



RICK SNYDER
GOVERNOR

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

MIKE ZIMMER
DIRECTOR

December 4, 2015

Jean Brace
Cedarbrook of Bloomfield Hills
41150 Woodward Avenue
Bloomfield Hills, MI 48304

RE: Application #: AH630338474
Cedarbrook of Bloomfield Hills
41150 Woodward Avenue
Bloomfield Hills, MI 48304

Dear Ms. Brace:

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 114 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) 284-9720.

Sincerely,

A handwritten signature in cursive script that reads "Loma M Campbell".

Loma M Campbell, Licensing Staff
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(248) 860-3110

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH630338474
Applicant Name:	CSL Woodward Master Operator, LLC
Applicant Address:	Suite 200 850 Stephenson Highway Troy, MI 48083
Applicant Telephone #:	(248) 284-2765
Authorized Representative:	Jean Brace
Administrator:	Jean Brace
Name of Facility:	Cedarbrook of Bloomfield Hills
Facility Address:	41150 Woodward Avenue Bloomfield Hills, MI 48304
Facility Telephone #:	(248) 955-4956
Application Date:	02/04/2013
Capacity:	114
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

02/04/2013	Enrollment
11/04/2013	Construction Permit Received PERMIT FOR CONSTRUCTION HFES Project: #20130030 C/N Number: 070572 C/N Approved: 05-13-2010 FS Approved: 02-06-2013 FS Project Number: 117626
11/20/2015	Contact - Document Received Received room sheet with measurements
11/23/2015	Inspection Completed-Fire Safety : A
11/30/2015	Occupancy Approval (AH ONLY) Received Facility Transmittal Sheet indicating Recommended Occupancy Date: 11/30/2015
11/30/2015	Application Complete/On-site Needed
12/03/2015	Inspection Completed On-site
12/03/2015	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Cedarbrook of Bloomfield Hills is a newly constructed three story home for the aged facility that is located at 41150 Woodward Avenue in Bloomfield Hills, MI, in a suburban area, about 20 miles away from downtown Detroit, MI, and close to restaurants, shopping malls, and I-75.

Cedarbrook of Bloomfield Hills is a 165,000 square feet building that is attached to a 20 bed private pay skilled nursing facility and an unlicensed independent living building with 36 apartment units that are also known as Cedarbrook of Bloomfield Hills. The heating and cooling system at Cedarbrook of Bloomfield Hills is comprised of a two pipe central chiller with a cooling capacity of 223 tons. There are three remote "air-cooled" condensers that provide hot and cooled water to individual "fan coil units" that are provided for each residential unit or common area room. The heating system, supply fan, and unit controls are powered to operate with the emergency generator power in the event of loss of heat/cooling. Cedarbrook of Bloomfield Hills has an emergency power generator that serves the entire building. Each resident's room has an individual control unit to regulate the heating and cooling in the room.

The entire building is fire suppressed. The Department of Licensing and Regulatory Affairs/Bureau of Fire Services gave approval of the fire safety system in the building on 11/23/2015.

Cedarbrook of Bloomfield Hills has 84 rooms with 27 rooms having double occupancy (Room 102, Room 107, Room 111, Room 115, Room 118, Room 119, Room 121, Room 126, Room 129, Room 130, Room 132, Room 134, Room 231, Room 241, Room 242, Room 301, Room 304, Room 309, Room 311, Room 316, Room 317, Room 318, Room 321, Room 323, Room 330, Room 335, and Room 336).

Cedarbrook of Bloomfield Hills has a memory care unit and aged population unit (assisted living). The memory care unit is located northeast and southeast side of the building on the first floor, Room 100 through Room 134 (there is no room 117), and the aged population rooms are located on the second floor, Room 224, Room 225, Room 227, Room 229, Room 231 through Room 242 and on the third floor Room 300 through Room 338 (there is no Room 305, Room 322, or Room 324). Each unit (aged population and memory care) has a beauty salon and laundry area for the convenience of the residents. Staff members will do a resident's laundry but if the resident chooses to do laundry, the washers and dryers are available.

Each resident room has a bed, dresser, nightstand, cable access, Wi-Fi, sink, shower, grab bars, and toilet. Beds will be provided to residents; however, the residents can opt to bring their own bed or furniture. The bathrooms are equipped with emergency pull-cords which, when activated, alerts staff members via pagers of the resident's need for assistance or emergency. In addition, the resident rooms located on the second and third floors have a kitchenette that is equipped with a sink, microwave, and refrigerator/freezer.

The memory care unit Room 100 through Room 134 (there is no room 117) is a secured unit that uses a card reader known as KABA locking system to enter and exit the unit. If there is a power failure the card reader system has a back-up battery and the back-up generator will power the system. The physical environment within the memory care unit is designed to provide the least restrictive environment while ensuring the safety of the residents. All doors are locked from the outside, using the KABA system. For the safety of the residents, a lock has been placed on each window that stops the window from opening more than three to four inches. A secure and enclosed courtyard is attached to the memory care unit that has an above ground planter for planting herbs and vegetables, a gazebo, a walking circle, chairs and tables for relaxing, and an antique gas pump replica.

The Department of Licensing and Regulatory Affairs/Health Facilities Engineering Section measured all of the resident bedrooms, common areas, and living spaces on 11/12/2015. All of the bedrooms, common areas, and living areas were found to comply with HFA (Home for the Aged) administrative rules and Public Act 368, as amended.

Meals for the entire facility will be prepared in the on-site kitchen located on the second floor that is licensed by the Oakland County Health Department. The meals will be served in the three dining rooms three times daily and snacks will also be offered/provided to residents. In addition, a freestanding tray table will be provided for a resident who has chosen not to go to a dining room.

Cedarbrook of Bloomfield Hills is wheelchair accessible, uses public water and sewage disposal, and is a non-smoking building.

Upon entering Cedarbrook of Bloomfield Hills, a receptionist will be available from 8:00 am until 8:00 pm. From 8:00 pm until 8:00 am, visitors and guests will have to ring the doorbell/call button at the main entrance of Cedarbrook of Bloomfield Hills to gain entry into the building. After receiving notification that someone is at the main entrance, a staff member will respond by going to the door to open the door, if appropriate.

Public restrooms, a chapel for religious services and general religious use, and a café located on the first floor by the lobby area are available to residents, visitors, and guests.

B. Program Description

CSL Woodward Master Operator, LLC is the owner/licensee of Cedarbrook of Bloomfield Hills. According to the Department of Licensing and Regulatory Affairs Business Entity Search, CSL Woodward Master Operator, LLC is a domestic limited liability company with a formation/qualification date of 10/05/2012, the jurisdiction of origin is the state of Michigan, and the registered office address is 850 Stephenson Hwy. Suite 200, Troy, MI 48083. CSL Woodward Master Operator, LLC has designated Jean Brace as the authorized representative and administrator of Cedarbrook of Bloomfield Hills. Ms. Brace is over 18 years of age, has over 30 years working with seniors, and has a registered nurse degree from Seneca College in Toronto, Canada.

Cedarbrook of Bloomfield Hills provide services to the general aged population and to individuals that have been diagnosed with Alzheimer's/dementia or a related condition who are 60 years of age or older. The services to be provided are twenty-four hour supervision, room, board, and assistance with personal care, including administration of medications. Cedarbrook of Bloomfield Hills has designed services and supports according to the residents' cognitive and physical capabilities. Activities will be offered throughout the day and these activities will include outings, shopping, musical entertainment, exercise, chair yoga, painting, card games, bingo, etc. Cedarbrook of Bloomfield Hills will not be holding any funds for residents and will provide regularly scheduled transportation, at no extra charge, for shopping trips to selected local malls and shopping centers. However, individualized transportation for appointments will be charged separately, as an additional service, on a fee-for-service basis. In addition, two beauty salons (one in the aged population area and the other located in the memory care unit) are located on the premises for the convenience of the residents.

At this time, there are no residents residing at Cedarbrook of Bloomfield Hills. Nine residents are scheduled to move into Cedarbrook of Bloomfield Hills within a month upon completion of the original licensing process. The staffing of Cedarbrook of Bloomfield Hills will initially begin with two staff members on each shift: day shift 7:00 am to 3:15 pm; afternoon shift 3:00 pm to 11:15 pm; and midnight shift 11:00 pm to 7:15 am and adjustment to the staffing level will be made as needed. All of the staff members working in the home will complete Relias training as well as training specific to the home, fire safety, service plans, home's policies and procedures, and incident reporting. Continuing education will be presented through staff meetings, in house in-services, and training on an ongoing basis (minimally monthly). Each staff member's competencies will be tested via written testing, oral testing, and shadowing by the administrator or designee.

Technical assistance was provided to Ms. Brace concerning Public Act 368, as amended and administrative rule requirements related to the home, resident, and employee record keeping.

C. Rule/Statutory Violations

The study has determined substantial compliance with applicable licensing statutes and administrative rules.

IV. RECOMMENDATION

Based on the findings it is recommended that a temporary license/permit be issued. The terms of the license will enable the licensee to operate a HFA for 114 residents (Aged, Alzheimer's). The term of the license will be for a six-month period.



12/04/2015

Loma M Campbell
Licensing Staff

Date

Approved By:



12/04/2015

Jerry Hendrick
Area Manager

Date