



RICK SNYDER  
GOVERNOR

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

MIKE ZIMMER  
DIRECTOR

September 21, 2015

Pamala Schmitt  
HSRE-AHR Grosse Pointe TRS LLC  
Ste. 330  
6755 Telegraph Rd.  
Bloomfield Hills, MI 48301

RE: Application #: AH820378199  
American House Grosse Pointe at Cottage  
3rd Flr  
161 Kercheval Ave.  
Grosse Pointe Farms, MI 48236

Dear Ms. Schmitt:

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 77 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 (248) 975-5053.

Sincerely,

A handwritten signature in cursive script that reads "Patricia J. Sjo".

Patricia J. Sjo, Licensing Staff  
Bureau of Community and Health Systems  
4th Floor, Suite 4B  
51111 Woodward Avenue  
Pontiac, MI 48342  
(586) 256-2006

Enclosure

cc: A. Sadler

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH820378199
<b>Applicant Name:</b>	HSRE-AHR Grosse Pointe TRS LLC
<b>Applicant Address:</b>	Ste. 1600 One Towne Sq. Southfield, MI 48076
<b>Applicant Telephone #:</b>	(248) 203-1800
<b>Authorized Representative:</b>	Pamala Schmitt
<b>Administrator:</b>	Anne Sadler
<b>Name of Facility:</b>	American House Grosse Pointe at Cottage
<b>Facility Address:</b>	3rd Flr 161 Kercheval Ave. Grosse Pointe Farms, MI 48236
<b>Facility Telephone #:</b>	(313) 939-2635
<b>Application Date:</b>	06/22/2015
<b>Capacity:</b>	77
<b>Program Type:</b>	AGED ALZHEIMERS

## II. METHODOLOGY

11/24/2014 Contact - Document Received  
Bureau of Fire Services (BFS) Plan Review for project #121821.

06/02/2015 Contact - Document Received  
Health Facilities Engineering Section (HFES) Opening Survey for Project 20130134.

06/22/2015 Enrollment

06/23/2015 Plan Review Request (AH ONLY) sent to BFS and HFES.

06/23/2015 Contact - Document Sent. Rules and Public Act books.

06/23/2015 File Transferred To Clinton Twp. Field Office.

06/25/2015 Contact - Document Received  
Licensing file received from Central office

06/30/2015 Contact – Documents received from Authorized Representative Pamala Schmitt: Resident Admission Contract; Admission, Discharge, Residents Rights and Responsibilities, and Smoking Policies; Program Statements; Resident Register; Letter of Attestation that resident trust funds will not be held, Floor Plans for 3<sup>rd</sup> floor; Staff TB Policy; Shift Supervisor Responsibilities; Disaster Plans; Fire Watch Log; Management Agreement; Addendum to Management Agreement; and Reporting Procedures for Incidents or Accidents.

07/02/2015 Contact - Document Received  
HFA Application for Licensure update changing facility name to American House Grosse Pointe at Cottage and identifying administrator as Ann Sadler.

07/13/2015 Application Incomplete Letter Sent by email to Ms. Schmitt. Revisions are needed to forms, agreements, admission contract, and policies.

07/14/2015 Contact – Document Sent. Email message to HFES engineer.

07/29/2015 Inspection Completed-Fire Safety : A  
Follow up and final inspection for project 121821.

08/10/2015 Occupancy Approval (AH ONLY). 77 beds approved by HFES.

08/10/2015 Contact - Document Received  
HFES 8/10/15 opening survey report for inspection of 6/2/15 and Room Sheets.

08/21/2015 Contact - Documents Received and Sent  
After many email messages exchanged with Ms. Schmitt over the last month about revisions needed to management and staffing agreements, admission contract, policies, and forms, the last document was received and approved. Scheduled on-site inspection with Ms. Schmitt.

08/24/2015 Application Complete/On-site Needed

08/24/2015 Inspection Completed On-site  
Interviewed American House's Director of Business Development Sheila Darga, Authorized Representative Pamala Schmitt, Administrator Ann Sadler, American House's Director of Food and Beverage Brian Rosso, Chef Larry Baumgart, and Henry Ford Hospital Electrician Ron Nattchke. Inspected the facility on the 3rd floor of the building, the kitchen and laundry room in the basement, and the proposed location of a maintenance room on the 4th floor. Telephone call made to HFES Engineer Andrea Humphrey about resident rooms having automatic door closer hinges and lack of a maintenance room.

08/24/2015 Inspection Completed-BCAL Sub. Non-Compliance  
Cannot approve license issuance with automatic closers on resident room doors. Need a maintenance room.

08/26/2015 Contact – Documents Sent and Received  
Email message to HFES engineer and BFS fire marshal inspector about automatic door closers on resident rooms and lack of a maintenance room. BFS inspector replied by email that he approved the project and it is closed.

08/27/2015 Plan Review Request (AH ONLY)  
Sent by email to Ms. Schmitt, Ms. Sadler, HFES and BFS Plan Review managers, and my area manager regarding need approval of change from I-1 to I-2 construction classification or removal of resident door automatic closers and addition of a maintenance room.

08/27/2015 Confirming Letter Sent by email to Ms. Schmitt and Ms. Sadler about items needing correction before a license can be issued.

09/03/2015 Contact – Document Received. Email from Ms. Schmitt with communications between Hobbs and Black Architect Tom Dillenbeck and Grosse Pointe Farms City Inspector Terry Brennan approving change of the Use Group Occupancy designation from I-1 to I-2 and communication from BFS plan reviewer that he does

not need to approve the change of use designation and removal of automatic door closers on resident rooms.

- 09/04/2015 Contact – Document Received. BFS plan reviewer’s email that a 4<sup>th</sup> floor room is approved for use as a maintenance room, removal of door closers on resident rooms is acceptable, and his 7/29/15 project approval is unchanged.
- 09/08/2015 Contact – Document Received. HFES engineer’s email that she does not need to review the use of a 4<sup>th</sup> floor room as a maintenance room and the facility’s occupancy approval is unchanged.
- 09/08/2015 Contact – Document Received. Ms. Schmitt’s response to items identified on 8/24/15 as needing correction. Approved.
- 09/08/2015 Inspection Completed-BCAL Full Compliance
- 09/08/2015 Recommend License Issuance.

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

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

The facility is on the 3rd floor of a former 4-story hospital building. Renovation construction included the addition of an exterior canopy at the entrance, an entrance vestibule, and a sitting room in the first floor elevator lobby; a new resident/visitor elevator; and removal of hospital patient rooms and construction of resident rooms and dining and activity rooms on the 3<sup>rd</sup> floor. The facility’s “assisted living” area has 29 resident rooms with a capacity of 51 beds and the secure memory care neighborhood has 15 resident rooms with a capacity of 26 beds, for a total of 77 licensed HFA beds. Each resident room has a private shower and toilet room. The facility has a contract with a furniture company to provide a bed and bedside stand to residents who do not furnish their room. The facility has a supply of linens for residents who do not provide their own bedding and towels. The assisted living and memory care areas have separate dining rooms and serving kitchens. Food is delivered by carts using a service elevator from the kitchen that is located in the basement. A laundry room is also in the basement. A beauty shop that will be used by all of the residents is located in the memory care neighborhood. The maintenance supervisor’s office is in the senior citizens’ independent living facility on the 2<sup>nd</sup> floor. A room for equipment and furniture maintenance and repair and storage of maintenance equipment and supplies is located on the 4<sup>th</sup> floor. The 4<sup>th</sup> floor is shared with offices and storage rooms for Henry Ford Medical Center – Cottage, which is an emergency department specializing in geriatric services that is

in the attached building, and Med Star Ambulance Emergency Medical Services staff's sleeping quarters.

The memory care neighborhood has a key pad entrance with access only permitted to staff. Windows are secured and do not open. Cameras video-record the individuals who enter and leave the memory care neighborhood. The cameras are monitored at both the home care office and the receptionist desk. All exit doors are alarmed with either mag locks or key pads. To meet social and behavioral needs, a walking path travels around the "nursing care office" for safety and supervision.

## **B. Program Description**

Licensee HSRE-AHR Grosse Pointe TRS LLC has a management agreement with American House Management Company LLC. HSRE-AHR Grosse Pointe TRS LLC has a staffing services agreement with Henry Ford Home Care Services to provide the facility's employees.

The home provides one level of care to residents, including 24-hour support staff for supervision and protection, emergency pendants, a structured routine, and personal care assistance for bathing, mobility, toileting, incontinence, dressing, and medication administration. Fees are based on room size and whether the room has single or double occupancy. Respite and temporary stays are available. A pre-admission assessment is completed to document the resident's needs, determine whether the individual meets criteria for admission, and develop the resident's service plan. A resident may contract with a private duty care giver or home health agency to provide additional services that the facility does not provide, such as 1:1 supervision. The facility will conduct a criminal background check on private duty and home health agency staff but will not use the MiLTC Partnership workforce background check system for this.

The home provides three meals a day plus evening snacks; beverages and snacks 24-hours a day in the Anytime Café; daily maid service of making the bed and collecting the trash; and weekly housekeeping of vacuuming, dusting and disinfecting of bathrooms. Basic cable television is provided along with all utilities except for telephone. The facility provides transportation for regularly scheduled trips to local stores and community entertainment events. Transportation is provided for personal errands within a 10 mile radius of the home. The home is a smoke free building and has smoke-free grounds. The home has a library, fitness room, computer room with Wi-Fi, and a chapel.

The facility's program statement includes that it does not allow motorized assistive devices like an Amigo, mechanical lifts such as a Hoyer, and bedside devices like bedrails. A resident may not have continuous tube feeding but may have bolus feeding through a PEG or gastric tube.

The home has an employee orientation and training program that includes competency tests and skills reviews.

Resident trust funds are not held and a refundable deposit is not required, so the facility does not need a surety bond.

The facility's memory care program statement includes that its philosophy is to encourage as much independence as possible and provide as much individualized care as is needed in a patient, personal manner, based upon the resident's abilities, and without imposing a strict program or schedule. Physical, psychosocial, spiritual and emotional needs are assessed and addressed in the resident's service plan, promoting a non-drug approach while recognizing the benefits of medication to control behaviors and enhance quality of life, and using redirection, spirituality activities, and unconditional love to work with difficult behaviors. Group and individual activities and social stimulation based on the resident's capabilities, physical health, behavioral status, and personal preferences are provided daily to keep residents engaged and connected to their surroundings, including exercise, walks, outings, music therapy, reading, brain fitness games, folding laundry, washing dishes, baking, and sweeping floors. Rest and relaxation is provided as part of each day. Aromatherapy and hand massages are provided. Staff persons are trained on dementia care and behavior management and participate in ongoing discussion and problem solving regarding individual residents as part of the care planning process. An aviary is provided for bird watching. Each apartment has a shadow box containing personal memorabilia, which allows staff to interact on a personal basis with each resident.

**C. Rule/Statutory Violations**

None.

**IV. RECOMMENDATION**

I recommend issuance of a 6-month temporary license to this home for the aged.

*Patricia J. Sjo*

9/08/15

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Patricia J. Sjo  
Licensing Staff

Date

Approved By:

*Betsy Montgomery*

9/8/16

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Betsy Montgomery  
Area Manager

Date

