



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS

MIKE ZIMMER
DIRECTOR

September 25, 2015

Brenda Ochmanek
CCRC OpCo-Holland, LLC
145 Columbia Ave.
Holland, MI 49423

RE: Application #: AH700373745
Freedom Village Holland Assisted Living
Ste. 2
145 Columbia Ave.
Holland, MI 49423

Dear Mrs. Ochmanek:

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 49 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 (616)356-0100.

Sincerely,

A handwritten signature in cursive script that reads "Russell Misiak".

Russell B. Misiak, Licensing Staff
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503
(616) 916-3815

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH700373745
Applicant Name:	CCRC OpCo-Holland, LLC
Applicant Address:	145 Columbia Avenue Holland, MI 49423
Applicant Telephone #:	(616) 820-7679
Administrator/ Authorized Representative:	Brenda Ochmanek
Name of Facility:	Freedom Village Holland Assisted Living
Facility Address:	Ste. 2 145 Columbia Ave. Holland, MI 49423
Facility Telephone #:	(616) 820-7679
Application Date:	02/25/2015
Capacity:	35
Program Type:	Aged

II. METHODOLOGY

02/25/2015	Enrollment
02/25/2015	Contact - Document Sent Rule & ACT Books and Plan Review Packet
02/25/2015	File Transferred To Field Office GR
03/05/2015	Application Incomplete Letter Sent
03/26/2015	Contact – Document Received Policies and Procedures for review.
04/24/2015	Application Complete/ Onsite Needed
04/24/2015	Inspection Completed – Onsite
04/24/2015	Inspection Completed-BCAL Full Compliance
09/18/2015	Inspection Completed-Fire Safety : A
09/21/2015	Occupancy Approval (AH only)
09/24/2015	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Freedom Village Holland Assisted Living is a distinct area within a continuing care retirement community that includes independent living, assisted living, and nursing home care located on 13 acres within the city of Holland. Residents will find outdoor amenities that include walking paths that provide viewing of the city's 36 acre Windmill Island Gardens Park.

The home for the aged is located on the second floor of a six story building that is otherwise classified as independent living. This facility's meal preparation service is prepared and transported from a separately licensed home for the aged kitchen located elsewhere on the campus. Residents, independent living occupants, and visitors all utilize the building's front entrance off the main parking lot. The entrance is monitored by a receptionist during business hours and building security after business hours.

The home for the aged is accessed from a grand stairway or one of two elevators that lead visitors into the central atrium area on the second floor of the building. The facility is defined by a set of secured double doors that opens into the central operations of the

distinct area of the aged. Hallways A and B contain the resident rooms and are separated by a central area of multipurpose space. This central multipurpose space includes a staff work station, activities room, resident computer lab, administrative offices, serving kitchen, and the large dining room. This separation of activity space and resident rooms provides a sense of quiet within the residential hallways. The entire facility contains large windows that provide natural lighting throughout. The facility is outfitted with Wi-Fi wireless internet throughout.

The facility has 1999 square feet of day, dining, recreation, and activity space available for resident use. There is a multitude of resident room floor plans to choose from ranging in size between 198 and 454 square feet of living space. All floor plans are handicap accessible. All floor plans contain a bedroom, living room, and kitchenette. Each room has a bathroom containing a shower, sink, and toilet. Each resident room is independently heated and cooled. Each room is outfitted with its own thermostat that allows residents to choose their preferred room temperature. All resident areas within their individual unit contain a wall-mounted emergency pull cord that summons staff assistance when activated. Staff members carry on their person a communication device that identifies the room that the resident summoned assistance from.

The facility is outfitted with an emergency generator that is compliant with MCL 333.21335.

The facility is outfitted with approved fire suppression systems throughout the home for the aged distinct area. However, the remaining areas of the building are not. Therefore, the Bureau of Fire Services, with the approval granted by licensing under the authority of the Public Health Code MCL 333.20144 to issue the license on the basis of an approved building program, has granted temporary fire safety approval certification until 9/18/17. The Bureau of Fire Services has accepted the licensee's proposal to occupy the second floor home for the aged while updating the other areas of the building over the next two years to eventually bring the facility into full compliance with the NFPA 101 Life Safety Code.

Health Facilities Engineering Section engineer Rob Gruesbeck granted occupancy approval effective 9/21/15.

Freedom Village Holland Assisted Living is ten minutes from Holland Hospital, ten minutes from Zeeland's Spectrum Hospital, and approximately thirty minutes from Grand Rapids' Metropolitan and St. Mary's Hospitals.

Residents who continue to drive their own vehicles have ample outdoor parking available in both the front and back of the building. The facility provides transportation for coordinated shopping and medical appointments.

The facility is a smoke-free building with a designated outdoor smoking area on the property.

A review of the Department of Licensing and Regulatory Affairs' business entity search revealed valid registrations for CCRC OpCo-Holland LLC (Applicant), CCRC PropCo-Holland LLC (Property owner), BKD Twenty-one Management Company Inc (Manager). I reviewed the lease agreement between CCRC OpCo-Holland LLC (Applicant) and CCRC PropCo-Holland LLC (Property owner) and determined CCRC OpCo-Holland LLC has a legal right to occupy Ste. 2 located at 145 Columbia Avenue. In addition, I reviewed the management agreement between CCRC OpCo-Holland LLC and BKD Twenty-one Management Company Inc and determined that CCRC OpCo-Holland LLC remains legally responsible for the home for the aged services provided at the facility.

The authorized representative and administrator have been appointed by an officer of CCRC OpCo-Holland LLC.

B. Program Description

Freedom Village Holland Assisted Living provides services to men and women who are 60 years of age and older. The facility provides room, board, and twenty-four hour supervision and assistance with personal care including medication administration.

The facility allows residents to choose their own primary health physician, specialist, licensed health care agency, and/or hospice. The facility has a contracted pharmacy to provide services to residents. However, the facility does accommodate residents who are eligible for the pharmacy services of the Department of Veteran Affairs.

I reviewed the applicant's submitted home for the aged policies and procedures and granted approval of the documents on 4/24/15.

C. Rule/Statutory Violations

The facility is in substantial compliance with home for the aged administrative rules and statutes.

