individuals with Alzheimer's disease or related conditions. The facility has agreements with specialists in the areas of podiatry, audiology, ophthalmology, and oncology that the resident may choose to receive services from. In addition, the facility allows for residents to arrange themselves and receive physical, occupational, and speech therapies within the facility. Residents may retain their personal physician and choose their providers of licensed health care services, agencies, and hospices. The resident may utilize their own personal pharmacy, the Department of Veteran Affairs pharmacy, and or the designated community pharmacy.

Licensing staff person Andrea Krausmann reviewed the applicant's submitted home for the aged policies and procedures and granted approval of the documents.

C. Rule/Statutory Violations

The applicant is found to have completed the change of ownership warranting the issuance of this license to the acquiring licensee.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this home for the aged. The terms of the license will enable the licensee to operate an HFA for 131 residents.

Lauren Wohlfert

10/14/2022

Lauren Wohlfert
Licensing Staff

Date

Approved By:

Andrea Moore

04/12/2023

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

Date