



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

November 29, 2018

Hemant Shah
Cranberry Park Of Milford
801 Whitlow Drive
Milford, MI 48381

RE: Application #: AH630392068
Cranberry Park Of Milford
801 Whitlow Drive
Milford, MI 48381

Dear Mr. Shah:

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 61 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 #:	AH630392068
Licensee Name:	CRANBERRY PARK MILFORD LLC
Licensee Address:	26900 FRANKLIN RD Southfield, MI 48033
Licensee Telephone #:	(248) 210-5981
Authorized Representative:	Hemant Shah
Administrator:	Patricia Davis
Name of Facility:	Cranberry Park Of Milford
Facility Address:	801 Whitlow Drive Milford, MI 48381
Facility Telephone #:	(248) 329-0750
Application Date:	01/10/2018
Capacity:	61
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

01/10/2018	On-Line Enrollment
01/19/2018	Application Incomplete Letter Sent
11/01/2018	Construction Permit Received Received Permit for Construction Cranberry Park of Milford (639039) Permit: 20180027-P1 1155 N. Milford Road Issued: May 1, 2018 Milford, MI 48381 Expired: May 1, 2019 Description of Project HFES Project: #20180027 FS Approved: 2-12-2018 FS Project Number: 2018BFS-000204
11/19/2018	Inspection Completed-Fire Safety : A Final BFS Inspection-Approved by Don Christensen, Fire Inspector
11/26/2018	Occupancy Approval (AH ONLY) Recommended occupancy approval received from Riyadh Almutkar
11/26/2018	Application Complete/OFS Needed
11/26/2018	Inspection Completed On-site
11/26/2018	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Cranberry Park of Milford is a newly constructed wood framed single-story building with a partial basement located at 801 Whitlow Drive in Milford. Cranberry Park of Milford is located in a suburban area approximately 40 miles from Detroit and close to lakes, I-96 freeway, restaurants, and many shopping areas such as Twelve Oaks Mall.

Cranberry Park of Milford is approximately 38,358 square feet (SF) on the main floor with approximately 1169 SF of unfinished basement. The heating and cooling system PTAC (package terminal air conditioner) units are comprised of electric heating coils and regular air-cooling system. Each resident's room/apartment has a PTAC unit with a control unit to regulate the heating and cooling in the room/apartment. The hallways and common areas of the facility are heated by roof top units. In the event of a power outage, Cranberry Park of Milford has a back-up natural gas generator that can power the facility for an indefinite period of time.

Cranberry Park of Milford has 55 rooms/apartments for a total licensed bed capacity of 61 beds (25 rooms/apartment in the memory care and 30 rooms/apartments in the general aged population aka assisted living). The rooms/apartments located in the memory care are numbered one through 25 with Rooms 11 and 17 having the capability for double occupancy. The rooms/apartments located in the general aged population are number one through 30 with Rooms 13, 15, 16, and 18 designated as having the capacity for double occupancy. In addition, Rooms 4, 5, 6, 14, 15, 16, 17, 26, 27, and 28 have an outside patio for the enjoyment of the resident. Twenty-two of the 30 rooms/apartments in the general aged population have a kitchenette that is equipped with a sink and refrigerator/freezer.

Each resident room has a bed, dresser, nightstand, cable access, Wi-Fi, sink, shower with fold-out bench, grab bars, and toilet. Beds will be provided to residents; however, the resident can opt to bring their own bed or furniture. The bathrooms are equipped with emergency pull cords which when activated, alerts staff members via nurse call system or cell phones of the resident's need for assistance or of an emergency. There are two living rooms on each unit with each of the living rooms having a 65-inch television set, a fire place, as well as a 115-gallon fish tank located in the general population and a 230-gallon fish tank located in the memory care unit for the enjoyment of the residents. A lounge area, as well as an exercise room is located in the aged population area of the home for residents and guests.

Meals for the entire facility will be prepared in the on-site commercial kitchen located on the first floor which has been licensed by the Oakland County Health Department. The meals prepared in the central kitchen will be transported in warming units to kitchenettes (a kitchenette is located in the general aged population and the other kitchenette is located in the memory care unit) adjacent to the dining areas. Three meals and snacks will be offered daily to residents. In addition, a freestanding tray table with the meal will be provided to a resident who has chosen not to go to the dining 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 on 11/19/2018.

The memory care unit is a secured unit that uses a key pad system to enter and exit the unit. If there is a power failure the key pad system has a battery back-up 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 to the outside of the unit and are also locked using the key pad system. For the safety of the residents, a lock has been placed on each window in the unit that stops the window from opening more than three inches. An enclosed courtyard is attached to the memory care unit. The courtyard has chairs or benches for sitting and a walking path.

The Department of Licensing and Regulatory Affairs Health Facilities Engineering Section measured all of the rooms, common areas, and living spaces on 11/14/2018. All of the rooms, common areas, and living areas were found to comply with HFA (home for the aged) administrative rules and Public Act 368, of 1978 as amended.

Cranberry Park of Milford is wheelchair accessible, uses public water and sewage disposal, and is a non-smoking building.

Upon entering the building, a receptionist will be available from 8:30 am until 5:00 pm. From 5:00 pm until 8:30 am, visitors and guests will have to ring the doorbell at the main entrance of Cranberry Park of Milford 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 and a chapel/theater are available to residents, visitors, and guests.

Cranberry Park Milford LLC is the owner of Cranberry Park of Milford. According to the Department of Licensing and Regulatory Affairs Business Entity Search, Cranberry Park Milford LLC is a Domestic Limited Liability Company with an organization date of 3/15/2017, the jurisdiction of origin is Michigan, and the registered office address is 26900 Franklin Road, Southfield, MI 48033. An officer with appointing authority from Cranberry Park Milford LLC has designated the licensee authorized representative and administrator.

B. Program Description

Cranberry Park of Milford will provide services to the general aged population and to individuals that have been diagnosed with Alzheimer's dementia or a related condition who are 55 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. Cranberry Park of Milford 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, Wii bowling, musical entertainment, exercise, church services, walking club, pet therapy, Wine Wednesday, card games, bingo, scrabble, etc. Cranberry Park of Milford will not be holding any funds for residents and will not provide transportation to residents except to attend on outings or special events arranged by the home. In addition, a beauty salon is located on the premises for the convenience of the residents.

The staffing at Cranberry Park of Milford will initially begin with two staff members on each shift: day shift 7:00 am to 3:00 pm; afternoon shift 3:00 pm to 11:00 pm; and midnight shift 11:00 pm to 7:00 pm with adjustment made to the staffing level as needed. All of the staff members working in the facility will complete The Tool Box training as well 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 Mr. Shah and Ms. Davis concerning Public Act 368, of 1978 as amended and administrative rule requirement 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 be issued. The terms of the license will be to enable the licensee to operate a HFA for 61 beds for a six-month period.

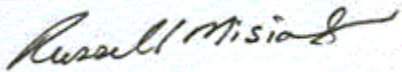


11/29/2018

Loma M Campbell
Licensing Staff

Date

Approved By:



11/29/18

Russell B. Misiak
Area Manager

Date